

PRICE  
REDUCED

*Affordable Waterfront  
on Loon Lake!*

## PT LT 2 Creek Crossing Lane, Westport, ON

# 40653593

\$ \$149,000

↕ 1.98 Acres

🌊 Loon Lake

### Affordable waterfront property!

This waterfront lot is located on a small bay on Loon Lake, just north of a small bridge on Creek Crossing Lane. The shoreline is natural and there is a dock in place as well as stairs that lead to a shed/bunkie. The lot is nicely treed and has easy access off the road. The waterfront portion of the lot is zoned EP-B while the back portion is zoned Rural. This property would be an ideal camping retreat or just a place to enjoy nature and also access the Rideau System via a canoe or kayak. Located less than 10 minutes south of Westport – great opportunity!

*Your Total Real Estate Package!*

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



[www.gurreathomes.com](http://www.gurreathomes.com)

[info@gurreathomes.com](mailto:info@gurreathomes.com)

**(613) 273-9595**



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## Features

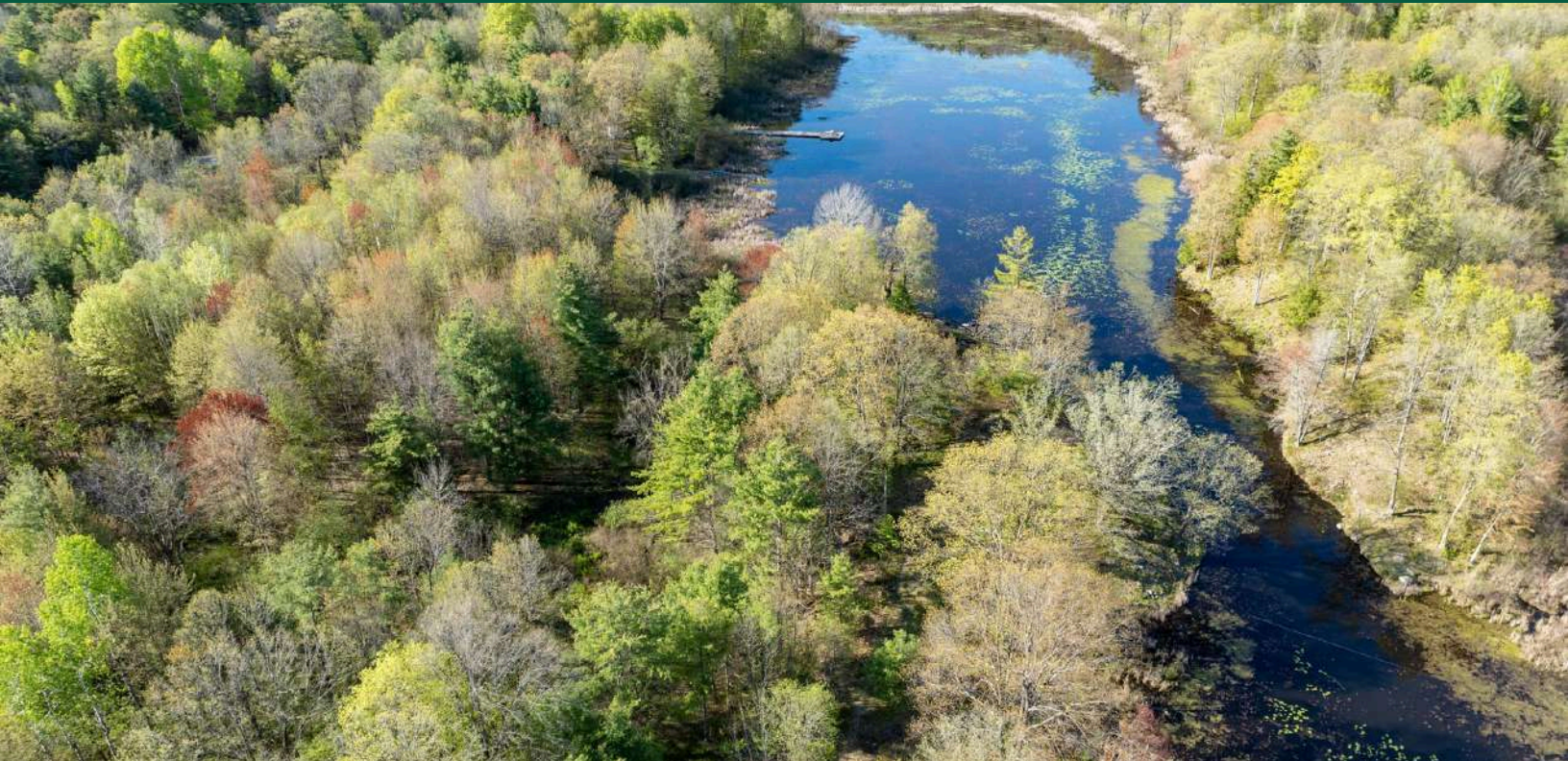
- Affordable waterfront property!
- This waterfront lot is located on a small bay on Loon Lake, just north of a small bridge on Creek Crossing Lane.
- The shoreline is natural and there is a dock in place as well as stairs that lead to a shed/bunkie.
- The lot is nicely treed and has easy access off of the road.
- The waterfront portion of the lot is zoned EP-B while the back portion is zoned Rural.
- This property would be an ideal camping retreat or just a place to enjoy nature and also access the Rideau System via a canoe or kayak.
- Located less than 10 minutes south of Westport – great opportunity!

## Directions

- Perth Road to Creek Crossing Lane, Property just before small bridge on left.

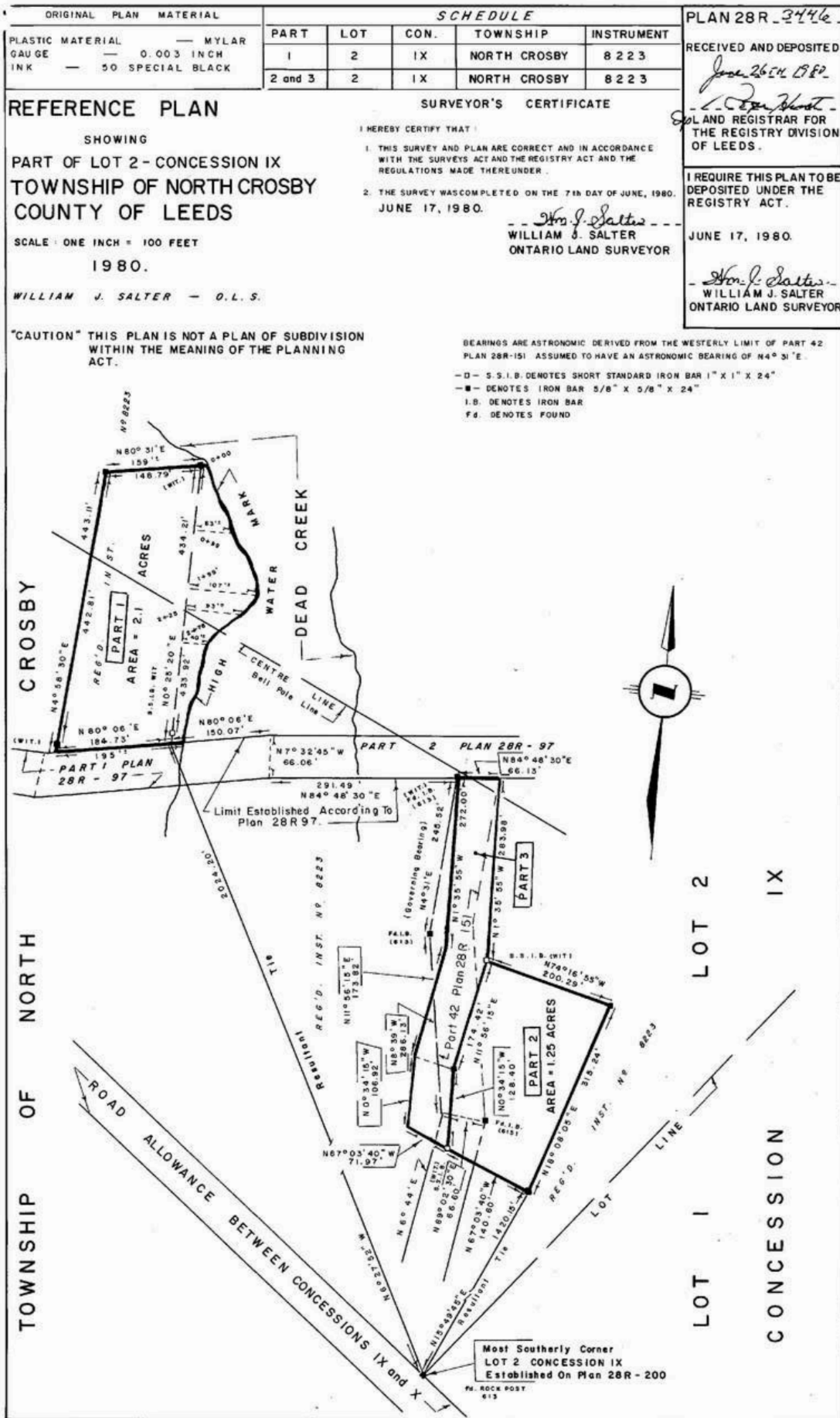


# GALLERY





# SURVEY





# AERIAL PHOTOS





## 14.2 Environmental Protection (EP-B) Zone

### 1. Permitted Uses

conservation use  
existing use  
public park

### 2. Zone Provisions

All Yards (minimum)            15m

### 3. Additional Provisions

#### 1. General Provisions

In accordance with Section 3 hereof.

#### 2. Special Provisions

No building or structure shall be erected, altered or used except in accordance with the recommendations of an Environmental Impact Study undertaken to the satisfaction of the Township.

### 4. Special Exception Zones

#### 1. EP-B-1 (*Part of Lots 1 & 2, Concessions 6 & 7, South Crosby*)

Notwithstanding the provisions of Section 14.2.1 to the contrary, on the lands zoned EP-B-1, a seasonal camp shall be an additional permitted use. (#2003-112 – September, 2003)

#### 2. EP-B-2 (*Part Lot 24, Concession 5, South Elmsley*)

Notwithstanding the provisions of Section 14.2.1 to the contrary, on the lands zoned EP-B-2, an accessory building shall be a permitted use. (#2008-74 – October, 2008)

#### 3. EP-B-3 (*Otter-Hutton Creek Area, South Elmsley*)

Notwithstanding the provisions of Section 14.2.3 to the contrary, on the lands zoned EP-B-3, the following provisions shall also apply: (#2017-54 – September, 2017)

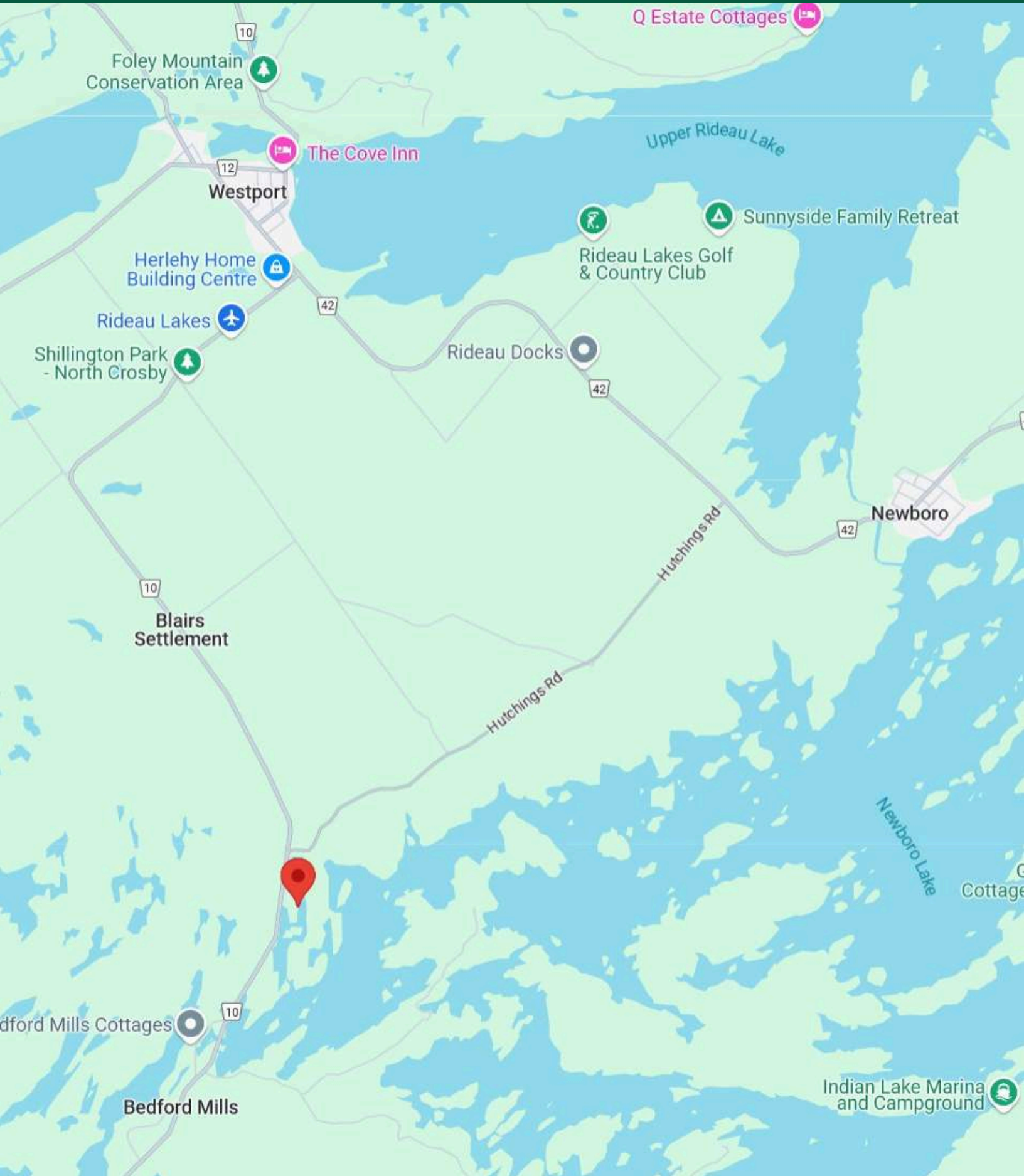
- No fill shall be placed except with the written approval of the relevant Conservation Authority.
- No building or structure shall be erected, altered or used except with the written approval of the relevant Conservation Authority.
- Where permission under Section 45 of the Planning Act is gained for legal non-conforming structures/buildings the zoning provisions of an applicable zone shall apply. For waterfront properties used for residential purposes the Waterfront Residential (RW) zone shall apply. For non-waterfront properties used for purposes as permitted in the Rural (RU) zone, the RU zone provisions shall apply. For commercial/institutional/industrial uses the applicable commercial/institutional/industrial zoning shall apply. (#2016-36 – July, 2016)

# ZONING MAP





# MAP





# INTERACTIVE LINKS

## Google Maps



Scan the QR Code or Visit:  
<https://maps.app.goo.gl/TsjGGaiid7SFQvC19>

## Video Tour



Scan the QR Code or Visit:  
[https://youtu.be/wR0TP\\_LY\\_j4](https://youtu.be/wR0TP_LY_j4)

## 360 Panorama



Scan the QR Code or Visit:  
<https://360panos.org/panos/CreekCrossingLaneLot/>



# MLS LISTING

## PT LT 2 CREEK CROSSING Lane, Westport, Ontario K0G 1X0

Listing

Client Full

[PT LT 2 CREEK CROSSING Ln Westport](#)

Listing ID: 40653593

Active / Land

Price: \$149,000/For Sale



### Leeds and Grenville/Westport/Westport Residential



Water Body: **Loon Lake**

Type of Water: **Lake**

Tax Amt/Yr: **\$824/2023**

Zoning: **RU/EPB**

Devel Chrg Pd:

Official Plan:

Site Plan Apprv:

Trans Type: **Sale**

Acres Range: **0.50-1.99**

Frontage: **434.21**

Lot Dimensions: **434.21 x 153.48**

Lot Irregularities:

Lot Shape: **Irregular**

Common Interest: **Freehold/None**

Tax Amt/Yr: **\$824/2023**

### Remarks/Directions

Public Rmks: **Affordable waterfront property! This waterfront lot is located on a small bay on Loon Lake, just north of a small bridge on Creek Crossing Lane. The shoreline is natural and there is a dock in place as well as stairs that lead to a shed/bunkie. The lot is nicely treed and has easy access off of the road. The waterfront portion of the lot is zoned EP-B while the back portion is zoned Rural. This property would be an ideal camping retreat or just a place to enjoy nature and also access the Rideau System via a canoe or kayak. Located less than 10 minutes south of Westport – great opportunity! Please do not walk property without an agent present**

Directions: **Perth Road to Creek Crossing Lane, Property just before small bridge on left**

### Waterfront

Waterfront Type: **Direct Waterfront**  
Waterfront Features: **Water Access Deeded**  
Dock Type: **Private Docking**  
Shoreline:  
Shore Rd Allow: **None**  
Island Y/N: **No**

Water View: **Direct Water View**

Frontage: **434.21**

Exposure:

### Exterior

Property Access: **Private Road**  
Area Influences: **Lake/Pond**  
View:  
Topography: **Flat, Rocky, Rolling, Wooded/Treed**

Fronting: **North**

### Land Information

Utilities:  
Water Source: **None**  
Well Testing:  
Services: **None**

Sewer: **None**  
Water Treatment:  
Location: **Rural**

Acres Clear:                      Acres Waste:                      Acres Workable:  
Lot Front (Ft): **434.21**                      Lot Depth (Ft): **153.48**                      Lot Size: **1.98 Acres**

### Property Information

Legal Desc: **PT LT 2 CON 9 NORTH CROSBY PT 1 28R3446; T/W LR117789; RIDEAU LAKES**  
Zoning: **RU/EPB**  
Assess Val/Year: **\$77,000/2016**  
PIN: **441060128**  
ROLL: **083183905411717**  
Possession/Date: **Flexible/**

Survey: **None/**  
Hold Over Days:  
PIN 2:  
Occupant Type:  
Deposit: **5,000**

### Brokerage Information

List Date: **10/01/2024**  
List Brokerage: [Royal LePage ProAlliance Realty, Brokerage](#)

Source Board: Kingston and Area Real Estate Association

Prepared By: Tammy Gurr, Broker

Date Prepared: 10/01/2024

\*Information deemed reliable but not guaranteed.\* CoreLogic Matrix

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## Questions? Contact us:

**Tammy & Heath Gurr**

Royal LePage ProAlliance Realty, Brokerage



Westport Office:  
7 Spring Street, P.O. Box 148,  
Westport, ON K0G 1X0

[www.gurreathomes.com](http://www.gurreathomes.com)  
[info@gurreathomes.com](mailto:info@gurreathomes.com)  
(613) 273-9595

Kingston Office:  
640 Cataraqui Woods Drive  
Kingston, ON K7P 2Y5

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