



*Elevated above the lake.
Immersed in nature.
Completely your own.*

606 Whites Point Rd, Rideau Lakes, ON

Private waterfront estate on Whitefish Lake - over 12 acres of unmatched serenity.

-  **X12983198**
-  **\$1,480,000**
-  **3 Bedrooms**
-  **3 Bathrooms**
-  **12.7 Acres**
-  **Whitefish Lake**

Welcome to an extraordinary lakeside retreat offering total privacy and breathtaking natural beauty. Set on 12 acres of mature hardwood bush with an impressive 1,700 feet of pristine shoreline, this one-of-a-kind property delivers the ultimate waterfront lifestyle. Perched in an elevated position, the custom-built bungalow captures panoramic views of Whitefish Lake, with a gentle slope leading you down to the water's edge. Here, you will find the perfect combination of deep, clean waterfront and a rare sandy beach, ideal for swimming, boating, and relaxing in total seclusion. Inside, the home is designed to impress. A stunning cathedral ceiling crowns the open-concept living space, where expansive windows flood the interior with natural light and frame the spectacular lake views.

Your Total Real Estate Package!

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



www.gurreathomes.com

info@gurreathomes.com

(613) 273-9595



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Rideau Lakes, ON**

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Features

Private Waterfront Estate on Whitefish Lake

12.7 Acres, 1,700 Feet of Pristine Shoreline & Sandy Beach on a Secluded Canadian Shield Lake

- **Private waterfront estate on Whitefish Lake** - over 12 acres of unmatched serenity. Welcome to an extraordinary lakeside retreat offering total privacy and breathtaking natural beauty. Set on 12 acres of mature hardwood bush with an impressive 1,700 feet of pristine shoreline, this one-of-a-kind property delivers the ultimate waterfront lifestyle.
- **The Setting & Waterfront:** Perched in an elevated position, the custom-built bungalow captures panoramic views of Whitefish Lake, with a gentle slope leading you down to the water's edge. Here, you will find the perfect combination of deep, clean waterfront and a rare sandy beach, ideal for swimming, boating, and relaxing in total seclusion.
- **Inside, the home** is designed to impress. A stunning cathedral ceiling crowns the open-concept living space, where expansive windows flood the interior with natural light and frame the spectacular lake views. The layout offers both comfort and functionality, featuring three spacious bedrooms and 2.5 bathrooms, perfect for family living or hosting guests.
- **The Lower Level:** The fully finished walkout basement extends your living space and provides seamless access to the outdoors-ideal for entertaining or enjoying quiet evenings surrounded by nature.
- **Additional features** include a detached two-car garage, on-demand backup generator for peace of mind, gently sloping terrain providing easy access to the waterfront and absolute privacy in a tranquil, natural setting.
- **A Rare Legacy Property:** This is a rare opportunity to own a legacy property on Whitefish Lake-where luxury, nature, and privacy come together in perfect harmony.

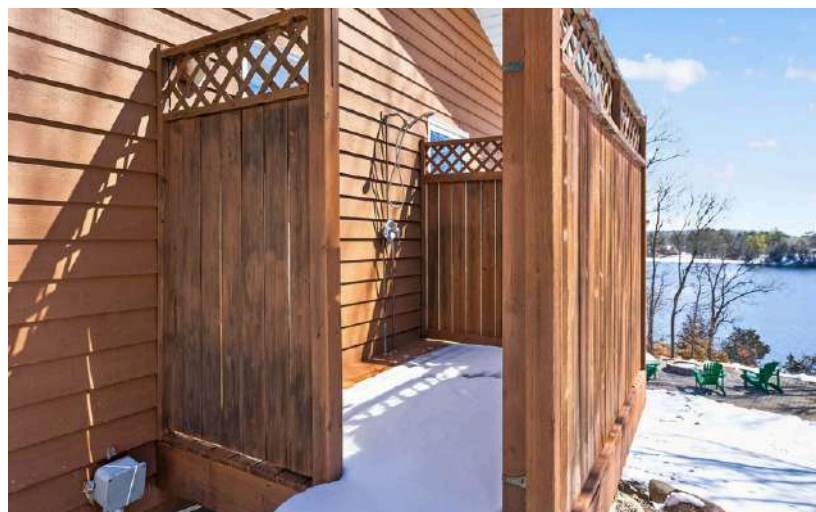
Directions

- Jones Falls Road to Whitefish Lake Road to Whites Point Road, follow to #606

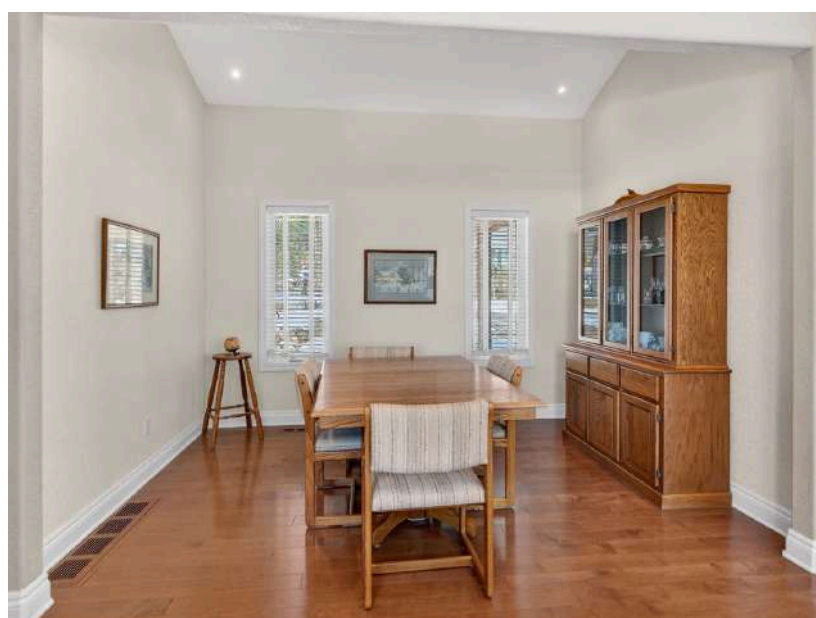
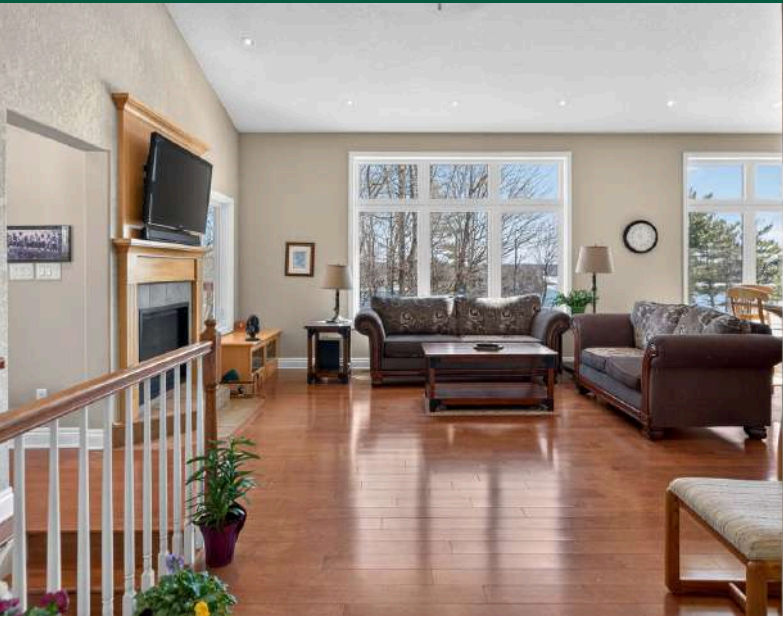
GALLERY

Utilities & Annual Costs (2025)

Taxes	Hydro	Propane	Road Maintenance Fee	Insurance
\$7,645	\$1,380	\$2,220	\$500	\$2,400



GALLERY



ELECTRICAL INSPECTION



**Electrical
Safety
Authority**

PO Box 24143 Pinebush Postal Outlet, Cambridge, ON , N1R 8E6

For inquiries:

TOLL FREE TEL: 1-800-369-7535

TOLL FREE FAX: 1-800-369-7542

www.esainspection.net

Certificate of Inspection

TED PORTER
33 FRENCH CR
HOLLAND LANDING ON L9N 1J8

NOTICE DATE: October 08, 2003
NOTIFICATION #: 10777316
PRINT DATE: October 08, 2003
CUSTOMER ID: CNONCON

Re:

██████████
606
WHITES POINT RD
L1
C8
SOUTH CROSBY TWP ON

HEREBY GIVES NOTICE THAT THE ELECTRICAL INSPECTION FOR THE INSTALLATION
(OR PART OF INSTALLATION) DESCRIBED HEREON HAS BEEN COMPLETED

1 NEW RESIDENTIAL 200A
NEW RESIDENTIAL <=200A

SEWAGE DOCUMENTS 1/9



CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES
Application Form and Sewage System Permit
Classes 2-3-4-5 under Part 8 of the Ontario Building Code
(to be filled out by the Applicant)

SHADED AREAS TO BE COMPLETED BY A TOWNSHIP OFFICIAL

THIS FORM MUST BE COMPLETED IN BLACK INK.

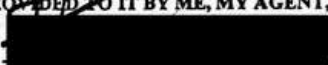
FEE AMOUNT: <u>300</u>	DATE RECEIVED: <u>5/MAY/2003</u>	PERMIT NO: <u>RL-021-2003-50</u>
PREVIOUS SEPTIC INSPECTION CARRIED OUT FOR: SEVERANCE <input type="checkbox"/> MINOR VARIANCE <input type="checkbox"/> EXPIRED PERMIT <input type="checkbox"/> LAND PURCHASE <input type="checkbox"/>		

PROPERTY OWNER

SEWAGE SYSTEM LOCATION

WARD: <u>SOUTH CROSBY</u>	CONCESSION: <u>8</u>	LOT: <u>1</u>	PLAN: <u>28R4508</u>	ASSESSMENT ROLL #: <u>08-31-236-041-272.8-0000</u>	ZONING:
If land recently purchased, the previous owner was:				New Application <input checked="" type="checkbox"/> Renewal <input type="checkbox"/>	
				* Attach original Permit Approval	

I AGREE TO COMPLY WITH THE PROVISIONS OF THE BUILDING AND ZONING BY-LAWS OF THE MUNICIPALITY AND ALL AMENDMENTS THERETO. I ALSO UNDERSTAND THAT IT IS MY RESPONSIBILITY TO ENSURE THAT ARRANGEMENTS ARE MADE FOR THE NECESSARY INSPECTIONS PRIOR TO THE CONTRUCTION AND BACKFILLING OF THE SEWAGE SYSTEM, AND THAT THE INFORMATION PROVIDED IN THE APPLICATION, ITS SUPPORTING INFORMATION FORM AND ATTACHED DOCUMENTS ARE TRUE AND ACCURATE AND THAT THE TOWNSHIP OF RIDEAU LAKES WILL NOT BE HELD RESPONSIBLE FOR ANY INCORRECT INFORMATION PROVIDED TO IT BY ME, MY AGENT, OR MY INSTALLER/CONSULTANT.

MAY 5, 2003 (DATE)  (SIGNATURE)

If an agent is used the applicant must attach a Letter of Authorization. All applications which are incomplete or unsigned will be returned. No work shall commence until the Permit noted below has been dated and signed by the Chief Building Official (CBO).

SEWAGE SYSTEM PERMIT
(to construct)

A Class 4 (CONVENTIONAL) Sewage System under the Building Code Act with a maximum daily design flow of 2000 L/D, is hereby approved for this property in the manner proposed in the Supporting Information Form for the Application, dated 5/MAY/2003, and as per any requirements defined under Schedule "A" of this Permit, and provided that the System is installed and completed within 12 months of the Permit's issuance date. This system shall not be backfilled or operated without a signed Certificate of Completion.

Dated this the 5th of MAY 2003. William J. Jant CBO

Application extensions will only be considered upon written submission and payment of a renewal fee.

REFUSAL: A Sewage System Permit for this Application is refused for the reasons given in Schedule "A" of his Permit.

Dated this the ___ of _____. _____ CBO

CERTIFICATE OF COMPLETION

This will certify that the system was completed as per Schedule "B" of this Permit and may be operated within the terms of its approval under the Ontario Building Code and as per any requirements defined in Schedule "B".

Dated this the 18th of AUG 2003. William J. Jant



Township of Rideau Lakes
P.O. Box 500
1439 County Road 8
Delta, Ontario
K0E 1G0

Tel. (613) 928-2251
1-800-928-2250
Fax (613) 928-3097
Web: www.twprideaulakes.on.ca

August 27, 2003



Dear Sir:


Re: Sewage System Application, Permit rl-021-2003-SC

Attached is an approved application for Edward Porter and its Completion Certificate, dated Aug 18, 2003 for your records.

The Completion Certificate has been issued based on the information provided in Schedule "B". If any of the information on Schedule "B" is incorrect please advise us.

Provisions for the operation of this system are noted on the Schedule. Care and maintenance information has been attached to the owner's copy of this letter.

Sincerely,



Jim Mulder

Sewage System Inspector

cc Mr. Edward Porter, 33 French Crescent, Holland Landing, Ontario, L9N 1J8

bcc Municipal Building Official
File: RL-021-2003-SC

Sub-Office: 2792 Hwy.15, Portland ON. K0G 1V0 Fax (613) 272-5129

SEWAGE DOCUMENTS 3/9



**CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES
SUPPORTING INFORMATION FORM**
for a Class 2-3-4-5 Application under Part 8 of the Ontario Building Code
(to be filled out by the Licensed Installer/Consultant)
INSTALLER TO RETAIN COPY

SHADED AREAS TO BE COMPLETED BY A TOWNSHIP OFFICIAL

(Class 1 systems do not need application approval but should be built in accordance with the Code.)

APPLICANT
SOIL EVALUATION

This form is part of the sewage system application.

THIS FORM MUST BE COMPLETED IN BLACK INK.

WARD: SOUTH CROSBY CONC: 8 LOT: 1 PAGE 1 OF 5

1. SITE LOCATION

DIRECTIONS TO LOT (Highway #, secondary road, signs to follow, 911 address, etc.)

Hwy 15 to Jones Falls Rd, to Whitefish Lake Rd
to Whites Point Rd - approx 4 km from start
of Whites Point Rd at top of hill - Neway Cut Rd.

2. LICENSED INSTALLER

NAME OF INSTALLER (Print): RICHARD GREEN SIGNATURE: Richard Green LICENSE #: L-1998-0115
NAME OF COMPANY: RJ GREEN EXCAVATING STREET/R.R. #: 3205 Rd 32 RR#1
P. O. BOX: CITY/TOWN: SEELEY'S BAY PROVINCE: ON POSTAL CODE: K0H 2N0
PHONE: (613) 389-3500 FAX: () CELLULAR: () E-MAIL:

3. PLUMBING / WATER SUPPLY INFORMATION

DWELLING : Total No. of Bedrooms: 3 Total Floor area (m²): 158 (If > 200 m² see Table 8.2.1.3.A of the Code.)

DESCRIPTION OF FIXTURES	TOTAL NUMBER	X (multiply)	FIXTURE UNITS	TOTAL FIXTURE UNITS
Bathroom group with flush tank	2	X	6	12
Water Closet (Flush tank toilet)	2	X	4	8
Each sink	1	X	1 1/2	1 1/2
Bathub or shower	1	X	1 1/2	1 1/2
Dishwasher if direct connect	1	X	1 1/2	1 1/2
Clothes washing machine	1	X	1 1/2	1 1/2
Single or double laundry tub	1	X	1 1/2	1 1/2
Other				
Other				
TOTAL FIXTURE COUNT (If more than 20 fixtures units see Table 8.2.1.3.A of the Code.)				27 1/2

Total Daily Design Flow, Q as per Table 8.2.1.3.A of the Code = $\frac{1975}{2000}$ (litres).

$1600 + 8 \times 50 = 400$

Minimum septic tank Volume = 3600 litres or $Q \times 2 = 4500$ (litres); whichever is greater; unless exempted under Section 11.5 of the Code.

OTHER : Describe (Using Tables 8.2.1.3.A and B of Code)

Daily Design Flow, Q as per Table 8.2.1.3.B of the Code = _____ (litres). Required septic tank Volume = $Q \times 3 =$ _____ (litres).

Note: Where Q is greater than 10,000 litres per day application shall be made to the Ontario Ministry of the Environment.

SEWAGE DOCUMENTS 4/9

APPLICANT:

WARD:

CONC:

LOT:

PAGE 2 OF 5

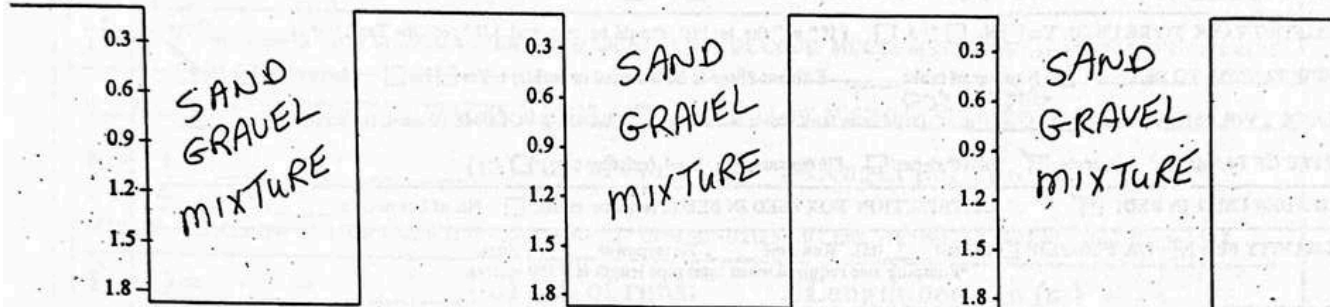
SOIL EVALUATION

SUB-SURFACE SOIL CONDITIONS

Three test locations are required.

Depth in metres to bedrock, water table or clay and description of soil types above these levels are to be shown for each soil profile.

surface



The percolation rate shall be determined by either percolation tests (using the highest percolation time from the three tests) or by classifying the soil according to the Unified Soil Classification System.

IF BED NEEDS TO BE PARTIALLY OR FULLY RAISED; IMPORTED MATERIALS TO BE USED IN: Bed Mantle Bed covering

RAISED BED TO GRADE HEIGHT (m): 1.6. CLEARANCES TO BE MINIMUM DISTANCES PLUS TWICE THE HEIGHT: Yes No

PERCOLATION RATE of soil used for bed (min./cm): T = 10.

5. SEWAGE SYSTEM DESCRIPTION

PROPOSAL TO: Install a new system . To replace failed system. *To alter or extend system/hold tank in accordance with Sentence 11.4.2.5 (3). * Copy of old Permit approval required.

WELL(S) ON PROPERTY: Proposed or Existing Dug/bored Drilled Nearest well to system (m): 30+. Water softener to be used:

a) CLASS 2 (Greywater) FEE: \$150 Effective January 1, 2000

Note: A Class 2 system may only be used where daily design flow (Q) is equal to or less than 1000 litres per day which is determined by 200 litres per fixture for pressurized systems and 125 litres per fixture for non-pressurized systems. (If Q > 1000 l a Class 4 / 5 system is req'd.)

No. OF FIXTURES (F) ON SYSTEM: ____ . $Q = 150 \times F = \text{____} \text{ (l/day)}$ or $Q = 200 \times F = \text{____} \text{ (l/day)}$

SOILS: Using existing soils Imported soil SOIL DESCRIPTION: _____: T = ____.

Max. Loading Rate to sidewalls; $L_R = \frac{400}{T} = \text{____} \text{ (l/day/m}^2\text{)}$. Min. sidewall area req'd = $\frac{Q}{L_R} = \text{____} \text{ (m}^2\text{)}$.

PIT SHAPE: Square Rectangular WALLS (m): Length ____ . Width ____ . Depth: ____ . TYPE: Concrete box Wall

b) CLASS 3 (Cesspool) FEE: \$150 Effective January 1, 2000

DESCRIPTION: _____

SEWAGE DOCUMENTS 5/9

NAME OF APPLICANT: _____ WARD: _____ COUNCIL: _____ DISTRICT: _____

5. SEWAGE SYSTEM DESCRIPTION - continued

c) CLASS 4 (Leaching Bed) FEE: \$300 (\$200 if \$150.00 was paid by the applicant for a previous septic inspection related to a severance, minor variance or property purchase. Renewals \$50.). Septic tank replacement only \$150. Fees effective January 1, 2000.

CONVENTIONAL: Trench method Area method If bed to be extended, the existing total distribution pipe length is: _____ (m)

FILTER BED: Note: If the daily design flow is over 5000 litres/day, Secondary Treatment is required

SHALLOW-BURIED (tertiary treatment) TRENCH TYPE: Type/model: _____

System designed for effluent treatment as per Table 8.6.2.2.A of Code: Yes No Manufacturer's/BMEC Information attached:

UNCONVENTIONAL: Type/Model: _____ Secondary Tertiary

System designed for effluent treatment as per Table 8.6.2.2.A of Code: Yes No Manufacturer's/BMEC Information attached:

EXISTING TANK TO BE USED: Yes No N/A (If "no" the tank(s) should be removed.) If "yes" the Tank size is _____ (litres)

NEW TANK(S) TO BE USED : Number of tanks _____. Effluent Filter to be installed in tank(s): Yes No Risers: Yes No

TANK 1 VOLUME (in litres): 4500 (Minimum tank size is 3600 litres.) TANK 2 VOLUME (if used) (in litres): _____

TYPE OF TANK(S): Concrete: Polyethylene: Fibreglass: Steel (existing only)

HEADER USED IN BED: DISTRIBUTION BOX USED IN BED (8 or more runs): No. of box outlets _____

GRAVITY FED OR PUMPED* : Head _____ (m). Run time _____. Horsepower _____. Volume _____.
*Pumping also required when total pipe length is > 150 metres.

TO BE USED TO PUMP WASTE: TO BE USED TO PUMP EFFLUENT:

d) CLASS 5 (Holding Tank) FEE: \$300 (\$200 if \$150.00 was paid by the applicant for a previous septic inspection related to a severance, minor variance or property purchase. Renewals \$50.). Fees effective January 1, 2000.

EXISTING HOLDING TANK (SYSTEM IN USE: To be removed Yes No Size of existing Tank: _____

USING NEW TANK(S) : Number of tanks: _____. Inground Raised and covered Height above grade: _____

TYPE OF TANK(S): Concrete: Polyethylene: Fibreglass Steel (existing only)

Alarm type used: _____

GRAVITY FED PUMPED : Head _____ (m). Horsepower _____. Volume _____.
NAME OF APPROVED HAULER BE USED: _____

WRITTEN AGREEMENT WITH HAULER: Yes To be obtained on completion of installation:

6. PROFILE THAT BEST DESCRIBES CLASS 4 SYSTEM (Check one)

CONVENTIONAL In-ground (TRENCH)	Ck	CONVENTIONAL Partially-Raised (TRENCH/AREA)	Ck <input checked="" type="checkbox"/>	CONVENTIONAL Fully-Raised (AREA)	Ck	SHALLOW BURIED TRENCH	Ck
FILTER BED In-ground	Ck	FILTER BED Partially-Raised (EXISTING MANTLE)	Ck	FILTER BED Partially-Excavated	Ck	FILTER BED Fully-Raised	Ck
OTHER: Describe other secondary or tertiary treatment system: _____						Information, calculations attached Yes <input type="checkbox"/> No <input type="checkbox"/>	

SEWAGE DOCUMENTS 6/9

APPLICANT: _____ WARD: _____ CONC: _____ LOT: _____ PAGE 4 OF 5

7. CALCULATIONS:

a) TOTAL LENGTH OF DISTRIBUTION PIPE "L" FOR A CLASS 4 CONVENTIONAL SYSTEM

$$L = \frac{QT}{200} = \frac{1975 \times 10}{200} = \frac{19750}{200} = 98.75 \text{ (m) No. of runs: } 6 \text{ . Length per run (m) } 16.7$$

"L" SHALL NOT BE LESS THAN 40 METRES. MINIMUM 1.6 METRES SEPARATION BETWEEN RUNS.

$$L = \frac{QT}{300} = \frac{x}{300} = \text{ (m) No. of runs: } \text{ . Length per run (m) } \text{ .}$$

WHERE A TREATMENT UNIT IS USED AS PER ARTICLE 8.6.2.2 OF THE CODE. MIN. 1.6 METRES SEPARATION BETWEEN RUNS.

b) TOTAL LENGTH OF DISTRIBUTION PIPE "L" FOR A CLASS 4 SHALLOW BURIED TRENCH SYSTEM

$$L = \frac{Q}{75} = \frac{x}{75} = \text{ (m) No. of runs: } \text{ . Length per run (m) } \text{ .}$$

WHERE A SHALLOW BURIED TRENCH IS USED AND "T" IS 50 MINUTES OR LESS. "L" SHALL NOT BE LESS THAN 30 M.

$$L = \frac{Q}{40} = \frac{x}{40} = \text{ (m) No. of runs: } \text{ . Length per run (m) } \text{ .}$$

WHERE A SHALLOW BURIED TRENCH IS USED AND "T" IS MORE THAN 50 MINUTES. "L" SHALL NOT BE LESS THAN 30 M.

c) TOTAL CONTACT AREA "C_A"; LOADING AREA "L_A" FOR A CLASS 4 FILTER BED or AREA BED SYSTEM

$$C_A = \frac{QT}{850} = \frac{x}{850} = \text{ (m}^2\text{) FOR MIN. 25CM SAND LAYER AREA BED? YES } \square$$

$$L_A = \frac{Q}{75} = \frac{x}{75} = \text{ (m}^2\text{) WHERE Q IS 3000 LITRES OR LESS. FOR GRAVEL AREA BED? YES } \square$$

$$L_A = \frac{Q}{50} = \frac{x}{50} = \text{ (m}^2\text{) WHERE Q IS GREATER THAN 3000 LITRES. FOR GRAVEL BED? YES } \square$$

$$L_A = \frac{Q}{100} = \frac{x}{100} = \text{ (m}^2\text{) WHERE A TREATMENT IS USED AS PER TABLE 8.6.2.2.A}$$

Bed Size to be used: (m) _____ by (m) _____ .

No. of runs: _____ in piping grid. Length per run (m) _____ .
Spacing between runs to be a maximum of 1.2 metres.

d) EFFECTIVE MANTLE AREA FOR THE CLASS 4 BED IS:

$$\frac{Q}{L_R} = \frac{1975}{10} = 197.5 \text{ (m}^2\text{). LOADING RATE - } L_R \text{ as per Table 8.7.4.1.A of the Code: } \text{ .}$$

Use natural soil / clay T to determine the L_R where beds are raised.

e) TANK SIZE FOR A CLASS 5 HOLDING TANK

Seven day holding capacity = Q x 7 = _____ (litres)
No. of Tanks to be used: _____ . Tank 1 volume* (litres): _____ Tank 2: _____ .

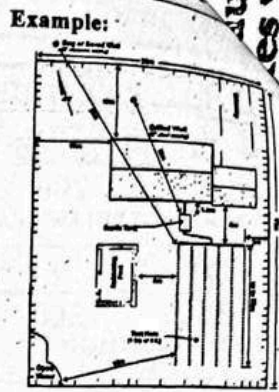
* Minimum tank size is 9000 litres.

(if needed)

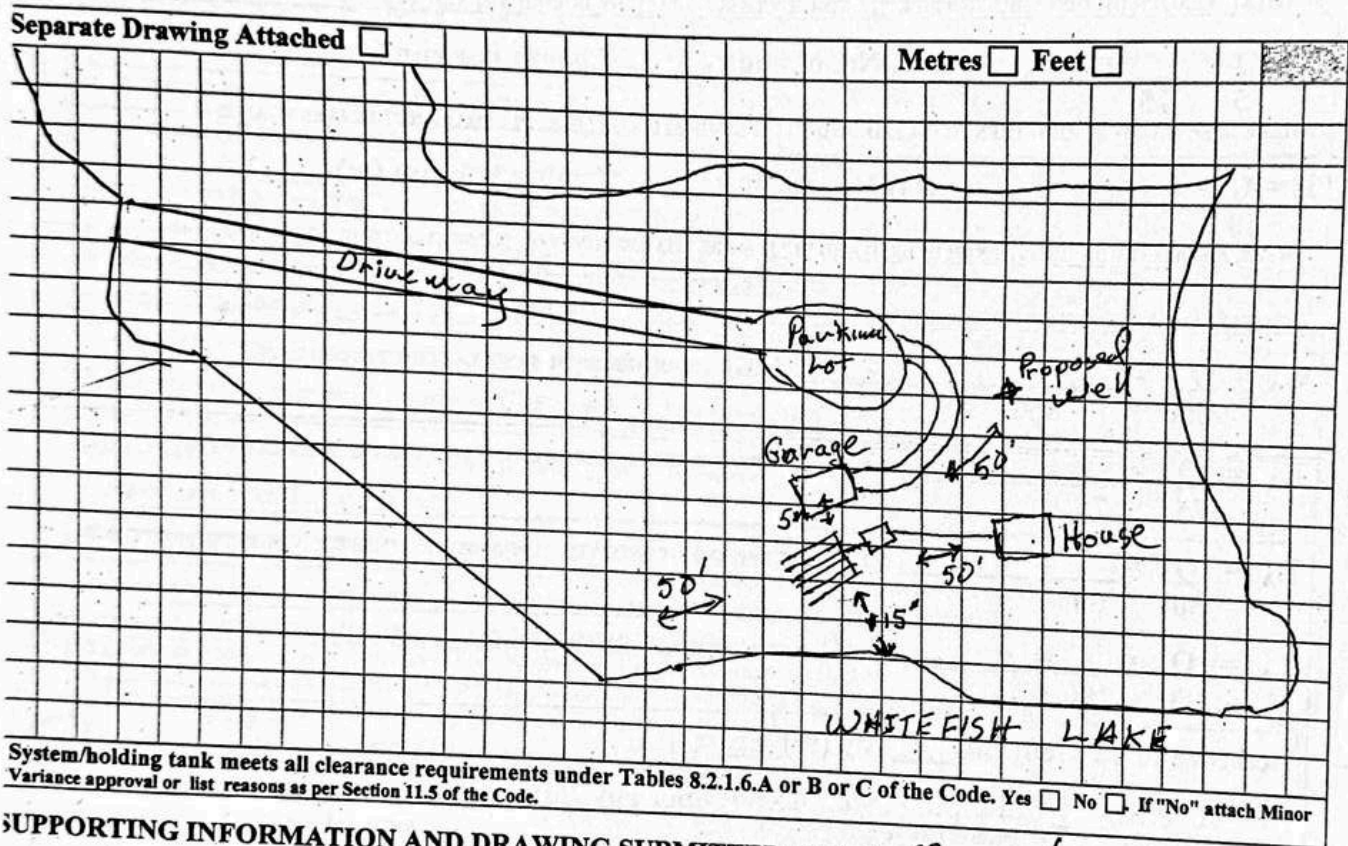
SEWAGE DOCUMENTS 7/9

NAME OF APPLICANT: _____ WARD: _____ CONC: _____ LOT: _____
 REPLACES DRAWING SUBMITTED ON: _____ AS: _____ PAGE 5 OF 5

Diagram and Sewage System Plan: Draw indicating north point and show:



- i) Location of sewage system components (eg. tanks, leaching bed). Locate and show horizontal distances from system to adjacent existing or proposed buildings, water supplies (including neighbours), existing on-site sewage systems, driveways, property lines, lakes, rivers, water courses, swimming pools;
- b) Lot dimensions, topographic features (eg. swamps, steep slopes) near system.



SUPPORTING INFORMATION AND DRAWING SUBMITTED: (date: May 1/03)
 or DRAWING SUBMITTED "AS CONSTRUCTED": (date: _____)

Information contained on this form is collected pursuant to the Ontario Building Code, 1997, as amended, and will be used for the purpose of considering your application for a sewage system permit. The information may be released to members of the public upon request for a file search. Questions regarding the collection of this information should be directed to the Chief Building Official of the Township of Rideau Lakes.

SUBMIT ONLY THIS PAGE IF A "AS CONSTRUCTED" DRAWING

an/2002

SEWAGE DOCUMENTS 8/9



CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES

SCHEDULE "A"

Preliminary and Interim Inspection Reports

for a Class 2-3-4-5 Application under Part 8 of the Ontario Building Code
(to be filled out by the Sewage System Inspector).

WARD: 30 CONCESSION: 8 LOT: 1
 LICENSE NO. 1998-0115
 DESCRIPTION: RICHARD GREEN

SS 2 SYSTEM
 SS 3 SYSTEM
 SS 5 SYSTEM
 CLASS 4 SYSTEM
 NEW EXTENSION
 REPLACEMENT
 CONVENTIONAL BED
 FILTER BED
 SHALLOW TRENCH
 UNCONVENTIONAL
 (Specify: _____)
 TRENCH OR AREA
 INGROUND
 PARTIALLY-RAISED
 FULLY-RAISED

ICE CHECK LIST		YES	NO	N/A
1. APPLICATION SIGNED AND/OR LETTER OF AUTHORIZATION ATTACHED		✓		
2. DESIGN AND CALCULATIONS VERIFIED		✓		
3. SITE PLAN APPROVAL / MINOR VARIANCE APPROVALS REQUIRED				✓
LIMINARY FIELD INSPECTION				
1. ALL CLEARANCES IDENTIFIED ON DRAWING (including neighbouring wells, septic systems, and ROW easements)		✓		
2. ALL CLEARANCES IN COMPLIANCE WITH THE CODE		✓		
3. EXISTING WELL(S) ON PROPERTY		✓		
4. SEWAGE LOCATION WILL ALLOW PLACEMENT OF FUTURE WELL IN COMPLIANCE WITH CODE		✓		✓
5. SEPTIC TANK/BED WILL BE SERVICEABLE BY LAND OR WATER		✓		
6. USE OF HOLDING TANK ACCEPTABLE UNDER CLAUSES 8.8.1.2(1)(a), (b), (c), (d) or (e) OF THE CODE		✓		
7. SOIL TEST HOLES CHECKED/ LOT HAS SUFFICIENT BED/MANTLE AREA		✓		✓
8. LAND GRADE LESS THAN 25% (1 to 4)		✓		
9. DRAINAGE ON PROPERTY OR ADJACENT PROPERTY IMPACTED BY THE PROPOSED SEWAGE LOCATION				✓
10. PROPOSED SEWAGE LOCATION IN FLOODPLAIN				✓
11. ESTHETICAL PROBLEMS ASSOCIATED WITH SEWAGE LOCATION				✓
12. OTHER PROBLEMS IDENTIFIED				✓

COMMENTS: Provisions for approval/refusal to construct as per checked STANDARD COMMENTS identified below and:
RECOMMEND THAT THE ATTACHED PROPOSED CHANGES 08-02-03, 08-06-01 & 08-07-03 FOR THE CODE BE FOLLOWED

STANDARD COMMENTS (These comments are in addition to all other provisions of compliance required under Part 8 of the Ontario Building Code.)	INT.
<input checked="" type="checkbox"/> THE INSTALLER SHALL SUBMIT IN FORTHRIGHT MANNER A NEW "AS CONSTRUCTED" DRAWING.	INT.
<input checked="" type="checkbox"/> BED AREA TO BE SCARIFIED PRIOR TO PLACING BEDDING FILL.	INT.
<input checked="" type="checkbox"/> FILTER SAND AFFIDAVIT FOR MATERIAL AS PER SENTENCE 8.7.5.3.(3) TO BE PROVIDED ON FINAL INSPECTION.	INT.
<input checked="" type="checkbox"/> BACKFILLING AND/OR IMPORTED SOILS FOR BACKFILLING SHALL MEET ARTICLE 8.7.4.2. OF THE CODE.	INT.
<input type="checkbox"/> WEIGH TICKETS TO BE SUPPLIED ON FINAL INSPECTION.	
<input type="checkbox"/> MAINTENANCE OR HAULER AGREEMENT TO BE PROVIDED ON FINAL INSPECTION.	
<input type="checkbox"/> MANUFACTURER AND SYSTEM OPERATING INFORMATION TO BE PROVIDED ON FINAL INSPECTION.	
<input type="checkbox"/> EXISTING HOLDING OR SEPTIC TANK TO BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.	
<input type="checkbox"/> EXISTING BED PIPING AND BED MATERIAL TO BE REMOVED AND DISPOSED OF IN A APPROVED MANNER.	
<input type="checkbox"/> EXISTING WELL(S) ON PROPERTY TO BE SEALED AS PER MINISTRY OF THE ENVIRONMENT STANDARDS	

PRELIMINARY INSPECTION: 3/03 a.m. p.m. DATE: 5/MAY/2003
 INSPECTED BY: [Signature] REPRESENTING OWNER: Richard Green

SECOND INSPECTION: (if needed) _____ a.m. p.m. DATE: _____
 INSPECTED BY: _____ REPRESENTING OWNER: _____

COMMENTS: _____
 THIRD INSPECTION: (if needed) _____ a.m. p.m. DATE: _____
 INSPECTED BY: _____ REPRESENTING OWNER: _____

COMMENTS: _____

SEWAGE DOCUMENTS 9/9



CORPORATION OF THE TOWNSHIP OF RIDEAU LAKES

SCHEDULE "B"

Final Completion Inspection Report

for a Class 2-3-4-5 Application under Part 8 of the Ontario Building Code
(to be filled out by the Sewage System Inspector)

WARD: SC CONCESSION: 8 LOT: 1
 LICENSE NO. 1998-0115
 RICHARD GREEN

CK LIST	YES	NO	N/A
1. NEW "AS CONSTRUCTED" DRAWING PROVIDED.			<input checked="" type="checkbox"/>
2. FILTER SAND AFFIDAVIT AND WEIGH TICKETS PROVIDED. (total weight: _____, approx. volume: _____)			<input checked="" type="checkbox"/>
3. MAINTENANCE AGREEMENT PROVIDED.			<input checked="" type="checkbox"/>
4. HAULER AGREEMENT PROVIDED.			<input checked="" type="checkbox"/>
5. EXISTING WELL(S) SEALED.			<input checked="" type="checkbox"/>
6. SYSTEM COMPONENTS INSTALLED AS PER INITIAL DESIGN DRAWING.			<input checked="" type="checkbox"/>
7. SYSTEM COMPONENTS INSTALLED AS PER "AS CONSTRUCTED" DRAWING.	<input checked="" type="checkbox"/>		
8. OTHER _____			<input checked="" type="checkbox"/>

If "yes" describe under COMMENTS

AGE COMPONENT DETAIL	ON APPLICATION	n/a	ACTUAL	Same	✓	DESCRIPTIVE
1. SEPTIC/HOLDING TANK CAPACITY	<u>4500 L</u>		<u>4500 L</u>		<input checked="" type="checkbox"/>	Gravity fed <input checked="" type="checkbox"/> Pumped <input type="checkbox"/>
2. NUMBER/TYPE OF TANK(S)	<u>ONE CONCRETE</u>				<input checked="" type="checkbox"/>	Make/type: <u>PLANE'S</u>
3. TOTAL PIPING LENGTH	<u>100 M</u>				<input checked="" type="checkbox"/>	Type: <u>ROYAL 3" (75 mm)</u>
4. NUMBER OF RUNS	<u>6 @ 16.7M</u>				<input checked="" type="checkbox"/>	Spacing: <u>1.5 M</u>
5. HEADER OR D-BOX	<u>HEADER</u>				<input checked="" type="checkbox"/>	No. of outlets: _____ n/a
6. BED SIZE		<input checked="" type="checkbox"/>				
7. PUMP; head/hp/volume		<input checked="" type="checkbox"/>				
8. ALARM SYSTEM		<input checked="" type="checkbox"/>				Make: _____
9. OTHER (Use comments for detail.)		<input checked="" type="checkbox"/>				Make: _____

COMMENTS: Provisions for approval to backfill and operate system as per checked STANDARD COMMENTS identified below and:

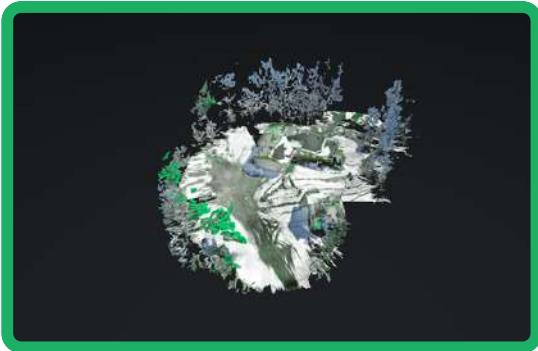
- STANDARD COMMENTS (These comments are in addition to all other provisions of compliance required under Part 8 of the Ontario Building Code.)
- THE SEWAGE SYSTEM SHALL BACKFILLED IN COMPLIANCE WITH THE CODE PRIOR TO BEING OPERATED.
 - THE SYSTEM SHALL NOT BE OPERATED AT A HIGHER DAILY DESIGN FLOW RATE THAN NOTED ON THE PERMIT.
 - ALARMS FOR THIS SEWAGE SYSTEM SHALL BE MAINTAINED AT ALL TIMES WHILE THE SYSTEM IS OPERATIONAL.
 - THE SEWAGE SYSTEM SHALL BE MAINTAINED AND OPERATED AS PER SUBSECTION 8.9.3 OF THE CODE.
 - SECONDARY EFFLUENT CONCENTRATIONS FOR THE TREATMENT UNIT SHALL BE MAINTAINED AS PER SENTENCE 8.6.2.2.(1).
 - TERTIARY EFFLUENT CONCENTRATIONS FOR THE TREATMENT UNIT SHALL BE MAINTAINED AS PER SENTENCE 8.6.2.2.(2).
 - SAMPLING FOR TERTIARY TREATMENT TO BE CARRIED OUT AS PER ARTICLE 8.9.2.4 OF THE CODE AND SUBMITTED TO CBO
 - PRESSURE HEAD FOR SHALLOW BURIED TRENCH SYSTEM SHALL BE CHECKED EVERY 3 YEARS AS PER ARTICLE 8.9.3.5.
 - THE CBO SHALL BE ADVISED IF THE SYSTEM NEEDS TO BE REPAIRED DUE TO DAMAGE FROM FIRE, FLOODING, ETC.

FINAL INSPECTION: 11:00 a.m. p.m. DATE: 18/AUG/03
 INSPECTED BY: [Signature] REPRESENTING OWNER: Richard Green

THE TENTATIVE BACKFILLING DATE FOR THE SEWAGE SYSTEM IS: 18/AUG/03
 SIGNED: Richard Green (To be dated and signed by the Installer)

INTERACTIVE LINKS

Virtual Tour



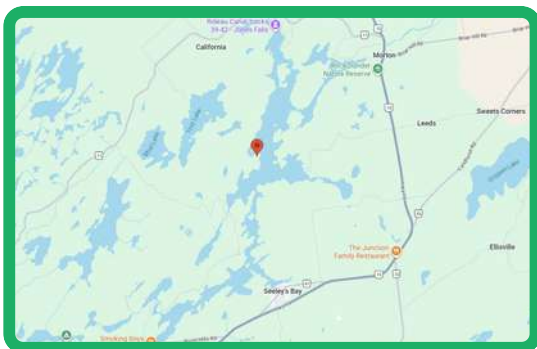
Scan the QR Code or Visit:
<https://my.matterport.com/show/?m=1UpZCr4KyBY>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/d377ORLxL3k>

Google Map



Scan the QR Code or Visit:
<https://maps.app.goo.gl/REoiGuEVNj11Jxez8>

Panorama View



Scan the QR Code or Visit:
<https://360panos.org/panos/606WhitesPointRoad/>

MLS LISTING



606 Whites Point Rd **List: \$1,480,000 For: Sale**
Rideau Lakes Ontario K0H 2N0
 Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville
SPIS: No **Taxes:** \$7,645.15/2025 **DOM:** 0

Detached **Front On:** E **Rms:** 15
Link: N **Acres:** 10-24.99 **Bedrooms:** 3
 Bungalow **Washrooms:** 3

Lot: 1795 x 999.99 Feet **Irreg:**
Dir/Cross St: Whites Point Road / Whitefish Lake Road
Directions: Jones Falls Road to Whitefish Lake Road to Whites Point Road, follow to #606

MLS#: X12983198 **PIN#:**
Possession Remarks: TBD
Legal: PT LT 1 CON 8 SOUTH CROSBY PT 1, 2 & 3, 28R4508; S/T LR321609; S/T LR371871; RIDEAU LAKES

Kitchens: 1 Fam Rm: N Basement: Finished with Walk-Out / Full Fireplace/Stv: Y Heat: Forced Air, Radiant / Propane A/C: Central Air Central Vac: Yes Apx Age: Year Built: 2009 Yr Built Source: MPAC Apx Sqft: 1100-1500 Lot Shape: Irregular Lot Size Source: GeoWarehouse Roof: Asphalt Shingle Foundation: Insulated Concrete Form, Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcap-Eqp:	Exterior: Wood Gar/Gar Spcs: Detached / 2 Park/Drive: Drive: Covered, Private Double Drive Park Spcs: 5 Tot Prk Spcs: None ⁷ UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Beach, Central Vacuum, Clear View, Fireplace/Stove, Lake Access, Waterfront, Waterfront, Wooded/Treed Exterior Feat: Deck, Fishing, Landscaped, Privacy, Security Gate, Year Round Living Interior Feat: Carpet Free, Central Vacuum, Countertop Range, ERV/HRV, On Demand Water Heater, Primary Bedroom - Main Floor, Ventilation System, Water Heater Owned, Water Softener Security Feat: Carbon Monoxide Detectors, Smoke Detector	Zoning: RW Cable TV: No Hydro: Yes Gas: No Phone: Yes Water: Well Water Supply Type: Drilled Well, Sediment Filter Sewer: Septic Spec Desig: Unknown Farm/Agr: Direct Waterfront: Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Garden Shed, Storage, Workshop Survey Type: Available
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Water Body Name: Whitefish Lake **Shoreline:** Clean, Deep, Rocky
Water Body Type: Lake **Shoreline Allowance:** None
Water Frontage (M): 1795 **Shoreline Exp:** E, SE
Topography: Hilly, Open Space, Rocky, Wooded/Treed **Alternative Power:** Generator-Wired
Water Features: Beach Front, Waterfront-Deeded **Easements/Restrict:** Unknown
Access to Property: Year Round Private Road, Year Round Municipal Road **Rural Services:** Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed
Docking Type: Private **Waterfront Accessory Bldgs:** Not Applicable
Water View: Direct
WaterfrontYN: Yes
Waterfront: Direct

#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.23	x5.91	Tile Floor
2	Living	Main	16.73	x15.75	Hardwood Floor Fireplace
3	Family	Main	13.78	x11.48	Hardwood Floor W/O To Deck
4	Kitchen	Main	17.72	x11.15	Tile Floor
5	Dining	Main	11.81	x7.87	Hardwood Floor
6	Bathroom	Main	7.87	x5.91	Tile Floor
7	Prim Bdrm	Main	14.44	x12.47	Hardwood Floor 2 Pc Bath
8	Bathroom	Main	8.53	x7.87	Tile Floor W/I Closet
9	Mudroom	Lower	12.8	x11.15	Concrete Floor 4 Pc Ensuite W/O To Deck
10	Rec	Lower	21.98	x6.73	Hardwood Floor Heated Floor
11	Laundry	Lower	8.53	x2.22	Tile Floor Heated Floor
12	Bathroom	Lower	7.22	x4.92	Tile Floor 3 Pc Bath Heated Floor
13	2nd Br	Lower	12.8	x 10.83	Hardwood Floor Heated Floor
14	3rd Br	Lower	12.47	x 10.83	Hardwood Floor Heated Floor
15	Utility	Lower	13.45	x 10.5	Concrete Floor Heated Floor

Client Remks: Private waterfront estate on Whitefish Lake - over 12 acres of unmatched serenity. Welcome to an extraordinary lakeside retreat offering total privacy and breathtaking natural beauty. Set on 12 acres of mature hardwood bush with an impressive 1,700 feet of pristine shoreline, this one-of-a-kind property delivers the ultimate waterfront lifestyle. Perched in an elevated position, the custom-built bungalow captures panoramic views of Whitefish Lake, with a gentle slope leading you down to the water's edge. Here, you will find the perfect combination of deep, clean waterfront and a rare sandy beach, ideal for swimming, boating, and relaxing in total seclusion. Inside, the home is designed to impress. A stunning cathedral ceiling crowns the open-concept living space, where expansive windows flood the interior with natural light and frame the spectacular lake views. The layout offers both comfort and functionality, featuring three spacious bedrooms and 2.5 bathrooms, perfect for family living or hosting guests. The fully finished walkout basement extends your living space and provides seamless access to the outdoors-ideal for entertaining or enjoying quiet evenings surrounded by nature. Additional features include a detached two-car garage, on-demand backup generator for peace of mind, gently sloping terrain providing easy access to the waterfront and absolute privacy in a tranquil, natural setting. This is a rare opportunity to own a legacy property on Whitefish Lake-where luxury, nature, and privacy come together in perfect harmony.

Inclusions: Fridge, Stove, Cooktop, Dishwasher, Microwave, Washer, Dryer, Living Room TV
Listing Contracted With: ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE **Ph:** 613-273-9595



Questions? Contact us:

Tammy & Heath Gurr

Royal LePage ProAlliance Realty, Brokerage



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