

PRICE
REDUCED



*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.

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.

X12983198

\$ \$1,190,000

3 Bedrooms

3 Bathrooms

12.7 Acres

Whitefish
Lake

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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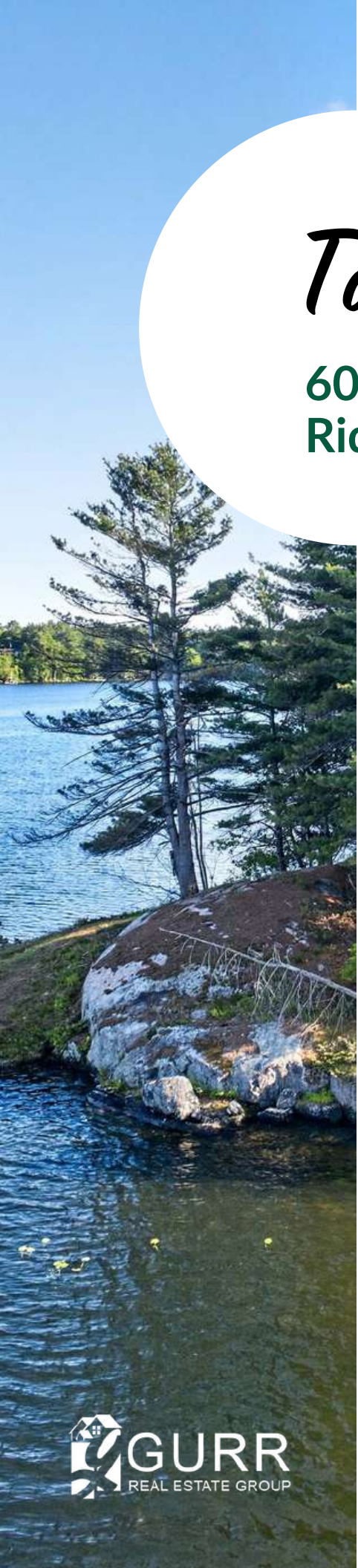


Table of Contents

**606 Whites Point Rd
Rideau Lakes, ON**

Features	3
Gallery	4
Survey	6
Electrical Inspection	8
Sewage Documents	9
Interactive Links	18
MLS Listing	19
Contact Information	20



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.

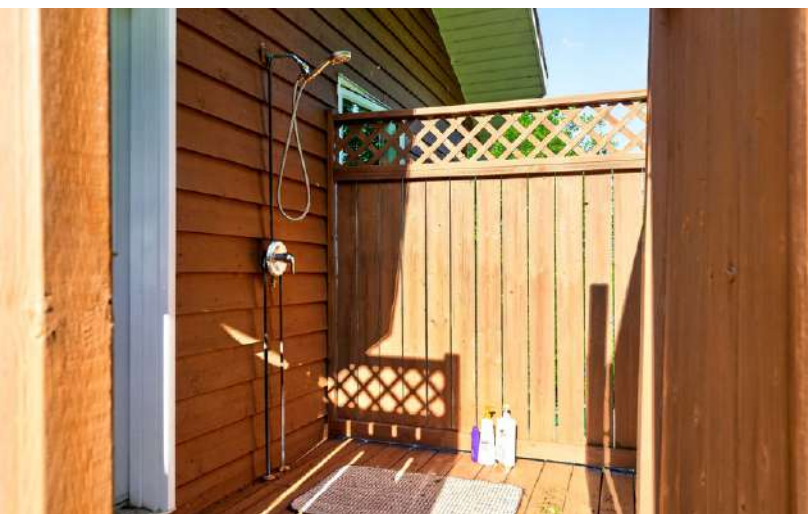
Directions

- 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



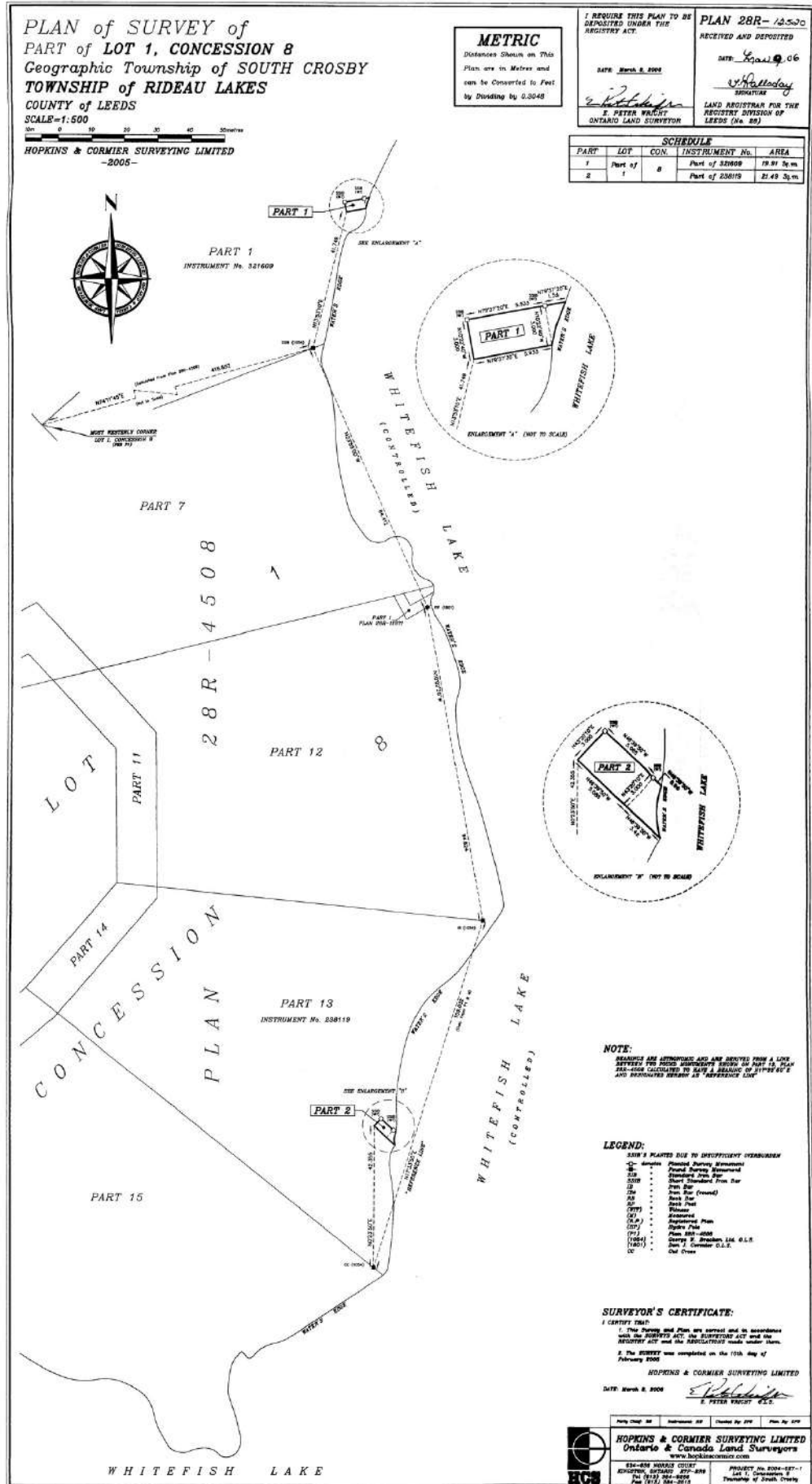
GALLERY



SURVEY



SURVEY



ELECTRICAL INSPECTION



**Electrical
Safety
Authority**

www.esainspection.net

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

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: 300	DATE RECEIVED: 5/MAY/2003	PERMIT NO: RL-Q21-2003-SC
PREVIOUS SEPTIC INSPECTION CARRIED OUT FOR: SEVERANCE ☐ MINOR VARIANCE ☐ EXPIRED PERMIT ☐ LAND PURCHASE ☐		

PROPERTY OWNER

SEWAGE SYSTEM LOCATION

WARD: SOUTH CROSBY	CONCESSION: 8	LOT: 1	PLAN: 28R4508	ASSESSMENT ROLL #: 08-31-236-041-212-8-0000	ZONING:
If land recently purchased, the previous owner was:					New Application ☒ Renewal ☐ * 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:

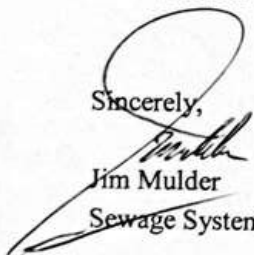
Re: Sewage System Application, Permit rl-021-2003-SC

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 (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 WHITEPISH LAKE RD
TO WHITEPISH POINT RD - APPROX 4 KM FROM START
OF WHITEPISH 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) 381-3511

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	<u>2</u>	X	6	<u>12</u>
Water Closet (Flush tank toilet)	<u>2</u>	X	4	<u>8</u>
Each sink	<u>1</u>	X	1 1/2	<u>1 1/2</u>
Bathub or shower	<u>1</u>	X	1 1/2	<u>1 1/2</u>
Dishwasher if direct connect	<u>1</u>	X	1 1/2	<u>1 1/2</u>
Clothes washing machine	<u>1</u>	X	1 1/2	<u>1 1/2</u>
Single or double laundry tub	<u>1</u>	X	1 1/2	<u>1 1/2</u>
Other	<u>1</u>	X	1 1/2	<u>1 1/2</u>
Other				
TOTAL FIXTURE COUNT (If more than 20 fixtures units see Table 8.2.1.3.A of the Code.)				<u>27 1/2</u>

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

1600 + 8 x 50 = 400

Minimum septic tank Volume = 3600 litres or $Q \times 2 = \underline{4500}$ (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.

APPLICANT:	WARD:	CONC:	LOT:	PAGE 2 OF 5
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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: ____ $Q = 150 \times F =$ ____ (l/day) or $Q = 200 \times F =$ ____ (l/day)

SOILS: Using existing soils ☐ Imported soil ☐ SOIL DESCRIPTION: ____ $T =$ ____

Max. Loading Rate to sidewalls: $L_R = \frac{400}{T} =$ ____ (l/day/m²). Min. sidewall area req'd $= \frac{Q}{L_R} =$ ____ (m²).

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: _____

LOCALITY: _____

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 sewerage, 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: 2 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 sewerage, 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) ☐

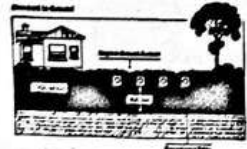
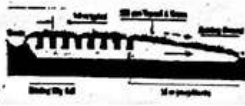
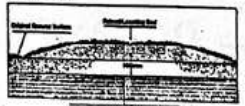
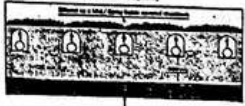
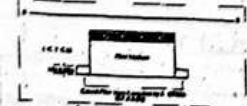
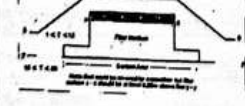
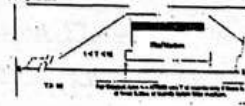
Alarm type used: _____

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	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 ☐ No ☐	

APPLICANT:	WARD:	CONC:	LOT:	PAGE 4 OF 5
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7. CALCULATIONS:

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

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

"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:

$$\frac{Q}{L_R} = \frac{1975}{100} = 19.75 \text{ (m}^2\text{). LOADING RATE - } L_R \text{ as per Table 8.7.4.1.A of the Code: } \text{ .}$$

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 = $Q \times 7 =$ _____ (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:

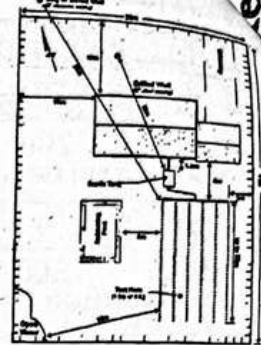
REPLACES DRAWING SUBMITTED ON:

AS:

PAGE 5 OF 5

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

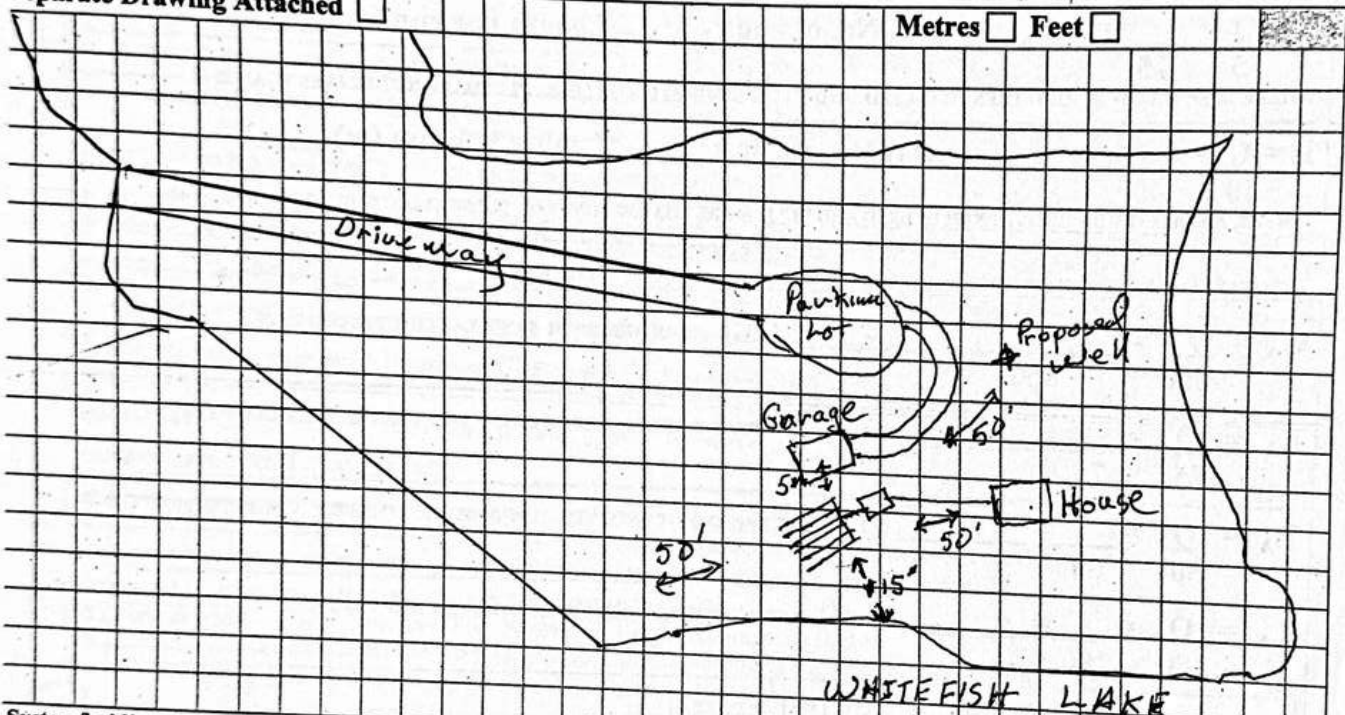
Example:



- 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;
- Lot dimensions, topographic features (eg. swamps, steep slopes) near system.

Separate Drawing Attached ☐

Metres ☐ Feet ☐



System/holding tank meets all clearance requirements under Tables 8.2.1.6.A or B or C of the Code. Yes ☐ No ☐ If "No" attach Minor Variance approval or list reasons as per Section 11.5 of the Code.

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: <u>SC</u> CONCESSION: <u>8</u> LOT: <u>1</u>		
LICENSE NO. <u>1998-0115</u>		

DESCRIPTION

SS 2 SYSTEM ☐	CLASS 4 SYSTEM ☒	NEW ☐	CONVENTIONAL BED ☐	TRENCH ☐	OR AREA ☐
SS 3 SYSTEM ☐		EXTENSION ☐	FILTER BED ☐	INGROUND ☐	PARTIALLY-RAISED ☐
SS 5 SYSTEM ☐		REPLACEMENT ☐	SHALLOW TRENCH ☐	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	☐		☒
If "yes" - approval received			
4. LIMINARY FIELD INSPECTION	☒		
5. ALL CLEARANCES IDENTIFIED ON DRAWING (including neighbouring wells, septic systems, and ROW easements)	☒		
6. ALL CLEARANCES IN COMPLIANCE WITH THE CODE	☒		
7. EXISTING WELL(S) ON PROPERTY	☒		
8. SEWAGE LOCATION WILL ALLOW PLACEMENT OF FUTURE WELL IN COMPLIANCE WITH CODE	☒		
9. SEPTIC TANK/BED WILL BE SERVICEABLE BY LAND OR WATER	☒		
10. USE OF HOLDING TANK ACCEPTABLE UNDER CLAUSES 8.8.1.2(1)(a), (b), (c), (d) or (e) OF THE CODE	☒		
11. SOIL TEST HOLES CHECKED/ LOT HAS SUFFICIENT BED/MANTLE AREA	☒		
12. LAND GRADE LESS THAN 25% (1 to 4)	☒		
13. DRAINAGE ON PROPERTY OR ADJACENT PROPERTY IMPACTED BY THE PROPOSED SEWAGE LOCATION	☒		
14. PROPOSED SEWAGE LOCATION IN FLOODPLAIN	☒		
15. ESTHETICAL PROBLEMS ASSOCIATED WITH SEWAGE LOCATION	☒		
16. OTHER PROBLEMS IDENTIFIED	☒		

REMARKS: Provisions for approval/refusal to construct as per checked STANDARD COMMENTS identified below and:

RECOMMEND THAT THE ATTACHED PROPOSED CHANGES 08-02-03,
18-06-01 & 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.
☒ THE INSTALLER SHALL SUBMIT IN FORTHRIGHT MANNER A NEW "AS CONSTRUCTED" DRAWING.	☒
☒ BED AREA TO BE SCARIFIED PRIOR TO PLACING BEDDING FILL.	☒
☒ FILTER SAND AFFIDAVIT FOR MATERIAL AS PER SENTENCE 8.7.5.3.(3) TO BE PROVIDED ON FINAL INSPECTION.	☒
☒ BACKFILLING AND/OR IMPORTED SOILS FOR BACKFILLING SHALL MEET ARTICLE 8.7.4.2. OF THE CODE.	☒
☒ WEIGH TICKETS TO BE SUPPLIED ON FINAL INSPECTION.	☒
☒ MAINTENANCE OR HAULER AGREEMENT TO BE PROVIDED ON FINAL INSPECTION.	☒
☒ MANUFACTURER AND SYSTEM OPERATING INFORMATION TO BE PROVIDED ON FINAL INSPECTION.	☒
☒ EXISTING HOLDING OR SEPTIC TANK TO BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.	☒
☒ EXISTING BED PIPING AND BED MATERIAL TO BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.	☒
☒ EXISTING WELL(S) ON PROPERTY TO BE SEALED AS PER MINISTRY OF THE ENVIRONMENT STANDARDS	☒

PRELIMINARY INSPECTION: 3/08 ☐ a.m. ☒ p.m. DATE: 5/10/03

INSPECTED BY: [Signature] REPRESENTING OWNER: Richard Green

SECOND INSPECTION: (if needed) ☐ a.m. ☐ p.m. DATE:

INSPECTED BY: REPRESENTING OWNER:

REMARKS:

THIRD INSPECTION: (if needed) ☐ a.m. ☐ p.m. DATE:

INSPECTED BY: REPRESENTING OWNER:

REMARKS:

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

1. NEW "AS CONSTRUCTED" DRAWING PROVIDED. YES NO N/A
2. FILTER SAND AFFIDAVIT AND WEIGH TICKETS PROVIDED. (total weight: , approx. volume:)
3. MAINTENANCE AGREEMENT PROVIDED.
4. HAULER AGREEMENT PROVIDED.
5. EXISTING WELL(S) SEALED.
6. SYSTEM COMPONENTS INSTALLED AS PER INITIAL DESIGN DRAWING.
7. SYSTEM COMPONENTS INSTALLED AS PER "AS CONSTRUCTED" DRAWING.
8. OTHER. If "yes" describe under COMMENTS

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

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

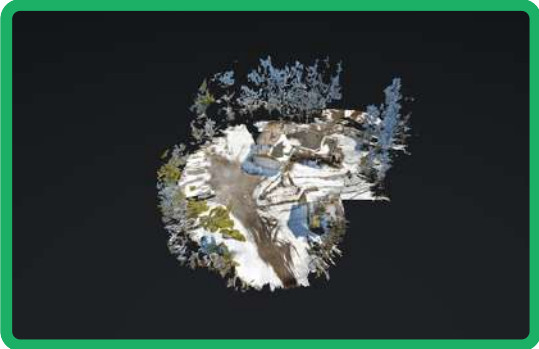
STANDARD COMMENTS (These comments are in addition to all other provisions of compliance required under Part 8 of the Ontario Building Code.)
☒ THE SEWAGE SYSTEM SHALL BACKFILLED IN COMPLIANCE WITH THE CODE PRIOR TO BEING OPERATED.
☒ THE SYSTEM SHALL NOT BE OPERATED AT A HIGHER DAILY DESIGN FLOW RATE 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/JzBjtkbFrS4>

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/606WhitePoint/>

MLS LISTING

		606 Whites Point Rd Rideau Lakes Ontario K0H 2N0 List: \$1,190,000 For: Sale Rideau Lakes 817 - Rideau Lakes (South Crosby) Twp Leeds and Grenville																																																																																																																							
		SPIS: No Taxes: \$7,645.15/2025																																																																																																																							
		Detached Link: N Bungalow	Front On: E Acre: 10-24.99 Rms: 15 Bedrooms: 3 Washrooms: 3 1x4xMain, 1x2xMain, 1x3xLower																																																																																																																						
		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: 2009 Year Built: MPAC Yr Built Source: 1100-1500 Apx Sqft: Irregular Lot Shape: GeoWarehouse Lot Size Source: Roof: Asphalt Shingle Foundation: Insulated Concrete Form, Poured Concrete Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Lower Phys Hdcp-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, Smeke Detector																																																																																																																							
Water Body Name: Whitefish Lake Water Body Type: Lake Water Frontage (M): 1795 Topography: Hilly, Open Space, Rocky, Wooded/Treed Water Features: Beach Front, Waterfront-Deeded Access to Property: Year Round Private Road, Year Round Municipal Road Docking Type: Private Water View: Direct WaterfrontYN: Yes Waterfront: Direct		Shoreline: Clean, Deep, Rocky Shoreline Allowance: None Shoreline Exp: E, SE Alternative Power: Generator-Wired Easements/Restrict: Unknown Rural Services: Cell Services, Electricity Connected, Garbage Pickup, Internet High Speed Waterfront Accessory Bldgs: Not Applicable																																																																																																																							
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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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