

PRICE
REDUCED

Close to
Temperance Lake!



159 Temperance Lake Road, Athens, ON

Fantastic lot located on the south side of Temperance Lake Road with a mixture of trees, open areas and rock outcroppings.

There is a rough laneway in place that leads to a gravel pad and septic system. The gravel pad was put in place intended for a home build but this was not completed. The unique characteristics of this lot make it easy to landscape and have a peaceful and private setting. Enjoy 307' of frontage and 3.10 acres of land just minutes away from Temperance Lake. Located less than 15 minutes southeast to Brockville or 1.5 hours north to Ottawa. Also included in this sale is 161 Temperance Lake Road, PIN 443120219.

X12810704

\$ \$159,900

3.1 Acres

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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An aerial photograph of a wooded area with a clearing and a road. The clearing is in the lower left, and the road is at the bottom. The background is filled with trees and foliage.

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Athens, ON**

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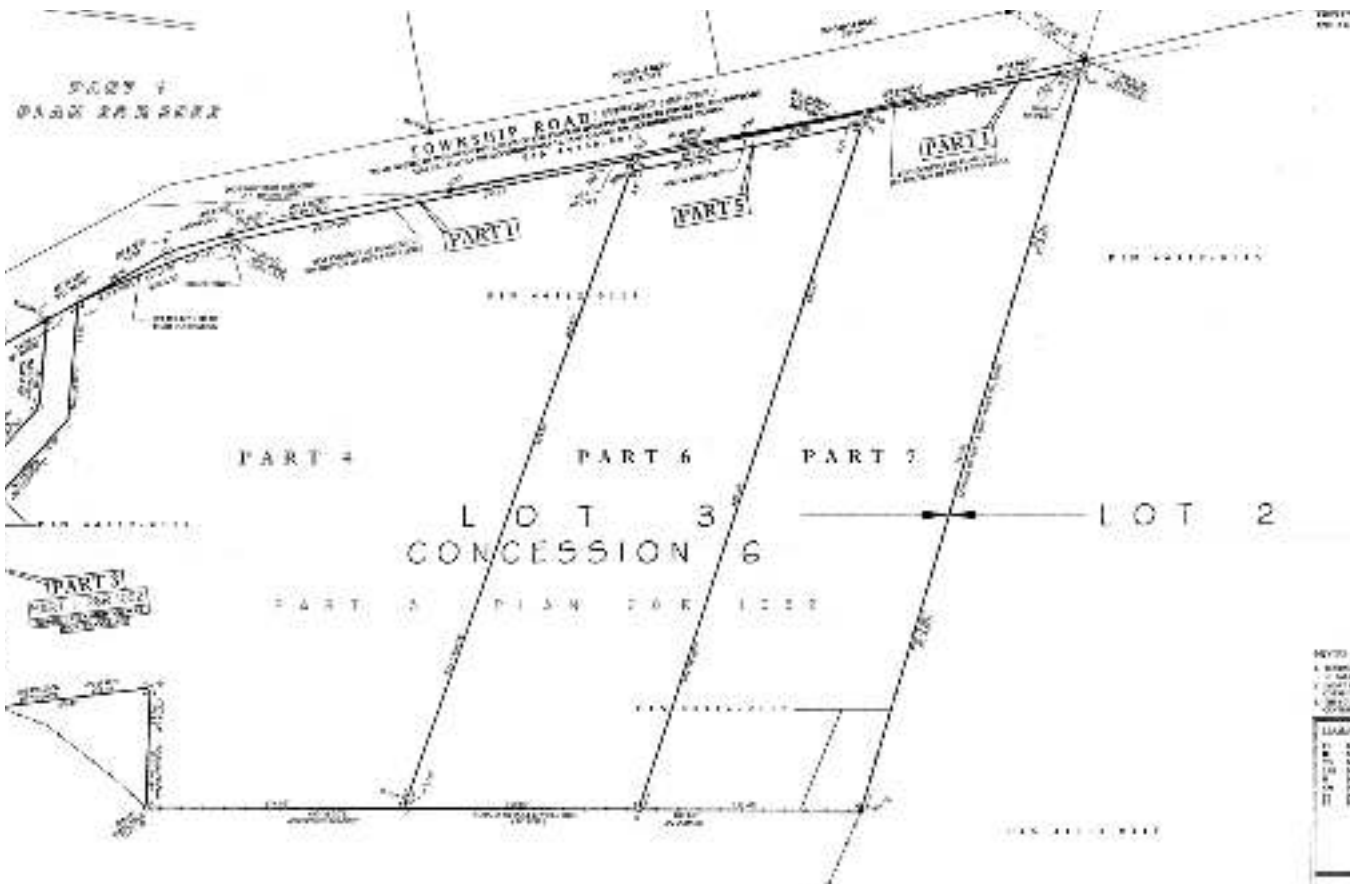
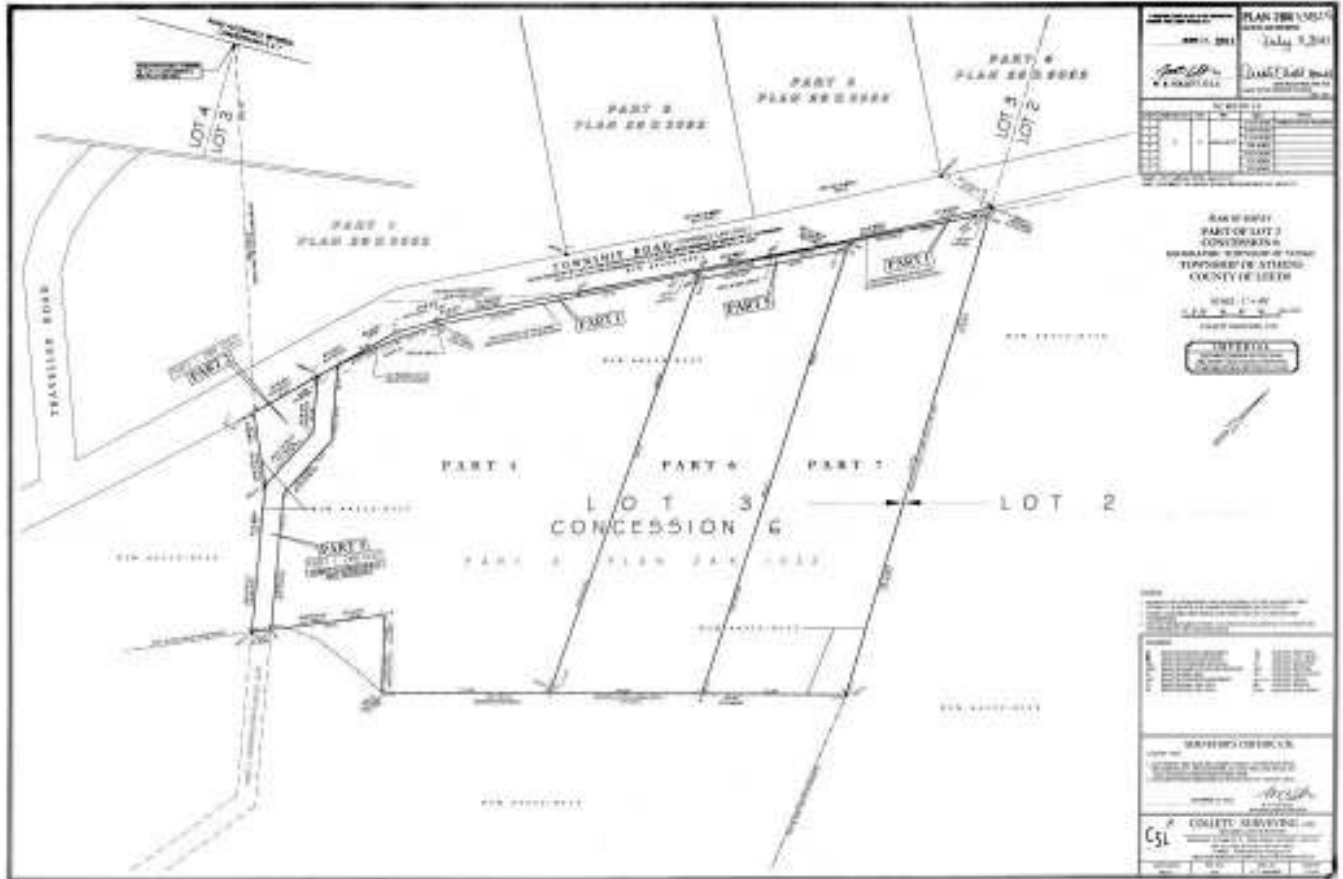
Features

- Fantastic lot located on the south side of Temperance Lake Road with a mixture of trees, open areas and rock outcroppings.
- There is a rough laneway in place that leads to a gravel pad and septic system.
- The gravel pad was put in place intended for a home build but this was not completed.
- The unique characteristics of this land make it easy to landscape and have a peaceful and private setting.
- Enjoy 307' of frontage and 3.10 acres of land just minutes away from Temperance Lake.
- Located less than 15 minutes southeast to Brockville or 1.5 hours north to Ottawa.
- Also included in this sale is 161 Temperance Lake Road, PIN 443120219.

Directions

- Highway 29 north of the Village of Tincap. Head west on Temperance Lake Road. Watch for signs on the south side of the road.

REFERENCE PLAN



AERIAL PHOTOS



BUILDING PERMIT 1/2

Township of Athens
Building Permit



PERMIT NUMBER: NS 2014-29 A

The person to whom this permit has been issued shall notify the Chief Building Official at least **48 hours in advance** of the stages of construction specified in Section 7(e) of the OBC Act, as set forth on this permit.

OWNER:

ADDRESS:

WORK DESC.: NEW SINGLE FAMILY DWELLING

SITE ADDRESS: 159 TEMPERANCE LAKE ROAD

ROLL NUMBER: 0819 819 024 00430

LEGAL DESCRIPTION: YONGE CON 6 PT LOT 3 RP;28R13824 PART 6

PERMIT FEE: \$3693.50 CONSTRUCTION VALUE: \$250,000.00

ZONING: RURAL (RU)

BUILDING WIDTH: 22' X 79' 7.5" PLUS APPROX. 30' X 13' (IRREGULAR)

BUILDING AREA: 1335 sq. ft.

SETBACKS: FRONT - 17.5 m FROM CENTRE LINE OF ROAD: EXTERIOR

SIDE - 7.5 m: INTERIOR SIDE - 6 m; REAR - 7.5 m

CONDITIONS:

- 1) A COPY OF THE ENGINEERED ROOF TRUSS DRAWINGS MUST BE SUBMITTED PRIOR TO THE FRAMING INSPECTION. THE FRAMING INSPECTION CANNOT BE PERFORMED WITHOUT THIS SUBMISSION
- 2) FOUNDATION DRAINAGE PIPE MUST CONNECT TO A SEALED SUMP PIT VIA T BELOW THE SLAB LEVEL. SYSTEMS DRAINING TO A "DRY WELL" MUST SUBMIT AN ENGINEERED DESIGN FOR THE DRYWELL FOR APPROVAL
- 3) ANY/ALL DESIGNS FOR GEOTHERMAL HEATING SYSTEMS MUST BE SUBMITTED PRIOR TO ANY INSTALLATION ON SITE FOR REVIEW AND APPROVAL. DESIGNS MUST BE SUBMITTED BY A CGC CERTIFIED DESIGNER AND THE SYSTEM MUST BE CERTIFIED BY CGC.
- 4) PROOF OF POTABLE WATER FOR THE DOMESTIC SYSTEM IS REQUIRED. (WELL RECORD FOR NEW WELLS AND WATER TEST FOR ALL PROJECTS) THIS MUST BE SUBMITTED PRIOR TO OCCUPANCY
- 5) THE LISTING INFORMATION IS REQUIRED TO ANY SOLID FUEL BURNING APPLIANCE AND ASSOCIATED CHIMNEYS. A SEPARATE PERMIT MUST BE OBTAINED FOR A SOLID FUEL BURNING APPLIANCE

This permit is granted on the express conditions of full compliance with all the provisions of the Building Code Act, S. O. c.23, as amended, regulations made thereunder and of any By-law or any Amendment thereto of the Municipality which in part or in whole regulates the structural requirements, the erection, alteration, location, use, etc of buildings - unless otherwise specifically so provided for and approved of in writing by the Zoning Administrator or Chief Building Official. This permit is subject to revocation pursuant to Section 8 (10) of the Building Code Act.

Issuance Date: October 21, 2014

Permit Expiry Date: October 21, 2015


Nathan Blood A/CBO BCIN #40825


Owner/Agent Signature

BUILDING PERMIT 2/2

INSPECTION REPORT

Township of Rideau Lakes

Name: COVILLE, C
Address: 159 TEMPERANCE LK

Date: 10 NOV 2017
Type of Permit: SFD

Inspection for:

☐ Pre-Construction	☐ Mechanical
☒ Excavation (prior to placement of fill)	☐ Prior to Drywall
☐ Footings	☐ Plumbing Rough-in
☐ ICF/Slab on grade - prepour	☐ Woodstove/Fireplace rough-in
☐ Prior to backfill	☐ Woodstove/Fireplace final
☐ Underground plumbing	☐ Occupancy
☐ Framing	☐ Final (Non-occupancy structure):
☐ Air Barrier	☐ Other:

EXCAVATION PASSED
LEGALITY SLAB PROPOSED

Passed ☒ Passed with conditions noted above ☐ Re-inspection required ☐

Inspector: N. Blod BCIN 40025

NOTE: Should you require Ontario Building Code References to any conditions noted above, please do not hesitate to contact the Building Department 1-800-928-2250

ENTRANCE PERMIT

TOWNSHIP OF ATHENS PERMIT FOR ENTRANCE WAY



Permit No. 14-03

Date Issued: May 9, 2014

Permission is hereby granted to:

Name: _____

Address: _____

- To (a) Maintain an Entrance Way ☒
- (b) Pave an Entrance Way ☐ Check One
- (c) Other..... ☐

Location:

Lot 3 Concession 6 Plan 13824 Part 6

Other Location 159 Temperance Lake Rd

Subject to the following conditions:

To Follow orange paint Marks as a guide
Line + No culvert Req'd at ~~enter~~ this Location
a maximum width of 30ft.

It is hereby acknowledged that a fee of \$60.00 for residential and \$100.00 for commercial has been paid prior to the issuance of this permit.

Signed _____

Chris Fenlong
Roads Department

SEPTIC SYSTEM INFO 1/3

Schedule 2: Sewage System Installer Information

A. Project Information			
Building number, street name		Unit number	Lot/con.
Municipality	Postal code	Plan number/ other description	
B. Sewage system installer			
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?			
☒ Yes (Continue to Section C)		☐ No (Continue to Section E) ☐ Installer unknown at time of application (Continue to Section E)	
C. Registered installer information (where answer to B is "Yes")			
Name		BCIN 27198	
Street address		Unit number	Lot/con.
Municipality ATHENS	Postal code K0E 1B0	Province ONT	E-mail
Telephone number	Fax	Cell number	
D. Qualified supervisor information (where answer to section B is "Yes")			
Name of qualified supervisor(s)		Building Code Identification Number (BCIN) 27198	
E. Declaration of Applicant:			
I _____ (print name)		declare that:	
☐ I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known; OR ☐ I am the holder of the per known.			
I certify that:			
1. The information contains			
2. If the owner is a corporati			
Date			

OFFICIAL RECEIPT

28736

 HEALTH PROTECTION DEPARTMENT • 458 LAURIER BLVD., BROCKVILLE, ON K6V 7A3 • 25 JOHNSTON ST., SMITHS FALLS, ON K7A 0A4		DATE Aug 14 2014
RECEIVED FROM		
ADDRESS		
THE SUM OF Five hundred fifty		\$550.00
FOR 159 Temperance Lake Rm		00 DOLLARS
PAID BY		
CASH	CHEQUE # 066	
MONEY ORD.	HST #R130348022	
Sewage System Permit ☒ File Search Severance Site Inspection Permit Subdivision Maintenance Inspection		PER L. Malloy

SEPTIC SYSTEM INFO 2/3

*

F. Tarion Warranty Corporation (Ontario New Home Warranty Program)		
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.	☐ Yes	☐ No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?	☐ Yes	☐ No
iii. If yes to (ii) provide registration number(s): _____		
G. Required Schedules		
i. Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.		
ii. Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.		
H. Completeness and compliance with applicable law		
i. This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.	☐ Yes	☐ No
ii. This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .	☐ Yes	☐ No
iii. This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.	☐ Yes	☐ No
iv. The proposed building, construction or demolition will not contravene any applicable law.	☐ Yes	☐ No
I. Declaration of applicant		
I _____ certify that: (print name)		
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.		
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.		
Date _____	Signature of applicant _____	

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor, Toronto, M5G 2E5 (416) 585-6666.

Directions to your lot:

SEPTIC SYSTEM INFO 3/3



SEWAGE SYSTEM DESIGN CRITERIA

Permit #:

1.

State # of:	Bedrooms/Units/ Sleeping Cabins	People	Floor Area m ²	Fixture Units
Proposed	2	2	125 m ²	11.5
Existing (If Applicable)				
Total				

2. **Water Supply:** ☒ Proposed or ☐ Existing
☐ Dug or bored well ☒ Drilled Well
 Casing Depth _____ ☐ Water Treatment Units
 Other: _____

FIXTURE UNIT COUNT

3. Please complete the following table:

Description of Fixtures	Total #	X (multiply)	Fixture Units	Total
Bathroom group (3 or 4 piece bathroom)	1	X	6	6
Water Closet (tank toilet)		X	4	
Each sink	2	X	1 ½	3.0
Bathtub or shower		X	1 ½	
Dishwasher	1	X	1	1
Clothes washing machine	1	X	1 ½	1.5
Single or double laundry tub		X	1 ½	
Other		X		
TOTAL				11.5

4. **Subsurface Soil Condition - To Be completed by Owner/Agent/Designer**

Three test locations are required. Depth in metres to bedrock, watertable and description of soil type are to be shown for each soil profile.

0.3 - 1.0 m	0.3 - 1.0 m	0.3 - 1.0 m
0.6 - clay	0.6 - Rock	0.6 - Rock
0.9 - Rock	0.9 - Rock	0.9 - Rock
1.2 - Rock	1.2 - Rock	1.2 - Rock
1.5 - Rock	1.5 - Rock	1.5 - Rock

DESIGN PERCOLATION RATE.....3.0 min/cm

☒ Native Soil

☐ Imported

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.

5.

Leaching Bed Profile	Leaching Bed Design Calculations
	$\frac{1100 \times 30}{400} = 82.5$ $\frac{1100}{75} = 14.6$ $4 \times 3.5 = 14.2$

Working capacity of septic/holding tank 4500 L Litres	Tertiary Treatment if Applicable MICRO FAST .50	Length of distribution pipe 4 manholes 3.8 = 15.2 Metres
--	--	---

SEWAGE SYSTEM COMPLETION 1/2



SEWAGE SYSTEM COMPLETION CERTIFICATE

LEEDS GRENVILLE & LANARK DISTRICT HEALTH UNIT
Ont. Building Code Act, R.S.O. 1992, C.23, S.11, O. Reg 403/97

Owner: [REDACTED]		Permit #: 9947	
Municipality: Athens	Ward: R. Y+E.	Lot/Sublot: 3	Concession: 6
Civic Address: 159 Thompsons Lake Rd.		Assessment Roll #: 081981902400430	
Inspection Details	Time: 8:00	AM ☒ PM ☐	Date: Sept 19/14
		Representing Applicant: [REDACTED]	

1. Sewage System Details:

- a) Septic tank/holding tank of working capacity of _____ Litres constructed of concrete ☐ or plastic ☐ on site ☐ or prefabricated ☐ to serve _____ (no. of bedrooms or units).
Make of Prefabricated Tank _____
- b) Leaching bed with a total of 16 metres of 75 mm(millimetres) diameter distribution pipe of 1 PEX PVC (type and product description)
laid in 4 runs and fed by GRAVITY (gravity, siphon, pump).
- c) ~~Filter~~ bed loading area 27.5 m²
- d) Other treatment units (Manufacturer/Model) Maifast Co5 (MOOSE-CREEK TANK)
- e) Other details: Site Prep. Insp. Aug. 25/14 MJS (45736)
- House & wall not constructed @ time of final inspection.

2. Location:

- a) System components installed as shown on application supporting the Permit ☒
- b) System components installed as shown on the "As Constructed Plan" ☐

3. Backfill Notification Received On:

Date: Sept. 19/14 Name of Notifier: [REDACTED]

INSPECTED BY: <u>Mark Yuen</u>	ISSUED BY C.B.O. <u>Mark Yuen</u>	DATE: <u>Sept 19/14</u>
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Information contained on this form is collected pursuant to the Ontario Building Code Act, 1992 as amended. 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 Leeds, Grenville and Lanark District Health Unit.

FOR OFFICIAL USE ONLY

Permit Faxed Attn: Municipal Building Official Sept 19, 2014 (Date)

R: LC 03/13-323

1 Copy to Applicant

SEWAGE SYSTEM COMPLETION 2/2

MAINTENANCE INSPECTION AGREEMENT For MicroFAST® Sewage Treatment Unit

Between: Pinnacle Environmental Technologies Inc.
790 Industrial Rd.,
Cambridge, Ont. N3H 4W1
Tel: 519-653-6336 Toll Free: 877-553-6336 Fax: 519-653-5338

9947

And OWNER: [REDACTED] (hereinafter called the "User")

Installation Address

Street: 159 TEMPERANCE (LAKER)
City: WILHELM'S ONT
Postal Code: K0E 1B0

Mailing Address (if different)

Street: [REDACTED]
City: [REDACTED]
Postal Code: [REDACTED]

User Telephone

Home: [REDACTED]

The User has purchased a FAST® Sewage Treatment Unit and hereby contracts with Pinnacle Environmental Technologies Inc. for the maintenance inspections subject to the following terms and conditions as further prescribed in this Agreement.

FAST® Consists of:

MicroFAST® Model No.: MCF 0.5 Serial No.: 206449
Installation Date: Sept 19 2014 Activation Date: FUTURE DATE
Authorized Installer: G C HOLDER BCIN No.: 27198

CONTRACT ACCEPTANCE & ACKNOWLEDGEMENT

I declare that I, the Owner / User, have read all clauses on the front and back of this contract, and that I fully understand the terms and requirements of this contract.

Signed at: WILHELM'S Date: Sept 19/2014
(city/town) (Province)
Signature: [Signature]
User

Pinnacle Environmental Technologies Inc.

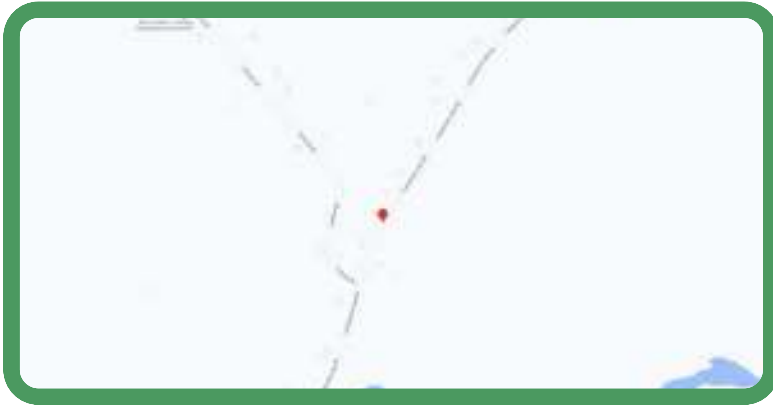
Signature: _____
Authorized Signature Position

This contract is valid for residential site applications only.

Copies to: USER (yellow) PINNACLE (white) REGULATOR (pink)

INTERACTIVE LINKS

Google Maps



Scan the QR Code or Visit:
<https://goo.gl/maps/6tHD7Q2pjn9piGg38>

Video Tour



Scan the QR Code or Visit:
<https://youtu.be/AC4gQ6vUFMw>

Panorama



Scan the QR Code or Visit:
<https://360panos.org/panos/159Temperance/>

MLS LISTING

	159 Temperance Lake Rd Athens Ontario K0E 1B0 Athens 812 - Athens Leeds and Grenville SPIS: N Taxes: \$518.58/2025		List: \$159,900 For: Sale		
	Vacant Land Link: Other Lot: 307 x 165 FeetIrreg: Dir/Cross St: Highway 29 and Temperance Lake Road. Directions: Highway 29 north of the village of Tincap. West on Temperance Lake Road. Watch for signs.		Front On: S Acre: 2-4.99 Rms: Bedrooms: 0 Washrooms: 0		
MLS#: X12810704 PIN#: 443120218 Possession Remarks: TBD Legal: PT LT 3 CON 6 YONGE PT 6 28R13824 TOWNSHIP OF ATHENS					
Kitchens: Fam Rm: Basement: Fireplace/Stv: Heat: A/C: Central Vac: N Apx Age: Apx Sqft: Lot Shape: Irregular Lot Size Source: GeoWarehouse Foundation: Not Applicable Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:		Exterior: Other Gar/Gar Spcs: Park/Drive: Drive: Drive Park Spcs: Tot Prk Spcs: UFFI: Pool: Energy Cert: Cert Level: GreenPIS: Prop Feat: Exterior Feat: Privacy		Zoning: RU Cable TV: N Hydro: A Gas: N Phone: A Water: Water Supply Type: Sewer: Spec Desig: Unknown Farm/Agr: Waterfront: None Retirement: HST Applicable to Not Subject to HST Sale Price: Oth Struct: Survey Type: Available	
Access to Property: Paved Road Waterfront: None		Alternative Power: None Easements/Restrict: Unknown Rural Services: Cell Services, Electricity On Road, Telephone Available			
#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Fantastic lot located on the south side of Temperance Lake Road with a mixture of trees, open areas and rock outcroppings. There is a rough laneway in place that leads to a gravel pad and septic system. The gravel pad was put in place intended for a home build but this was not completed. The unique characteristics of this lot make it easy to landscape and have a peaceful and private setting. Enjoy 307' of frontage and 3.10 acres of land just minutes away from Temperance Lake. Located less than 15 minutes southeast to Brockville or 1.5 hours north to Ottawa. Also included in this sale is 161 Temperance Lake Road, PIN 443120219.					
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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7 Spring Street, P.O. Box 148,
Westport, ON K0G 1X0

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info@gurreathomes.com
(613) 273-9595

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

Your Total Real Estate Package!