

CHARMING LAKESIDE COMMUNITY

25 GOVERNMENT DOCK ROAD

Retirement, Reimagined on the Water



- 0.332 Acres
- 4 Bedrooms
- 2 Baths
- Office Space
- Lower Level Living Space
- Four Season Home
- 160Ft of Waterfront

**SCAN
ME!**



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Found On Realtor.ca

Approximate Property Lines

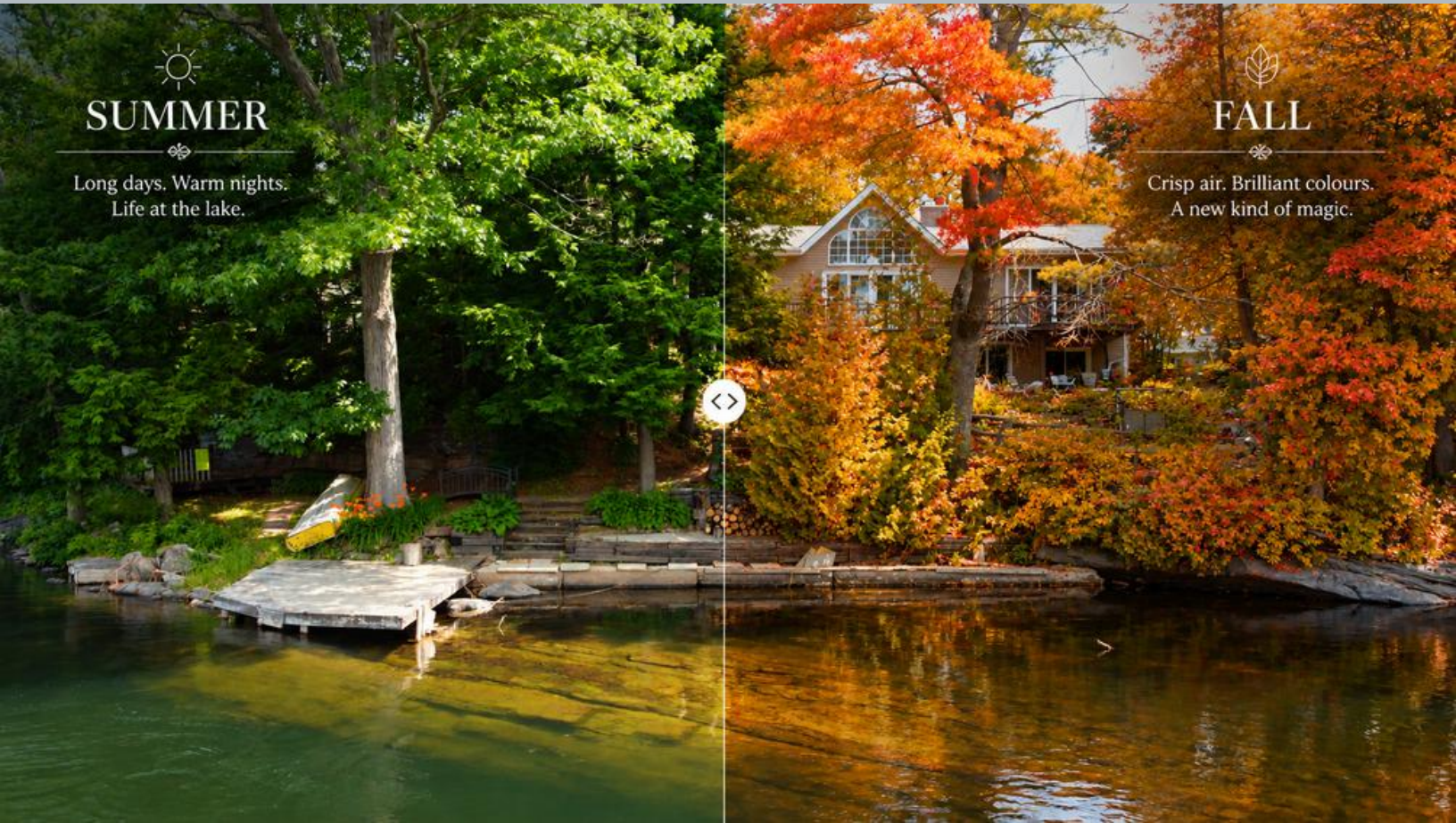
Rooted in Cottage Country. Guided by Care.



Approximate Property Lines

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SUMMER

Long days. Warm nights.
Life at the lake.

FALL

Crisp air. Brilliant colours.
A new kind of magic.

Every corner of this shoreline tells a
different story.

Morning coffee and quiet garden paths to
paddles at sunset and fishing along the rock
shelf. This is waterfront living with a place
for every part of the day.

“

Tucked along the river's edge, right where the water rushes over the dam, this cottage/home captures the true essence of cottage country living. The steady roar of the falls becomes the soundtrack to your days, creating a peaceful rhythm that blends perfectly with the natural surroundings.

”

A riverside retreat
with boating
access into
Shadow Lake



160 feet of private waterfront on the Gull River, your own peaceful slice of cottage country.

Swim across to the **natural sandbar** for sunny afternoons of family fun and laughter.

With direct boat access to Shadow Lake, your **summer adventures are limitless**—waterskiing, tubing, or a quiet paddle at sunset.

It's like having your very own **lazy river** right at the dock—grab a floaty, kick back, and drift downstream without a care in the world.



A Variety of Tranquil Locations to Savor the Summer Months.

- A spacious dock offers the ideal location for diving into the river.
- Relax on your generous deck, where the only soundtrack is the calming sound of the falls and the gentle rustle of the trees.
- Refresh the waterside lounging area, framed by a stunning granite wall.



**Spacious
property
offering
numerous
opportunities to
relish in every
season.**

A generous, flat lawn that is perfect for horseshoes, family barbecues, and various activities.

The courtyard offers a serene escape from the water, making it an excellent spot to enjoy a good book or gather around the chiminea during the cool autumn evenings.



**Cottage
memories
begin right
here**



An open-concept living area on the main level fosters wonderful family experiences.

Featuring two cozy bedrooms plus a spacious TV room, perfect for movie nights or easily transformed into your primary retreat.

- 2 Bedrooms
- Large family room
- Large dining / games room space
- 3 piece bath
- Wood burning fireplace
- Spacious cold cellar
- Storage room
- Oversized laundry room with space to add a kitchen

Lower Level

Perfect for visiting family, overnight guests, or even a cozy in-law suite.



Recent Updates

Rooted in Cottage Country. Guided by Care.

- ☐ Water Heater Replaced January 2024
- ☐ Septic Pumped in 2022, Green Lids replaced several years ago
- ☐ Septic pump chamber & pump replaced in XXXX
Located in lower level by the laundry
- ☐ Water Filtration System: Bulb changed June 2025
- ☐ Roof 2025
- ☐ Electric Furnace inspected in 2022. 22 years old.
Contract with Climate Care.

Typical Yearly Costs

- Home insurance (Heartland Farm Mutual) \$3300.00
- 2025 Taxes \$4644.32
- Hydro ~\$450/month

Attached Garage, with Entrance into Kitchen



Water, Utilities, Laundry Room



Location and Zoning

Zone: RR2 (Rural Residential Type 2)

Planning And Property Web Map Zone Lookup

Search: 25 GOVT DOCK RD

Results: 2

Legal Description:
PLAN 455 LOT 1
Legacy Township
LAXTON
Ward
Ward 1

GENERALIZED ZONING*

ZONE TYPE*
RR2(100%)
ZONE NAME*
Residential

*Zoning Generalized By Lot.
Refer To Specific **Zoning Bylaw** For
Details and Legal Description.

[CONTACT PLANNING
FOR DETAILS](#)

Clear search location

50 ft

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Search text: 25 GOVERNMENT DOCK F

LRO: In Victoria (57)

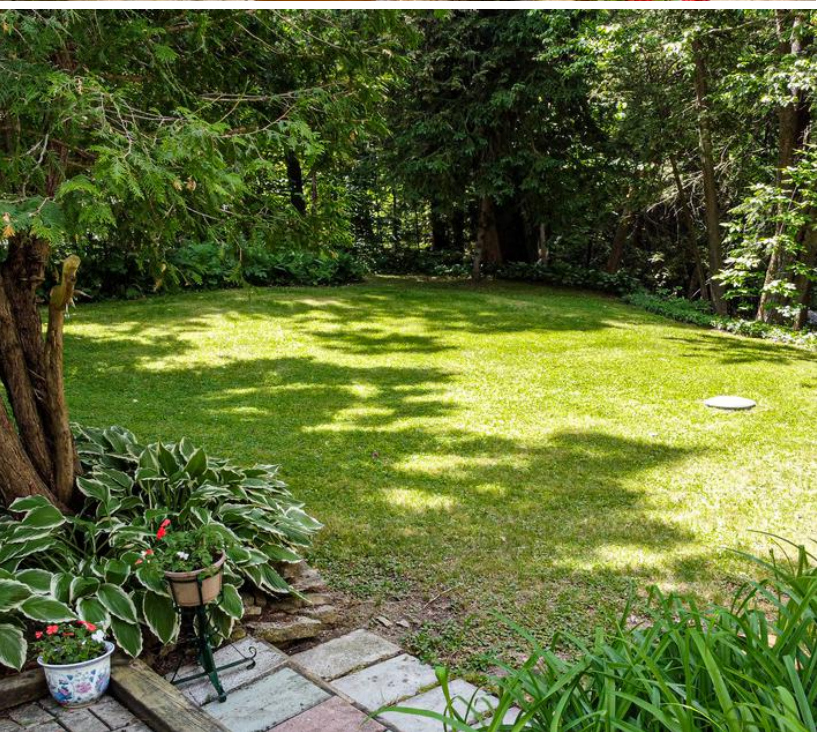
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SECTION 3

RURAL RESIDENTIAL TYPE TWO (RR2) ZONE

3.1 RR2 USES PERMITTED

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Rural Residential Type Two (RR2) zone, except for one or more of the following uses:

- a. Single detached dwelling
- b. Home occupation
- c. Park

3.2 RR2 ZONE REQUIREMENTS

In a Rural Residential Type Two (RR2) zone, no person shall hereafter erect or use a building except in conformity with the following requirements:

- a. Lot Area (min. per d.u.)
 - i. Serviced with municipal sewers and a communal water system 460 sq.m (4,955 sq.ft)
 - ii. Serviced with municipal sewers only 830 sq. m (8,935 sq.ft)
 - iii. Serviced with a communal water system only 1,700 sq.m (18,300 sq.ft)
 - iv. Serviced with a private well and private waste disposal system 2,000 sq.m (21,530 sq.ft)
- b. Lot Frontage (min.)
 - i. Serviced with municipal sewers and communal water system 15 m (50 ft)
 - ii. Serviced with municipal sewers only 17 m (55 ft)
 - iii. Serviced with a communal water system only 25 m (82 ft)
 - iv. Serviced with a private well and private waste disposal system 30 m (100 ft)
 - v. Notwithstanding preceding clauses "i." through "iv.", any lot with a shore lot line 30 m (100 ft)
- c. Minimum front yard 7.5 m (25 ft)
- d. Minimum rear yard 7.5 m (25 ft)
- e. Minimum flankage yard 7.5 m (25 ft)
- f. Minimum water setback 15 m (50 ft)
- g. Maximum lot coverage 30 %
- h. Maximum height 11 m (36 ft)
- i. Minimum dwelling unit floor area 60 sq.m (645 sq.ft)

- j. Minimum side yard: shall be 3 metres (9.8 ft) on one side, 1.2 metres (4 ft) on the other side plus 1 metre (3.3 ft) for each additional or partial storey above the first.
- k. Maximum number of dwelling units per lot 1

3.3 RR2 EXCEPTION ZONES

3.3.1 RURAL RESIDENTIAL TYPE TWO EXCEPTION ONE (RR2-1) ZONE (Lot 36, Front Range)

- a. Notwithstanding articles 3.2 a., b. and j., land zoned "RR2-1" shall be subject to the following zone requirements:
 - i. Minimum lot area 3,000 sq.m (32,295 sq.ft)
 - ii. Minimum lot frontage 80 m (263 ft)
 - iii. Minimum eastern side yard 12 m (40 ft)
 - iv. Minimum western side yard 22.9 m (75 ft)

3.3.2 RURAL RESIDENTIAL TYPE TWO EXCEPTION TWO (RR2-2) ZONE (Lot 7, Con B)

- a. Notwithstanding articles 3.2 a. and b., land zoned "RR2-2" shall be subject to the following zone requirements:
 - i. Minimum lot area 1,951 sq.m (21,000 sq.ft)
 - ii. Minimum lot frontage 27 m (90 ft)

3.3.3 RURAL RESIDENTIAL TYPE TWO EXCEPTION THREE (RR2-3) ZONE (Lot 39, Front Range)

- a. Notwithstanding articles 3.2 a., c. and e., land zoned "RR2-3" shall be subject to the following zone requirements:
 - i. Minimum lot area 1,850 sq.m (19,915 sq.ft)
 - ii. Minimum front yard 9 m (30 ft)
 - iii. Minimum flankage yard 9 m (30 ft)

3.3.4 RURAL RESIDENTIAL TYPE TWO EXCEPTION FOUR (RR2-4) ZONE (Lot 2, Con 14)

- a. Notwithstanding articles 3.2 a., b., i. and j., land zoned "RR2-4" shall be subject to the following zone requirements:
 - i. Minimum lot area 3,344 sq.m (36,000 sq.ft)
 - ii. Minimum lot frontage 55 m (180 ft)
 - iii. Minimum side yard 4.5 m (15 ft)
 - iv. Minimum dwelling unit area 59 sq.m (635 sq.ft)