

July 29, 2025

Delivered by Email: cfletcher@mindenhills.ca; vbull@mindenhills.ca;

Township of Minden Hills

c/o **Cynthia Fletcher (Chief Administrative Officer) and Vicki Bull (Clerk)**
PO Box 359
7 Milne Street
Minden, ON K0M 2K0

Re: Bob Lake Association
Access to the Bob Lake Public Boat Launch (File No.: 101778-0001)

I am counsel for the Bob Lake Association (the “**Association**”). Please direct all correspondence to my attention, or have your external solicitors do so.

I understand the following:

- (a) Bob Lake is a land-locked lake within the Township of Minden Hills (the “**Township**”).
- (b) There is a public boat launch on Bob Lake (the “**Boat Launch**”), situated on the property municipally known as 1010 Loggers Crossing Lane, Minden ON, and legally described as follows (the “**Corbet Lands**”): PT LT 13 CON 14 LUTTERWORTH AS IN H257888 (SECONDLY) EXCEPT PT 1 19R7964; MINDEN HILLS [39210-0222 (LT)] (Parcel Register and Block Maps Enclosed).
- (c) The Boat Launch is accessed by turning off the open Township highway lands known as Bob Lake Road, and traveling over the Corbet Lands to the Boat Launch at the edge of Bob Lake. (The path leading from Bob Lake Road to the Boat Launch (inclusive of the Boat Launch itself) will be referred to as the “**Boat Launch Lands**.”)
- (d) For many decades: (1) owners of waterfront property on Bob Lake, and the public at large, used the Boat Launch Lands without interruption to access Bob Lake, and to launch watercraft; and (2) the Township and its predecessor continuously maintained the Boat Launch Lands.
- (e) In May 2016, the then-owners of the Corbet Lands determined the Boat Launch Lands were not actually municipally owned lands, and barricaded same. Through a records request made pursuant to *Municipal Freedom of Information and Protection of Privacy Act*, the Association learned that the then-

Reply to Guelph Office: ☒

Reply to Fergus/Elora Office: ☐

ADDRESS
245 Hanlon Creek Boulevard, Unit 102, Guelph, ON N1C 0A1
T 519 837 2100 TF 800 746 0685 F 519 837 1617

MAILING ADDRESS
P.O. Box 128, Fergus, ON N1M 2W7
ADDRESS
294 East Mill Street, Unit 108, Elora, ON N0B 1S0
T 519 843 1960 F 519 843 6888

owners informed the Township in 2015 that the Boat Launch Lands were privately owned and requested expropriation.

- (f) In June 2017, the Corbet Property was sold to the Corbets, who have continued to prevent public access to the Boat Launch Lands.

I write on behalf of the Association to demand that the Township take steps to re-open, and secure permanent public access, over the Boat Launch Lands.

This can occur in two ways:

(a) Expropriation:

The Township can expropriate the Boat Launch Lands for fair market value, as was requested by the former owners of the Corbet Lands in 2015.

Based on public statements, I understand that the Township was advised that expropriation is “*an ‘extraordinary power’ that should rarely be used*”([The Highlander, 20-Mar-2025](#)).

Please note that expropriation is not rare; municipal corporations and other public authorities routinely expropriate lands for valid public purposes. In this case, securing the only public access to a large recreational lake is clearly a valid public purpose, engaging the Township’s expropriation authority. Such an expropriation would be a wholly normal use of the Township’s expropriation powers.

(b) Court Application:

The Association can commence an Application in the Superior Court of Justice seeking Judgment vesting title in the Boat Launch Lands in the Township as a forced/trespass road.

On review of the history of the Boat Launch Lands, including the continuous public use and municipal maintenance, it is clear that the former owners of the Corbet Lands dedicated the Boat Launch Lands, and the Township and its predecessors accepted said dedication.

As a result, the Boat Launch Lands became a municipal highway pursuant to law of dedication and acceptance. Furthermore, given the principle ‘once a highway, always a highway’ — which pre-dates modern Canada, and continues to be applied by the Ontario Courts — the Boat Launch Lands remain open (albeit unlawfully barricaded) municipal highway lands without limitation pursuant to section 26(1) of the Municipal Act, 2001.

Given the expense of litigation, and because no compensation would be provided for the Boat Launch Lands if title is vested in the Township as a forced/trespass road (which would be a retroactive finding), the Association maintains that it would be in the best interest of all parties if the Township pursues expropriation.

That said, please note that if the Township does not expropriate the Boat Launch Lands, the Association will have no option but to commence a Court Application to confirm that the Boat Launch Lands comprise an open municipal highway, and to seek an Order compelling the Township to remove any obstructions, and to permit unobstructed public access over the Boat Launch Lands. If litigation is commenced, the Association will also seek its legal costs, and other ancillary relief.

We ask that the Township (or its solicitors) respond to this letter by September 30, 2025, confirming next steps, and outlining a plan for the expropriation of the Boat Launch Lands. Should the Township fail to

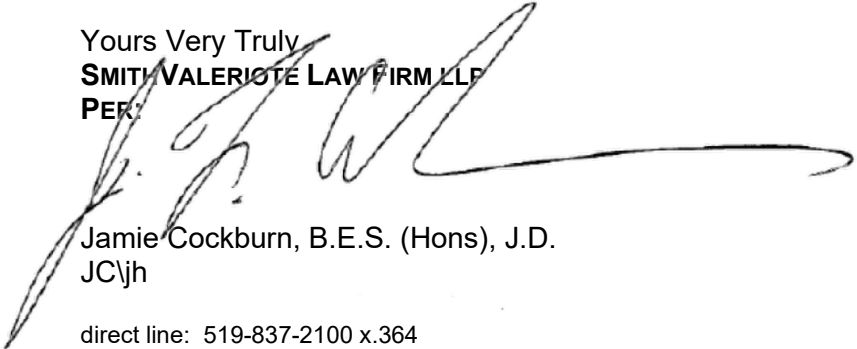
provide a plan to secure public access by this date, the Association will have no choice but to commence an Application in the Superior Court of Justice.

Please let me know if you would like to discuss this matter, or have your solicitors do so.

Yours Very Truly,

SMITH VALERIOE LAW FIRM LLP

PER:



Jamie Cockburn, B.E.S. (Hons), J.D.
JC\jh

direct line: 519-837-2100 x.364

email: jcockburn@svlaw.ca

assistant email: cmongeon@svlaw.ca

PROPERTY DESCRIPTION: PT LT 13 CON 14 LUTTERWORTH AS IN H257888 (SECONDLY) EXCEPT PT 1 19R7964; MINDEN HILLS

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

2006/09/25

OWNERS' NAMES

CORBET, BARRY JAMES
CORBET, MARIANNE ELLEN

CAPACITY SHARE

JTEN
JTEN

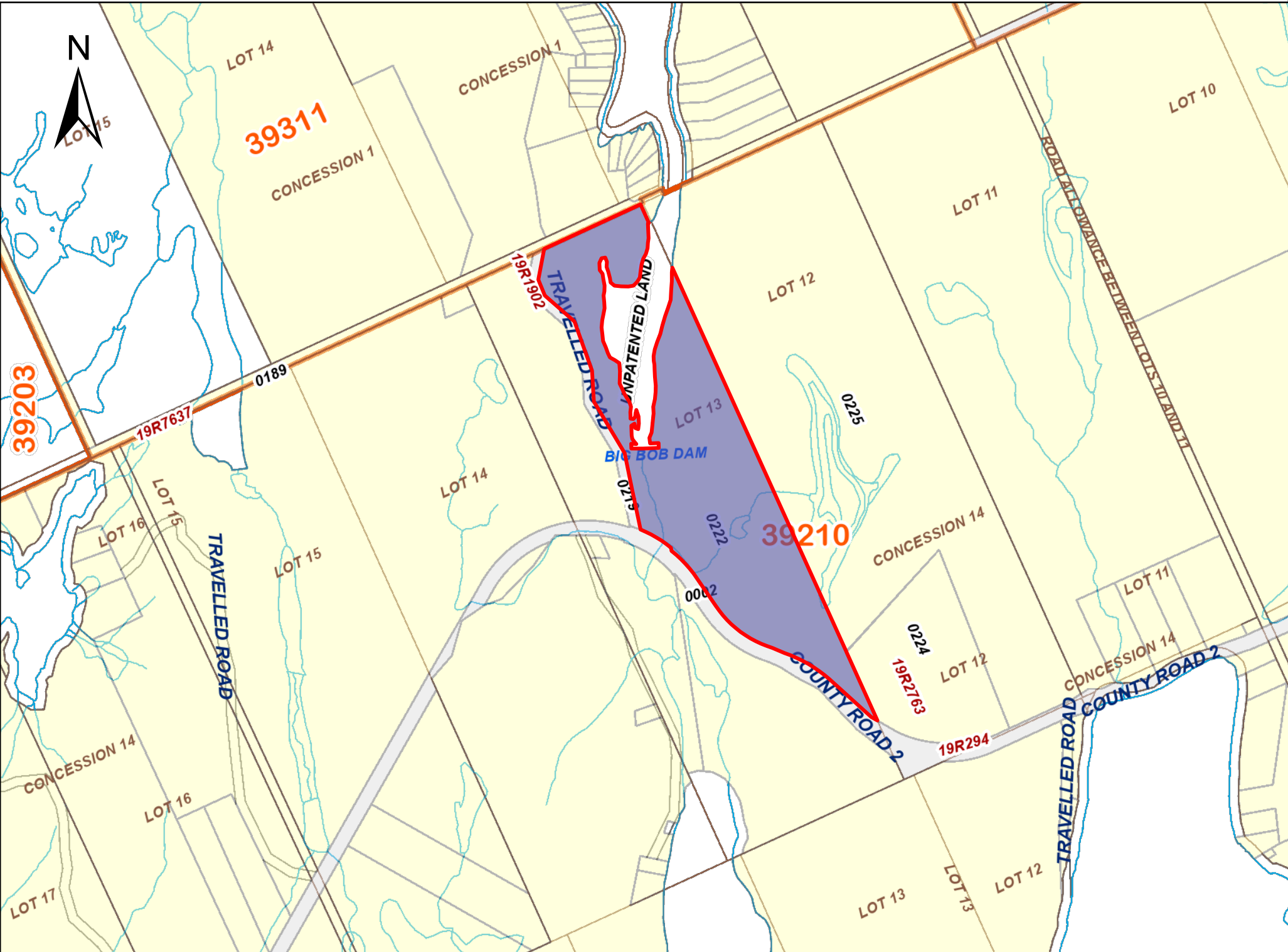
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<div><div>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2006/09/22 **</div><div>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</div><div>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</div><div>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</div><div>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</div><div>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</div><div>** CONVENTION.</div><div>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</div><div>**DATE OF CONVERSION TO LAND TITLES: 2006/09/25 **</div></div>						
19R265	1972/07/10	PLAN REFERENCE				C
H195319	1994/02/03	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	SHARPE, WILLIAM LYNDSIE	
H198778	1994/09/22	TRANSFER EASEMENT			ONTARIO HYDRO	C
H228980	2000/07/27	TRANSFER		*** COMPLETELY DELETED ***	EARL, MICHAEL PEARSE EARL, PATRICIA JOCELYN	
H257888	2004/12/01	TRANSFER		*** COMPLETELY DELETED ***	EARL, NANCY CLARKE TIMMERS, NANCY ANN	
H258765	2005/01/26	TRANSFER		*** COMPLETELY DELETED ***	GOYETTE, CHARLES DEREK	
HA5719	2009/01/20	APL OF SURV-LAND		*** COMPLETELY DELETED *** EARL, NANCY CLARKE	TIMMERS, NANCY ANN	

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

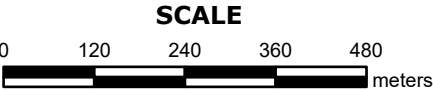
REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
HA17245	2011/09/16	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** EARL, PATRICIA JOCELYN	EARL, MICHAEL JOHN HOTCHKISS	
HA26410	2013/05/27	TRANSMISSION-LAND		*** COMPLETELY DELETED *** GOYETTE, CHARLES DEREK	GOYETTE, CHANTAL PIERRETTE GOYETTE, CHARLES DEREK - ESTATE	
HA26411	2013/05/27	TRANS PERSONAL REP		*** COMPLETELY DELETED *** GOYETTE, CHANTAL PIERRETTE	GOYETTE, CHANTAL PIERRETTE	
HA32011	2014/06/13	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** GOYETTE, CHANTAL PIERRETTE	EARL, MICHAEL JOHN HOTCHKISS SHARPE, WILLIAM LYNDSIE	
HA32012	2014/06/13	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** TIMMERS, NANCY ANN	EARL, MICHAEL JOHN HOTCHKISS	
HA48695	2017/06/01	APL (GENERAL)		*** COMPLETELY DELETED *** EARL, MICHAEL JOHN HOTCHKISS SHARPE, WILLIAM LYNDSIE		
		REMARKS: DELETES S/T LIFE INTEREST	IN H116190			
HA48698	2017/06/01	TRANSFER	\$365,000	EARL, MICHAEL JOHN HOTCHKISS SHARPE, WILLIAM LYNDSIE	CORBET, BARRY JAMES CORBET, MARIANNE ELLEN	C
		REMARKS: PLANNING ACT STATEMENTS.				
HA86751	2023/09/27	CHARGE	\$400,000	CORBET, BARRY JAMES CORBET, MARIANNE ELLEN	THE TORONTO-DOMINION BANK	C

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PROPERTY INDEX MAP
HALIBURTON(No. 19)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

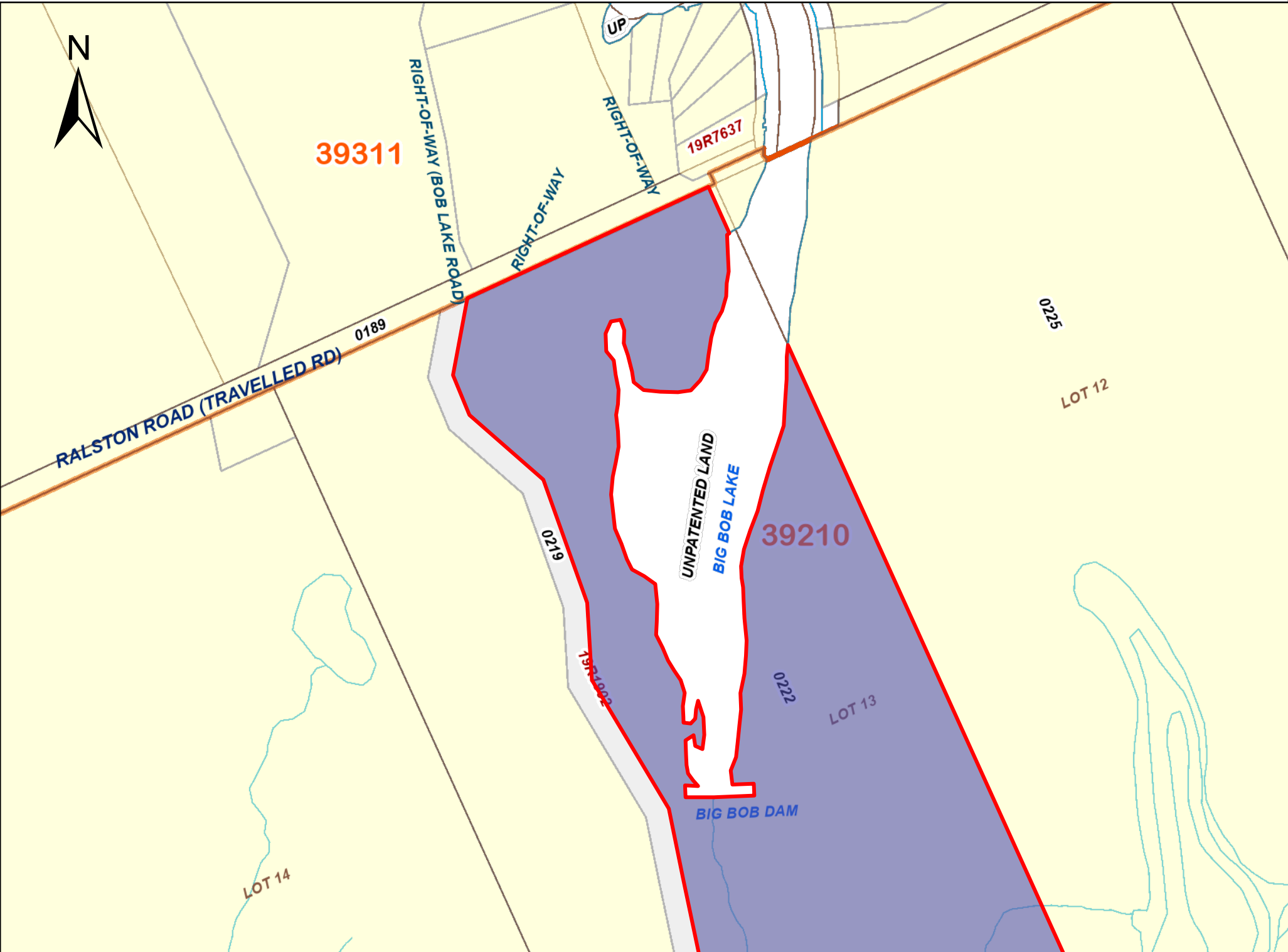
THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

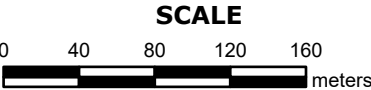
ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED





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FOR PATRICIA01



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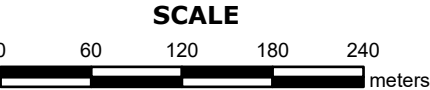
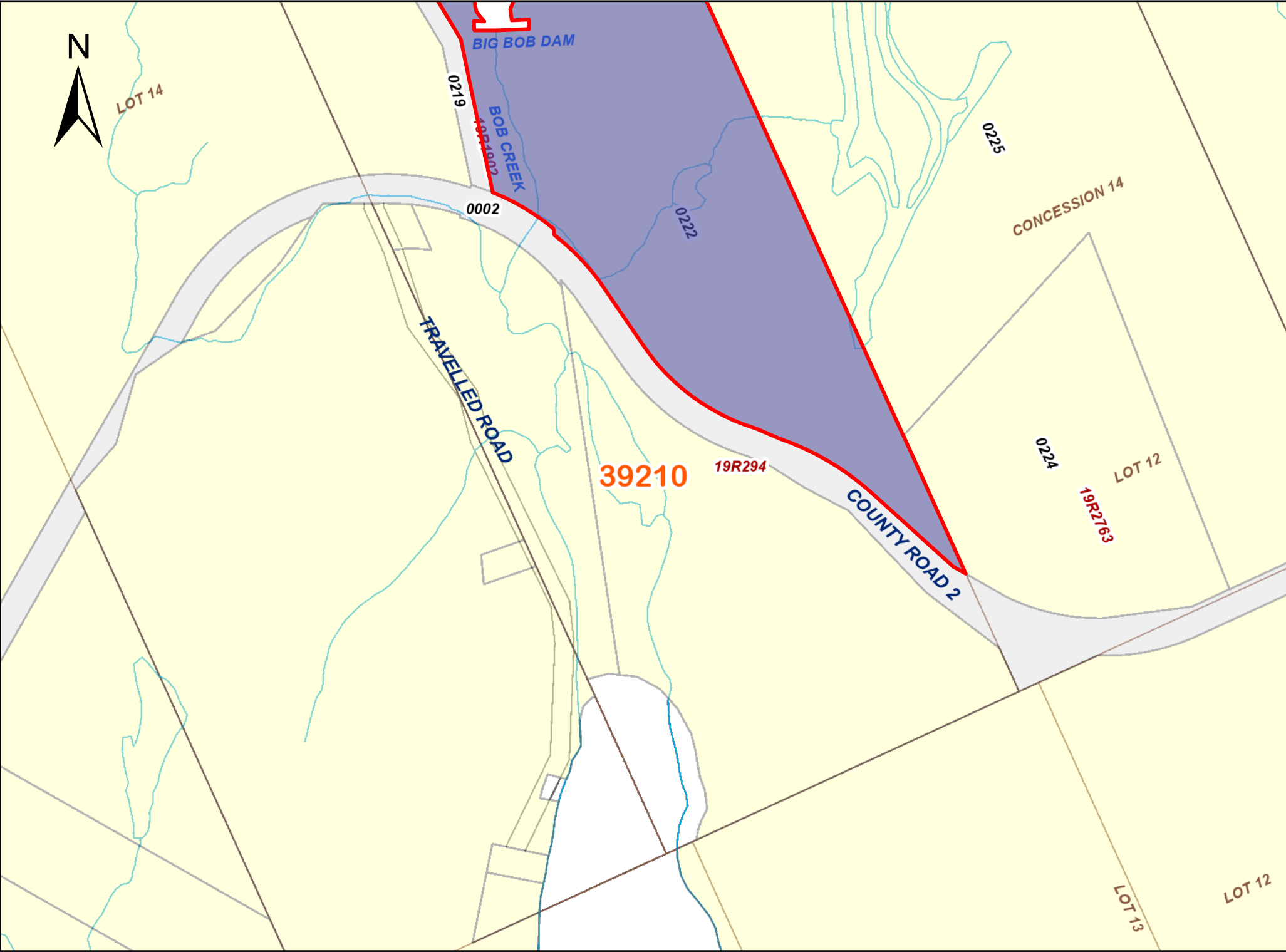
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