

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

BY-LAW NUMBER 07-159

BEING A BY-LAW TO GOVERN THE SALE AND OTHER DISPOSITION OF LAND

**WHEREAS** Section 270 (1) (1) of the *Municipal Act*, 2001, as amended, states that a municipality shall adopt and maintain policies with respect to its sale and other disposition of land;

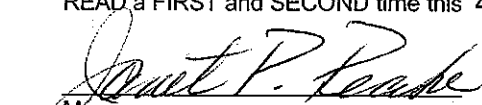
**AND WHEREAS** the Council of the Corporation of the Township of Lake of Bays deems it expedient to establish a policy governing its sale and other disposition of land;

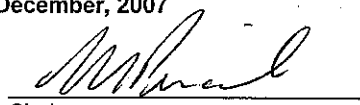
**THEREFORE** be it enacted that the attached policy governing the sale and other disposition of land be adopted by the Council of the Corporation of the Township of Lake of Bays:

This by-law and attached policy shall come into force and take effect on January 1<sup>st</sup>, 2008.

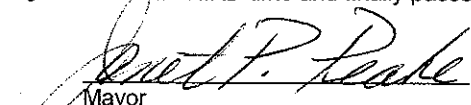
And Further, this by-law hereby repeals by-law Number 03-18 in its entirety.

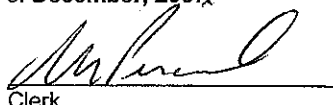
READ a FIRST and SECOND time this 4<sup>th</sup> day of December, 2007

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

READ a THIRD time and finally passed this 4<sup>th</sup> day of December, 2007.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

TOWNSHIP OF LAKE OF BAYS POLICY MANUAL			
Chapter:	Administration	Index No.	AD-2.6
Section:	Municipal Property	Effective Date:	12/04/07
Subject:	Sale and Other Disposition of Land Policy	Revision Date:	Original
		Page:	1 of 13

**1 PURPOSE:**

1.01 To provide a policy for the sale and other disposition of land.

**2 POLICY:**

2.01 The Township of Lake of Bays has developed the sale and other disposition of land policy pursuant to Section 270 (1) (1) of the *Municipal Act, 2001, as amended* and subsequent By-law #07-159.

2.02 Definitions

1. In this policy:

- (a) "land" includes any real estate owned by the Township or interest in lands such as easements or rights-of-way.
- (b) "Township" means the Corporation of The Township of Lake of Bays.
- (c) "sale" includes a lease of twenty-one (21) years or longer but does not include a quit claim for the purpose of confirming another person's title where the Township claims no beneficial interest in the land
- (d) "appraisal" means a written opinion as to the amount that the real property might be expected to realize if sold in the open market given by an individual with training and experience in valuing real estate.
- (e) "disposal" means the sale of real property by the Township. A by-law shall be passed to dispose of real property by the municipal Council and all notice provisions shall apply.

2.03 Classes

- 1. The provisions of this by-law shall only apply to land owned by the Township and listed in the public registry described in Section 2.08 of this policy.
- 2. For the purposes of this by-law, Township land shall be divided into the following classes:
  - (a) Road Allowances
  - (b) Easements
  - (c) Other

2.04 Conditions required prior to the sale and other disposition of land

Declare Land as Surplus

- 1. Prior to selling any land, Council shall pass a resolution in a form consistent with one or more of the options set out in Schedule "A" hereto declaring the land to be surplus and confirming the method of disposition.

TOWNSHIP OF LAKE OF BAYS POLICY MANUAL			
Chapter:	Administration	Index No.	AD-2.6
Section:	Municipal Property	Effective Date:	12/04/07
Subject:	Sale and Other Disposition of Land Policy	Revision Date:	Original
		Page:	2 of 13

### Appraisals

2. (a) Prior to selling any land at least one appraisal shall be obtained.
- (b) Appraisals shall not apply to the sale of the following classes of real estate:
  - Land 0.3 metres or less in width acquired in connection with an approval or decision under the *Planning Act*;
  - Closed highways if sold to an owner of land abutting the closed highways;
  - Land formerly used for railway lines if sold to an owner of land abutting the former railway land;
  - Land that does not have direct access to a highway if sold to the owner of land abutting that land;
  - Land repurchased by an owner in accordance with section 42 of the *Expropriations Act*;
  - Land sold under sections 107, 108 and 110 and;
  - Easements granted to public utilities or to telephone companies.
  - Land sold to a municipality, a local board, the crown or their agencies
- (c) The Clerk or designate of the municipality shall be and is hereby authorized, directed and empowered to obtain all such appraisals as may be required.
- (d) Any appraisals obtained shall be used solely as a guide and shall not be determinative of the terms or price upon which Council may sell any particular piece of real estate. Without limiting the generality of the foregoing, other factors including the history of the real estate or related properties may be determinative.

### Provision of Notice

3. Where notice of intention to pass a by-law or notice of a public meeting with respect to sale or other disposition of land is required to be given, such notice shall be provided in the time frame prescribed in the Act or its regulations, and in the form similar to Schedules "B" to "G" of this policy and if not so prescribed, notice shall be given at least once per week for two (2) consecutive weeks prior to the proposed action being taken, as prescribed under the Townships Provision of Notice By-law #07-158. Re-notification of a matter commenced on one date and continued to another or deferred from one public meeting date to another shall not be required.

TOWNSHIP OF LAKE OF BAYS POLICY MANUAL			
Chapter:	Administration	Index No.	AD-2.6
Section:	Municipal Property	Effective Date:	12/04/07
Subject:	Sale and Other Disposition of Land Policy	Revision Date:	Original
		Page:	3 of 13

## 2.05 Sale Procedures

1. (a) Township Council shall, by resolution, at the time a real estate is declared surplus specify the method of disposition.

The method of disposition may include auctions, tendering, request for proposals, listing with real estate agents or any other method available under the laws of the Province of Ontario.

1. (b) Where the laws of the Province of Ontario specify a particular method of disposition, the laws of the Province of Ontario shall govern.

## 2.06 Exclusions

1. Sale to public bodies

- (a) A municipality;
- (b) A Local Board including a school board and a conservation authority;
- (c) The Crown in right of Ontario or Canada and their agencies

2. Classes of land

- (a) Land sold under Section 110 of the Municipal Act, 2001 – Municipal Capital Facilities
- (b) Land to be used for the establishment and carrying on of industries and industrial operations and incidental uses

## 2.07 Clerk's Certificate/Affidavit

1. (a) The Township Clerk shall be and is hereby authorized, directed and empowered to sign a certificate or affidavit, in a form similar to Schedule "H" or Schedule "I" of this policy.
- (b) The certificate or affidavit shall be attached to all deeds or transfers of land owned by the Township and shall be deemed to be sufficient proof that this section has been complied with.

## 2.08 Public Register

1. A public register shall be available during regular office hours, listing and describing the real estate owned by the municipality, save and except those classes of real estate which may be exempt from listing in the public register, as may be amended from time to time.

TOWNSHIP OF LAKE OF BAYS POLICY MANUAL			
Chapter:	Administration	Index No.	AD-2.6
Section:	Municipal Property	Effective Date:	12/04/07
Subject:	Sale and Other Disposition of Land Policy	Revision Date:	Original
		Page:	4 of 13

## 2.09 Exemptions

1. Section 2.08 above does not apply to the following three identified lands:
  - (a) Land 0.3 metres or less in width acquired in connection with an approval or decision under the *Planning Act*;
  - (b) Highways; and
  - (c) Land formerly used by railway lines
2. This policy does not apply to the sale of land under Part XI, Municipal Act, 2001 – Tax Arrears

## 2.09 No Review

1. The manner in which the municipality or local board carries out the sale of its land, if consistent with this policy, is not open to review by any court if the municipality or local board may lawfully sell the property, the purchaser may lawfully buy it and the municipality or local board acted in good faith.

## 2.10 Regulations

1. The Minister of Municipal Affairs may make regulations:
  - (a) Exempting the sale of prescribed classes of land from all or the provisions of this by-law
  - (b) Removing the requirement to obtain an appraisal of land that is being sold to a prescribed public body;
  - (c) Prescribing classes of land that are not required to be contained in the public register of land under this by-law.

## 2.11 General

1. This policy shall come into force and take effect under By-law #07-159 on January 1<sup>st</sup>, 2008.

## 3. ADMINISTRATION

This policy shall be adhered to by all elected officials and employees of the Corporation of the Township of Lake of Bays.

## 4. ATTACHMENTS

Attachment to By-law #07-159

Resolution No. #8(f)(iii)(b)/12/04/07

TOWNSHIP OF LAKE OF BAYS POLICY MANUAL			
Chapter:	Administration	Index No.	AD-2.6
Section:	Municipal Property	Effective Date:	12/04/07
Subject:	Sale and Other Disposition of Land Policy	Revision Date:	Original
		Page:	5 of 13

### SCHEDULE "A"

#### SALE AND OTHER DISPOSITION OF LAND POLICY AD-2.6

##### OPTIONS FOR DISPOSAL RESOLUTION

##### A. Disposal by Public Tender

That the following parcels of lands be declared surplus and that the lands be disposed of by Public Tender.

- 1) Part Lot \_\_\_\_\_, Concession \_\_\_\_\_, Geographic Township of \_\_\_\_\_ now in the Township of Lake of Bays, in the District Municipality of Muskoka, described as Part \_\_\_\_\_, on Plan 35R- \_\_\_\_\_.

##### B. Disposal for nominal consideration

That the following lands be declared surplus and that the lands be transferred to \_\_\_\_\_ for the sum of \$1.00:

- 1) Part Lot \_\_\_\_\_, Concession \_\_\_\_\_, Geographic Township of \_\_\_\_\_ now in the Township of Lake of Bays, in the District Municipality of Muskoka, described as Part \_\_\_\_\_, on Plan 35R- \_\_\_\_\_.

##### C. Disposal for set price

That the following lands be declared surplus and that they be offered to \_\_\_\_\_, for a set price of \$ \_\_\_\_\_.

- 1) Part Lot \_\_\_\_\_, Concession \_\_\_\_\_, Geographic Township of \_\_\_\_\_ now in the Township of Lake of Bays, in the District Municipality of Muskoka, described as Part \_\_\_\_\_, on Plan 35R- \_\_\_\_\_.

##### D. Disposal for nominal consideration plus expenses

That the following lands be declared surplus and that they be offered to \_\_\_\_\_ for the sum of \$1.00 and survey, legal and appraisal costs:

- 1) Part Lot \_\_\_\_\_, Concession \_\_\_\_\_, Geographic Township of \_\_\_\_\_ now in the Township of Lake of Bays, in the District Municipality of Muskoka, described as Part \_\_\_\_\_, on Plan 35R- \_\_\_\_\_.

##### E. Exchange of Land

That the following lands be declared surplus and that they be offered to \_\_\_\_\_ in exchange of land of equivalent value.

- 1) Part Lot \_\_\_\_\_, Concession \_\_\_\_\_, Geographic Township of \_\_\_\_\_ now in the Township of Lake of Bays, in the District Municipality of Muskoka, described as Part \_\_\_\_\_, on Plan 35R- \_\_\_\_\_.

TOWNSHIP OF LAKE OF BAYS POLICY MANUAL			
Chapter:	Administration	Index No.	AD-2.6
Section:	Municipal Property	Effective Date:	12/04/07
Subject:	Sale and Other Disposition of Land Policy	Revision Date:	Original
		Page:	6 of 13

## SCHEDULE "B"

SALE AND OTHER DISPOSITION OF LAND POLICY AD-2.6

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

-PUBLIC NOTICE-

### NOTICE OF INTENT TO DISPOSE OF SURPLUS REAL ESTATE

TAKE NOTICE that the Council of the Corporation of the Township of Lake of Bays proposes to enact a by-law pursuant to Section 9 and 35, as applicable, *Municipal Act, 2001, as amended* to:

- (a) Close and sell all that part of the **original shore road allowance/original road allowance** lying in front of Lot \_\_\_\_\_, Concession \_\_\_\_\_, former Township of \_\_\_\_\_, now Township of Lake of Bays, District Municipality of Muskoka, being Part \_\_\_\_\_, Plan 35R-\_\_\_\_\_;
- (b) Close all that part of the **original shore road allowance/original road allowance** of said lot \_\_\_\_\_, of said Township, being Part \_\_\_\_\_, Plan 35R-\_\_\_\_\_.

The proposed by-law will come before the said Council for consideration at its regular meeting to be held in the Council Chambers at 1012 Dwight Beach Road, Dwight, Ontario, on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at the hour 1:00 o'clock in the afternoon. Written comments may be provided to the Clerk of the Municipality at the address below.

Clerk  
Township of Lake of Bays  
1012 Dwight Beach Road  
Dwight, Ontario P0A 1H0  
Telephone: 705-635-2272

(Applicant's Name)  
(Applicant's Civic Address)

TOWNSHIP OF LAKE OF BAYS POLICY MANUAL			
Chapter:	Administration	Index No.	AD-2.6
Section:	Municipal Property	Effective Date:	12/04/07
Subject:	Sale and Other Disposition of Land Policy	Revision Date:	Original
		Page:	7 of 13

## SCHEDULE "C"

### SALE AND OTHER DISPOSITION OF LAND POLICY AD-2.6

#### THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

#### -PUBLIC NOTICE-

#### NOTICE OF INTENT TO DISPOSE OF SURPLUS REAL ESTATE

TAKE NOTICE that the Council of the Corporation of the Township of Lake of Bays has, pursuant to Sections 270. (1). (1), as applicable, of the *Municipal Act, 2001, as amended* declared the following land as surplus and is **offering it for nominal consideration**:

- a) Part Lot \_\_\_\_\_, Concession \_\_\_\_\_, Geographic Township of \_\_\_\_\_ now in the Township of Lake of Bays, in the District Municipality of Muskoka, described as Part \_\_\_\_\_, on Plan 35R- \_\_\_\_\_.

The proposed by-law will come before the said Council for consideration at its regular meeting to be held in the Council Chambers at 1012 Dwight Beach Road, Dwight, Ontario, on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at the hour 1:00 o'clock in the afternoon. Written comments may be provided to the Clerk of the Municipality at the address below.

Clerk  
Township of Lake of Bays  
1012 Dwight Beach Road  
Dwight, Ontario P0A 1H0  
Telephone: 705-635-2272

(Applicant's Name)  
(Applicant's Civic Address)



TOWNSHIP OF LAKE OF BAYS POLICY MANUAL			
Chapter:	Administration	Index No.	AD-2.6
Section:	Municipal Property	Effective Date:	12/04/07
Subject:	Sale and Other Disposition of Land Policy	Revision Date:	Original
		Page:	8 of 13

## SCHEDULE "D"

SALE AND OTHER DISPOSITION OF LAND POLICY AD-2.6

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

-PUBLIC NOTICE-

### NOTICE OF INTENT TO DISPOSE OF SURPLUS REAL ESTATE

TAKE NOTICE that the Council of the Corporation of the Township of Lake of Bays has, pursuant to Section 270. (1). (1), as applicable, of the *Municipal Act, 2001*, as amended declared the following land as surplus and is **offering it for sale by public tender**:

- a) Part Lot \_\_\_\_\_, Concession \_\_\_\_\_, Geographic Township of \_\_\_\_\_ now in the Township of Lake of Bays, in the District Municipality of Muskoka, described as Part \_\_\_\_\_, on Plan 35R- \_\_\_\_\_.

Tender submitted in the prescribed form, clearly marked Tender # \_\_\_\_\_, will be received until 4:00 p.m. on \_\_\_\_\_, \_\_\_\_\_ 200\_\_.

The municipality makes no representation regarding the title to or any other matters relating to the land to be sold. Responsibility for ascertaining these matters rests with the potential purchasers.

The proposed tender will come before the said Council for consideration at its regular meeting to be held in the Council Chambers at 1012 Dwight Beach Road, Dwight, Ontario, on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at the hour 1:00 o'clock in the afternoon. Written comments may be provided to the Clerk of the Municipality at the address below.

Clerk  
 Township of Lake of Bays  
 1012 Dwight Beach Road  
 Dwight, Ontario P0A 1H0  
 Telephone: 705-635-2272

(Applicant's Name)  
 (Applicant's Civic Address)

TOWNSHIP OF LAKE OF BAYS POLICY MANUAL			
Chapter:	Administration	Index No.	AD-2.6
Section:	Municipal Property	Effective Date:	12/04/07
Subject:	Sale and Other Disposition of Land Policy	Revision Date:	Original
		Page:	9 of 13

## SCHEDULE "E"

SALE AND OTHER DISPOSITION OF LAND POLICY AD-2.6

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

-PUBLIC NOTICE-

NOTICE OF INTENT TO DISPOSE OF SURPLUS REAL ESTATE

TAKE NOTICE that the Council of the Corporation of the Township of Lake of Bays has, pursuant to Sections 270 (1). (1), as applicable, of the *Municipal Act, 2001, as amended* declared the following land as surplus and is being **offered for a set price**:

- a) Part Lot \_\_\_\_\_, Concession \_\_\_\_\_, Geographic Township of \_\_\_\_\_ now in the Township of Lake of Bays, in the District Municipality of Muskoka, described as Part \_\_\_\_\_, on Plan 35R- \_\_\_\_\_.

The proposed by-law will come before the said Council for consideration at its regular meeting to be held in the Council Chambers at 1012 Dwight Beach Road, Dwight, Ontario, on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at the hour 1:00 o'clock in the afternoon. Written comments may be provided to the Clerk of the Municipality at the address below.

Clerk  
Township of Lake of Bays  
1012 Dwight Beach Road  
Dwight, Ontario P0A 1H0  
Telephone: 705-635-2272

(Applicant's Name)  
(Applicant's Civic Address)

TOWNSHIP OF LAKE OF BAYS POLICY MANUAL			
Chapter:	Administration	Index No.	AD-2.6
Section:	Municipal Property	Effective Date:	12/04/07
Subject:	Sale and Other Disposition of Land Policy	Revision Date:	Original
		Page:	10 of 13

## SCHEDULE "F"

SALE AND OTHER DISPOSITION OF LAND POLICY AD-2.6

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

-PUBLIC NOTICE-

### NOTICE OF INTENT TO DISPOSE OF SURPLUS REAL ESTATE

TAKE NOTICE that the Council of the Corporation of the Township of Lake of Bays has, pursuant to Sections 270 (1). (1), as applicable, of the *Municipal Act, 2001, as amended*, declared the following land as surplus and is being **offered for nominal consideration plus expenses**:

- a) Part Lot \_\_\_\_\_, Concession \_\_\_\_\_, Geographic Township of \_\_\_\_\_ now in the Township of Lake of Bays, in the District Municipality of Muskoka, described as Part \_\_\_\_\_, on Plan 35R- \_\_\_\_\_.

The proposed by-law will come before the said Council for consideration at its regular meeting to be held in the Council Chambers at 1012 Dwight Beach Road, Dwight, Ontario, on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at the hour 1:00 o'clock in the afternoon. Written comments may be provided to the Clerk of the Municipality at the address below.

Clerk  
 Township of Lake of Bays  
 1012 Dwight Beach Road  
 Dwight, Ontario P0A 1H0  
 Telephone: 705-635-2272

(Applicant's Name)  
 (Applicant's Civic Address)

TOWNSHIP OF LAKE OF BAYS POLICY MANUAL			
Chapter:	Administration	Index No.	AD-2.6
Section:	Municipal Property	Effective Date:	12/04/07
Subject:	Sale and Other Disposition of Land Policy	Revision Date:	Original
		Page:	11 of 13

## SCHEDULE "G"

SALE AND OTHER DISPOSITION OF LAND POLICY AD-2.6

THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

-PUBLIC NOTICE-

### NOTICE OF INTENT TO DISPOSE OF SURPLUS REAL ESTATE

TAKE NOTICE that the Council of the Corporation of the Township of Lake of Bays has, pursuant to Sections 270 (1). (1), as applicable, of the *Municipal Act, 2001, as amended*, declared the following land as surplus and is being **offered in exchange for land**:

- a) Part Lot \_\_\_\_\_, Concession \_\_\_\_\_, Geographic Township of \_\_\_\_\_ now in the Township of Lake of Bays, in the District Municipality of Muskoka, described as Part \_\_\_\_\_, on Plan 35R- \_\_\_\_\_.

The proposed by-law will come before the said Council for consideration at its regular meeting to be held in the Council Chambers at 1012 Dwight Beach Road, Dwight, Ontario, on the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at the hour 1:00 o'clock in the afternoon. Written comments may be provided to the Clerk of the Municipality at the address below.

Clerk  
Township of Lake of Bays  
1012 Dwight Beach Road  
Dwight, Ontario P0A 1H0  
Telephone: 705-635-2272

(Applicant's Name)  
(Applicant's Civic Address)

TOWNSHIP OF LAKE OF BAYS POLICY MANUAL			
Chapter:	Administration	Index No.	AD-2.6
Section:	Municipal Property	Effective Date:	12/04/07
Subject:	Sale and Other Disposition of Land Policy	Revision Date:	Original
		Page:	12 of 13

## SCHEDULE "H"

### SALE AND OTHER DISPOSITION OF LAND POLICY AD-2.6

#### CERTIFICATE OF COMPLIANCE

Certificate of Compliance in accordance with Section 2.07 of Township Policy AD-2.6 in the sale of land described as:

The Original Shore Road Allowance in front of Lot \_\_\_\_\_, in Concession \_\_\_\_\_, Geographic Township of \_\_\_\_\_, now in the Township of Lake of Bays, in the District Municipality of Muskoka, designated as Parts \_\_\_ and \_\_\_ on Plan 35R-\_\_\_\_\_

I hereby certify that:

1. The Township of Lake of Bays passed By-law No. 07-159 in conjunction with policy AD-2.6 on the \_\_\_ day of \_\_\_\_\_, 2007.

It is a procedural by-law for the purpose of the sale of land and was in force on the date of the sale of the land described above.

2. The real estate was declared surplus under Resolution # 8( )( )/ / , enacted or passed on the \_\_\_ day of \_\_\_\_\_, 200\_.

3. The sale of land is exempt from the requirement to obtain an appraisal of its fair market value under the following exemption:

Section 2.04 2(b) of policy AD-2.6 Sale and Other Disposition of Land

4. Public notice of intent to sell or dispose of the real estate was given by the following method(s):

Pursuant to Section 270. (1) (4) of the *Municipal Act*, S.O. 2001, as amended, and subsequent Provision of Notice By-law #07-158 on the following dates in the Huntsville Weekender and Township of Lake of Bays web site

Date , 200\_

Date , 200\_

Dated this \_\_\_ day of \_\_\_\_\_ 200\_

\_\_\_\_\_  
Clerk

TOWNSHIP OF LAKE OF BAYS POLICY MANUAL			
Chapter:	Administration	Index No.	AD-2.6
Section:	Municipal Property	Effective Date:	12/04/07
Subject:	Sale and Other Disposition of Land Policy	Revision Date:	Original
		Page:	13 of 13

**SCHEDULE "I"**

SALE AND OTHER DISPOSITION OF LAND POLICY AD-2.6

**AFFIDAVIT**

IN THE MATTER OF BY-LAW NUMBER \_\_\_\_\_ OF THE CORPORATION OF THE TOWNSHIP OF LAKE OF BAYS

I, \_\_\_\_\_, of the Township of Lake of Bays, in the District Municipality of Muskoka, Clerk of The Corporation of the Township of Lake of Bays, make oath and say as follows:

1. THAT I am the Clerk of The Corporation of the Township of Lake of Bays.
  
2. THAT annexed hereto and marked as Exhibit "A" is a true copy of By-law No. \_\_\_\_\_ of The Corporation of the Township of Lake of Bays, which said by-law was passed by the Municipal Council of The Corporation of the Township of Lake of Bays on the \_\_\_\_\_ day of \_\_\_\_\_, 2007.
  
3. THAT I have examined the files of the Huntsville Weekender, a newspaper published weekly in the Town of Huntsville, in the District Municipality of Muskoka, and I found that the advertisement, a true copy whereof is hereunto annexed and marked as Exhibit "B" to this my affidavit, was published in the issues of the said newspaper on \_\_\_\_\_, 2007; and \_\_\_\_\_, 2007.
  
4. THAT no person objected to the passing of the said by-law.

SWORN before me at the Township)  
of Lake of Bays, in the District )  
Municipality of Muskoka, this )  
day of \_\_\_\_\_, 2007. )

*A Commissioner, etc.* )