

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW NO. 2025-39

A By-law to amend By-Law 2025-37 Being A By-law to Authorize the Collection of the Costs of Construction of Joanne Crescent as a Local Improvement Charge upon benefiting land under the provisions of the Municipal Act, 2001

WHEREAS the owners of properties abutting Joanne Crescent, as set out in Schedule A attached hereto (the “Benefiting Lands”), have petitioned for the construction of the road and the installation of services, as applicable, as a local improvement, hereinafter referred to as “the Works”;

AND WHEREAS the Clerk of The Corporation of the Town of Wasaga Beach (the “Corporation”) had certified that the petition for undertaking the Works was sufficient pursuant to the requirements set out in *Ontario Regulation 586/06 Local Improvement Charges – Priority Lien Status (the “Regulation”)* under the *Municipal Act, 2001*, S.O. 2001 c.25 (the “Act”) on March 18, 2019;

AND WHEREAS the *Municipal Act, 2001* in accordance with the Regulation, authorizes the municipality pass to a by-law to undertake work as a local improvement for the purpose of raising all or any part of the cost of the Works by imposing special charges;

AND WHEREAS the Council of The Corporation of the Town of Wasaga Beach, at its meeting of March 24, 2022 adopted the recommendation of the Director of Public Works Staff Report, approving the construction of the Works described in Schedule “A” attached to and forming part of this By-Law as local improvements under the Act and Regulation;

AND WHEREAS notice of the Municipality’s intention to pass a by-law to undertake the Works as a local improvement was provided to each of the owners of the Benefiting Lands in January 2020, in accordance with Section 6 of the Regulation;

AND WHEREAS the Council of the Corporation of the Town of Wasaga Beach deems it necessary and expedient to recover the cost of the construction of the Works from the owners of the Benefiting Lands as a local improvement charge under the provisions of the *Municipal Act, 2001* and the requirements of Ontario Regulation 586/06;

AND WHEREAS the Schedule “A” attached to By-law 2025-37 did not reflect the updated assessment roll information for all affected properties;

NOW THEREFORE this Council of the Corporation of the Town of Wasaga Beach HEREBY ENACTS as follows:

1. THAT Schedule “A” to By-law 2025-37 setting out the cost of the Works adopted by Council to be specially assessed against the Benefiting Lands be replaced with Schedule “A” attached to and forming part of this By-law;
2. THAT all other provisions of By-law 2025-37 shall remain in full force and effect;
3. THAT this By-Law shall come into force and take effect on the date of its final passing.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS
11TH DAY OF SEPTEMBER, 2025.**

THE CORPORATION OF THE TOWN OF WASAGA BEACH

Brian Smith, Mayor

Nicole Rubli, Clerk

SCHEDULE "A" TO BY-LAW NO. 2025-39

Description of Work:

Local Improvement for the construction of Joanne Crescent as a paved urban road with concrete curbs, sidewalk and associated works including underground services to the property line, as a local improvement under the provisions of the *Local Improvement Charges Ontario Regulation 586/06* under the *Municipal Act, 2001, as amended*

Local Improvement Roll and Statement of Costs:

No.	Roll #	Property Owner's Name	Property Address	Assessed Frontage (ft)	Frontage Rate	Services	# of Services	Total
1	4364-010-014-68600	BARTOSZEWICZ ALICJA	REG COMP PLAN 1700 LOT 52	114.3	\$866.26	\$4,525.05	3	\$112,588.67
2	4364-010-014-68500	J DONATO CONSTRUCTION LTD	REG COMP PLAN 1700 LOT 53	100	\$866.26	\$4,525.05	2	\$95,676.10
3	4364-010-014-68700	J DONATO CONSTRUCTION LTD	REG COMP PLAN 1700 LOT 51	47.6	\$866.26	\$4,525.05	1	\$45,759.03
4	4364-010-014-69100	MIGHTON JEFFREY LARRY	RCP 1700 PT LOTS 47 AND 48;RP 51R39118 PARTS 1 AND 3	95.7	\$866.26	\$4,525.05	2	\$91,951.18
5	4364-010-014-68900	TOWN OF WASAGA BEACH	REG COMP PLAN 1700 LOT 49	141.95	\$866.26	\$4,525.05	2	\$132,015.71
6	4364-010-014-69000	TOWN OF WASAGA BEACH	RCP 1700 PT LOTS 47 AND 48;AND RP 51R39118 PART 2	106.8	\$866.26	\$4,525.05	1	\$97,041.62
7	4364-010-014-68800	DONATO JOE	RCP 1700 PT LOT 50	102.3	\$866.26	\$4,525.05	2	\$97,668.50
8	4364-010-014-69200	DONATO JOE	REG COMP PLAN 1700 LOT 46	134	\$866.26	\$4,525.05	2	\$125,128.94
9A	4364-010-014-69800	DONATO JOE	REG COMP PLAN 1700 LOT 55	48.6	\$866.26	\$4,525.05	1	\$46,625.29
9B	4364-010-014-69804	DONATO JOE	REG COMP PLAN 1700 LOT 55	48.6	\$866.26	\$4,525.05	0	\$42,100.24
9C	4364-010-014-69805	DONATO JOE	REG COMP PLAN 1700 LOT 55	60.3	\$866.26	\$4,525.05	1	\$56,760.53
10	4364-010-014-69300	J DONATO CONSTRUCTION LTD	REG COMP PLAN 1700 LOT 45	100	\$866.26	\$4,525.05	2	\$95,676.10
11A	4364-010-014-69600	CABRAL EDWARD PACHECO	REG COMP PLAN 1700 LOT 57	40	\$866.26	\$4,525.05	1	\$39,175.45
11B	4364-010-014-69602	CABRAL EDWARD PACHECO	REG COMP PLAN 1700 LOT 57	40	\$866.26	\$4,525.05	1	\$39,175.45
11C	4364-010-014-69603	CABRAL EDWARD PACHECO	REG COMP PLAN 1700 LOT 57	60	\$866.26	\$4,525.05	1	\$56,500.65
12A	4364-010-014-69400	MAMTA DEVELOPMENTS INC	REG COMP PLAN 1700 LOT 44	31.04	\$866.26	\$4,525.05	0	\$26,890.57
12B	4364-010-014-69402	MAMTA DEVELOPMENTS INC	REG COMP PLAN 1700 LOT 44	27.31	\$866.26	\$4,525.05	0	\$23,656.90
12C	4364-010-014-69403	MAMTA DEVELOPMENTS INC	REG COMP PLAN 1700 LOT 44	31.24	\$866.26	\$4,525.05	1	\$31,585.82
13	4364-010-014-69500	DONATO JOE	REG COMP PLAN 1700 LOT 58	149.5	\$866.26	\$4,525.05	2	\$138,555.97
14	4364-010-014-69700	ALONZI-PEEVER ANNA	REG COMP PLAN 1700 LOT 56	150	\$866.26	\$4,525.05	3	\$143,514.15
Total								\$1,538,046.84

Annual Special charges shall be paid:

- 1) Payment in full within 60 days of the receipt of the invoice;
- 2) Payment over a 5 year period with interest on an annual basis; or
- 3) Payment over a 10 year period with interest on an annual basis.

Please note where either a 5 year or 10 year period is requested, the entire interest amount will be charged in full even if early repayment applies.

Estimated lifetime of work:

80 years