

Explanatory Note To By-law 2025-45

In November of 2023, the Developer paved surface course asphalt on Emerald Street, Lisa Street and Autumn Drive in Phase 3 of the Baycliffe Homes - Villas of Upper Wasaga Subdivision; which initiated the start of the 1 year maintenance period.

Throughout the fall of 2024 and summer of 2025, the Developer undertook completion of the outstanding deficiencies within Phase 3 (Emerald Street, Lisa Street, and Autumn Drive) to the satisfaction of the Town.

The purpose of this By-law would allow for the municipal assumption of Emerald Street (from STA. 0+000 to STA. 0+500), Lisa Street (from STA. 0+000 to STA. 0+240), Autumn Drive (from STA. 0+000 to STA. 0+440) and stormwater management Block 318 forming part of the Subdivision Plan 51M-1028.

This By-law is properly before Council for consideration.

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW NO. 2025-45

A By-law to assume a street and the associated services in the Town of Wasaga Beach for the Baycliffe Villas of Upper Wasaga Subdivision (Phase 3) Emerald Street, Lisa Street, Autumn Drive
Registered Plan 51M-1028

WHEREAS pursuant to the *Municipal Act, S.O. 2001, c. 25*, as amended, a municipality may pass by-laws in respect of a highway only if it has jurisdiction over the highway;

AND WHEREAS pursuant to the *Municipal Act, S.O. 2001, c. 25*, as amended, land may only become a highway by virtue of a by-law establishing the highway;

AND WHEREAS the Town of Wasaga Beach Staff has completed a final inspection of Baycliffe Villas of Upper Wasaga (Phase 3 – Emerald Street, Lisa Street and Autumn Drive) (Registered Plan 51M-1028) roadway works and recommends the assumption of the municipal road and services, and is now eligible for assumption;

AND WHEREAS the Council of the Town of Wasaga Beach deems it expedient to confirm the assumption of the streets or parts thereof as shown on Registered Plan 51M-1028 as a public highway;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WASAGA BEACH HEREBY ENACTS AS FOLLOWS:

1. That the following streets and associated services, shown on the attached Schedule "A" be assumed by the Town of Wasaga Beach:
 - Emerald Street - From Middleton Drive to Autumn Drive;
 - Lisa Street – From Emerald Street to Autumn Drive; and
 - Autumn Drive – From Emerald Street to 30m west of Middleton Drive.
2. That the stormwater management pond Block 318, shown on the attached Schedule "A" be assumed by the Town of Wasaga Beach.
3. That the sewage pumping station Block 319 be excluded from this By-law.
4. That a copy of this By-law shall be registered in the Registry Office for the County of Simcoe (No. 51).
5. 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 25th
DAY OF SEPTEMBER 2025.**

Brian Smith, Mayor

Nicole Rubli, Clerk

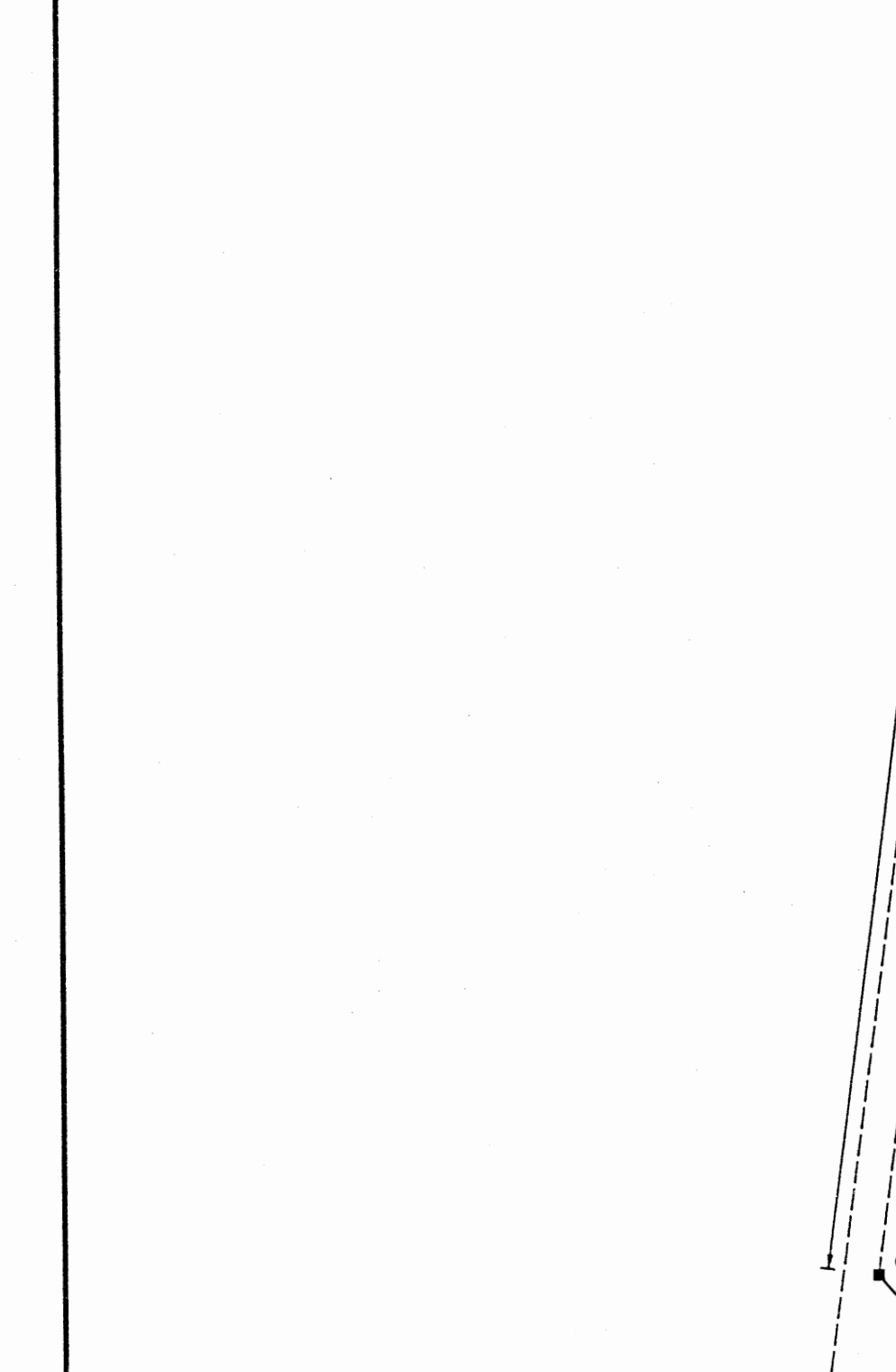
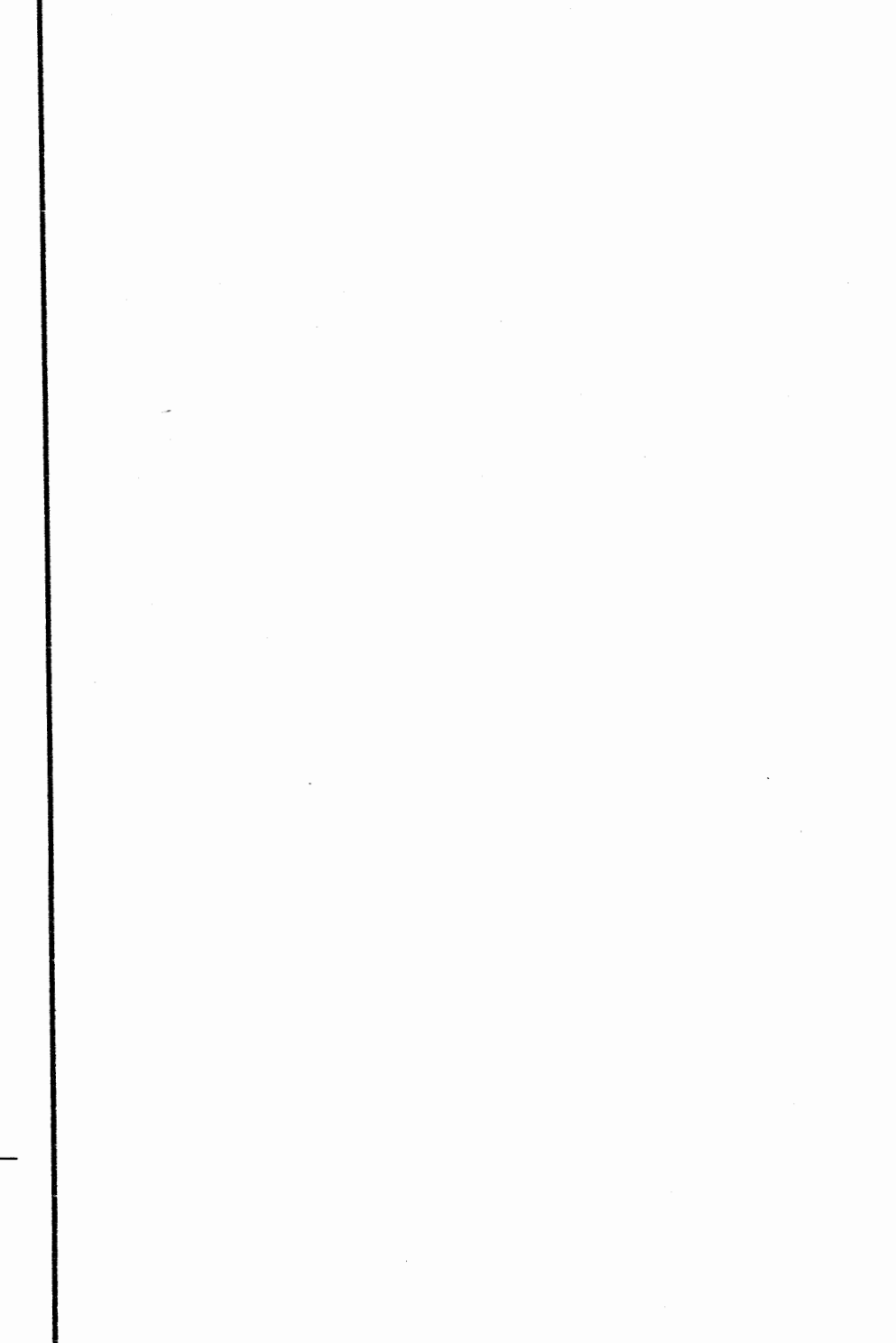
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CURVE DATA

LOT NO.	RADIUS (METRES)	DELTA (°)	ARC (METRES)	CHORD (METRES)	BEARING
1	16.00	97.91	2.98	1.98	N67°11'01"
2	16.00	45.38	1.25	0.81	N45°41'56"
3	16.00	90.76	2.50	1.62	N63°23'54"
4	16.00	45.38	1.25	0.81	N45°41'56"
5	16.00	90.76	2.50	1.62	N63°23'54"
6	16.00	97.91	2.98	1.98	N67°11'01"
7	16.00	97.91	2.98	1.98	N67°11'01"
8	16.00	45.38	1.25	0.81	N45°41'56"
9	16.00	90.76	2.50	1.62	N63°23'54"
10	16.00	45.38	1.25	0.81	N45°41'56"
11	16.00	90.76	2.50	1.62	N63°23'54"
12	16.00	97.91	2.98	1.98	N67°11'01"
13	16.00	97.91	2.98	1.98	N67°11'01"
14	16.00	45.38	1.25	0.81	N45°41'56"
15	16.00	90.76	2.50	1.62	N63°23'54"
16	16.00	45.38	1.25	0.81	N45°41'56"
17	16.00	90.76	2.50	1.62	N63°23'54"
18	16.00	97.91	2.98	1.98	N67°11'01"
19	16.00	97.91	2.98	1.98	N67°11'01"
20	16.00	45.38	1.25	0.81	N45°41'56"
21	16.00	90.76	2.50	1.62	N63°23'54"
22	16.00	45.38	1.25	0.81	N45°41'56"
23	16.00	90.76	2.50	1.62	N63°23'54"
24	16.00	97.91	2.98	1.98	N67°11'01"
25	16.00	97.91	2.98	1.98	N67°11'01"
26	16.00	45.38	1.25	0.81	N45°41'56"
27	16.00	90.76	2.50	1.62	N63°23'54"
28	16.00	45.38	1.25	0.81	N45°41'56"
29	16.00	90.76	2.50	1.62	N63°23'54"
30	16.00	97.91	2.98	1.98	N67°11'01"
31	16.00	97.91	2.98	1.98	N67°11'01"
32	16.00	45.38	1.25	0.81	N45°41'56"
33	16.00	90.76	2.50	1.62	N63°23'54"
34	16.00	45.38	1.25	0.81	N45°41'56"
35	16.00	90.76	2.50	1.62	N63°23'54"
36	16.00	97.91	2.98	1.98	N67°11'01"
37	16.00	97.91	2.98	1.98	N67°11'01"
38	16.00	45.38	1.25	0.81	N45°41'56"
39	16.00	90.76	2.50	1.62	N63°23'54"
40	16.00	45.38	1.25	0.81	N45°41'56"
41	16.00	90.76	2.50	1.62	N63°23'54"
42	16.00	97.91	2.98	1.98	N67°11'01"
43	16.00	97.91	2.98	1.98	N67°11'01"
44	16.00	45.38	1.25	0.81	N45°41'56"
45	16.00	90.76	2.50	1.62	N63°23'54"
46	16.00	45.38	1.25	0.81	N45°41'56"
47	16.00	90.76	2.50	1.62	N63°23'54"
48	16.00	97.91	2.98	1.98	N67°11'01"
49	16.00	97.91	2.98	1.98	N67°11'01"
50	16.00	45.38	1.25	0.81	N45°41'56"
51	16.00	90.76	2.50	1.62	N63°23'54"
52	16.00	45.38	1.25	0.81	N45°41'56"
53	16.00	90.76	2.50	1.62	N63°23'54"
54	16.00	97.91	2.98	1.98	N67°11'01"
55	16.00	97.91	2.98	1.98	N67°11'01"
56	16.00	45.38	1.25	0.81	N45°41'56"
57	16.00	90.76	2.50	1.62	N63°23'54"
58	16.00	45.38	1.25	0.81	N45°41'56"
59	16.00	90.76	2.50	1.62	N63°23'54"
60	16.00	97.91	2.98	1.98	N67°11'01"
61	16.00	97.91	2.98	1.98	N67°11'01"
62	16.00	45.38	1.25	0.81	N45°41'56"
63	16.00	90.76	2.50	1.62	N63°23'54"
64	16.00	45.38	1.25	0.81	N45°41'56"
65	16.00	90.76	2.50	1.62	N63°23'54"
66	16.00	97.91	2.98	1.98	N67°11'01"
67	16.00	97.91	2.98	1.98	N67°11'01"
68	16.00	45.38	1.25	0.81	N45°41'56"
69	16.00	90.76	2.50	1.62	N63°23'54"
70	16.00	45.38	1.25	0.81	N45°41'56"
71	16.00	90.76	2.50	1.62	N63°23'54"
72	16.00	97.91	2.98	1.98	N67°11'01"
73	16.00	97.91	2.98	1.98	N67°11'01"
74	16.00	45.38	1.25	0.81	N45°41'56"
75	16.00	90.76	2.50	1.62	N63°23'54"
76	16.00	45.38	1.25	0.81	N45°41'56"
77	16.00	90.76	2.50	1.62	N63°23'54"
78	16.00	97.91	2.98	1.98	N67°11'01"
79	16.00	97.91	2.98	1.98	N67°11'01"
80	16.00	45.38	1.25	0.81	N45°41'56"
81	16.00	90.76	2.50	1.62	N63°23'54"
82	16.00	45.38	1.25	0.81	N45°41'56"
83	16.00	90.76	2.50	1.62	N63°23'54"
84	16.00	97.91	2.98	1.98	N67°11'01"
85	16.00	97.91	2.98	1.98	N67°11'01"
86	16.00	45.38	1.25	0.81	N45°41'56"
87	16.00	90.76	2.50	1.62	N63°23'54"
88	16.00	45.38	1.25	0.81	N45°41'56"
89	16.00	90.76	2.50	1.62	N63°23'54"
90	16.00	97.91	2.98	1.98	N67°11'01"
91	16.00	97.91	2.98	1.98	N67°11'01"
92	16.00	45.38	1.25	0.81	N45°41'56"
93	16.00	90.76	2.50	1.62	N63°23'54"
94	16.00	45.38	1.25	0.81	N45°41'56"
95	16.00	90.76	2.50	1.62	N63°23'54"
96	16.00	97.91	2.98	1.98	N67°11'01"
97	16.00	97.91	2.98	1.98	N67°11'01"
98	16.00	45.38	1.25	0.81	N45°41'56"
99	16.00	90.76	2.50	1.62	N63°23'54"
100	16.00	45.38	1.25	0.81	N45°41'56"

CURVE DATA

STREET	RADIUS (METRES)	DELTA (°)	ARC (METRES)	CHORD (METRES)	BEARING
AMBER DRIVE	20.00	34.22	2.00	1.32	N73°24'33"
PEARL STREET	16.00	134.50	34.89	23.31	N10°34'42"
FALVO STREET	16.00	90.00	25.13	16.41	N64°17'29"
MIDDLETON DRIVE	16.00	90.00	25.13	16.41	N64°17'29"
WOLFEY DRIVE	16.00	90.00	25.13	16.41	N64°17'29"
AUTUMN DRIVE	16.00	90.00	25.13	16.41	N64°17'29"



PLAN 51M-1028
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF SIMCOE (NO. 511) AT 11:55 O'CLOCK ON THE 17 DAY OF JULY 2014 AND ENTERED IN THE PARCEL REGISTER(S) FOR PROPERTY IDENTIFIER(S) 58955-0270 & 58955-0286 AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT NO. 58145724
J. Nanfara
REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF SIMCOE COUNTY
THIS PLAN COMPRISES ALL OF PINS 58955-0270(L) AND 58955-0286(L)

PLAN OF SUBDIVISION OF
PART OF LOT 1 AND PART OF THE WEST HALF OF LOT 2 CONCESSION 14 (SUNNIDALE) TOWN OF WASAGA BEACH
COUNTY OF SIMCOE
(GEOGRAPHIC TOWNSHIP OF SUNNIDALE)

SCALE 1:1000
0 20 40 60 80 100

NOTES:
BEARINGS ARE LITH. GRID, ZONE 17, NAD83(CRS92) AND ARE DERIVED FROM THE OBSERVED REFERENCE POINTS ORPI AND ORPZ USING LEICA GPS NETWORK STATIC OBSERVATIONS AND THE PRECISE POINT POSITIONING (PPP) SERVICE.
DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9996433.
OBSERVED REFERENCE POINTS SHOWN HAVE BEEN TIED TO THIS SURVEY TO THE URBAN ACCURACY PER SEC.14(2) OF ONTARIO REGULATION 216/10.
COORDINATES SHOWN CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
ALL PLANTED BARS ARE IRON BARS UNLESS OTHERWISE SHOWN

LEGEND
IB --- IRON BAR
SIB --- STANDARD IRON BAR
O --- IRON BAR (UNLESS SHOWN OTHERWISE)
SIB (NMS) --- IRON BAR (UNLESS SHOWN OTHERWISE)
NANS --- NANFARA & NG SURVEYORS INC.
PI --- PLAN 51R-2875
NI --- NOT INDICATED
WT --- WITNESS
1046 --- RUDY MARK SURVEYING LTD.
1068 --- G.J. ZUBER, G.L.S.
2380 --- ZUBERCO AND PATTEN LTD.
WT --- WITNESS

OWNER'S CERTIFICATE
THIS IS TO CERTIFY THAT:
1. LOTS 1 TO 296, BOTH INCLUSIVE, BLOCKS 297 TO 319, BOTH INCLUSIVE, THE STREETS NAMED AMBER DRIVE, ACADEMY AVENUE, AUTUMN DRIVE, EMERALD STREET, FALVO STREET, LISA STREET, MIDDLETON DRIVE, MISTY RIDGE ROAD AND PEARL STREET, THE 0.30 RESERVES NAMED BLOCKS 300 TO 359, BOTH INCLUSIVE, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS
2. THE STREETS ARE HEREBY DEDICATED TO THE CORPORATION OF THE TOWN OF WASAGA BEACH AS PUBLIC HIGHWAYS

156614 ONTARIO LIMITED
DATE: APRIL 25, 2014
NICK FALVO, PRESIDENT
I HAVE THE AUTHORITY TO SIGN THE CORPORATION

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 5TH DAY OF APRIL 2014.
DATE: APRIL 25, 2014
J. Nanfara
ONTARIO LAND SURVEYOR

APPROVAL AUTHORITY
APPROVED UNDER SECTION 51 OF THE PLANNING ACT, R.S.O. 1990
THIS 27th DAY OF June, 2014
R. K. K...
MANAGER OF PLANNING & DEVELOPMENT
THE CORPORATION OF THE TOWN OF WASAGA BEACH

nanfara & ng surveyors inc
PROFESSIONAL LAND SURVEYORS
1 ASHBURIDGE CIRCLE, UNIT 9 WOODBRIDGE, ONTARIO, L4L 3R3
TEL: 905.856.9923 FAX: 905.856.7902 www.nanfara.com
DATE: 20140625
DRAWN BY: JN
CHECKED BY: JN
PROJECT NO: 20080231M1

COORDINATES (GTM, ZONE 17, NAD83(CRS92))

STATION	NORTHING	EASTING
ORP1	492379.1781	572788.1711
ORP2	492396.4531	574271.5131

MORGAN ROAD
PIN 58955-0282(L)