

THE CORPORATION OF THE TOWN OF WASAGA BEACH

BY-LAW NO. 2026-10

A By-law to Authorize the collection of the costs of construction of Mapleside Drive as a Local Improvement under the provisions of the *Municipal Act, 2001*

WHEREAS the majority of the owners of properties abutting Mapleside Drive, 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 Corporation of the Town of Wasaga Beach (the “Town”) has the authority to complete the Works as Works under its jurisdiction pursuant to the *Municipal Act, 2001*, S.O. 2001, c. 25. (the “*Municipal Act, 2001*”);

AND WHEREAS the Clerk of The Town certified that the petition for undertaking the Works is 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* 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 Town, at its meeting of February 10, 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 February 2022, in accordance with Section 6 of the Regulation;

AND WHEREAS the Council of The Town 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;

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

1. THAT the cost of the Works as set out in Schedule “A” to this By-Law being adopted by Council be specially assessed against the Benefiting Lands described in Schedule “A” and collected from the owners as provided in this By-law.

2. THAT pursuant to the Regulation, the total cost of the Works is allocated among the owners of the Benefiting Lands and the Municipality as follows:
 - a) the owners' share of the estimated cost shall be \$7,369,057.57 being the sum \$1,125.42 per actual linear foot of assessable frontage/flankage plus \$3,968.64 per set of services, as set out in Schedule "A" attached hereto and forming part of this by-law, and a mandatory connection fee as set out in the fees and service charges by-law;
3. (a) THAT any person whose lot is specially assessed in the local improvement roll certified by the Treasurer pursuant to Section 22 of Ontario Regulation 586/06 may commute the special rate imposed by paying the full amount of the cost of construction assessed upon the lot, without interest, within 60 days after the local improvement roll has been initially certified by the Treasurer; OR
 - (b) THAT where payment is not made in accordance with subsection (a), the charge can be repaid in annual installments over a five (5) year period with interest as determined by the Treasurer, to be added to the property owner's final tax bill each year. The total special charge cannot be paid out unless both the principal and interest are paid for the remainder of the five (5) year financing term, and further that if those amounts remain unpaid on the tax account that they will accrue interest monthly; OR
 - (c) THAT where payment is not made in accordance with subsection (a), the charge can be repaid in annual installments over a ten (10) year period with interest as determined by the Treasurer, to be added to the property owner's final tax bill each year. The total special charge cannot be paid out unless both the principal and interest are paid for the remainder of the ten (10) year financing term, and further that if those amounts remain unpaid on the tax account that they will accrue interest monthly.
4. This special charge imposed with respect to the work in accordance with Ontario Regulation 586/06 has priority lien status as described in section 1 of the *Municipal Act, 2001*.
5. THAT this By-law is passed in accordance with the *Municipal Act, 2001*, S.O. 2001, c.25 and Ontario Regulation 586/06 for the allocation and recovery of the cost of the Works.
6. 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 12TH DAY OF FEBRUARY, 2026.

Brian Smith, Mayor

Nicole Rubli, Clerk

SCHEDULE "A" TO BY-LAW NO. 2026-10

Description of Work:

Local Improvement for the construction of Mapleside Drive 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 – Priority Lien Status - Ontario Regulation 586/06* made under the *Municipal Act, 2001*, S.O. 2001, c. 25.

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 once an owner has elected for either a 5 year or 10 year payment period the entire interest amount will be charged in full, even if early repayment is made.

Estimated lifetime of work:

80 years

Local Improvement Roll and Statement of Costs:

No.	Roll #	PROPERTY OWNER(S)	PROPERTY LEGAL DESCRIPTION	FRONTAGE (ft)	FRONTAGE RATE	ESTIMATED COST OF PROJECT OWED FOR FRONTAGE	SERVICE COST	# OF SERVICES	TOTAL COST
1	436401001461638	Zancor Homes (Wasaga) Ltd.	Lot 33, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
2	436401001461639	Zancor Homes (Wasaga) Ltd.	Lot 34, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
3	436401001461640	Zancor Homes (Wasaga) Ltd.	Lot 35, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
4	436401001461641	Zancor Homes (Wasaga) Ltd.	Lot 36, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
5	436401001461642	Zancor Homes (Wasaga) Ltd.	Lot 37, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
6	436401001461643	Zancor Homes (Wasaga) Ltd.	Lot 38, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
7	436401001461644	Zancor Homes (Wasaga) Ltd.	Lot 39, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
8	436401001461645	Zancor Homes (Wasaga) Ltd.	Lot 40, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
9	436401001461646	Zancor Homes (Wasaga) Ltd.	Lot 41, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
10	436401001461647	Zancor Homes (Wasaga) Ltd.	Lot 42, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
11	436401001461648	Zancor Homes (Wasaga) Ltd.	Lot 43, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
12	436401001461649	Zancor Homes (Wasaga) Ltd.	Lot 44, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
13	436401001461650	Zancor Homes (Wasaga) Ltd.	Lot 45, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
14	436401001461651	Zancor Homes (Wasaga) Ltd.	Lot 46, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
15	436401001461652	Zancor Homes (Wasaga) Ltd.	Lot 47, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
16	436401001461653	Zancor Homes (Wasaga) Ltd.	Lot 48, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
17	436401001461654	Zancor Homes (Wasaga) Ltd.	Lot 49, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
18	436401001461655	Zancor Homes (Wasaga) Ltd.	Lot 50, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
19	436401001461656	Zancor Homes (Wasaga) Ltd.	Lot 51, Plan 51M1215	47.20	\$1,125.42	\$ 53,119.91	\$3,968.64	1	\$57,088.55
20	436401001461657	Zancor Homes (Wasaga) Ltd.	Lot 52, Plan 51M1215	45.74	\$1,125.42	\$ 51,476.79	\$3,968.64	1	\$55,445.43

SCHEDULE "A" TO BY-LAW NO. 2026-10 CONTINUED

No.	Roll #	PROPERTY OWNER(S)	PROPERTY LEGAL DESCRIPTION	FRONTAGE (ft)	FRONTAGE RATE	ESTIMATED COST OF PROJECT OWED FOR FRONTAGE	SERVICE COST	# OF SERVICES	TOTAL COST
21	436401001461658	Zancor Homes (Wasaga) Ltd.	Lot 53, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
22	436401001461659	Zancor Homes (Wasaga) Ltd.	Lot 54, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
23	436401001461660	Zancor Homes (Wasaga) Ltd.	Lot 55, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
24	436401001461661	Zancor Homes (Wasaga) Ltd.	Lot 56, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
25	436401001461662	Zancor Homes (Wasaga) Ltd.	Lot 57, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
26	436401001461663	Zancor Homes (Wasaga) Ltd.	Lot 58, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
27	436401001461664	Zancor Homes (Wasaga) Ltd.	Lot 59, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
28	436401001461665	Zancor Homes (Wasaga) Ltd.	Lot 60, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
29	436401001461666	Zancor Homes (Wasaga) Ltd.	Lot 61, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
30	436401001461667	Zancor Homes (Wasaga) Ltd.	Lot 62, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
31	436401001461668	Zancor Homes (Wasaga) Ltd.	Lot 63, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
32	436401001461669	Zancor Homes (Wasaga) Ltd.	Lot 64, Plan 51M1215	60.00	\$1,125.42	\$ 67,525.31	\$3,968.64	1	\$71,493.95
33	436401001461670	Zancor Homes (Wasaga) Ltd.	Lot 65, Plan 51M1215	71.50	\$1,125.42	\$ 80,467.66	\$3,968.64	1	\$84,436.30
34	436401001461671	Zancor Homes (Wasaga) Ltd.	Lot 66, Plan 51M1215	50.60	\$1,125.42	\$ 56,946.34	\$3,968.64	1	\$60,914.98
35	436401001461672	Zancor Homes (Wasaga) Ltd.	Lot 67, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
36	436401001461673	Zancor Homes (Wasaga) Ltd.	Lot 68, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
37	436401001461674	Zancor Homes (Wasaga) Ltd.	Lot 69, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
38	436401001461675	Zancor Homes (Wasaga) Ltd.	Lot 70, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
39	436401001461676	Zancor Homes (Wasaga) Ltd.	Lot 71, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
40	436401001461677	Zancor Homes (Wasaga) Ltd.	Lot 72, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
41	436401001461678	Zancor Homes (Wasaga) Ltd.	Lot 73, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
42	436401001461679	Zancor Homes (Wasaga) Ltd.	Lot 74, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
43	436401001461680	Zancor Homes (Wasaga) Ltd.	Lot 75, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
44	436401001461681	Zancor Homes (Wasaga) Ltd.	Lot 76, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
45	436401001461682	Zancor Homes (Wasaga) Ltd.	Lot 77, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
46	436401001461683	Zancor Homes (Wasaga) Ltd.	Lot 78, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
47	436401001461684	Zancor Homes (Wasaga) Ltd.	Lot 79, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
48	436401001461685	Zancor Homes (Wasaga) Ltd.	Lot 80, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
49	436401001461686	Zancor Homes (Wasaga) Ltd.	Lot 81, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
50	436401001461687	Zancor Homes (Wasaga) Ltd.	Lot 82, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
51	436401001461688	Zancor Homes (Wasaga) Ltd.	Lot 83, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
52	436401001461689	Zancor Homes (Wasaga) Ltd.	Lot 84, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
53	436401001461690	Zancor Homes (Wasaga) Ltd.	Lot 85, Plan 51M1215	52.00	\$1,125.42	\$ 58,521.93	\$3,968.64	1	\$62,490.57
54	436401001461691	Zancor Homes (Wasaga) Ltd.	Lot 86, Plan 51M1215	43.50	\$1,125.42	\$ 48,955.85	\$3,968.64	1	\$52,924.49
56	436401001444601	1577313 ONTARIO INC	PLAN 1699 PT LOT 2 PLAN 1695;LOTS 46 47 48 49 50 AND 84;PT LOTS 85 8	350.80	\$1,125.42	\$ 394,797.97	\$3,968.64	0	\$399,368.89*
58	436401001440400	SLAMEN JENNIFER	REG COMP PLAN 1696 LOT 11	126.05	\$1,125.42	\$ 141,859.42	\$3,968.64	2	\$149,796.70
59	436401001440500	BARTOSZEWICZ JOSEPH	REG COMP PLAN 1696 LOT 10	126.05	\$1,125.42	\$ 141,859.42	\$3,968.64	2	\$149,796.70
60	436401001440600	BARTOSZEWICZ ALICJA	REG COMP PLAN 1696 LOT 9	100.84	\$1,125.42	\$ 113,487.53	\$3,968.64	2	\$121,424.81

SCHEDULE "A" TO BY-LAW NO. 2026-10 CONTINUED

No.	Roll #	PROPERTY OWNER(S)	PROPERTY LEGAL DESCRIPTION	FRONTAGE (ft)	FRONTAGE RATE	ESTIMATED COST OF PROJECT OWED FOR FRONTAGE	SERVICE COST	# OF SERVICES	TOTAL COST
61	436401001441000	PIZZIMENTI ORAZIO	REG COMP PLAN 1696 LOT 5	100.00	\$1,125.42	\$ 112,542.18	\$3,968.64	2	\$120,479.46
62	436401001441100	GIAMPA PETER	REG COMP PLAN 1696 LOT 4	100.00	\$1,125.42	\$ 112,542.18	\$3,968.64	2	\$120,479.46
63	436401001441200	MAING AGNES	REG COMP PLAN 1696 LOT 3	100.00	\$1,125.42	\$ 112,542.18	\$3,968.64	2	\$120,479.46
64	436401001441300	MUFFO FRANK	REG COMP PLAN 1696 LOT 2	100.00	\$1,125.42	\$ 112,542.18	\$3,968.64	2	\$120,479.46
65	436401001441400	WOOD ROSSE MARY	REG COMP PLAN 1696 LOT 1	71.51	\$1,125.42	\$ 80,478.91	\$3,968.64	1	\$84,447.55
66	436401001441500	VENTRELLA MARIA	REG COMP PLAN 1695 LOT 66	111.27	\$1,125.42	\$ 125,225.68	\$3,968.64	2	\$133,162.96
67	436401001441600	GERRARD WILLIAM JOSEPH	REG COMP PLAN 1695 LOT 67	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	2	\$103,598.13
68	436401001441700	AGOZZINO BRENDA	REG COMP PLAN 1695 LOT 68	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	2	\$103,598.13
69	436401001441800	AMATO VINCENZO	REG COMP PLAN 1695 LOT 69	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	2	\$103,598.13
70	436401001441900	SLAMEN JENNIFER	REG COMP PLAN 1695 LOT 70	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	1	\$99,629.49
71	436401001442000	SLAMEN KEVIN	REG COMP PLAN 1695 LOT 71	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	1	\$99,629.49
72	436401001442100	PELLEGRINO CARMEN	REG COMP PLAN 1695 LOT 72	82.00	\$1,125.42	\$ 92,284.59	\$3,968.64	2	\$100,221.87
73	436401001442200	PELLEGRINO FIDELE DONATO	REG COMP PLAN 1695 LOT 73	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	2	\$103,598.13
74	436401001442300	RICCO NICOLA	REG COMP PLAN 1695 LOT 74	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	2	\$103,598.13
75	436401001442400	RICCO NICOLA	REG COMP PLAN 1695 LOT 75	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	2	\$103,598.13
76	436401001442500	CARINGI FRANCO	REG COMP PLAN 1695 LOT 76	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	2	\$103,598.13
77	436401001442600	DIACONESCU VIOREL	REG COMP PLAN 1695 LOT 77	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	2	\$103,598.13
78	436401001442700	CADAR VALENTIU TUDOR	REG COMP PLAN 1695 LOT 78	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	2	\$103,598.13
79	436401001442800	NGUYEN THANG DAI	REG COMP PLAN 1695 LOT 79	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	2	\$103,598.13
80	436401001442900	DEL GIUDICE ANTONIO	REG COMP PLAN 1695 LOT 80	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	2	\$103,598.13
81	436401001443000	VILLANI PASQUALE	REG COMP PLAN 1695 LOT 81	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	2	\$103,598.13
82	436401001443100	VILLANI PASQUALE	REG COMP PLAN 1695 LOT 82	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	2	\$103,598.13
83	436401001443200	VILLANI PASQUALE	REG COMP PLAN 1695 LOT 83	85.00	\$1,125.42	\$ 95,660.85	\$3,968.64	2	\$103,598.13
84	436401001443300	BONOMO ANGELO ESTATE	REG COMP PLAN 1695 S PT LOT 51	179.54	\$1,125.42	\$ 202,058.23	\$3,968.64	3	\$213,964.15
85	436401001443700	BONOMO ANGELO ESTATE	REG COMP PLAN 1695 N PT LOT 51	208.31	\$1,125.42	\$ 234,436.62	\$3,968.64	3	\$246,342.54
86	436401001440800	KEPA KRYSZYNA	REG COMP PLAN 1696 LOT 7	100.84	\$1,125.42	\$ 113,487.53	\$3,968.64	2	\$121,424.81
87	436401001440900	SEKULA ZBIGNIEW	REG COMP PLAN 1696 LOT 6	100.84	\$1,125.42	\$ 113,487.53	\$3,968.64	2	\$121,424.81
88	436401001440700	WIELGOSZ KAZIMIERZ	REG COMP PLAN 1696 LOT 8	100.84	\$1,125.42	\$ 113,487.53	\$3,968.64	2	\$121,424.81
89	436401001440200	BOYCE SHARON HUGUETTE	REG COMP PLAN 1696 LOT 13	141.18	\$1,125.42	\$ 158,887.05	\$3,968.64	2	\$166,824.33
90	436401001440300	SLAMEN JENNIFER	REG COMP PLAN 1696 LOT 12	151.26	\$1,125.42	\$ 170,231.30	\$3,968.64	2	\$178,168.58
91	436401001532800	CARBONARA GUISEPPE	REG COMP PLAN 1696 LOT 14	137.19	\$1,125.42	\$ 154,396.62	\$3,968.64	2	\$162,333.90

* Includes only the portion of this property having frontage on Lilac Street. Any local improvements related to frontages of this property on other streets shall be calculated and applied under separate by-laws, where applicable.