

# TOWN OF VULCAN

## Policy Manual

| <u>POLICY NUMBER</u> |                 |               | <u>TITLE OF POLICY</u>          |
|----------------------|-----------------|---------------|---------------------------------|
| <b>PL-03</b>         |                 |               | <b>Local Improvement Policy</b> |
| Approval             | D/M/Y           | Resolution #  |                                 |
| <b>Approved</b>      | <b>14/03/16</b> | <b>16.062</b> |                                 |
|                      |                 |               |                                 |

### STATEMENT:

The Town of Vulcan uses Local Improvement charges to recover all or part of the cost of constructing, repairing, improving, and maintaining streets, curbs, sidewalks, water, sanitary sewer, and storm sewer infrastructure benefiting abutting property owners.

### OBJECTIVE:

The objective of this policy is the application of Local Improvement charges in a fair and equitable manner, taking into consideration the debt load of the Town, the impact said charges have on its ratepayers, and the impact on benefitting properties.

## 1. Definitions

- 1.1 **Flankage** means the longest side of a rectangle corner lot.
- 1.2 **Frontage** means the shortest side of a rectangle lot.
- 1.3 **Odd Shaped Lot** means a lot which the front and rear dimensions are not uniform.

## 2. Project Proposal

- 2.1 A Local Improvement project may be initiated by the ratepayers through petition to Council.
- 2.2 Council may propose a Local Improvement on its own initiative.

## 3. Implementation

- 3.1 When Local Improvement projects are initiated by an owner's petition the rate for which the Town and the benefiting owners will contribute will be determined by council while preparing the local improvement plan.
- 3.2 When Local Improvement projects are initiated by the Town Council the rate for contribution will be **25%** borne by the benefiting owners and **75%** borne by the municipality at large, unless Council determines it favourable to adjust this rate.

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### **3. Implementation Continued**

- 3.3** The cost of Local Improvements will be charged based on **frontage or flankage**. This provides a method to allocate the construction cost based on the number of lineal meters in the Local Improvement project. Each parcel abutting or benefitting on the Local Improvement will bear a fair, just and equitable proportion.
- 3.4** The cost of the Local Improvements will be recovered over a Twenty Five (**25**) year term, unless Council determines it equitable to shorten the duration.
- 3.5** The Town will prepare a Local Improvement Plan and accompanying Bylaws in accordance with Part 10 Division 7 of the Alberta Municipal Government Act.
- 3.6** In accordance with the current version of the MGA, if more than two thirds (**2/3**) or sixty seven percent (**67%**) of the benefitting property owners representing fifty percent (**50%**) of the assessed value of the Local Improvement area object in writing to a Local Improvement, the Town will not proceed with Local Improvement project in that year.

### **4. Procedures**

- 4.1** Frontage, for the front or rear side of a rectangular property, will be determined by the front or rear dimension of the properties abutting the Local Improvements.
- 4.2** Flankage, for a corner lot, will be determined by calculating fifty percent (**50%**) of the side dimension of the property abutting the Local Improvements.
- 4.3** Odd shaped lot frontage will be determined by calculating the **average** of the front and rear dimensions of the property abutting the Local Improvements. Frontage for pie-shaped lots will be calculated in the same manner.
- 4.4** Frontage for exceptional parcels may also be further adjusted by Council in accordance with Section 404 of the MGA.
- 4.5** Where the Local Improvement, such as a sidewalk, is positioned on one side of a street there is a benefit to both sides of a street and therefore the cost shall be shared. The benefit on both the receiving and opposite side of the street is equal. Therefore, the standard rate to be applied per lineal meter would be equal for both the receiving and the opposite side of the street for sidewalks.

### **5. Payment of Local Improvement Tax**

- 5.1** The Local Improvement assessed value repayment may be either as one lump sum upon project completion, or over a period not to exceed twenty five (25) years, with interest on the outstanding principal amount.

**- END OF POLICY-**