



POLICY

Policy No. 12 197 22/06/06
Department: Administration

Local Improvement Policy

PURPOSE:

The Town of Nanton uses Local Improvement charges, from time to time, 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.

KEY PRINCIPLES AND OBJECTIVES

1. 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.
2. Certain asset groups in local neighbourhoods cannot have their renewal or replacement indefinitely deferred due to the absence of senior government funding opportunities that might otherwise relieve the municipal taxpayer of a portion or all of the cost.
3. Local Improvement charges, if applied carefully, may enable the successful and more effective leveraging of capital reserves or senior government funding.
4. A Local Improvement project may be initiated by the ratepayers through petition to Council.
5. Council may propose a Local Improvement on its own initiative.

AUTHORITY

6. The *Municipal Government Act* (MGA), as amended provides the relevant authority for the Town to implement Local Improvement charges.

IMPLEMENTATION

7. 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.
8. 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.

9. The cost of Local Improvements will typically be charged based on a uniform rate imposed on the assessment prepared in accordance with Part 9 of the MGA.
 - 9.1 Council may instead choose to set a uniform rate to be imposed each parcel of land, each unit of frontage or each unit of area if it deems one of those methods to be more equitable and fair than the assessment.
10. 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.
11. The Town will prepare a Local Improvement Plan and accompanying Bylaws in accordance with Part 10 Division 7 of the Alberta *Municipal Government Act*.
12. 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. If the MGA is amended, the new provisions of the Act apply.

PROCEDURES

13. 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.

PAYMENT OF LOCAL IMPROVEMENT TAX

14. 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.

LOCAL IMPROVEMENT TAX REVENUE

15. Revenue received from the Local Improvement Tax is either used for the purpose of external debt servicing or capital reserve repayment over the cost recovery term.

MAYOR

Date

CHIEF ADMINISTRATIVE OFFICER

Date

