

# Local Improvements

**WE ARE HERE**      30- day petition period

- City prepares Local Improvement Plan
- Notices sent to owners
- Bylaw prepared
- Bylaw voted by City Council
- Construction
- Local Improvement Tax Levy



# Local improvements

Local improvements are construction projects undertaken near or adjacent to your property, which City Council considers of **greater benefit to your area** than to the municipality as a whole. Local improvements are regulated by the Provincial Municipal Government Act.

The cost sharing of a local improvement depends on the type of local improvement. For City-initiated sidewalk reconstruction, the cost is shared 50–50 between the City at large and property owners.

Property owners have two payment options for their local improvement costs:

1. Lump sum payment: One-time full cost payment.
2. Amortized payment: The cost is paid gradually on your yearly property taxes (including interest charges). The local improvement tax stays with the property; if you sell, the next owner will continue to pay the balance.



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# Local improvements

Property owners pay 50% of the sidewalk reconstruction based on their lot length assessment. The 2021 rate (50% of the cost) is: **\$194.02 per metre assessed** as a lump sum or **\$12.61 per metre assessed** per year. A typical 50ft (15.24m) lot would cost about **\$2960** or **\$192.18 per year** over **20 years**.

## Corner Lot Assessment

Corner lots that have proposed local improvement renewal on both the front and the side of the property are assessed the full length of the frontage (short side) and 15% of the flankage (long side). House orientation does not affect frontage/flankage.

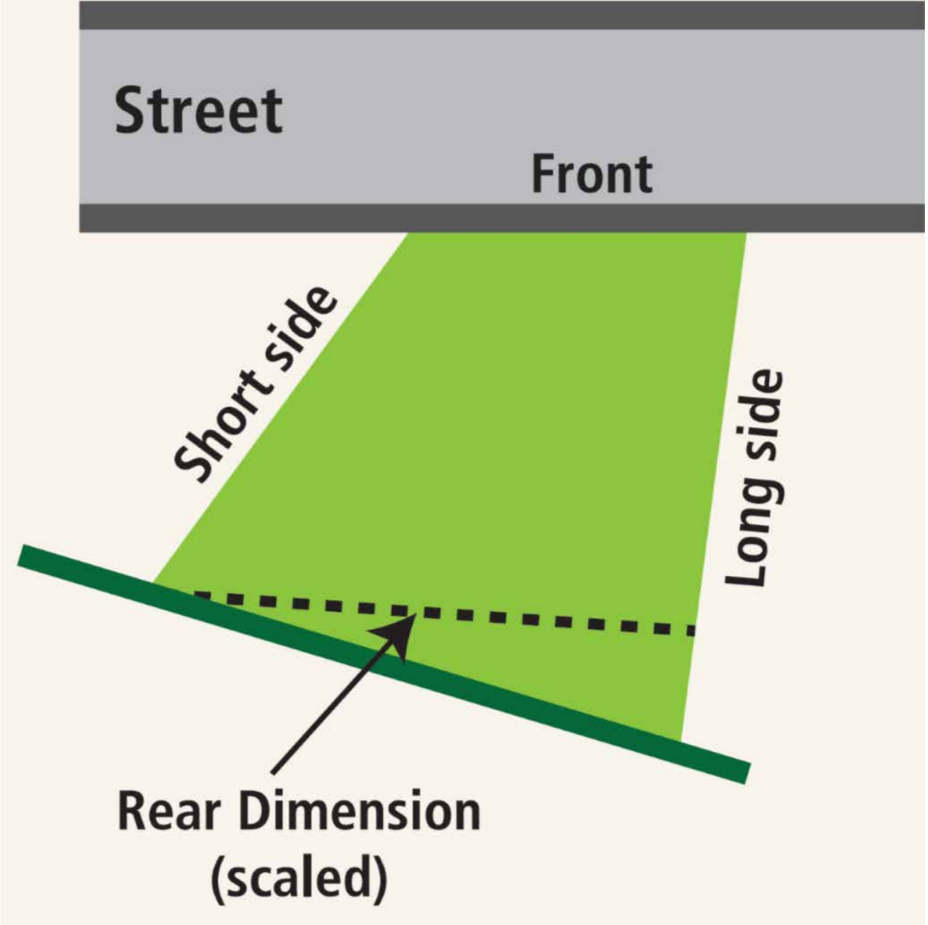
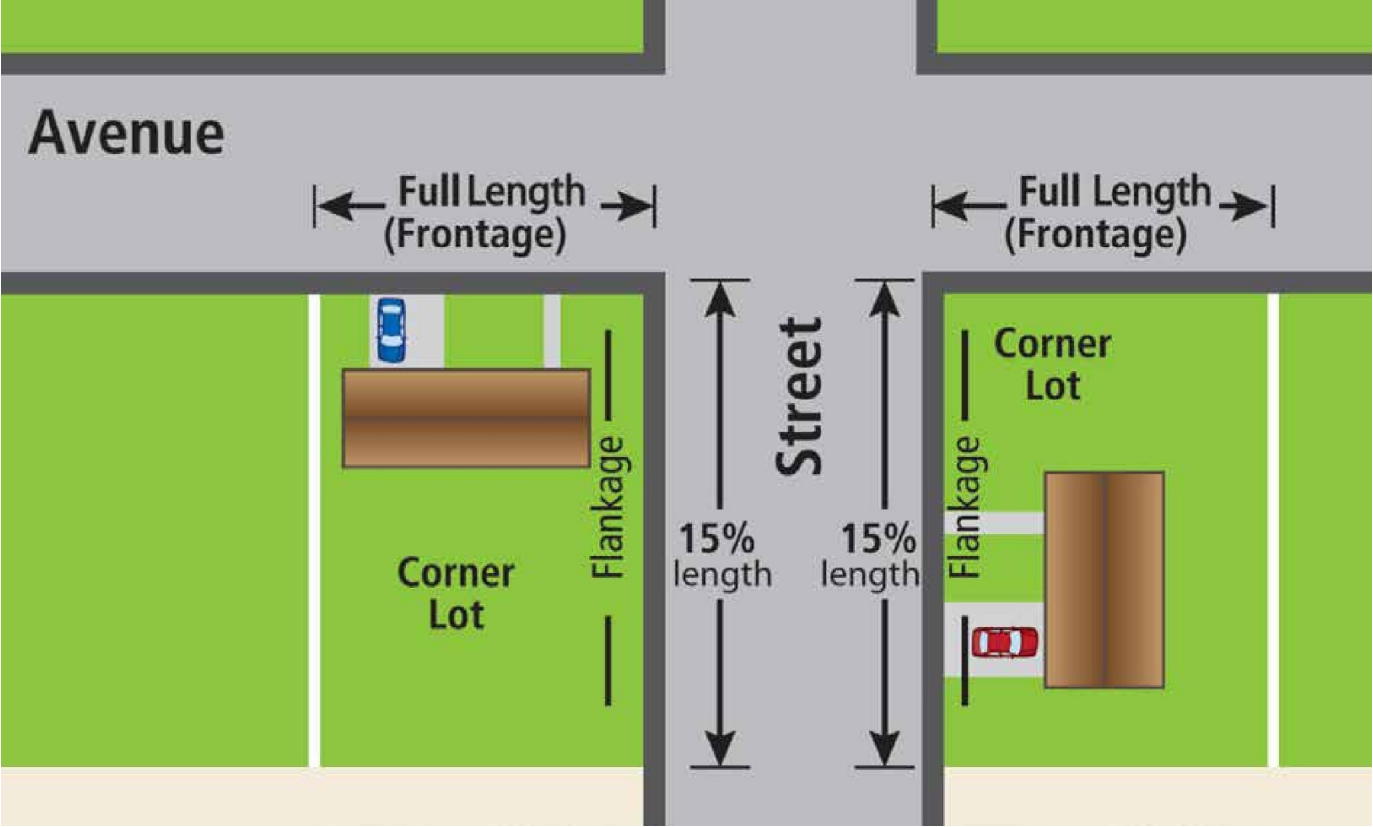
## Condo Unit Assessment

The assessed total length of the lot is divided by the amount of units in the condo, including parking and storage spaces if they have tax roll accounts.

## Pie or Odd-Shaped Lot Assessment

Pie or odd-shaped lot frontage is determined by adding the front and rear lot dimensions and dividing the total in half. The rear dimension of a pie shaped lot is scaled of the corner at the shortest side and is projected at a right angle to the longest side.

*The exact cost for the local improvement is included on your local improvement tax notice the year following the completion of the sidewalk reconstruction.*



# Local improvements

Property owners receive a local improvement notice in the mail about **4-6 months** before neighbourhood reconstruction begins.

- + Property owners have **30 days to petition** against the local improvement
- + A valid petition against must include **witnessed signatures** of **all title owners** and must swear an affidavit before a Commissioner of Oaths

**LOCAL IMPROVEMENT NOTICE** January 25, 2016

9969 66A AVENUE NW  
EDMONTON AB X5X 5E9

RE: Proposed Sidewalk Local Improvement

Tax Roll #	Address	Estimated Length (m)	Cost per year*	One Time Cost*
XXXXXXXX	6969 66A AVENUE NW	15.24	217.78	3,112.16

**AFFIDAVIT OF EXECUTION OF WITNESS**  
(Must be filled in by the WITNESS and sworn before a Commissioner for Oaths)

I, \_\_\_\_\_ (Witness) of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY:

1. That I was personally present and did see (Print Owner Name(s)) \_\_\_\_\_

2. That the same was executed at the City of \_\_\_\_\_ in the Province of Alberta, and that I am subscribing witness thereto.

3. That I know the said (Print Owner Name(s)) \_\_\_\_\_ and (s/he (they) is (are) in my opinion the full age of eighteen years.

SWORN BEFORE ME at the City of \_\_\_\_\_ in the Province of Alberta, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ (Signature of Witness)

A COMMISSIONER FOR OATHS in and for the Province of Alberta  
(Print Name & Expiry Date or Affix Stamp)

Tax Roll No.: \_\_\_\_\_ Project: \_\_\_\_\_

**Petition Against the Proposed Local Improvement**

We, the registered owners, are opposed to the above local improvement project, as notified by the Transportation Services, and do not wish it to proceed.

Owner's Name (Print)	Owner's Address (Where You Live)	Property Address (Improvement Location)	Owner's Signature & Date	Witness Signature
1. _____	_____	_____	_____	_____
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____
5. _____	_____	_____	_____	_____

**PLEASE NOTE:**

- To cancel this project, two conditions must be met. First, a majority (50% plus 1) of the benefiting owners must submit a petition opposing this local improvement. Second, the value of the petitioners' properties must equal at least one half of the total value of the assessments of all the benefiting properties. This form may be used.
- If a parcel of land is owned by more than one owner, all owners must sign the petition. The owners are considered as one owner for the purpose of counting the number of owners that reply.
- If a corporation, church, organization, estate or other entity is entitled to sign a petition, the petition may be signed on its behalf by a person who is at least 18 years old and who can produce a certificate authorizing the person to sign the petition.
- The WITNESS must fill in the "Affidavit of Execution of Witness" (attached).

(The personal information is being collected under the authority of sections 53(2) & 53(3) of the Municipal Government Act, R.S.A. 2000, c. 24-26 and will be used to process your petition against the Local Improvement project. It is protected by the privacy provisions Section 33 (c) of the Freedom of Information and Protection of Privacy Act, R.S.A. 2000, c. F-25. If you have any questions about the collection of personal information, please contact the P.O. Box office at (780) 496-2907.

Neighbourhoods are divided into project areas for the sidewalk reconstruction. For the petition **against** sidewalk reconstruction to be successful, the petition must receive support from 50% +1 of the property owners within the project area (See Project Map).

Please note: there is no cost to property owners for brand new sidewalks that may be added to the neighbourhood as part of the neighbourhood reconstruction process



# Local improvements

If the petition against the sidewalk reconstruction local improvement succeeds, the property owners within that project area will be notified and the sidewalk will not be reconstructed. The existing sidewalk will still undergo regular maintenance at the City's cost.

Examples of sidewalk maintenance include: grinding, patching and mud-jacking.



# Local improvements

If the petition against the sidewalk reconstruction local improvement fails, the City will proceed with sidewalk reconstruction as scheduled.

Sidewalk reconstruction local improvement costs include:

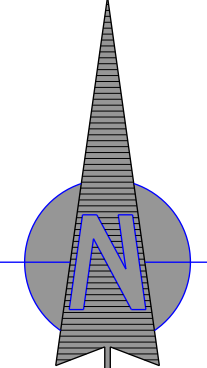
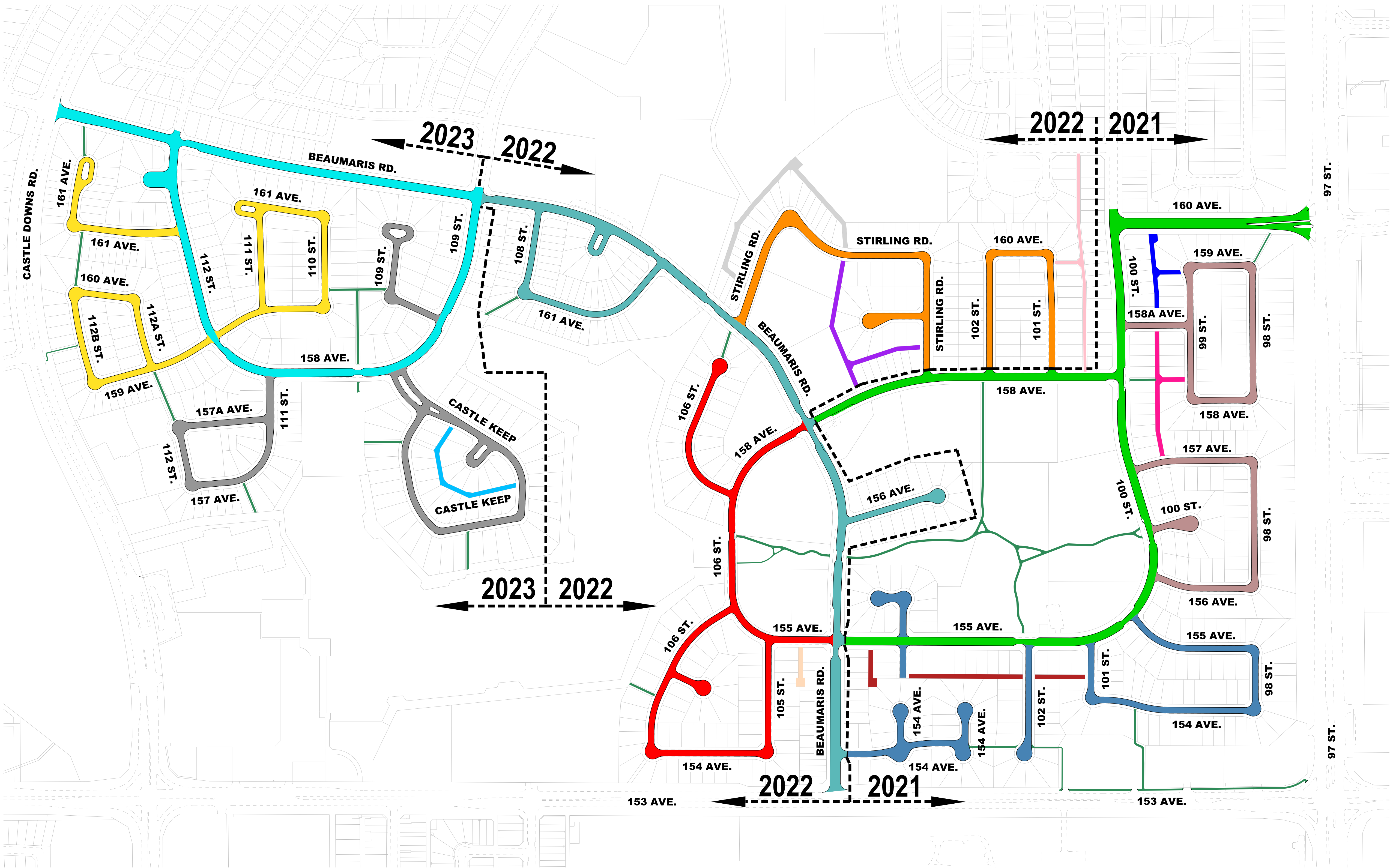
- + Removal of existing concrete
- + Excavation
- + Laying of gravel base
- + Pouring new concrete with reinforcing steel
- + Connecting sidewalk to property owners' sidewalk and driveway
- + Re-landscaping disturbed areas to City specifications
- + A two-year construction warranty



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# Local improvement projects



**LEGEND:**

- PROJECT 30
- PROJECT 31
- PROJECT 32
- PROJECT 33
- PROJECT 34
- PROJECT 35
- PROJECT 36
- PROJECT 37
- PROJECT 38
- ALLEY 1
- ALLEY 2
- ALLEY 3
- ALLEY 4
- ALLEY 5
- ALLEY 6
- ALLEY 7
- ALLEY 8



SHARE YOUR VOICE  
SHAPE OUR CITY

