



May 1998

PETITIONS FOR WORKS AS LOCAL IMPROVEMENTS

TAKE NOTICE THAT:

Landowners wishing to have any of the following works constructed on the street(s) abutting their lands may petition the City by using the standard form which can be obtained at the Utility Services Department, City Hall. In order to better plan construction programs it is necessary that any petitions for the following works to be constructed under the provisions of the Local Improvement Act must be received at the City Clerk's Office located in City Hall, on the prescribed form, not later than October 31st of the year preceding the year in which it is proposed that they be undertaken:

- (a) Road reconstruction with granular base and asphalt surface complete with curb and gutter and sodded boulevards
- (b) Granular base road with asphalt surface
- (c) Asphalt resurfacing
- (d) Sidewalks
- (e) Storm Sewer
- (f) Sanitary Sewer

Section 7 of the Local Improvement Act provides that these works may be undertaken when a petition is received signed by two-thirds in number of the landowners, representing at least one-half of the total assessment of the lots (lands) liable to be assessed.

With respect to paving of roads, it is pointed out that Section 3 (2) provides that written requests by owners of individual lots may be submitted for construction of paved driveway approaches to the respective particular lots and the cost of such driveway approaches shall be specially assessed upon the particular lots so served. Petitions for paving must also include the request for sodding that part of the street lying between the curb and the private property line, which will be deemed to be part of the cost of construction of the pavement for assessment purposes.

With respect to the construction of sidewalks where curbs now exist, petitions must also include the request for sodding that part of the street lying between the curb and the private property line as required; which will be deemed to be a part of the cost of the construction of the sidewalk for assessment purposes.

It is recommended that storm sewers and granular base roads with an asphalt driving surface or asphalt pavement with curbs and gutters be petitioned for at the same time as sanitary sewers. This will greatly reduce total costs and reduce future disturbance of roads, boulevards and private lawns.

With respect to the construction of storm sewers for the purpose of eliminating roadside ditches, petitions will also be required for road reconstruction in order that the storm sewer system will be effective and that the works may be carried out efficiently.

Before petitions are circulated for signature, it is recommended that the Manager of Engineering and Construction be contacted to confirm that the proposed street has an adequate base and drainage to obtain the maximum benefit from this type of treatment.

The receipt of a petition does not commit City Council to construct the requested work. petitioned works will be considered by Council during the budget review for the year following the receipt of the petition.

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Owners of corner lots please note that for works, except for sanitary sewers, of a similar nature on both abutting streets the following applies:

- (a) Frontage of narrow side of lot is assessed at full rate.
- (b) Frontage of long side of lot (called flankage) is assessed for half its length up to 120 feet and no reduction made for the length over 120 feet. e.g. for a 100 foot flankage the owner pays for 50 feet, and the City pays for 50 feet; and a 150 foot lot the owner pays for 90 feet and the city pays for 60 feet.
- (c) For sanitary sewers the frontage of narrow side of the lot is assessed at full rate and the long side (flankage) is exempt.

ARTERIAL AND MULTI-LANE COLLECTOR STREETS

Single and two-unit low density residential properties located on arterial and multi-lane collectors are exempt from local improvement charges for asphalt pavement and concrete curb and gutter and for sewer and sidewalk local improvement works their frontages shall be capped at a maximum of 80 feet.

Revised: January 28, 1999

Note: This site is best viewed using Netscape 3.0 or higher, with 256 colours at 800x600 resolution.