



Department Engineering	Policy No. EN 001	Page 1 of 6
Policy Title ROAD SURFACING – COUNTRY RESIDENTIAL		

Council Resolution No. 212-02 Date: May 14, 2002	GMOS	CC	Cross Reference	Effective May 14, 2002
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Parkland County will give consideration to the construction of asphaltic stabilized surfacing on municipal roadways within county residential developments as a local improvement pursuant to the provisions of the Municipal Government Act of Alberta. Local improvements carried out under this policy will result in the levy of a local improvement tax against all land in the area that benefits from the local improvement.

ELIGIBILITY

The Council of Parkland County may authorize that asphaltic stabilization of the surface of roadways within a county residential development be carried out as a local improvement as defined in Section 391 of the Municipal Government Act where the following conditions are met:

1. The country residential development consists of or includes a multi-parcel subdivision having two (2) or more parcels (excluding reserves) with an average parcel area less than ten (10) acres and an internal roadway.
2. Residential development has taken place on a least 50% of the parcels (excluding reserve parcels) within the area that would benefit from the local improvement. Residential development on a parcel shall mean the establishment and occupancy of an approved residential unit on the parcel.
3. Council determines that roadway conditions are such so as to make the construction of an asphaltic stabilized surfacing physically practical and economically feasible.
4. Council has received a valid and proper petition requesting the local improvement signed by a least 2/3 of the owners of lands to be benefited and representing at least 1/2 of the value of the assessments for the land in respect of which the local improvement tax will be imposed. Pursuant to Section 392 of the Municipal Government Act, Parkland County will exercise its right to withdraw its name and the assessment value of its land from those to be counted in determining the sufficiency of a petition. Except where it feels that special circumstances exist, Council will not normally initiate road-surfacing works relative to residential developments in accordance with Section 393 (1) of the Municipal Government Act.

IMPLEMENTATION

1. Property owners interested in having road surfacing carried out into and within a residential development as a local improvement may contact the administration of Parkland County for information on the format for a properly completed petition and the determination of the area to be benefited by the local improvement.
2. a. For each authorized local improvement, a uniform local improvement tax rate in the total amount of 60% of the total project cost, divided by the total number of benefiting parcels, will be levied against each benefiting parcel of land in accordance with Section 398 of the Municipal Government Act. The annual

Policy Title ROAD SURFACING – COUNTRY RESIDENTIAL	Policy No. EN 001	Page 2 of 6
<p>payments based on this uniform rate will be calculated on the basis of the debenture borrowing interest rate in effect at the time of approval of the local improvement. The balance of the cost of each local improvement will be borne by Parkland County as a benefit to the whole municipality.</p> <p>b. County-owned parcels of land and reserves within the benefiting area will be included for the levy of a local improvement tax rate except for those lands designated public utility lots and reserve buffer parcels adjacent to the external road which because of their size and shape shall not be subject to the tax.</p> <p>c. Benefiting parcels will be determined by the location of the access to the parcel. If a parcel has unauthorized access across a buffer strip from the adjacent municipal roadway rather than the internal subdivision roadway, that parcel will be considered to be benefiting from this local improvement and the levy will be applied.</p> <p>3. The period of time over which the special local improvement tax will be levied against each benefiting parcel of land will be taken to be ten (10) years. Owners of benefiting lands may at any time choose to pay in total all outstanding amounts of principal and interest applicable to their local improvement tax.</p> <p>4. a. Unless otherwise approved by Council, Parkland County will receive valid and proper petitions for roads surfacing within country residential developments up to and including November 1st of each calendar year for approval, consideration and implementation during the following calendar year. The prioritization of local improvements authorized by Council for implementation will be based on the date of receipt of the valid petition.</p> <p>b. The implementation of any or all of the authorized local improvements during each calendar year will be subject to there being funds approved and budgeted in that calendar year for payment of the portion of the local improvement costs to be borne by Parkland County as municipality-at-large. Any authorized local improvements that cannot be implemented during the calendar year for which they were requested will be carried over and placed at the top of the priority list for the following calendar year in the same order of their established priorities. The carried over priorities will take precedence over the priorities that might be established for any new authorized local improvements for the following calendar year regardless of the percentages of the residential development that might be related to the new authorized local improvements.</p> <p>c. Surfacing of a segment of a road in a subdivision will be permitted. The road segment must be integral to the subdivision roadway network. Approved roadway segments will be determined by the General Manager of Operations Services. Petitions will be validated as per the approved roadway segment and the local improvement will be levied against each benefiting parcel pertaining to that roadway segment.</p> <p>d. The life expectancy of this local improvement is estimated at ten (10) years. The asphaltic surfaced roadways will be maintained by County forces at no direct cost to the residents. When the condition of the roadway, after ten (10) years, in the opinion of the General Manager of Operations Services, is considered beyond normal maintenance and repair, it will be restored to its original gravel condition. The residents wishing to again have the roadway surfaced will have to repeat the</p>		

POLICY

Policy Title ROAD SURFACING – COUNTRY RESIDENTIAL	Policy No. EN 001	Page 3 of 6
<p>initial process by submitting another valid and proper petition and comply with the conditions of this policy.</p> <p>e. Country residential developments with existing asphaltic surfaces constructed either by the developer or the County in past years will have to submit a valid and proper petition and comply with the conditions of this policy at such time when the roadways are beyond normal maintenance and repair. When the condition of the roadways, in the opinion of the General Manager of Operations Services, is considered beyond normal maintenance and repair, it will be restored to its original gravel condition.</p>		

Policy Title ROAD SURFACING – COUNTRY RESIDENTIAL	Policy No. EN 001	Page 4 of 6
<p>SCHEDULE A</p> <p>PETITION REQUIREMENTS</p> <ol style="list-style-type: none">1. Each page of the petition must contain an accurate statement of the purpose and objective of the petition identical to the statement contained on all the other pages of the petition.2. The name of each signatory must be clearly printed.3. The signature of each petitioner is required.4. The legal description of the property(ies) owned by each signatory must be shown.5. Each property owner's signature must be witnessed by an adult person who signs opposite to the petitioner's signature.6. The date of each signature is required.7. In the case of joint or municipal property ownership, the petition must be signed by both or a majority of the legal owners. All names appearing on the certificate of title must sign the petition.8. Where a property is owned by a corporation or a church or other religious organization or an estate, the petition may be signed on its behalf by a person who:<ol style="list-style-type: none">a.) is of the full age of 18 yearsb.) has, and produces a certificate<ol style="list-style-type: none">i. from the head office of the corporation or from its principal office in Alberta certifying that the corporation has authorized him to represent it.ii. from the local government body of the church or other religious organization certifying that the local governing body has authorized him to represent the church or other religious organization, oriii. from the executor or administrator of the estate certifying that he has authorized him to represent the estate,as the case may be.9. The petition shall be filed with the Manger of Administrative and Legislative Services and must include:<ol style="list-style-type: none">a) an affidavit by each person witnessing signatures on the petition, andb) a signed statement of a person whose name appears on the petition stating that he or she is the representative of the petitioners and that he or she is the person to whom the municipality may direct any enquiries with regard to the petition.		



**COUNTY RESIDENTIAL ROAD SURFACING PETITION – Policy EN 001
SCHEDULE B**

Contact Person: _____

Phone #: _____

We the undersigned owners of property within the county residential subdivision Development(s) known as:

Date Petition Received:

Part ____ Section _____ Township _____ Range _____ W _____ M

hereby petition the Council of Parkland County to construct an asphalt stabilized base course surfacing (cold mix) on the public roadways within the aforementioned county residential subdivision development(s) as a local improvement pursuant to the requirements of the Alberta Municipal Government Act. We understand and agree that, should the requested local improvement be authorized for implementation by the Council of Parkland County, there will be a uniform local improvement tax rate in the amount of 60% of the total project cost, divided by the total number of benefiting parcels, which will be levied against each benefiting parcel of land that may be paid in total upon completion of the local improvement, or paid in equal payments over a period of ten years, calculated on the basis of the applicable interest rate. Depending on the size of your subdivision and the actual construction date, this cost may be approximately \$3,000 - \$6,000 per parcel. For further information on this type of work, please call the Engineering Department at 968-8445. As per Section 225 (1)(g) of the Municipal Government Act, all signatures on the petition must be dated no more than 60 days prior to the date that the petition is filed with the Chief Administrative Officer.

DATE	PRINTED PROPERTY OWNER'S NAME	SIGNATURE	LEGAL DESCRIPTION	WITNESS SIGNATURE
			Lot__ Block__ Plan_____	
			Lot__ Block__ Plan_____	
			Lot__ Block__ Plan_____	
			Lot__ Block__ Plan_____	
			Lot__ Block__ Plan_____	
			Lot__ Block__ Plan_____	

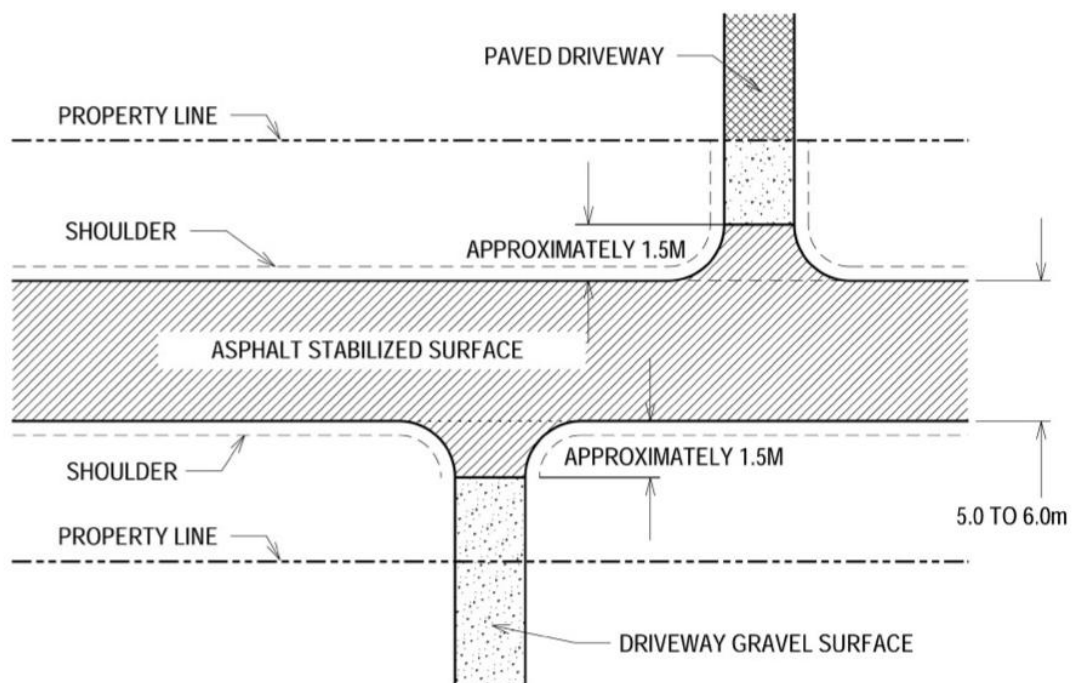
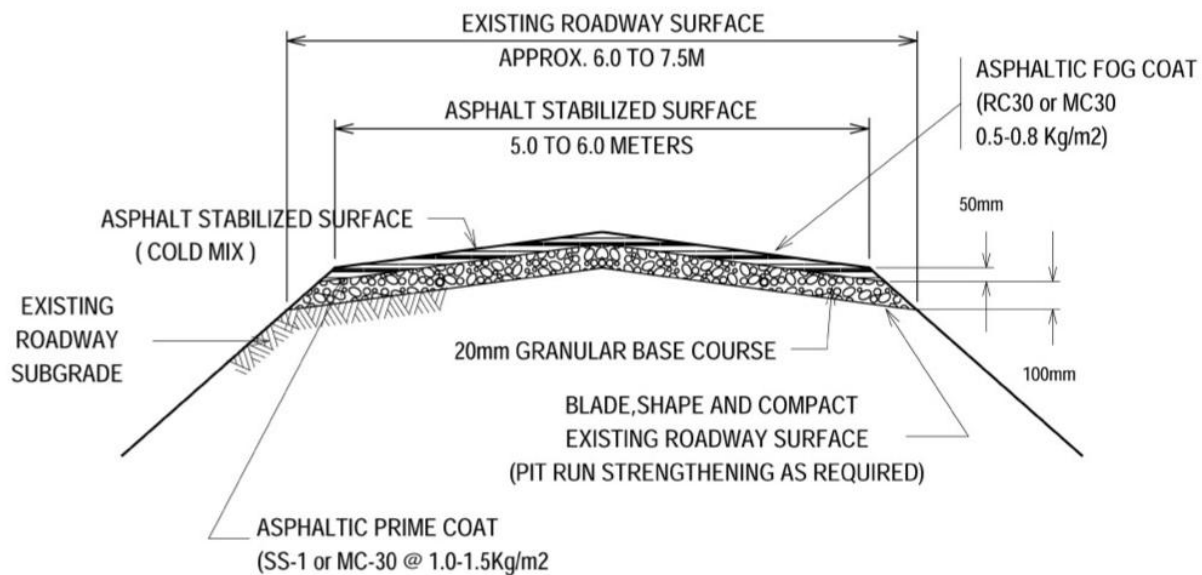
Page ____ of ____

Revised: August 2006

Policy Title ROAD SURFACING – COUNTRY RESIDENTIAL	Policy No. EN 001	Page 6 of 6
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TYPICAL ASPHALT STABILIZED BASE COURSE CONSTRUCTION FOR COUNTRY RESIDENTIAL SUBDIVISION ROADS

POLICY No EN001



NOTE: ALL APPROACHES WILL BE ASPHALT SURFACED WITH A 1.5 METRE APRON ONLY

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