

**Town of Osler
POLICIES**

TITLE: **LOCAL IMPROVEMENT POLICY**
INITIAL EFFECTIVE DATE: **FEBRUARY 22, 2011**
MOST RECENT AMENDMENT: **JUNE 23, 2015**
POLICY NUMBER: **OSL.25**

Purpose of Policy:

This policy is intended to set out the generally accepted procedures for calculating Local Improvement Levies within the Town of Osler. This policy will be reviewed prior to commencement of any Local Improvement so unique situations can be considered and, if required, Council can provide individual direction for unusual circumstances.

Policy Statements

1. Local Improvements are intended to reflect upgrading that has a direct affect on properties involved in the process.
2. Local Improvements will be charged on a front meter basis. The frontage is normally the smaller of the two dimensions, however if a house or business has built facing the larger of the two dimensions this will be considered frontage.
3. In the case of a regular rectangular lot the 'front meter' will be measured at the property line.
4. In the case of an irregular shaped lot, the 'front meter' will be measured offset 6 m from the existing property line. This calculation will be provided by the Town of Osler's consulting engineers.
5. Flankage will be charged at 25% of frontage on corner lots as Council feels there is some 'measureable' benefit to owning of a corner lot.
6. Non-taxable property (i.e. churches, schools, etc.) will pay Local Improvement fees in a manner similar to taxable properties.
7. The cemetery currently owned and operated by the Osler Mennonite Church will be exempt from Local Improvement fees as this property is available to all churches and funeral homes and acts in place of a Municipal Cemetery.
8. In the case of roads where more asphalt is required due to weight and volume of traffic, the taxable property will pay regular cost and the remaining cost will be covered by general municipal taxes.
9. In the case of roads where extra construction, line repair, and/or more material is required due to the weight and volume of traffic, the taxable property will pay regular cost and the remaining cost will be covered by general municipal taxes.

**Accepted as Policy by the Council of the Town of Osler
Date: February 22, 2011**

**Amended by the Council of the Town of Osler
Date: July 26, 2011 – 20% Flankage on corner lots removed.**

Date: Jan 28, 2014 – Corner Lots flankage at 25% and indication of definition of flankage and frontage for the purpose of this policy.

Date: Jun 23, 2015 – more asphalt is required due to weight and volume of traffic, regular cost charged to local improvement.

Date: Jun 23, 2015 - extra construction, line repair and/or material is required due to weight and volume of traffic, regular cost charged to local improvement.