

**Town of Osler
POLICIES**

TITLE: **LOCAL IMPROVEMENT POLICY**

INITIAL EFFECTIVE DATE: **FEBRUARY 22, 2011**

MOST RECENT AMENDMENT: **SEPTEMBER 25, 2019**

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 house or business that does not fall under any other method, the street with the civic address of the property will be considered frontage.
4. In the case of a regular rectangular lot the 'front meter' will be measured at the property line.
5. 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.
6. Flankage will be charged at 25% of frontage rate on corner lots as Council feels there is some 'measureable' benefit to owning of a corner lot.
7. Non-taxable property (i.e. churches, schools, etc.) will pay Local Improvement fees in a manner similar to taxable properties.
8. While the cemetery, currently owned and operated by the Osler Mennonite Church, cannot legally be exempt from paying Local Improvement fees, Council may offer a 50% discount on frontage and flankage, the rationale being that cemetery land can never be sold or built on, and the value of the property would not be improved to the same extent that a residential or commercial property would, nor would the value of the land be increased to the same extent that a residential or commercial property would {Section 27 of the Local Improvements Act}.
9. 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.
10. 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 the 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.

Date: Sep 25, 2019 – Added Policy Statement #3; Removed the wording that states the cemetery is exempt from Local Improvements fees, due to further investigation and learning this can't be legally done. Add wording to allow for a discount to be offered for cemeteries {Policy Statement 8}.