



Local Improvement



What is a Local Improvement?

A local improvement is a project that benefits your neighbourhood more than the municipality as a whole. It is typically undertaken near or adjacent to your property, and is paid in whole or in part by benefitting property owners through a local improvement tax.

The Local Improvement Process

A local improvement can be initiated by the Town of Edson based on an infrastructure assessment and the need for repairs or replacement. Alternatively, it can be initiated by property owners who wish to have improvements carried out near or adjacent to their property.

Neighborhood property owners who are interested in approaching the Town with a request for a local improvement project can do so by obtaining a Local Improvement Expression of Interest (EOI) form from the Town. There is no application fee for this service. It is the responsibility of the

neighborhood property owner(s) to approach the other affected property owner(s) to obtain signatures of those who agree in principal with the local improvement project.

It must be proven that majority of the property owners support the local improvement (from a simple majority to 2/3 support, depending on the type of local improvement) in order for the local improvement to move forward. Properties belonging to the Town of Edson can be counted as supportive to the local improvement.

All property owners signing the EOI shall also have a witness sign and print their name adjacent to the corresponding property owner(s) signature they are witnessing. Signing the EOI does not preclude a property owner from reversing their decision and petitioning against the proposed local improvement.

The Town will proceed with preparation of the local improvement plan if the number of affected property owners in favor of the project meets the local improvement petitioning requirements provided in the Municipal Government Act.

Once the Town has prepared a local improvement plan, property owners will receive notification by mail from the Town outlining the local improvement plan, which will identify the costs involved.

Once the notice is issued, residents have 30 days from the time the notifications are mailed out to petition against the local improvement. A valid petition must include the signature of titled owners, and the titled owner signature must be witnessed.

Petition Outcomes

- If the petition protest is unsuccessful, Town Council approves a Local Improvement Bylaw.

- If the petition protest is successful, the Local Improvement will not be advertised and re-initiated again for the current calendar year.
- A majority of the affected residents need to sign the petition in order to defeat the local improvement.

Costs and Cost Sharing

It is at the sole discretion of Town Council as to whether the Town will bear any portion of the total cost of the local improvement project. Up to 100% of the total cost of the project may be attributed to the affected property owners. It is at the sole discretion of Town Council as to the number of years (usually between 5-20 years) allowed for repayment of the project costs by the property owners.

Property owners have two payment options:


Lump sum payment: The full cost is paid at one time.

Local Improvement Tax: The full cost is amortized over a local serviceable lifetime, which varies based on the type of local improvement with the payments added to your property taxes. Funding for these projects is borrowed from the Province, with the cost of borrowing passed on to those who amortize their payments as interest. The tax stays with the property. Should you move, the payments become the responsibility of the new owner(s).

Where To Apply

Town of Edson
Engineering & Planning
Box 6300 (605 – 50th Street)
Edson, Alberta, T7E 1T7
www.edson.ca

Office Hours 8 a.m. - 4 p.m.
Inquires 780-723-4402

	THE TOWN OF EDSON LOCAL IMPROVEMENT PROJECT EXPRESSION OF INTEREST	APPLICANT: (include contact name & phone number)
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We, the undersigned property owners, want to initiate a local improvement within the Town of Edson to construct: *(This document is not a formal petition)*

on _____ from _____ to _____

By way of a Local Improvement Tax Bylaw to be imposed by Town Council in accordance with the provisions of the Municipal Government Act (MGA)

INSTRUCTIONS FOR COMPLETING AND SUBMITTING THIS EXPRESSION OF INTEREST

1. Property owners who agree with the proposed local improvement shall print and sign their name(s) adjacent to their corresponding property address.
2. All property owners signing on the form below shall also have a witness sign and print their name adjacent to the corresponding property owner's signature they are witnessing for.
3. Once the applicant for this EOI is satisfied that he/she has the number of signatures required to initiate the proposed local improvement above, he/she shall send this expression of interest to:

**Town of Edson Planning Department
605 – 50th Street, Edson, AB T7E 1T7 Phone 780.723.4401**

- Generally, a two thirds majority of abutting property owners must express interest by signing this form below to proceed to the next stage of the process.
- Properties belonging to the Town of Edson identified on the form below do NOT require signatures, and can be counted as supportive to the local improvement.
- Property owners will receive notification by mail from the Town of Edson for the proposed local improvement above, which will identify the costs involved.
- Property owners have thirty (30) days from the time the notifications are mailed out to petition against the proposed local improvement. **Signing this EOI indicates an expression of interest to proceed to proceed to the next stage. An owner still has the right to appeal the Local Improvement Bylaw.**
- Local improvements which have been successfully petitioned against will not be advertised and re-initiated again with the current calendar year.
- If a majority of the property owner(s) petition against the proposed local improvement, the project will NOT be constructed.
- Local Improvements will move forward to tender is approved.

IMPORTANT NOTICE

- ** Note that by signing the following form, you are indicating that you are **IN SUPPORT** of the proposed local improvement.
- ** When a property affected by this expression of interest is registered as joint ownership, the signatures of all parties are required.

THE TOWN OF EDSON – LOCAL IMPROVEMENT PROJECT – EXPRESSION OF INTEREST

THE PROPOSED LOCAL IMPROVEMENT _____
ON _____ FROM _____

THE FOLLOWING IDENTIFIES PROPERTY OWNERS IN SUPPORT OF THIS PROPOSED LOCAL IMPROVEMENT

- This information is being collected under the authority of Section of 33 of the Freedom of Information and Protection of Privacy Act (FOIP), as amended, and will be used to process your request. It is protected by the provisions of FOIP. If you have any questions about the collection of this data, contact the Town of Edson FOIP representative at 780.723.4401. **Signing this EOI indicates an expression of interest to proceed to proceed to the next stage. An owner still has the right to appeal the Local Improvement Bylaw.**

The Town of Edson records indicate that the following properties are within the proposed local improvement construction area proposed above.

OFFICE	USE	ONLY		Address	2/3 of owners # _____ required signatures				
					Tax Roll No.	Plan	Block	Lot	Owner PRINT NAME
1									
2									
3									
4									
5									
6									
7									
8									
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