

COUNTRY RESIDENTIAL SUBDIVISION SURFACING PROJECTS INFORMATION SHEET

Answers to commonly asked questions:

1. Is there a deadline for submission of a petition?

Although the Policy states a deadline of November 1st for receipt of petitions, petitions are received throughout the year. If there are more successful petitions than can be surfaced in one construction season; a waiting list will be established with subdivisions being surfaced on a first come, first served basis.

2. If two or more people own one property, do they all have to sign the petition?

Yes. All names appearing on the Certificate of Title must sign the petition in order for it to be valid.

3. If a person owns more than one property in the subdivision, do they sign for all lots?

Yes. If you own two or more lots, you must sign the petition for each and every lot, not just one signature for all.

4. Who has to sign the affidavit?

All persons witnessing the signature on the petition must complete an affidavit. The affidavit lists all landowners that were witnessed by the one person and must be witnessed and commissioned by a Commission of Oaths.

5. How much is each landowner charged? If I have two properties, do I pay twice?

Policy C-EN01 Road Surfacing – Country Residential requires landowners share 100% of the cost for the surfacing. It is estimated that the total amount levied against each benefitting parcel of land will be \$10,000 - \$16,000. If you own more than 1 benefitting parcel then you will pay the levy for each benefitting parcel.

6. What options are available to pay for the surfacing?

A letter will be mailed to you after the project has been completed and the costs calculated, usually be November 1st of the year of construction. You can pay the amount in full or opt for the 10-year payment plan. Should you choose the 10 year plan, you may pay the outstanding balance in full at any time within the 10 years, the applicable interest will be re-calculated at such time. There is no penalty for paying out the outstanding balance early.

7. When is my first payment due if I go on the 10-year payment plan?

If you are enrolled in the County's Tax Installment Plan, and choose to pay for the local improvement levy over a 10-year period, your monthly payment will be adjusted accordingly for the January 17th withdrawal in the year following the works completion.

8. Do all properties have to pay, even vacant lots?

Yes. All vacant and/or occupied lots will be charged for the local improvement.

9. Will this affect my taxes?

No. A specific assessment will not be applied against any parcels of land affected by these projects. However, land assessment is predicted from the market value of the land, and the condition of area roads may become one of many factors influencing Market Value.

10. If I don't support this project will I still have to pay?

Yes. If the petition received complies with County Policy C-EN01 (i.e. receive 2/3rds of required properties signatures etc.) and the project is approved by Council, the project will proceed and all affected landowners (occupied and/or vacant lots) will be charged for the local improvement).

11. Can the residents of the subdivision, as a majority, change their minds?

After Council approves the project for construction in the current year, the residents of the subdivision will be presented with a Local Improvement Plan, which will notify them of their local improvement tax based on the estimated project cost. Under Section 36 of the Municipal Government Act, the residents with a 2/3 majority may file a petition objecting to the improvement within 30 days of notice of the Improvement Plan. If a sufficient petition is received against the improvements, then the project will not proceed.

12. Will I be charged for any future maintenance on the subdivision road?

The County will maintain the road surfacing projects for at least a 10 year period.

13. What happens to the subdivision road when the County can no longer maintain it?

When the condition of the roadway, after 10 years, in the opinion of the General Manager of Infrastructure Services, is considered beyond maintenance and repair, it may be restored to its original gravel condition.

14. Will I get my road plowed sooner if it is surfaced?

Roads that are surfaced are normally plowed with the truck plows and these are usually quicker at covering the roads than graders on the graveled roads. However, surfaced roads are also more subject to icing. Sanding of these roads will depend on the severity of the icing.

15. Will the County surface my approach?

All approaches, regardless if existing private driveways are paved, will only be surfaced 1.5m from the shoulder. Residents have the opportunity to have the entire approach surfaced at an additional cost.

16. Can I have my driveway paved at the same time?

Private driveways will not be completed under the road surfacing policy. Landowners may hire the private sector if they wish to have their driveways completed.

17. What are some other subdivisions that have been surfaced that I can look at?

- Glory Lake Park, NW 21-53-01-W5, 53319 Rge Rd 14 (completed in 2005/2006)
- Huntington Heights, NW 12-51-27-W4, 51121 Rge Rd 271 (completed in 2007)
- Lake Wabamun (Woods)/Marine Drive Estates, SE 04-53-05-W5, 53002 Rge Rd 53 (completed in 2008)
- Woodridge Estates, NE 22-51-26-W4, 51328 Rge Rd 262 (completed in 2008)
- Amity Bay/Bayshore, NW 08-52-02-W5, 2427 Twp Rd 522 (completed in 2009)
- Cedar Heights, NE 10-54-01-W5, 54120 Rge Rd 12 (completed in 2010)
- Cottage Lake Height I, NE 25-52-02-W5, Rge Rd 20 (completed in 2012)
- Highland Acres I, NW 16-53-03-W5, 53223 Rge Rd 34 (completed in 2015)

18. Why do witnesses have to sign an affidavit?

It is important that a witness be present and see the person(s) signing the petition, and that the witness knows the person (s) who is/are signing. The witness should ask for picture identification from the people they don't know personally. This gives the witness assurance that the petition is being signed by the proper person(s) who are named on the petition. ***A sample sheet is attached to the petition package.***

A witness must sign an affidavit in front of a Commission for Oaths (in and for the Province of Alberta), swearing that they were personally present and did see the named people in the petition sign the petition, and that they believe the people who signed are at least 18 years of age. It is important to have each witness sign an affidavit because if the petition is ever contested or challenged, the affidavit is used as evidence that all signatures were properly acquired.

A copy of the affidavit is included in the petition package.

For further information, please contact Engineering Services at 780-968-8445.