

The Corporation of the City of Stratford

Policy Manual

L.3 Local Improvements

Dept: Infrastructure and Development
Services

Committee: Infrastructure, Transportation and
Safety

L.3.1 Local Improvements

Adopted: September 28, 1998 by R98-504

Amended: March 4, 2019

Reaffirmed: November 10, 2014

Related Documents: By-law 194-87 as amended by By-law 36-90; By-law 63-94

☒ Council Policy ☐ Administrative Policy

The Local Improvement process is used to recover the cost of municipal capital improvements (e.g. sidewalk, roads, watermain, sewer etc.) from benefitting property owners in accordance with the regulatory requirements. Costs are recovered from property owners benefitting from the project through Local Improvement Charges. The process to administer Local Improvement Charges is statutorily set out in the Municipal Act (2001) under Ontario Regulation 586/06: Local Improvement Charges – Priority Lien Status.

The purpose of this Policy is to itemize the cost sharing percentages applied to certain projects in the City of Stratford.

Eligible Projects:

Local Improvement Charges shall only be applied to eligible capital works projects that result in a minimum recovery of \$40,000 from the total benefitting Property Owner assessments.

Sidewalk:

Local street sidewalks 40% frontage share to property abutting work, 60% City share.

Collector and arterial street sidewalks 50% frontage share to Development Charges Bylaw, 50% City share.

The first priority is to get one sidewalk on all arterial roads. The second priority would be to get at least one sidewalk on all collector roads and the third priority would be to get two sidewalks on all arterial roads.

Roadwork:

- (a) Up to and including 8.5m (28 feet) wide
Property Owner frontage share is 40%. City share is 60%;
- (b) Over 8.5m (28 feet) wide is 100% City share;
- (c) Additional material required for heavy duty street pavement is 100% City share.

Storm Sewer:

- (a) Up to and including 675mm (27 inches) diameter
Property Owner frontage share is 40%. City share is 60%;
- (b) Over 675mm (27 inches) diameter is paid by the City on a prorated basis according to the diameter of the sewer.
- (c) Storm services are paid 100% by the owner.

Sanitary Sewer:

- (a) Up to and including 200mm (8 inch) diameter
Property Owner frontage share is 100%;
- (b) Over 200mm (8 inch) diameter is paid by the City on a prorated basis according to diameter of the sewer.
- (c) Sanitary services are paid 100% by the owner.

Watermain:

- (a) Up to and including 200mm (8 inch) diameter
Property Owner frontage share is 100%;
- (b) Over 200mm (8 inch) diameter is paid by the City on a prorated basis according to diameter of the main.
- (c) Water services are paid 100% by the owner.

Flankage Exemptions:

If any of the above works abut a corner lot in a residential zone, the City shall pay for the first 40m (131 feet) along the flankage of the lot. Any flankage over 40 m (131 feet) shall be assessed to the abutting property.

Catchbasins:

All catchbasins and leads are paid 100% by the City.

Intersections:

All work at street intersections shall be paid 100% by the City.