

DISTRICT OF MAPLE RIDGE

A GUIDE TO LOCAL AREA SERVICE PROGRAM



Deep Roots
Greater Heights

WHAT IS A LOCAL AREA SERVICE AND HOW IS THE WORK PAID FOR?

A Local Area Service (LAS), pursuant to Part 7, Division 5 of the *Community Charter*, is any municipal service that is designed to benefit a particular part of the municipality and is paid for in whole or in part by local property owners through a local service tax.

A local service tax is created by Council to pay all or part of the cost of a Local Area Service. The form of the local service tax ultimately chosen must be specified in the Local Area Service bylaw. Property owners can choose to either pay their share of the costs as a one time payment or elect to pay it annually over a period of time, (normally, fifteen years) with the accrued financing charge.

Local Area Services may be initiated either by property owners in the proposed local area, or by Council. Where initiated by Council, the proposed service is subject to a petition against. Each Local Area Service must be established by bylaw.

The current District's policy for the Local Area Service program is to approve only those servicing projects that are necessary to enhance services within existing neighbourhoods. The policy does not permit funding for the installation of services for development proposals nor for vacant lands.

EXAMPLES OF SOME LOCAL AREA SERVICE PROJECTS:

A Local Area Service may include several types of work, including:

- widening, extending, or paving a road or a lane;
- constructing, enlarging or extending a sewer or water system;
- constructing curbs, sidewalks, and boulevards;
- installing street lighting;
- carrying out storm drainage improvements.

Ordinary repair or maintenance work is not considered eligible under the Local Area Service program.

DOES THE DISTRICT CONTRIBUTE TO LOCAL AREA SERVICE PROJECTS?

Where there is a need to facilitate improvements, growth or development in accordance with the District's strategic or community goals, the District will participate as a partner and contribute a portion of the Local Area Service costs.

In general, where the project benefits the owners and improves the neighbourhood, the 'user-pay' principle applies, resulting in most instances, the benefiting owners having to bear 100% of the actual cost of a Local Area Service.

The current cost sharing ratios for projects are as follows:

<u>Qualifying Works or Services</u>	<u>District's Share</u>	<u>Owners' Share</u>
General		
Lane Paving	0%	100%
Sewer Line Extensions	0%	100%
Water Line Extensions	0%	100%
Drainage Extensions	0%	100%
Sidewalk	25%	75%
Concrete Curb and Gutter	25%	75%
Street Lighting	25%	75%
Local Road Construction	0%	100%
Converting Driveway to Municipal Road	100% of the cost to bring the road to current unpaved road standards	100% of the cost of paving the road
Downtown Core		
Lane Paving	50%	50%
Sidewalk	60%	40%
Concrete Curb and Gutter	60%	40%
Street Lighting	60%	40%

HOW DO I INITIATE A LOCAL AREA SERVICE PROJECT?

You can initiate a project for your neighbourhood by a petition.

- A resident should initially poll the neighbourhood to garner support on a preliminary petition to determine the level of interest before beginning.
- If a preliminary petition signifies sufficient interest, the Engineering department will proceed to determine the feasibility, scope and cost estimate for the work.
- If the project is feasible, the Engineering Department will prepare a formal petition form for the benefiting property owners' vote.
- The process of formal petition provides a property owner benefiting from (or impacted by) the project, an opportunity to express support (or opposition) to the project.
- Sufficient support for the petition means that of all the benefiting owners, at least 50% of the owners with an aggregate assessed property value of more than 50%, have signed the petition, effectively committing to pay their share of the service.
- When a formal petition is certified 'sufficient' and Council approves the project, all owners of the benefiting properties become liable to pay their appropriate share of the costs.

After construction, the District assumes the responsibility of operating and maintaining those portions of the Local Area Service works that become part of the municipal infrastructure.

WHO DO I CONTACT?

The intent of this pamphlet is to provide the basic elements of the Local Area Service process.

If you wish to initiate a Local Area Service Project, or require additional information, contact the Engineering Department at:

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