

## **BIRCH GROVE ESTATES/MEADOWBROOK ESTATES TERRACEM PROJECT**

### **FREQUENTLY ASKED QUESTIONS**

#### **Why should I have to pay for dust control? Why don't my regular taxes cover the cost?**

Annual property taxes cover the cost of the general services provided by (or on behalf of) the County, such as fire protection, bylaw enforcement, general road maintenance, weed and pest control, and recreation services.

According to the County's *Dust Control Policy*, funds from general revenue will cover ½ of the cost of the local improvement. Property owners affected by the local improvement are responsible for paying the remainder through the Local Improvement Tax.

#### **Who will be performing the work?**

The work may be performed by County employees or by a contractor. The County will tender the project to determine the best value-for-money for the work.

#### **When will the work be done?**

If Council approves the project, it will be completed in approximately one month over the span of the 2019 construction season, weather permitting. The project includes preparatory work such as checking and/or replacing culverts, reshaping the road, and adding more gravel. The base stabilization work will then be undertaken, followed by the application of the chip seal layers.

#### **What will the road look like when it's done?**

While terracem is similar to pavement in that it is a hard surface, it is not as strong or as smooth as pavement. The chip seal coat gives the surface a slightly rough texture, and will stand up to most residential traffic. Large water trucks or construction equipment will reduce the life expectancy. Under normal conditions, the road top should last up to 10 years, while the road base should last much longer. For more information regarding the product, please contact Dan Blackie, Superintendent of Public Works, at 780-663-3730.

#### **Will the County surface my approach or driveway at the same time?**

No, the equipment used in the project is too large to maneuver on a residential lot.

#### **Will the County surface Range Road 201 adjacent to Birch Grove Estates?**

No, there are no immediate plans to surface Range Road 201 at this time. Council considers a Five Year Road Plan each year in conjunction with its budget deliberations and may include Range Road 201 in the Plan in the future.

#### **Who is liable to pay the local improvement tax?**

The person liable to pay the tax authorized by the Local Improvement Tax bylaw is the owner of the parcel of land on which the tax is imposed. If you own more than one lot, you are responsible for paying the tax on each lot.

#### **Do I have to pay the tax if my lot is vacant?**

Yes. All vacant and/or occupied lots will be charged. Beaver County will pay the tax for the municipally-owned lots (reserve lots) in addition to the 50% contribution towards the entire project.

#### **Who will pay the tax if I sell my lot?**

The Local Improvement Tax is imposed on the property. If you sell your lot, the tax will become the responsibility of the new property owner.

#### **How was the length of the payment term determined?**

The life expectancy of the road top is 10 years under normal use and weather conditions.

#### **How was the cost of the project determined?**

The County has completed several terracem projects over the past 5 years. The cost was calculated by determining the average cost to surface one mile of road under normal working conditions.

**Will the amount of the Local Improvement Tax increase if repairs are required before the term is up?**

No, Council is committed to maintaining the road surface for the length of the term. If the road surface needs to be replaced after 10 years, it will be restored to its original gravel condition.

If the residents wish to have the chip seal coat reapplied at that time, this will be considered a new local improvement, and another Local Improvement Tax may be imposed. The cost of reapplying the chip seal coat is approximately 40% of the cost of the initial project.

**Will the tax be adjusted if the actual cost is higher or lower than the estimate?**

If it is discovered that the actual cost of the local improvement is higher or lower than the estimated cost, Council may consider an adjustment to the tax.

**When is the tax due?**

Council must pass a Local Improvement Tax bylaw before the tax can be imposed. This bylaw will be passed in 2019. Once the bylaw is passed, the Local Improvement Tax will be included with your 2020 annual property tax notice and is due upon receipt.

If you are enrolled in the County's monthly tax payment plan, the Local Improvement Tax will be divided into equal amounts and will be due with your regular monthly tax payment.

**Can I pay the entire amount of the tax upfront?**

Yes. The County will allow owners to pay an amount that does not include interest (approximately \$5713) at any time until the borrowing bylaw is in effect.

Once the County sets the amount that will be borrowed, owners may pay the balance outstanding at any time during the 10-year term of the tax. This amount will be net of payments already received but will include the interest owing for the entire term of the loan.

**What if I don't agree with the tax but the majority of landowners do?**

If no sufficient petition is received against the local improvement and the project is approved by Council, all affected landowners will be charged for the local improvement.

**How do I register my disagreement with the tax?**

Council will not proceed with the project if a sufficient petition is received within 30 days of the date that the Notice of the Local Improvement Tax was sent. The deadline for submission of a sufficient petition is 4:30 pm, March 15, 2019.

**What is meant by a sufficient petition?**

A sufficient petition is one which is signed by 2/3 of the owners who would be liable to pay the Local Improvement Tax and who represent at least ½ of the value of the assessments for the parcels of land in respect of which the tax will be imposed. For more information regarding the requirements of a petition, please refer to the following website:

[http://www.municipalaffairs.alberta.ca/am\\_petition\\_information\\_for\\_electors](http://www.municipalaffairs.alberta.ca/am_petition_information_for_electors)

A sample petition form is available on the County's website.

**If two or more people own one lot, do they all have to sign the petition?**

No. One or more landowners may sign, but the property will only be counted once when determining if the petition is sufficient.

**If I own more than one lot, do I have to sign for each lot?**

Yes. You must sign the petition for each and every lot, not just one signature for all lots.

**Where can I get more information?**

For more information regarding the project, please contact the Beaver County Service Centre at 780-663-3730.