
PART 8 - PUBLIC WORKS
Division 1 - Local Improvements

Subdivision 1 - Reports and Estimates

- 8.1.1. 1. Upon the Council acquiring power to undertake a work under the Act, the Chief Administrative Officer shall prepare, or cause to be prepared, all reports, statements, and estimates required by the Act respecting such work and shall present the same to Council.

Subdivision 2 - Frontage Tax Assessment Roll

- 8.1.2. 1. When a Construction Bylaw for a local improvement has been adopted by Council, the Assessor shall prepare a Frontage Tax Assessment Roll for the work set forth in the bylaw.
2. The classes of work listed hereunder shall have the same specified foot frontage which shall be determined by dividing the cost of each class or classes of work on each street by the number of parcels on the street:
- a. paving;
 - b. curb and gutter;
 - c. underground wiring;
 - d. ornamental street lighting.
3. Notwithstanding 8.1.2.2., where a parcel containing multi-family dwellings is abutting or benefiting from the same works as a parcel or parcels containing single or two-family dwellings, the multi-family dwelling parcel shall be deemed to contain for cost apportionment purposes, as many parcels, or portion thereof, as determined by dividing the average area of the single or two-family dwelling parcels into the area of the multi-family dwelling parcel, and it is further provided that the above provisions apply where two or more multi-family dwelling parcels abut or benefit from the same works.

Subdivision 3 - Court of Revision

- 8.1.3. 1. When the Frontage Tax Assessment Roll has been prepared, the Assessor shall immediately notify the Council, who shall without delay, call sittings of the Court for the hearing of complaints against the proposed special assessment, and shall notify the Clerk of the time and place at which such sittings will be held.

Subdivision 3 - Court of Revision (Continued)

- 8.1.3. 2. The Assessor shall prepare and serve or cause to be served and published all notices required by the Act to be served or published, and shall prepare affidavits and other evidence of the service and publication thereof, and keep the same on file in his office, and shall also prepare all such other certificates, papers, and documents as may be required, and shall see that all the requirements of the Act respecting proceedings before the Court of Revision are complied with.

Subdivision 4 - Parcels of Land

- 8.1.4. 1. For the purposes of this Division, a regularly shaped parcel of land shall be any parcel rectangular in shape. Lots that are not rectangular shall be deemed to be irregular.

Subdivision 5 - Cost of Works

- 8.1.5. 1. Within TEN (10) days of the date of the Certificate referred to in Section 593(2) of the Act, the Treasurer shall mail to each owner a statement showing the cash amount required to commute the owner's share of the cost of the work, and the date by which the said amount shall be paid, if the owner desires to commute such share. This date shall be THIRTY (30) days after the date of the mailing of such notice.
2. Where the work consists of a sidewalk along a walkway allowance, the cost of the work shall be deemed to include cost of incidental drainage and the cost of landscaping that portion of the walkway allowance not occupied by the actual walkway and any area needed for drainage.
3. The cost of a work, carried out as a Local Improvement, shall be shared between the municipality and the abutting or benefiting owners in accordance with the following table:

Subdivision 5 - Cost of Works (Continued)

8.1.5.

3.

Roads	Municipal Share	Owner's Share
Paving: 34 ft. wide or less	50%	50%
Over 34 ft. to 44 ft.	60%	40%
Over 44 ft. wide	65%	35%
Additional width for parking	25%	75%
Curbs	50%	50%
Gutters	50%	50%
Sidewalks & Walkways		
a. Not part of arterial system 6 ft. wide or less	50%	50%
Over 6 ft. wide to 8 ft. wide	25%	75%
Additional width, over 8 ft.	--	100%
b. Declared by resolution to be part of arterial system	75%	25%
Landscaping boulevard strips	--	100%
Parking Lots & Pedestrian Malls-paving	--	100%
Storm Sewers - Nechako Residential Area	50%	50%

Subdivision 5 - Cost of Works (Continued)

- 8.1.5. 4. Notwithstanding 8.1.5.3., where a work is carried out on the flankage of a lot, the apportionment of the cost of the work between the municipality and the abutting property owner shall be as follows:

	Municipal Share	Owner's Share
Residential Zones	100%	--
All Other Zones	75%	25%

5. Where the work to be carried out is not in a class mentioned above the whole (100%) of the cost shall, except as otherwise provided, be charged against the properties abutting or benefiting from the work.
6. Where the work is paving, the construction of curbing, a boulevard, or a sidewalk, or the construction or reconstruction of any or all of them, the Council may, prior to the work being commenced, upon the written request of the owner of the parcel to be served, provide, as part of the work, for the construction of such a sidewalk crossing or driveway as the Council shall determine, so as to form an approach to a particular parcel, and the cost of the sidewalk crossing or driveway shall be specially charged upon the particular parcel so served.
7. Where the construction of a sidewalk on one side only of a street is undertaken, the Council may charge by frontage tax one-third of the owner's portion of the cost of its construction upon the land abutting on the side of the street opposite to that upon which the sidewalk is constructed; but if at a subsequent time the construction of a sidewalk on the other side of that street is undertaken, two-thirds only of the owner's portion of the cost of its construction shall be charged by frontage tax upon the land abutting on the side of the street; and the other one-third of the cost shall be charged by frontage tax upon the land abutting on the side of the street first above-mentioned.