



## Declaration of sufficiency of a local improvement petition

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Legislative and Legal Services, 2001 Sherwood Drive, Sherwood Park AB

Phone 780-464-8137

On August 1, 2023 a local improvement petition to install a low-pressure trickle system to service the homes in the country residential subdivisions of Hunter Heights and Lakeview Estates was received from the registered owners, represented by Brian Proctor, with the following statement of purpose:

"The UNDERSIGNED persons, being registered landowners of the specialized municipality of Strathcona County, in the Province of Alberta, as the owners who would be liable to pay the local improvement tax, hereby petition Strathcona County, pursuant to Division 7 of the Municipal Government Act, RSA 2000, c. M-26 to undertake the following local improvements:

**Expand the Strathcona County water service to include the country residential homes of the Hunter Heights and Lakeview Estates subdivisions on Range Road 224 and 225 in the form of a low-pressure trickle system. This will include, but not limited to, the necessary installation of a water transmission and distribution system for the subdivisions including a water service line to a meter vault/pit at the property lines (as per SER-001-026 in the Strathcona County Municipal Policy Handbook).**

Incidental and other expenses incidental to the undertaking of the local improvement and to the raising of revenue to pay for it.

**We understand that the estimated cost of the local improvement in the amount of (\$21,000.00 estimate per parcel of land on the public side only x39 parcels of land = \$1,344,000 TOTAL) will be paid for by A UNIFORM TAX RATE TO BE IMPOSED BASED ON ASSESSMENT, ON EACH PARCEL OF LAND and will be amortized over a twenty (25) year period as a charge against the lands in question. I further understand that the local improvement charge assessed against the lands in question may be prepaid at any time by the owners of each individual parcel of land."**

A sample page of the petition is attached (Attachment 1).

Legislative and Legal Services has reviewed the statement of petitioner's representative (Attachment 2) and the statement of purpose and it is our opinion that the petitioner's have not complied with the provisions of the *Municipal Government Act*, RSA 2000, M-26 ("MGA") with respect to these items.

Legislative and Legal Services has counted the number of petitioners in accordance with the MGA. I have found that the petition has not been signed by 2/3 of the owners who would be liable to pay the local improvements tax and does not represent at least 1/2 of the value of the assessments prepared under Part 9 for the parcels of land in respect of which that tax will be imposed.

**Based on this, I, Mavis Nathoo, Director of Legislative and Legal Services, declare the local improvement petition to be insufficient under the MGA.**



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The counting process upon which this declaration is based is outlined below:

Total parcels	39
Total assessed value	\$29,034,530
Minimum assessed value required for sufficiency (1/2)	\$14,517,265
Minimum number of registered owner signatures required for sufficiency (2/3)	26
Gross number of signatures	21
Exclusions under the MGA	2
	Incorrect address 1
	Not registered owner 1
Net number of signatures	19
Total assessed property value of valid petitioners	\$13,550,070

Declared at the Specialized Municipality of Strathcona County, in the Province of Alberta, this 11<sup>th</sup> day of September, 2023.

A handwritten signature in blue ink, appearing to read 'Mavis Nathoo'.

Mavis Nathoo  
Director, Legislative and Legal Services

PETITION FOR A LOCAL IMPROVEMENT

(pursuant to the *Municipal Government Act*, RSA 2000, c. M-26)

TO: THE COUNCIL OF THE SPECIALIZED MUNICIPALITY OF STRATHCONA COUNTY, IN THE PROVINCE OF ALBERTA

THE UNDERSIGNED persons, being registered landowners of the specialized municipality of Strathcona County, in the Province of Alberta, as the owners who would be liable to pay the local improvement tax, hereby petition Strathcona County, pursuant to Division 7 of the *Municipal Government Act*, RSA 2000, c. M-26 to undertake the following local improvements:

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The personal information contained in this petition will not be disclosed to anyone except the chief administrative officer and the chief administrative officer's delegates, if any, and will not be used for any purpose other than validating the petition.

Printed Surname and Given Name	Signature of Petitioner	Street Address or Legal Land Description	Telephone Number or Email Address, if any	I am the registered owner who would be liable to pay the local improvement tax	Date	Signature of Adult Witness
				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	July 31/23	
				<input type="checkbox"/> Yes <input type="checkbox"/> No		
				<input type="checkbox"/> Yes <input type="checkbox"/> No		
				<input type="checkbox"/> Yes <input type="checkbox"/> No		

- 1. Attach all Affidavits of Execution of Witness
- 2. Attach Statement of Representative
- 3. If more than one page is needed to collect the required number of signatures, all pages must contain a header identical to the one on this page and the pages are to be numbered
- 4. This form is a suggested form only for the information and convenience of interested individuals. It has no legislative effect. For certainty, legal advice should be sought when a petition is being considered.