

Local Improvement Program – Sidewalk Replacement FAQ's

What is a Local Improvement?

It is an improvement project that is near or adjacent to your property from which you would benefit from in one form or another. The improvement is considered a local issue and therefore a local improvement. Sidewalk reconstruction is a 50/50 cost shared improvement between property owners specially benefited from the project and the City.

How was my area selected?

There are two ways areas are selected:

- 1) Property owners may request a local improvement by submitting a petition consisting of at least 50% of the affected owners.

- 2) As part of an on-going program, pavement and concrete are inspected and ranked on a priority list based on their condition and the coordination with other capital projects. The coordination of paving and sidewalk replacement often go hand in hand. Each year, the City initiates replacement projects based on this list.

What happens after my area has been selected?

The selected projects then need to be:

- adopted by council,
- approved by the Saskatchewan Municipal Board,
- advertised for two weeks,
- "Notice of Proposed Local Improvements" are mailed out to property owners (included with this letter),
- And then property owners are given 21 days to petition against the work.

Why does this work need to be done?

It is important to note that often an area that warrants new sidewalks is also in need of road reconstruction. It is difficult to repave a street where there are old walks or inadequate gutters and curbs; therefore it is preferred to delay the repaving of streets until such time that the sidewalks, curbs and gutters are reconstructed.

Additionally, when the sidewalk is reconstructed, new concrete gutters are installed to ensure proper drainage within the street. At the time of sidewalk reconstruction new driveway crossings are installed or where possible a rolled curb and gutter is used to eliminate driveway transitions.

Ultimately for the homeowner, a fully rehabilitated street front results in a more appealing and user friendly neighborhood,

What if I do not want the improvement?

The local improvement process gives owners a voice in where they come into the program. You can discuss the improvement with other neighbors and if the majority of the property owners are opposed to the sidewalk replacement they can submit a petition against the improvement.

Although the City utilizes the petition process for these projects it should be noted that if a sidewalk or street is deteriorated to a point of being unsafe or unsuitable for its intended use, the City can apply to the Province to do the project without the landowners having an option to petition; or the City could remove the sidewalk on one side of the street and replace with curb and gutter only.

Why should I pay for this work to be done, do my taxes not cover it?

Annual taxes do not directly cover this type of work. Taxes go towards general services such as general maintenance, re-paving streets, emergency services such as fire and police, and parks and recreation. Payment options for the work may be made as a onetime lump sum payment or by annual payments that are included in your property taxes for a period of 10 years.