

PRIVATE PROPERTY INFRASTRUCTURE REPLACEMENT AND REPAIR POLICY

In an effort to treat all property owners in a like manner, the Town will be recovering all expenses for work carried out on private land for property owners. The following is a basis for such action:

1. In the event that the Town is called to carry out repairs to service water lines and or service sewer lines that are located on private property. The Town if required, will carry out repairs and charge back all associated costs to the property owner. Property owner will be made aware of this requirement prior to any work taking place. Sample form is attached. A work order will be completed by staff.

Municipal Act 156. (3) A council may lay out, excavate, dig, make, build, maintain, repair and improve all drains, sewers, and water supply pipes that the council considers necessary.

For example: water line leak (noise on line) if staff carries out a repair and the repair is beyond the curb stop to the basement. Staff will complete the repair and charge back equipment, staffing costs and materials (fill) for repairs. In addition, the Town will not be responsible for replacement of lawns, pavement, tress, etc.

2. In the event that the repair is carried out on the Curb Stop or on a main line across a private property the Town will carry out all repairs at no cost of the property owner.

For example: Main sewer line across a property is leaking, the Town will do repairs, pay for all equipment, material, lawn, driveway, staffing and etc.

3. In the event that a contractor is carrying out work on behalf of a private owner and causes damage to Town property or the Town has to get involved to carry out repairs due to damage caused to private property, the Town will charge back all costs for repairs. In event it is on private property the Town will not be involved in landscaping, trees, grass, paved driveways, etc.

For example: A contractor is doing work on private land for a property owner. While doing his/her work strikes the main water line and causes damage the Town will carry out repairs and charge all expenses to the property owner. The property owner will be responsible for collection from other sources if necessary. Second example: If the contractor does damage to a sewer

service on private property. The Town will carry out repairs if required and the costs will be charged back to the property owner.

4. In the event that the Town receives a call asking for assistance to carry out work in a persons basement (Sewer, water build-up, water line break, oil tank, water tank) staff is not permitted to enter private property to carry out a repair. The individual will be advised to contact a local contractor for assistance.

Fox example: Staff is called to a property for a sewer back up, after doing their investigation it was determined that the Town's main sewer line is working fine and that the trouble is due to pipes separated under a property, staff will be required to let the homeowner know that they are responsible and will have to call a contractor. Second example: If called for a sewer block and its on the service line outside the house, staff can correct the situation and notify the property owner that they will be charged for all expenses and no repairs will be carried out on their property (lawn, driveway, trees etc.).

Municipal Act 160. Before engaging in an activity authorized for section 156 (3) on private property a council shall give the owner of the property reasonable notice that it intends to engage in that activity.

Motion by: COUCNILLOR GEORGE CALLAHAN

Seconded by: DEPUTY MAYOR BLANCHARD

Date: December 19, 2012

Mayor's Signature: Joy Burt

Town Manager's Signature: Shelley Penney

INFRASTRUCTURE REPAIR FORM

This is to advise you that the _____ (Leak, sewer plug, sewer break, culvert) is the responsibility of the property owner due to the fact that it is located on the property owned by:

_____.

The Town will complete all necessary repairs, with the understanding that the property owner will be responsible for all charges associated with these repairs which include: (fill material, staff, equipment and parts at cost).

The Town will not be responsible for lawn, pavement, trees or any cosmetic work.

If you understand and agree with the terms set out in this repair. Please sign where indicated.

Name or Property Owner

Signature

Town Staff Signature

Date