

VILLAGE OF DINSMORE

Water Maintenance Policy

PURPOSE

This policy will clarify who is responsible for maintaining water service valves at a residential and commercial property.

Curb Stop Valves

Curb stop service valves control the water running to a home or building from the Village's water main. Curb stops are usually located outside in the front yard of a property on the border of public and private property and are owned by the Village.



Curb stop service valves are owned and operated by the Village of Dinsmore; *however*, any water lines which go from the curb stop to a home or building are the property owner's responsibility.

Property owners are responsible for any repairs and upkeep required to the service line on their side of the property line. Property owners are required to, and responsible for, maintaining access to curb stops on their property and to report any known issues with their properties curb stop directly to the Village Office. Common issues may include:

- Curb stop needs to be raised or lowered
- Cap/top box is missing
- Damaged valve
- Leaking valve

If you are experiencing any of the above issues with your curb stop, please contact the Village Office.

Service valves in your home: main shut-off valve

Internal master shut-off valves are located in homes where the water line enters your residence. These customer owned valves allow you to shut water off in your home for a variety of reasons, including emergencies or when repairing leaks, taps, or toilets.

The internal main shut-off valve is typically located close to the water meter (usually in the basement) on the water pipe that enters your house.

It is the property owner's responsibility to control and maintain their master shut-off valve. Exercising the shut-off valve annually (closing and opening) will help maintain its function.

To have the valve repaired by a certified plumber, the water will need to be shut off by the Village at the curb stop. To request this please call the Village Office.



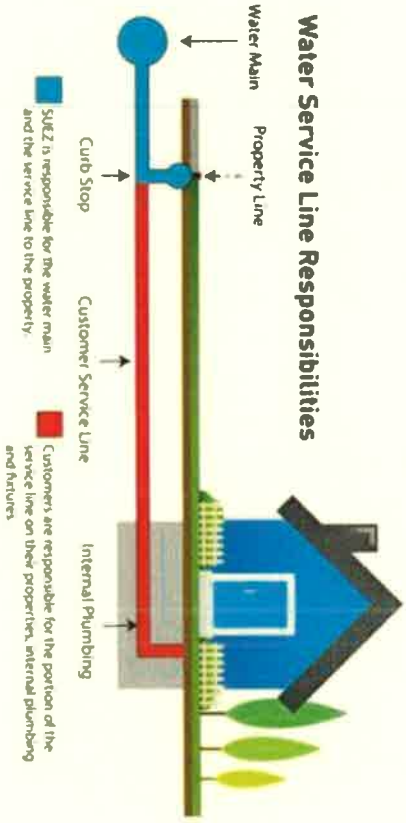
Pursuant to Section 30 of the Municipalities Act (M-36.1, 2005) Liability for damage to public utility service,

Any person who causes any loss, damage or injury to any public utility service provided by a municipality or to any property used in providing the public utility service, whether owned by the municipality or not, is liable to the owner for that loss, damage or injury.

Therefore, any person who tampers with and causes any loss, damage, injury, or tampers with any public utility service provided by a municipality or to any property used in providing the public utility service, whether owned by the municipality or not, is liable to the owner for that loss, damage or injury.

Village of Dinsmore Water and Sewer Management Bylaw 5-2011 (2) states that the Village shall not be liable for damages to persons, property, articles or premises due to failure of the water supply system through natural causes or breakdown in the water system *nor* for shutting off water to repair mains and equipment. **Village of Dinsmore Bylaw 5-2011 (3)** states that the costs for damage, repair or replacement to the water or sewer system shall be borne by the owner or occupant and collected in like manner as water and sewer rates.

Repair of Water Services (including Curb Stop)



Purpose: To set the responsibility for the distribution of costs and repairs between the Village and the property owner when a leaking water service or a curb stop is not working properly. The curb stop is in place primarily for the benefit of the property.

Pursuant to Section 28 of the Municipalities Act (M-36.1, 2005)

(1) The owner of a parcel of land is responsible for the construction, maintenance, repair and replacement of a service connection of a public utility located above, on or under the parcel, unless otherwise determined by the municipality.

(7) The costs incurred by a municipality relating to the construction, maintenance, repair or replacement and restoration pursuant to this section are an amount owing to the municipality by the owner of the parcel of land, unless otherwise determined by the municipality.

Responsibility: As the water service is connected to the Village's water main, only the Village's employees or a Village-approved plumber can repair a leaking water service or a curb stop that is not working properly. When a repair is to be made, the responsibility for the cost will be set out as follows:

- If the service leak is on the Village side of the curb stop or if the curb stop itself is not working properly the Village will be considered responsible.
- If the leak is on the property owners' side of the curb stop the property owner shall be responsible.
- **For clarification, if a leak on a water service stops when the curb stop is turned off, then the leak is deemed to be on the property owners' side of the curb stop.**

Cost Allocation if Village is Responsible

- The town will be responsible for the cost of supplying the labour, equipment, and materials necessary to excavate, repair and backfill the water service or curb stop.
- The cost of the repair or replacement of all surface improvements on the Village's right of way will be the Village's responsibility.
- The cost of the repair of all surface improvement on the property owners land will be the responsibility of the property owner. This will include the replacement of landscaping such as grass, shrubs, and trees. Also included will be the replacement or repair of driveways, sidewalk, retaining walls, and any other disturbed or damaged improvements.

Cost Allocation if Property Owner is Responsible

- The property owner is responsible for all the costs including all Village supplied labor, equipment, and materials as well as the cost of repair or replacement of all surface improvements on the Village's right of way and the property owner's lands.

Procedure

Prior to the commencement of the repair, the property owner will be required to check in with the Village Office to have their plumber approved.

If the Village is able to do the repair, the property owner will deposit \$500.00 prior to the Village commencing any repair. Failure to pay any of the invoiced charges will result in the charges being added to the taxes for the property in question.


Mayor Harvey Lonsberry


Administrator Jodie Beattie Flath

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(SEAL)

