

Town of Truro – Policy & Procedure Manual

Subject: Private Lanes Maintenance Policy
Policy Number: P150-004
Approval Date: March 6, 2017
Departments: Engineering and Public Works

POLICY STATEMENT

This Private Lanes Maintenance Policy is written to define the level of service to be undertaken by the Town of Truro for “Private Lanes” within the Town of Truro. Private Lanes are Lanes owned by individuals other than the Town of Truro AND are those that receive maintenance activities by the Town of Truro to various degrees at the time of the drafting of this Policy. Namely these Private Lanes historically consisted of Clyke St, Dryden Lane, McIntyre Lane, McNutt Lane, Mingo Lane, Paradise Lane, and Watson Lane

PURPOSE

The purpose of this Policy is to ensure that Private Lanes occupied by multiple property owners receive the same Public Works levels of service as they currently receive.

PROCESS

1. Current Level of Service

- 1.1 Currently the Private Lanes that receive public works service activities are private lanes that were not developed according to the standards of the Town’s Subdivision By-law, were essentially developed as shared driveways with common or separate private water or sewer lines extending the length of the private lane to the nearest public street, were occupied by multiple property owners and receive a minimal level of Town Street Maintenance.
- 1.2 The minimal level of street service is predicated by the substandard width of the roadways, substandard electrical and phone wire heights, and the various levels of surface treatment of these roadways. Presently, they may each be graded semi-annually (occasionally with addition of gravels), receive snow plowing with Town back hoe only after streets are completed and Town Parking Lots are being plowed, and do not receive salt or sand.
- 1.3 Water and sewer services are currently limited to private on-site services or private (singular or shared) pipes to the nearest public right-of-way.

2. Future Level of Service

- 2.1 Grade and gravel the gravel portions of laneways annually as per the Town of Truro Public Works Operations and Maintenance Performance Standards.
- 2.2 Asphalt patch the paved or “recycled asphalt” graded portions of laneways as per the priorities of Local Streets of the Town of Truro Public Works Operations and Maintenance Performance Standards.

- 2.3 Snow Plow all laneways with Town Back-Hoe after all public streets are completed and while plowing Town owned parking lots.
- 2.4 Ice Control to remain a responsibility of the Private Lane property owners.
- 2.5 Water and sewer services to remain a private responsibility of the private property owners to the edge of the public right-of-way.

3 Removal of Town Service

- 3.1 Such time in which a Private Lane ceases to be occupied by more than one property owner, the Town shall remove all Town Street Maintenance activities as listed in section 2.
- 3.2 Such time as Town Council decides that any or all of the maintenance activities as listed in section 2 should become a responsibility of the property owners Council reserves the right to cease such maintenance functions.

4 Private Lanes Listing

- 4.1 Dryden Lane
- 4.2 McIntyre Lane
- 4.3 McNutt Lane
- 4.4 Paradise Lane
- 4.5 Watson Lane

5 Extent of Policy

- 5.1 No additional Private Lanes further to those listed in section 4 will be added to this Policy.