

Dysart et al

Sewage System Maintenance Inspection Program

Private sewage systems exist on approximately 8,200 properties in the Municipality of Dysart et al. In locations where sewer lines are not available, private septic systems are able to provide many years of wastewater treatment. Municipal sewage treatment facilities are subject to extensive maintenance, monitoring and testing. Conversely, private septic systems require basic maintenance to ensure they are operating as intended. A failing septic doesn't happen overnight and has no regard for property boundaries. The result of a failing septic system could have serious effects on both private and public water supplies.

It is critical to maintain sewage systems in proper working order to prevent potentially harmful effects to our environment and public health. For this reason the Municipality of Dysart et al has developed a re-inspection program with a Septic Re-Inspection By-law 2017-101 in December 2017.

What is a Septic Re-inspection?

Generally, a septic re-inspection is a non-invasive review of a property's private sewage system. It is largely a visual inspection to look at the septic system, including the ground surface and surrounding area for either existing or potential problems. Such inspections do not damage any system components. A pump out will be required for this inspection.

Who can conduct the Inspections?

Property owners will have the opportunity to select who will conduct the inspection. Inspection by an independent qualified "Third Party Reviewer" as selected, by the property owner, is part of the program. A list of qualified local Inspectors has been included on our website.

When do I have to have this Inspection completed?

Properties in Area #1, <https://www.dysartetal.ca/wp-content/uploads/2018/02/Septic-Re-inspection-By-law.pdf> within 30m of any body of water (Kennisis Lake, Little Kennisis Lake and Paddy's Bay) must have an inspection completed by the end of 2019.

Is there a cost for the inspection?

Yes, but the cost of the inspection will be subject to who conducts the inspection and the cost of the pump out at the time of the inspection. The property owner pays any fee(s) directly to the Certified Inspector and/or the Pump Service.

Treatment Units

Under the Ontario Building Code and by manufacturer's specifications, treatment unit systems require annual servicing by a factory approved provider. The service provider will provide a report with results or recommendations to the Property Owner once completed. It is recommended to ensure that any identified requirements are completed as quickly as possible. Once completed, ensure you maintain all reports so they may be forwarded to the Municipality when requested. Please ensure we receive all required copies of these records within the required deadlines.

Do I need to be in attendance during the Inspection?

Your attendance at the inspection is not required; however, you are highly encouraged to attend if your schedule permits you to do so. It is strongly encouraged for property owners to be part of the inspection process to observe the process first hand along with any further information the Inspector may gather.

How long does it take to complete a field inspection?

That will depend on the size, complexity of the septic system and on the availability of septic records. The actual field inspection could take as little as 20 minutes or as long as 2 ½ hours. Every site situation is different.

Do I need an Inspection if I only have a holding tank?

YES, every private Sewage System will be required to undergo a Maintenance Inspection. Under the Ontario Building Code "Sewage system" means:

- a) Class 1 sewage system including a chemical toilet, an incinerating toilet, a recirculating toilet, a self-contained portable toilet and all forms of privy, including a portable privy, an earth pit privy, a pail privy, a privy vault and a composting toilet system,
- b) Class 2 sewage system also called a greywater system, or
- c) Class 3 sewage system also called a cesspool, or
- d) Class 4 sewage system also called a leaching bed system, or
- e) Class 5 sewage system which is a system that requires or uses a holding tank for the retention of hauled sewage at the site where it is produced before its collection by a hauled sewage system, and
- f) have a design capacity of 10,000 liters per day or less,
- g) have, in total, a design capacity of 10,000 liters per day or less, where more than one of these are located on a lot or parcel of land, and
- h) are located wholly within the boundaries of the lot or parcel of land on which is located near the building or buildings they serve.

Can I be exempted from the program?

Every septic system that was installed within 5 years of the date of commencement of the septic re-inspection program in the specified area in accordance with Schedule “A” is exempt from requiring re-inspection.

Every Treatment Unit that is under a current service agreement and annual effluent samples are within the specified parameters is exempt from requiring re-inspection where:

- i) The treatment unit is under a current service agreement,
- ii) The annual effluent samples are within the specified parameters of the Building Code, and
- iii) The above documents are submitted to the Building Inspector.

What will happen if something is found to be wrong with my septic system?

Every situation is different, and each will be accessed individually. If evidence is found showing that continued operation of the septic system poses an immediate hazard to property owners or public health, remedial action will need to be taken. If an inspection report is received that indicates remedial work or replacement is required, the property owner will be required to apply for a permit to make the required changes thru the Building Department. If such action is not taken immediately, the Municipality may issue an Order under the Ontario Building Code Act. If remedial action is still not taken, the Municipality can initiate Provincial Offence actions against the property owner(s).