

The Corporation of the Township of North Kawartha
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Office of the Building Department

Date:

February 2, 2015

To:

Mayor and Council Members

Subject:

Township of North Kawartha Septic Re-Inspection and Maintenance Program (SMP)

Recommendation:

For Council's information and consideration. Recommendation to continue with the subject program.

Background:

This report has been prepared at the request of Council during the Strategic Planning meeting of January 8/15, to demonstrate the impact of the Septic Maintenance Program (SMP) and to provide an update on progress.

The objective of the Program is to aid in keeping the Township's lakes, rivers, streams and groundwater pollution free by assessing the type, function and maintenance of existing on-site sewage disposal systems as they may impact the surface/groundwater environment. The Building and Development Branch of the Ministry of Municipal Affairs and Housing has developed and provided the document "On-Site Sewage System Maintenance Inspections" for principal authorities/municipalities involved with maintenance inspection programs . This document provides the information/guidelines and highlights certain issues with respect to undertaking inspections with respect to the program and, has been utilized in the establishment and set-up of this program. Other municipalities such as the Towns of

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Bracebridge and Gravenhurst were also consulted in the setting up of this program as they have been involved in the programs for over 10 years. System maintenance inspections are intended to determine whether a sewage system is in substantial compliance with the operation and maintenance requirements outlined in the OBC Division B, Section 8.9.

As a first step, the identification of the system maintenance inspection program area is required. The previous Council had determined that the whole of the Municipality would be the area subject to the Program. The next step is to identify and prepare an inventory of the existing sewage systems located within the subject areas by the collection of data such as: permit applications submitted under the Building Code Act; certificates of approval; orders issued under the Building Code Act; records of complaints; field surveys; other pertinent data. Following steps include notification to residents; site visits and inspections (Phase 1 and Phase 2 if required).

Phase 1 inspections generally avoid significant disturbance to the system and surrounding soil area. These inspections include the review of all available information, the need for additional data or information and, site inspections to determine: type of occupancy; approximation of sewage generated; system components and location; evidence of system failure; surface vegetation and conditions. Files and reports are maintained for each property.

The system on each property has been classified by assessing such criteria as: age of system; system capacity with respect to anticipated sewage flows; system location; site conditions; function or operation of system. The classification of each system aids in determining further course of action.

Phase 2 inspections are undertaken as a follow up if it has been identified that there is a system malfunction or failure or, a risk of a future malfunction or failure. These inspections may be more invasive and may include: opening of treatment tanks, distribution boxes, pump chambers to determine condition, fluid levels, scum thickness etc; excavating ends of tile bed; conducting flow or dye tests; conducting soil type and permeability tests; report

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documentation.



As the program was commenced in May of 2014, it was the desire of Council to initially start with and place emphasis on the shoreline properties with inspection/investigation of the hamlet and rural residential properties upon completion of the waterfront systems. It is anticipated that the entire municipality would be covered in 5 years and the program would repeat on a 5 year cycle. The Chandos Lake area was selected initially, commencing with the south shores. For the first year of the program, it was estimated that approximately 500 to 600 property visits/inspections could be completed.

Analysis:

Many favourable comments were received by the students from residents during their site inspections about the program. Only a couple of residents gave them a hard time however, by the time the site inspection was completed at these properties, the residents had conceded that the program was worthwhile and fully complied with the inspectors. The feedback received from the public in general and, especially the lakeside residents is that these type of programs are needed to address environmental concerns. There were a couple of cases last summer where upon hearing that this program was in effect, the property owners (in the Wolf Lake area) had new systems installed so they would be in compliance when the inspections would be conducted in their area. The Municipality is being proactive in this area and it is believed that the public is appreciative of this fact.

During the 2014 work program (May to August incl), 543 site visits/inspections were conducted. The results of these inspections indicated that approximately 20% required more information. Approximately 2.5% of the systems were classified as higher risk with upgrading recommended or required. There were no health hazard systems identified within this area however, the 20% of the properties identified as requiring more information or further inspection may alter these figures. Follow-up with the 20% group of properties has been undertaken through correspondence, discussions with property owners and new data being obtained. It is anticipated that the Phase 2 type inspections that are required from last

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seasons work would begin in the spring of this year with the commencement of Phase 1 inspections for the north shore of Chandos Lake.

Financial:

Based on actual figures from 2014, the revenues from the Sewage Disposal Program cover all expenditures for both the Sewage Disposal Program and the SMP with a shortfall of approximately \$1700. Note that the Sewage Disposal Program was under the jurisdiction of the Municipality for the last 7 months of the year only.

Strategic Plan: Section 4.2.3

Attachment: 2014 Program Final Statistics

Author's Signature: Jim Sangster



Sewage Disposal System Septic Re-Inspection Statistics as of September 2014

Total	543	100%
Low Risk/System Acceptable	409	75%
High Risk/Upgrade Recommended	10	2%
Seriously Substandard Upgrade required	3	0.5%
Health Hazard/Action Required	0	0%
More Information Required/Partial Inspection	108	20%
No Plumbing	4	0.5%
No Information	9	2%

