



— TOWNSHIP OF —
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Council Report

STAFF: Brett Pollock, Chief Building Official

DATE: August 30, 2022

SUBJECT: Sewage System Maintenance and Inspection Program

Recommendation

THAT Council direct staff to proceed with investigating the implementation of a Sewage System Maintenance and Inspection Program.

Background

Over the past few years, the topic of a Sewage System Maintenance and Inspection Program has been brought up on multiple occasions during various public and Council meetings. In addition, the Township's Building Department has been responsible for the permitting, inspection, and maintenance of sewage systems since 2020. The Ontario Building Code allows Municipalities to voluntarily establish a Sewage System Maintenance and Inspection Program. The purpose of this report is to measure Councils interest in establishing such a program.

Comment

As the Township continues to grow, private sewage systems have been the preferred method of servicing for the majority of the Township. The topic of a sewage system maintenance and inspection program has been some what reoccurring. The general idea being that if the Township is going to add more sewage systems, then there should also be something in place to ensure their safe operation.

In addition to the above, the Township has been responsible for private sewage systems for the past three years and have noticed a trend in the general lack of knowledge and understanding of the operation and maintenance of private sewage systems. An inspection program would be an effective way to educate owners about their system mean while ensuring its safe operation.

As required by the Ontario Building Code and Source Water Protection the Building Department currently operates a maintenance and inspection program in its well head protection areas only. The program being discussed today is also regulated by the Ontario Building Code and is described as a discretionary program. This means voluntarily implemented by the Township. A few of the requirements Council should be aware of is that the program must be implemented across the entire Township and that it applies to all systems regulated by the Ontario Building

Code. Therefore it applies to everyone within the Township that operates a Holding Tank, Leaching Bed, Grey Water System, Privy, etc.. No one is exempt.

Currently there are other Municipalities that operate a voluntary inspection program, some in house and others contract to consultants. The closest to ACW is the Township of Huron-Kinloss who have run their program since 2007. The program in Huron-Kinloss is ran by a consultant and paid for yearly on resident's tax bills similar to a municipal sewer and water charge.

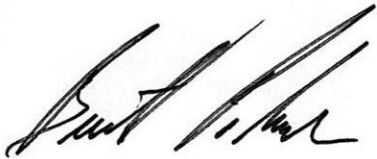
With the information gained from inheriting the regulation of sewage systems it is felt this is an appropriate time to start the discussion on the implementation of an inspection program. Although there is a financial implication for most of the residents of the Township, the program is a proactive way to ensure the safe operation of the sewage systems meanwhile addressing concerns raised regarding new development and the redevelopment of properties. It may also help with concerns about the possible abuse of systems due to renting of properties.

Others Consulted

The Building Department has spent time speaking with other Municipal Building Departments, Consultants, Contractors, and Septic Haulers.

Respectfully submitted,

Approved by:



Brett Pollock
Chief Building Official

Mark Becker
Chief Administrative Officer