



Town of Lakeshore

Community and Development Services

Planning and Development Services Division

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SEPTIC TEST BACKGROUND INFORMATION

A major difference between private on-site septic systems and a municipal wastewater disposal system is that the property owner is responsible for the proper maintenance and operation of the septic system. The effect of operation and maintenance of septic systems, if done improperly, can extend beyond the immediate property and affect public health and the natural environment.

All Conditional Planning Approval requires demonstration that the existing septic system is a functional system. To meet this requirement an Inspection Report (processed by a Certified Septic System Installer) shall be required to confirm the septic system meets Part 8 Ontario Building Code (OBC) regulations.

THE FOLLOWING SEPTIC SYSTEM TESTING PROTOCOL HAS TO BE SATISFIED WITH THE PLANNING APPLICATION SUBMISSION OR AS A CONDITION OF CONSENT/MINOR VARIANCE:

- a) That a certified and licensed septic installer or a qualified professional engineer, carry out the inspection.
- b) That the inspection consist of a visual on-site examination to identify conditions that provide evidence of an improperly operated or maintained system.
- c) That an Inspection Report be completed and filed with the Municipality containing a record of the information recorded on-site during the inspection. The Inspection Report shall also confirm the septic system meets Part 8 OBC regulations.

INSPECTION REPORT

The Inspection Report must be completed and filed with the Municipality containing a record of information recorded on-site during the inspection.

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As part of the municipal planning application form, applicants shall provide information showing the location of any septic system on the property. (Note: Septic permit records issued prior to January 01, 2008 **may** be available at the Windsor Essex County Health Unit; Septic permit records issued on and after January 01, 2008 may be available at the Town's Building Department, expenses for these searches will be at the expense of the applicant.)

The septic permit records should be reviewed prior to inspection of a property and identify on the report any discrepancies with the actual on-site data noted.

IMPORTANT NOTES:

1. According to Part 8 OBC regulations, if the certified/licensed septic installer observes evidence of an improperly operating septic system actions must be taken to correct the problem regardless of whether the planning application proceeds or not.
2. Septic installers are licensed by the Province. The attached list is provided to assist you in the selecting a private firm. It is based on information compiled in our office and may not be a complete list of all licensed installers. If you retain a licensed septic installer, they must provide documentation supporting proof of a current valid Provincial license.

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SEPTIC TEST REPORT

Information on area to be inspected:

Property Owner Name _____

911 Address _____

Mailing Address _____

Roll Number _____

Class of Septic System – Class 4 - Class 5 – Other
(circle appropriate type)

Type of Class 4 -- Raised Bed, Inground, Tertiary Treatment, Filter Bed
(circle appropriate type)

Septic System Audit Information

Auditor's Name _____

Organization BCIN # _____

Individual BCIN # _____

Company Name _____

Mailing Address _____

Phone Number _____

Fax Number _____

Date Audit Completed: _____

***THIS SEPTIC SYSTEM DEMONSTRATES NO EVIDENCE OF AN IMPROPERLY OPERATED OR
MAINTAINED SYSTEM***

Auditor's Signature

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Has applicant provided information showing location of:

Septic tank on the property? Yes No

Weeping bed on the property? Yes No

Have septic permit records been reviewed prior to the Inspection?

Yes No

Have any discrepancies between the actual on-site data and the records been noted? Yes No

If 'Yes', explain _____

The Inspection Report must document any of the following deficiencies observed during the inspection:

Class 4 (Septic System)

• Existing system pipes exposed? Yes No

• Was the tank exposed? Yes No

• Tank material and condition _____

• Does the tank meet current Ontario Building Code Standards? Yes No

• Inlet and outlet pipes exposed? Yes No

• Pipe material and condition _____

• Tanks or weeping beds located under structures? Yes No
If 'Yes', provide details _____

• Does the tank and weeping bed meet Ontario Building Code Clearances (see attached detail for clearance)? Yes No
If 'No', provide details _____

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Class 5 (Holding Tank)

- Was the tank exposed? Yes No
- Tank Material and Condition _____

- Does the tank meet current Ontario Building Code Standards? Yes No
- Inlet pipe exposed? Yes No
- Outlet pipe or opening observed? Yes No
- Alarms Functioning properly? Yes No
- Current signed agreement with approved sewage hauler in place? Yes No

General

- Grass cover over the leaching bed area? Yes No
- Effluent breaking out to the ground surface?
If 'Yes', describe _____

- Significant algae growth in or around nearby lakes or water bodies?
If 'Yes', describe _____

- Evidence of sewage effluent discharge into watercourse?
If 'Yes', describe _____

- Evidence of erosion of septic bed side slopes? Yes No

Comments:

Remedial Actions Recommended:

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