

2023

HKCSI & Part 8 Annual Report

JANUARY 17, 2024

Cycle 3
Year 1



Agenda



Part 8 Review



HKCSI Annual Report



Program Value

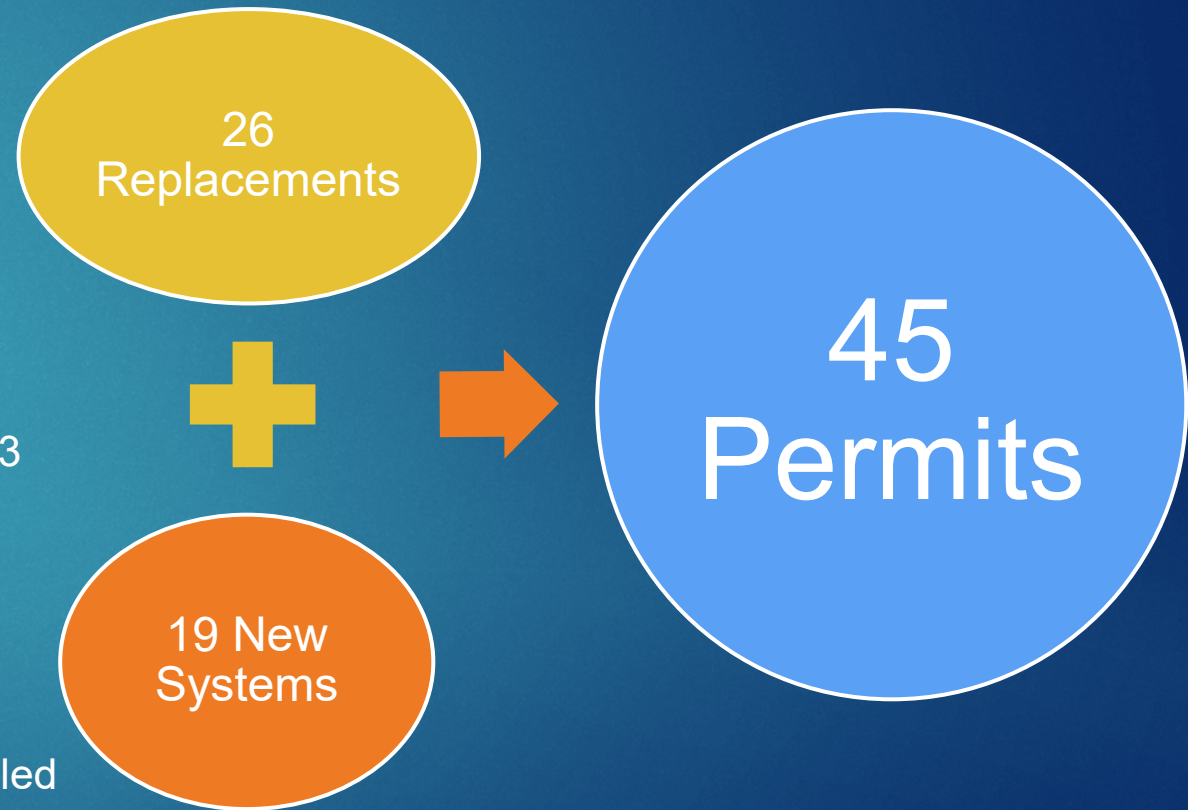


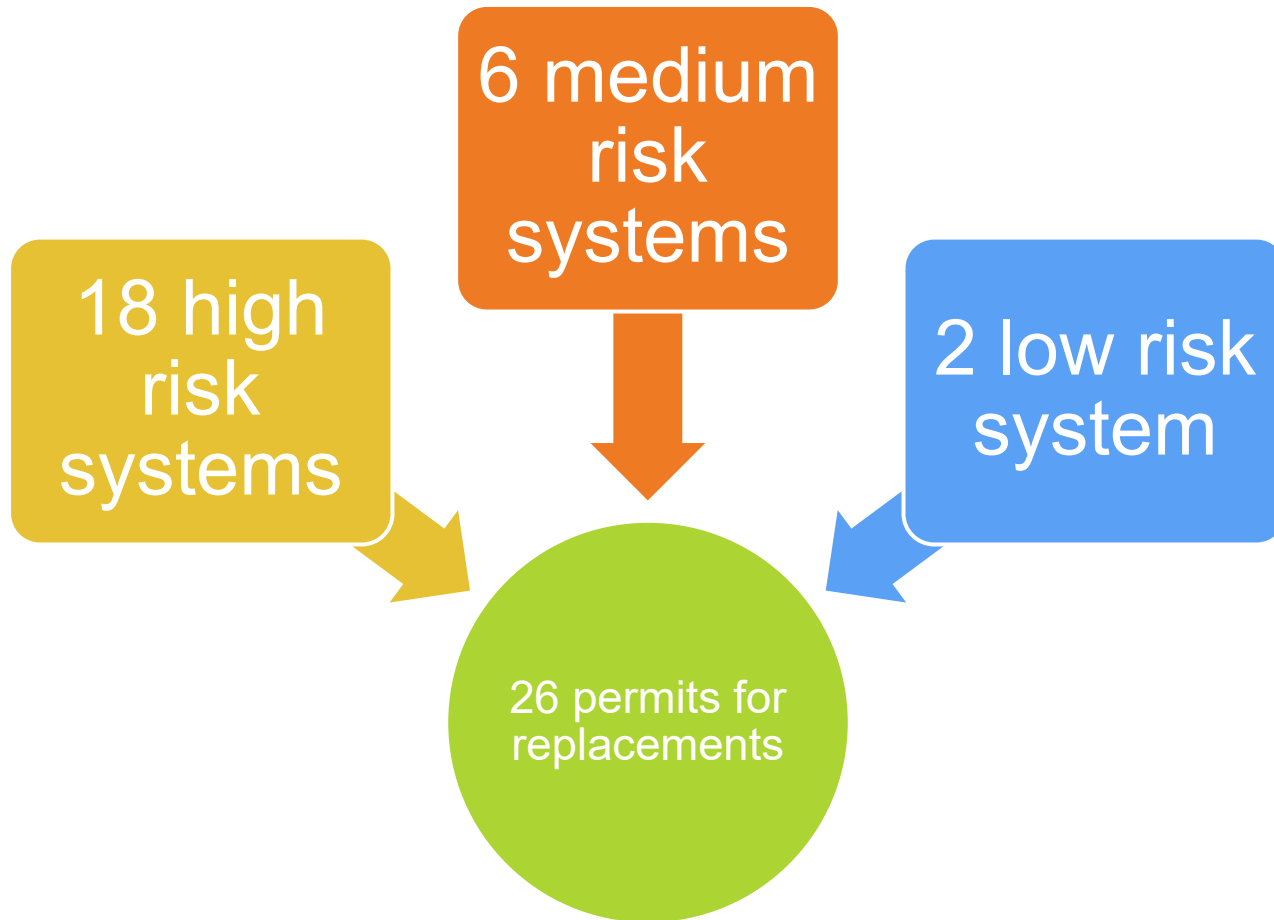
Future Planning - Cycle 3, Year 2

PART 8

New and Replacement Septic Systems

- ▶ **45 permits taken out in 2023**
- ▶ 52 systems installed in 2023
 - ▶ 24 permits from 2022: 17 new systems, 7 replacements
 - ▶ 4 permits from 2021: 4 new
- ▶ 11 permits taken out for advanced treatment units in 2023
 - ▶ 4 installed in 2023
 - ▶ 10 from 2022 permits
 - ▶ 4 from 2021 permits
- ▶ 2022 – 69 permits issued, 66 systems installed, 1 cancelled





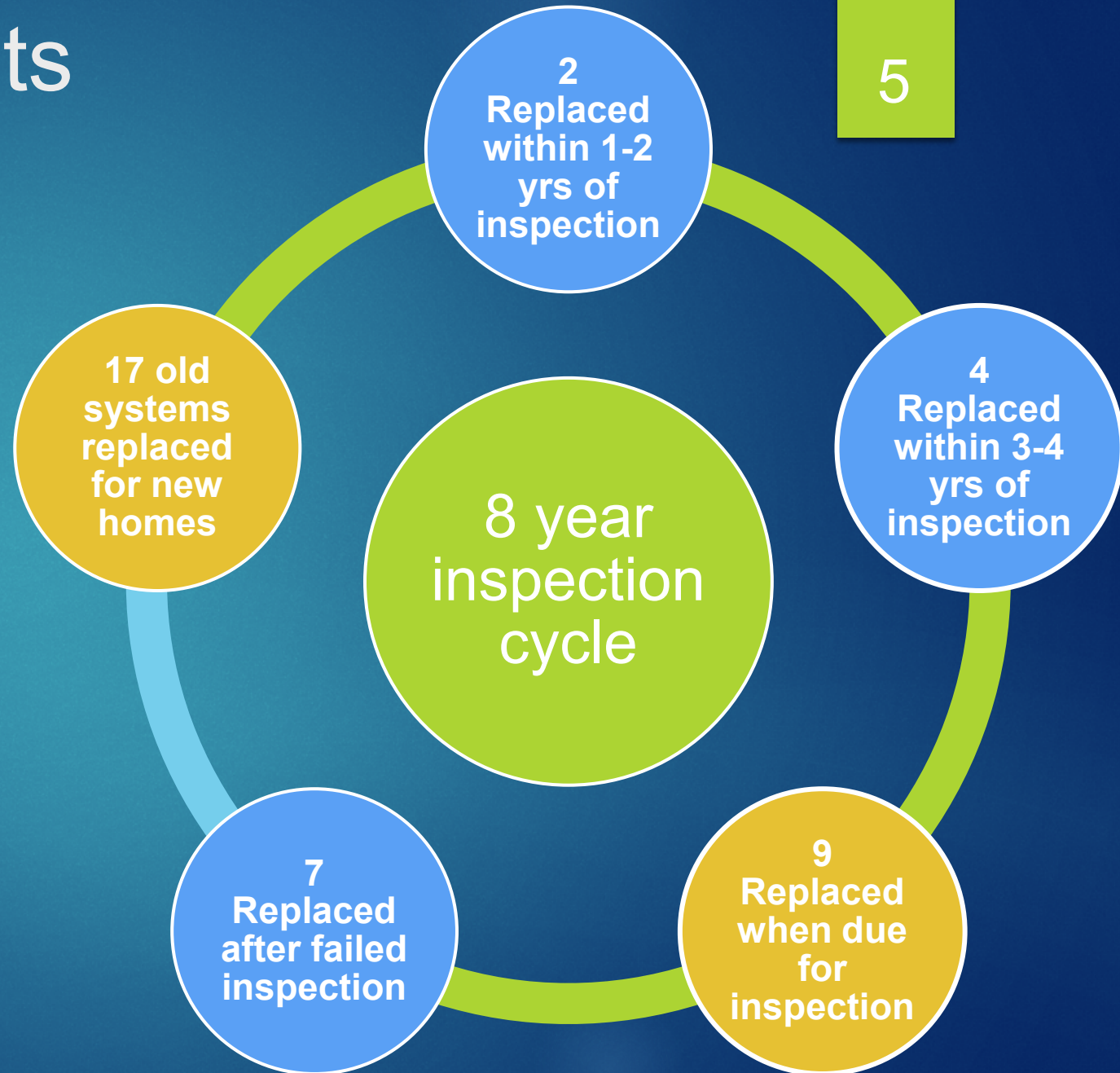
Permits for Replacement Systems

- ▶ Systems that assessed a 'high' risk rating are being replaced.
- ▶ Seeing replacement of old systems for new builds (tearing down the old building)

From the inspection data we know that age is the most common reason for systems needing replacement.

Timing of Replacements 2022 and 2023

- ▶ **Many replacements are made when a system is due for an inspection**
 - ▶ Most are High Age
 - ▶ Suggests owners suspect systems are failing and replace them because someone will be looking at it.
- ▶ Also seeing old systems replaced for new houses
- ▶ Systems also being replaced following inspections that identified problems.



Would these replacements happen without inspections?

Where are systems being replaced?

- ▶ Roughly an even split between Point Clark and rural areas of the Township.
 - ▶ Not surprising – from the inspections we know that many of the older systems are in Point Clark and the rural areas of the Township.



HKCSI - Year in Review

Year 1 of Cycle 3



Target was 471 properties:

336 due in 2023

128 past due

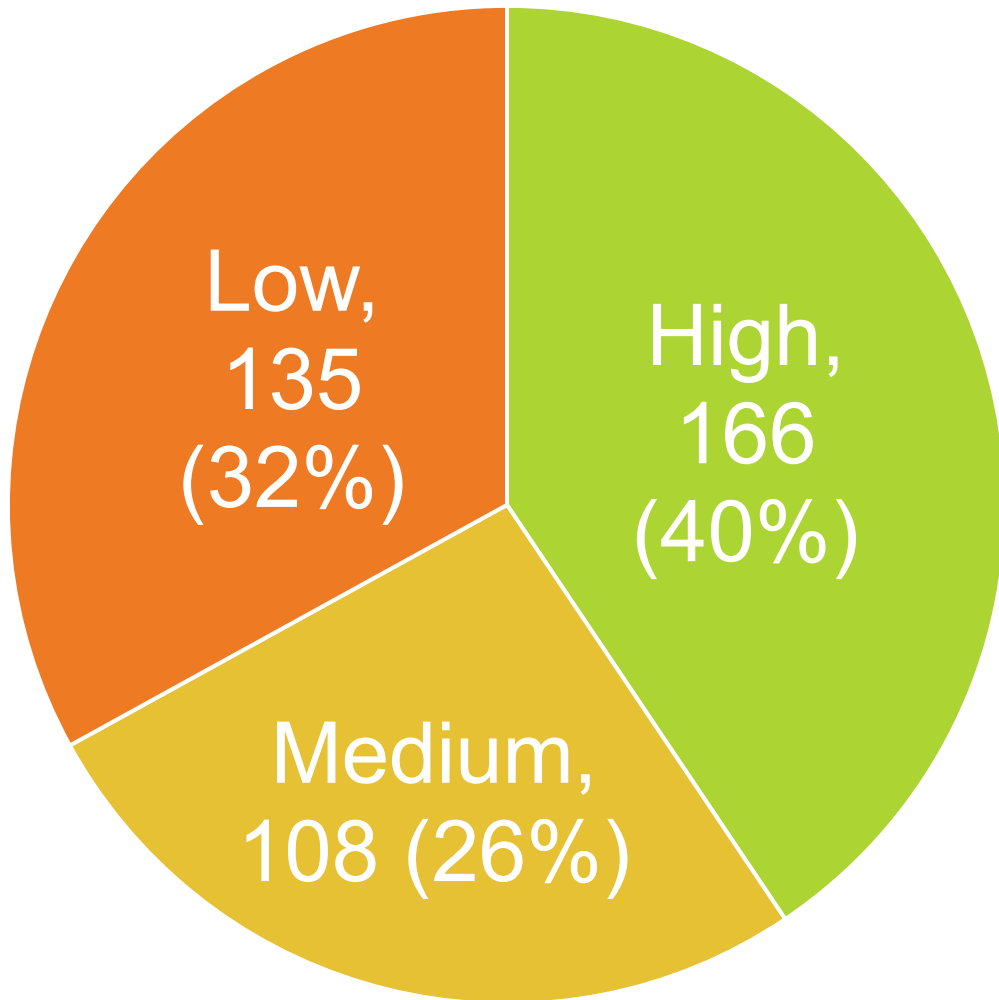
8 WHPA



408 inspections completed
(including 52 inspections for new
properties/replacement systems)

Risk Assessments

8



High Risk Rating – includes Age (40+ years), environmental hazard or structural hazard

Medium Risk Rating – Age (25-40 years), minor repairs required (pumping required, baffle repair etc), and non-conforming systems

Low Risk – less than 25 years old

% of Risk Rating Assigned

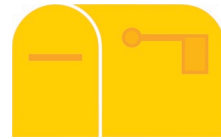
	2023	2022	2021	2020	2019	2018	2017	Average
High	40	29	32	35	38	29	30	33.3
Medium	26	30	31	28	34	38	25	30.3
Low	32	41	37	37	28	32	45	36.0
No System	0	0	0	0.3	0.4	0.2	0	0.1

Staying in Contact

- ▶ 664 letters sent out
- ▶ Over 424 telephone calls made & emails sent
- ▶ 116 properties door-knocked

- ▶ 85% of properties due in 2023, were booked by the end of September
- ▶ 91% were booked by October

In 2023, we made over 1,050 attempts to connect with property owners between May and October



Letters



Telephone
Calls



Emails



Doorknocking

That's an average of 6.8 contacts per day.

Source Water Protection



4 WPHAs in Huron-Kinloss with septic systems: Blairs Grove, Murdoch Glen, Point Clark and Whitechurch



8 properties inspected in 2023
(including 2 overdue)



3 properties require inspection in 2024

Advanced Treatment Units (Tertiary Treatment)

- ▶ 91 Advanced Treatment Units in Huron-Kinloss (up from 79 in 2022)
 - ▶ 44 have submitted record of annual reports or contracts
 - ▶ 12 new tertiary systems installed in 2023
 - ▶ 18 have never submitted any records
 - ▶ 11 have become delinquent in submitting records
 - ▶ 6 properties have refused to sign contracts with provider or are unhappy with current provider & without contracts
- ▶ Properties owners are sent letters outlining the **requirement under the Building Code to have a service contract in place and annual maintenance inspection**. Letters are sent out annually in February asking for documentation confirming this requirement.



Why Include Advanced Treatment Systems in the HKCSI Program?

- ▶ Because these systems are installed where a higher level of treatment is required, it is important to make sure these systems are being maintained – including having a service contract in place and having annual maintenance inspections done.
- ▶ We reach out to these property owners **every year** (+ follow ups) and maintain a database of contracts and maintenance records
- ▶ More and more of these systems being installed in the Township – the entire Crimson Oak subdivision will have advanced treatment units.
- ▶ **Finding that property owners do not understand the requirements associated with these systems (i.e. maintenance and service contracts).**

Looking forward to Year 2 (Cycle 3)

420 inspections due in 2023

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graph TD; A[420 inspections due in 2023] --> B[+ 66 past dues from 2015-2023]; B --> C[+ 3 WHPA inspections]; C --> D[489 inspections];
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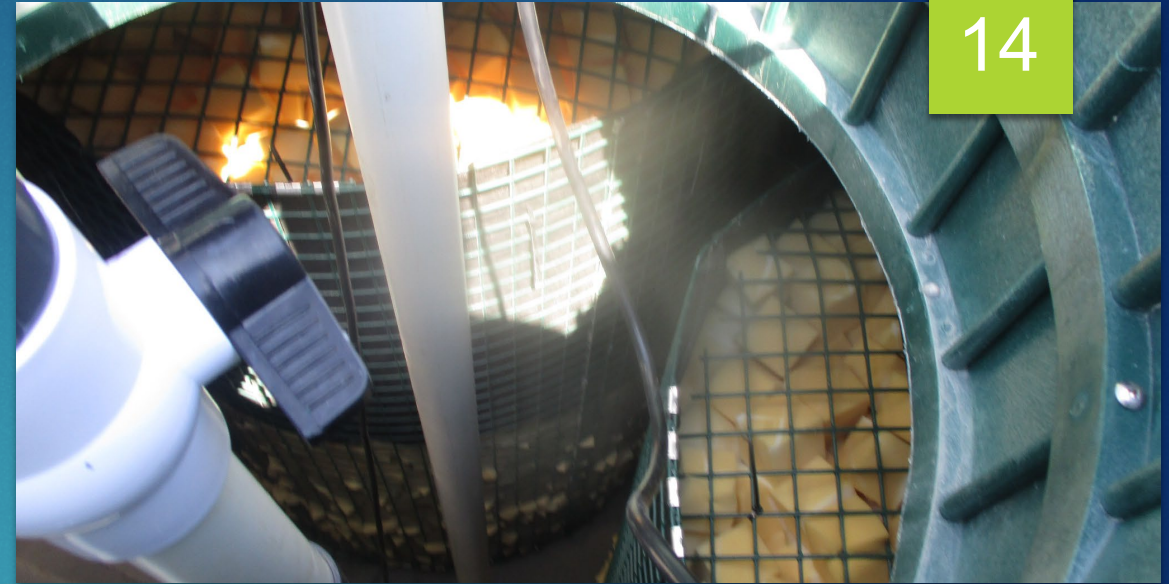
+ 66 past dues from 2015-2023

+ 3 WHPA inspections

489 inspections

Advanced Treatment Unit Follow-Up

- ▶ Develop a 'New Owner' guide for Advanced Treatment Units
 - ▶ Work with realtors/developers to ensure information is distributed when homes sell.
 - ▶ Distribute with permits
 - ▶ Stress importance of proper maintenance and annual inspections.
- ▶ Continue to follow-up with property owners who have not provided records and contracts.



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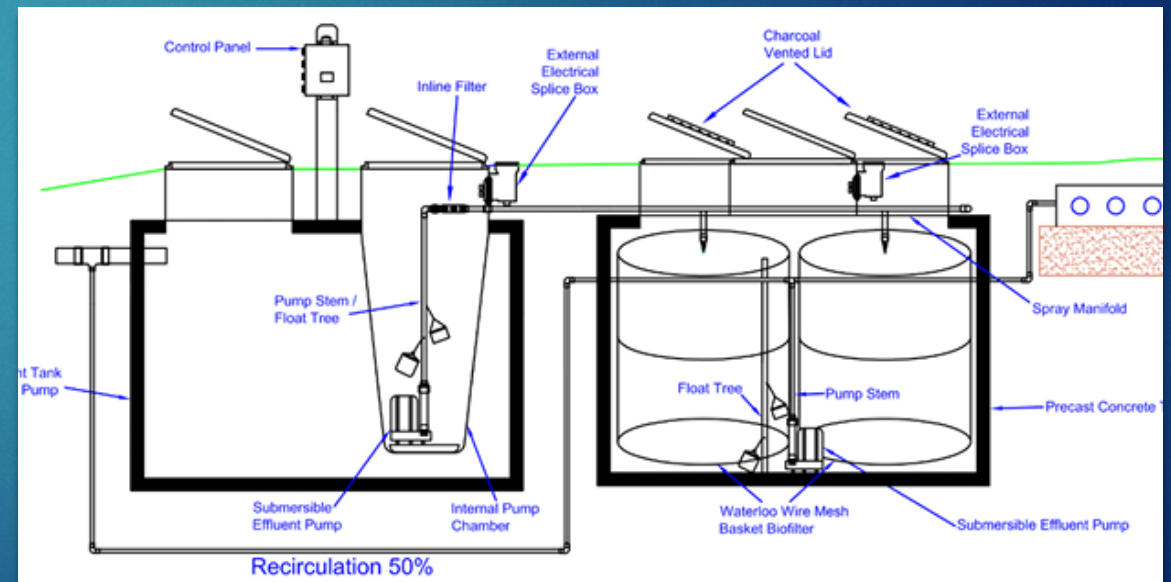


Image source: Waterloo Biofilter



Questions?