

# HKCSI Cycle 3 Discussions

MARCH 4, 2024

(PORTIONS ORIGINALLY  
PRESENTED JULY 18, 2022)



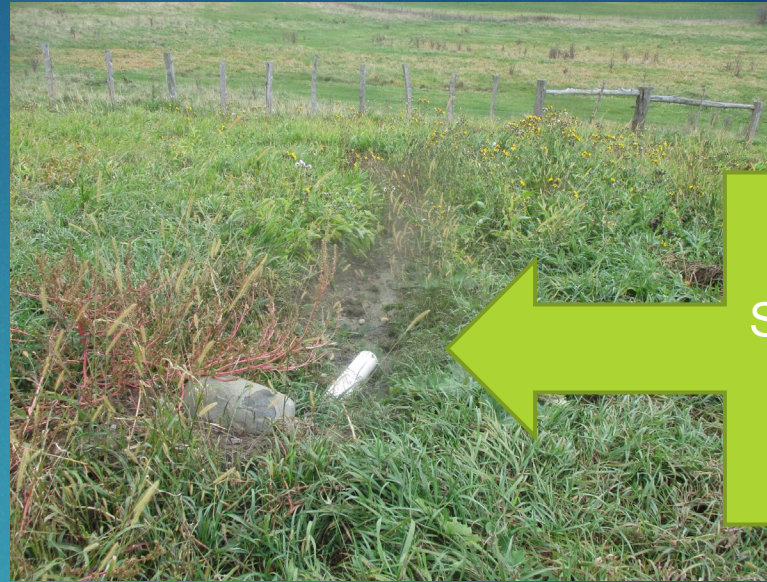
# Program Value for Property Owners

- ▶ Find the fixable problems before they become big, expensive problems
  - ▶ Help property owners keep their systems up and running as long as they can
- ▶ Education (new and experienced owners)
  - ▶ Filters need to be cleaned
  - ▶ Cleaning both chambers
  - ▶ Toilet paper choices
- ▶ Resource for new owners
  - ▶ Able to assist in identifying where tank lids are (if they don't have risers)
  - ▶ Advanced Treatment Units



# Program Value – Environmental Concerns

- ▶ Finding and fixing systems that pose an environmental hazard fixed.
- ▶ Identify beds with blow outs, leaking septic tanks
- ▶ Finding and fixing these is important to protect the environment and local waterways, including the Lake.
- ▶ 15 years in and we still find these issues
  - ▶ Systems continue to age, concrete corrodes, and beds can get blockages
  - ▶ Systems can be abused



Sewage literally going downhill in 2021



2021 inspection – the lid isn't off and sewage is coming out

# Program Value - Safety

- ▶ Find safety issues – cracked or collapsing lids



# Program Value - Knowledge

- ▶ We know **where all the septic systems are, what condition they are in, and how, when and why they get replaced.**
  - ▶ **Think of it as having over 3,200 individual wastewater treatment plants in 440 square kilometers**
  - ▶ When continued development along the shoreline is questioned from a wastewater perspective, there is a significant amount of information already collected and available.
    - ▶ There are more properties/people along the lakeshore than in Ripley and Lucknow combined.
  - ▶ Have the data to show septics are being managed and are an appropriate servicing method for the lakeshore.
  - ▶ Demonstrates stewardship on a Township-wide level – **septic systems are not being installed and forgotten.**
- ▶ Huron-Kinloss has already figured out what many municipalities now are just starting to realize

## Overall Lessons Learned:

Education is key to a successful municipal re-inspection program.

**Volunteer programs are unlikely to reach the systems most in need of re-inspection!**

Residents may fear the cost of needed repair will be overwhelming.

Many older systems are not itemized in municipal records.

There will always be some residents in favour of re-inspection programs, and other residents opposed.

Septic re-inspection programs only find failures or deficiencies that already exist.

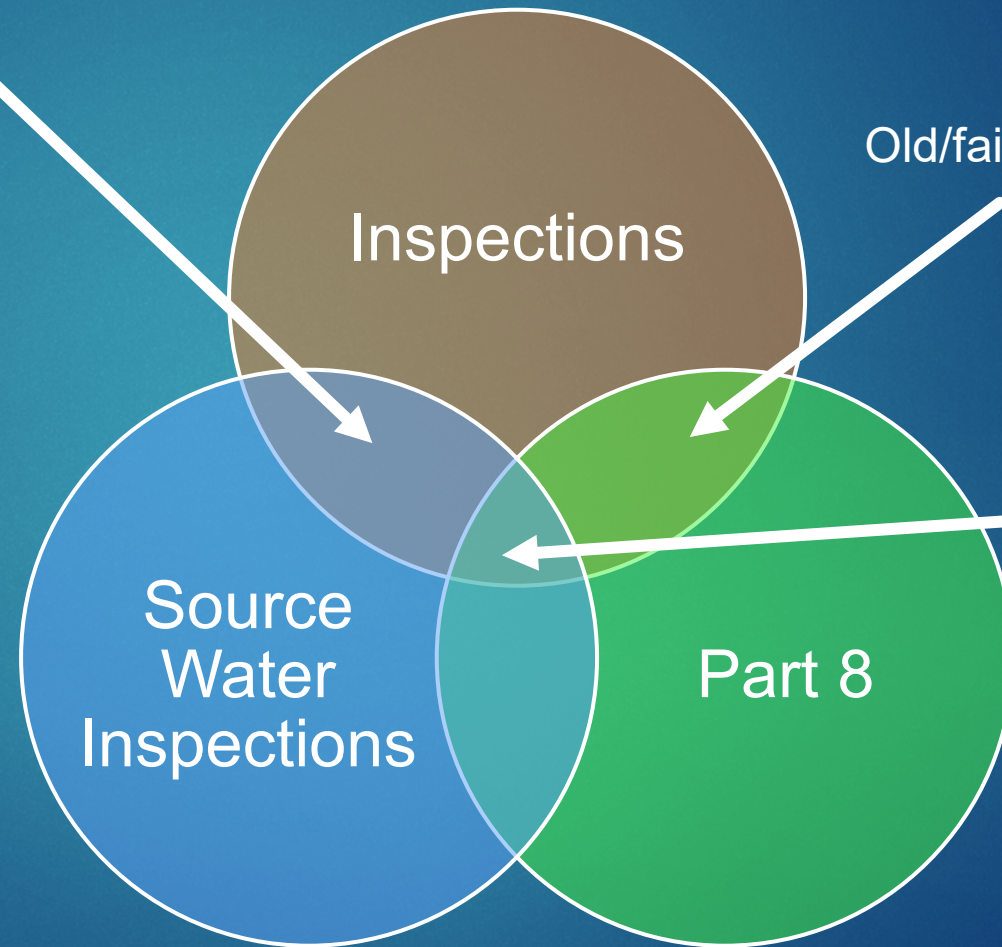
Municipalities considering a re-inspection program do not need to reinvent the wheel.

*<find additional "Notes & Lessons Learned" from the case studies, on page 18>*

# Program Value – Tying It All Together

SWP requirements tied into  
HKCSI program

- HKCSI program integrates requirements for Source Water mandatory inspections
- Info from HKCSI assists with providing comments for consents, severances, etc.
- When a new system is installed, inspection data is updated and system information is added to the database
- Linkage with Part 8 has been beneficial for tracking replacements, repairs/replacements



Old/failed systems getting  
replaced

Planning comments

# Program Value

- ▶ The complaints:
  - ▶ Program is too expensive
  - ▶ No benefit for the costs
  - ▶ No need for the program
- ▶ Benefits may not be understood. Property owners only know about what happens on their property.
- ▶ Maintenance and replacement of septic systems generally does not have obvious, visible benefits. Hard to 'see' improvements to water quality, especially in last few years with high water levels.
- ▶ Don't see the team and time behind the scenes
  - ▶ Significant effort in contacting property owners
  - ▶ Value in having an experienced septic inspector
  - ▶ Massive database built and maintained
  - ▶ Program runs smoothly – thanks to experienced staff and appropriate resources

# Rural System Stats

- 939 rural properties (29% of total properties)

## Number of systems requiring repairs

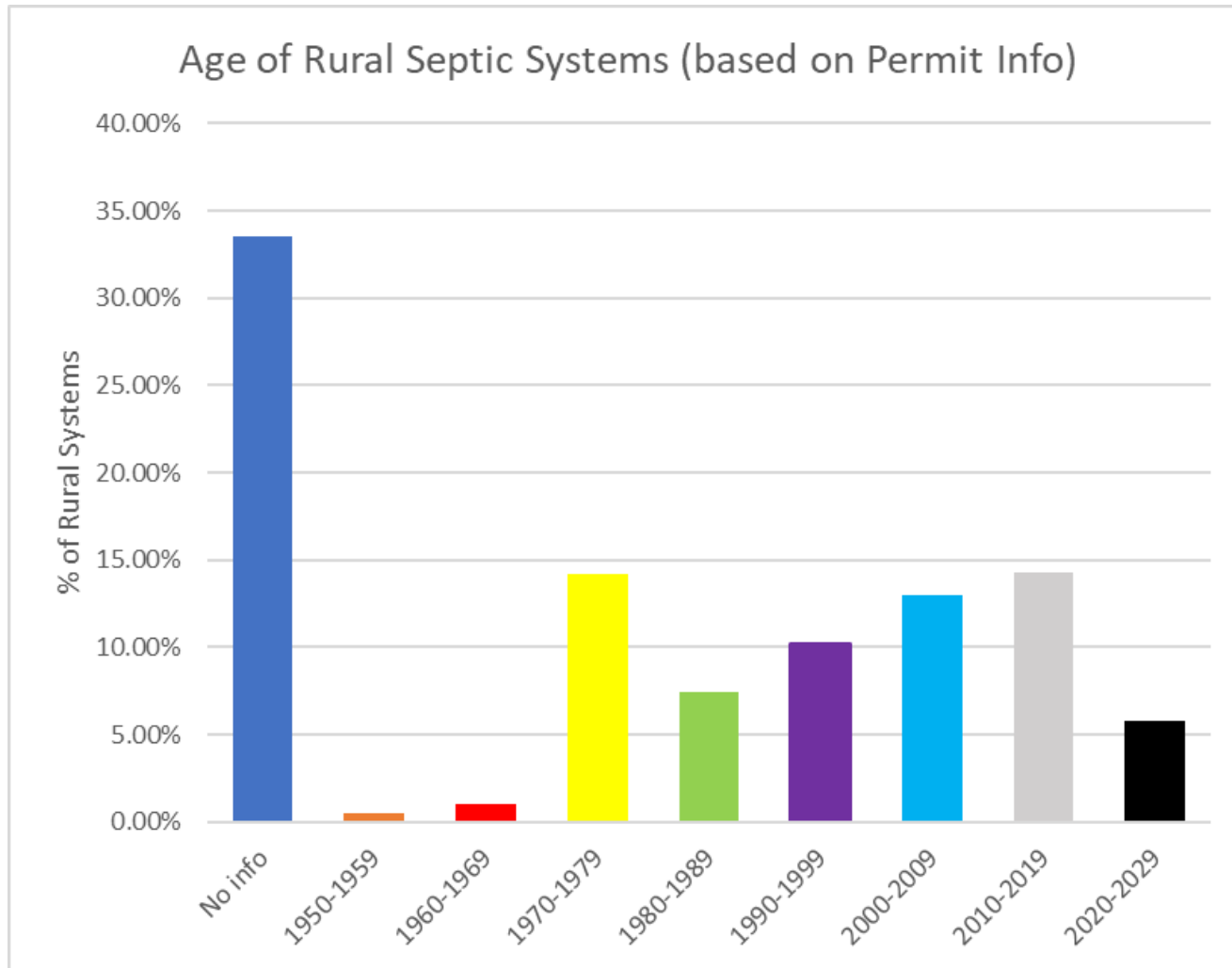
Area	# of systems requiring repair
Point Clark	136
Huron	54
Heritage Heights	37
Bruce Beach	34
Blairs Grove	33
Kinloss	26
Boiler Beach	18
Lurgan Beach	15
Whitechurch	6
Kinlough	1

## Number of systems given high risk rating

Area	High - Age	High - Enviro Hazard	High - Structurally Unsafe
Point Clark	327	25	15
Huron	182	14	2
Kinloss	149	9	0
Bruce Beach	87	6	3
Boiler Beach	42	2	4
Lurgan Beach	33	3	0
Blairs Grove	27	4	1
Kinlough	20	1	0
Whitechurch	20	3	0
Heritage Heights	9	7	4



# Rural System Stats (con't.)



Average age of systems with permits:  
27 years old

# Large Scale Benefits

- ▶ When continued development along the shoreline is questioned from a wastewater servicing perspective, there is a significant amount of information already collected and available. There are more properties/people along the lakeshore than in Ripley and Lucknow combined. We have the data to show septic systems are being managed and are an appropriate servicing method for the lakeshore. This will be important going forward as there is increasing momentum to allow more development near the Lake Huron shoreline.
- ▶ Demonstrates stewardship on a Township-wide level – septic systems are not being installed and forgotten. As the approval authority for septic systems the Township has a responsibility for managing them over the long term.
- ▶ From an environmental perspective there are over 3,250 individual wastewater systems in a 440 sq. km area. When systems don't work there is usually a linkage to a water resource, either ground or surface, that causes pollution and loss of use of the recreational resource.
- ▶ From an asset management perspective there are 3,250 systems that would have an average replacement cost of \$25,000. This has a value of over **\$80 million**. The cost of the HKCSI program, with two pump-outs over the eight-year cycle, equates to an annual cost of **about 0.6 of one percent** of the value of the asset. The HKCSI program represents good value for property owners and good due diligence by the Township.
- ▶ All property owners are encouraged to be good stewards of their septic system. It is just as important that rural properties are not polluting as lakeshore ones. Non-source point pollution is a cumulative problem.

# Historic Cost Recovery

BMROSS delivers the program based on an annual cost per property each year. For that we provide staff, educational materials, mailing and printing expenses and contribute to the cost of a summer employee at the Township to answer Program related calls and bookings.

Cycle 1	2007 - 2014	\$55.00 per property per year
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Cycle 2	2015 - 2022	Graduated increase
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Yrs 1/2	\$60.00 per year
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Yrs 3/4	\$63.00
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Yrs 5/6	\$66.00
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Yrs 7/8	\$70.00
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Cost increase over 16 years	\$15.00 per property
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Annual percentage increase	1.34%
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CPI increase over 16 years	1.74%
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# Approved Cost Recovery Cycle 3 (Approved July 18, 2022)

2023 -2030

Cycle 3 Graduated increase over 8 years

Yrs 1/2 \$70.00 per year

Note: same as previous 2 years

Yrs 3/4 \$73.00 per year

Yrs 5/6 \$76.00 per year

Yrs 7/8 \$80.00 per year

Cost increase over 24 years

\$25.00 per property

Annual percentage increase

1.9%

Future CPI increase 2022-2029

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Current CPI for 2022

9% +/-