



Staff Report

Report Title: Septic System Re-inspection and Part 8 Program Agreements

Prepared By: Matt Farrell, Manager of Building and Planning/CBO

Department: Building and Planning

Date: Jul. 4, 2022

Report Number: BLDG-2022-07-15

File Number:

L04 – BLDG22

**Attachments: HKCSI_2022_ Memorandum of Agreement
Part 8_2022-Memorandum-of-Agreement
HKCSI_Jun14 _memo_MattFarrell**

Recommendation:

That the Township of Huron-Kinloss Council hereby approves Report Number BLDG2022-07-15 prepared by Matt Farrell, Building and Planning Manager/CBO and authorizes entering into contract agreements with BM Ross for the continuation of the Septic System Re-inspection Program and Part 8 Services AND FURTHER authorizes the appropriate By-laws coming forward.

Background:

The Township's Septic System Re-inspection Program was initiated in 2007 and runs on eight year cycles. By the end of 2022, we will have completed two cycles of the program and have performed approximately 6,250 inspections on existing septic systems.

In 2012, the Township was notified by the Grey Bruce Health Unit that they were no longer going to provide administrative services for Part 8 of the Ontario Building Code which regulates the approval and inspection of new and replacement private septic systems. Since BM Ross had the staff and resources available to administer these services, it was decided that they were best option for the municipality. In normal years, they will issue around 40 approvals however in 2021 the number reached 80.

Both agreements for the Septic System Re-inspection Program and Part 8 Program end at the conclusion of 2022.

Discussion:

The Township's Septic System Re-inspection Program is a voluntary service that is enabled through Ontario Building Code (OBC) and it is Council's decision as to whether they want to continue on with it beyond 2022. The Program has been quite successful over the 16 years it has been running and has identified a number of problem septic system. The real value for residents however is the information that is provided to them as part of the program. The septic system provides a vital function in keeping people's houses safe and healthy and this program provides important information to homeowners to help maintain and prolong the life of their systems.

BM Ross has indicated that there is a link between the two programs and would like both to continue if they are going to partner with the municipality in providing the services. The Septic Re-inspection Program can continue independent of their involvement in the Part 8 services but not vice versa. The Township is obligated to administer and enforce Part 8 of the OBC and I feel partnering with BM Ross for its delivery is still our best option.

If Council does not wish to renew these agreements, we would need hire someone to review and inspect 40 to 50 new and replacement Part 8 systems annually, ensure all of our tertiary systems are inspected annually (which will be over 100 after Crimson Oak is built) and perform the re-inspections in the well-head protection areas that is a requirement under the Clean Water Act. In this scenario I would ask to hire a full time inspector to cover Part 8 and other inspections and my role would be largely office based focusing on planning and building plans review. Some additional administrative help may still be required in this scenario.

BM Ross has indicated that a decision from Council on these agreements can wait until later in the year. It would be a challenge ensuring the resources are in place if the programs are to continue but is something they can manage. The same applies for the Building Department; we can manage under the current conditions until such time as a decision is made.

Financial Impacts:

Costs associated with both agreements are outlined in the attached documents. The delivery of the Part 8 services is on a cost recovery basis and fees will be reviewed in 2023. Property owners will private septic systems are charged an annual service fee for the Septic System Re-inspection program which is part of their tax billing.

Costs for additional staffing in the Building Department will be outlined in a future report but will most likely result in an increase in building permit fees in 2023.

Strategic Alignment / Link:

We are a prosperous community that continues to grow in a sustainable manner by investing in infrastructure.

Respectfully Submitted By:

Matt Farrell, Manager of Building and Planning/CBO

Approved By:

Mary Rose Walden, Chief Administrative Officer