



2022 Sewage System Re-inspection Program

Prepared For Tay Valley Township
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Contents

Executive Summary	4
1 Introduction	6
2 Program Implementation	8
2.1 Inspection Schedule	8
2.2 Property Selection Protocol	9
2.3 Distribution of Request for Participation	10
2.4 Scheduling	10
3 Results and Discussion	11
3.1 Distribution of Sewage System Re-inspections	11
3.2 Class of Sewage System	12
3.3 Class 4 and Class 5 Systems	14
3.4 Class 1, 2, and 3 Systems	14
3.5 Wells and Drinking Water	14
3.6 Tank Inspection	15
3.7 Separation Distances	16
3.8 Sewage System Status	188
3.9 Follow-up and Enforcement	20
4 Conclusions	21

Figures, Tables, Illustration:

Figure 1 Properties Inspected per Lake	11
Figure 2 Property Use	12
Figure 3 System Class per Lake	13
Figure 4 Water Source	15
Figure 5 Tank Material	16
Figure 6 Separation Distance –Tank and Leaching Bed to Water	17
Figure 7 System Status – Mandatory Program	18
Table 1 Mandatory Inspection Schedule	8
Table 2 10 Year Mandatory Inspection Schedule	9
Table 3 Property variance	10
Table 4 System Deficiencies	20
Photo 1 Concrete Corrosion around Outlet Baffle	16

Appendices

Appendix A Homeowner Package.....22
Appendix B Description of a Site Inspection33
Appendix C Ontario Building Code References.....35
Appendix D Program Authority36
Appendix E Property Selection Protocol37

Executive Summary

During the 2022 Sewage system Re-inspection program, ninety-seven (97) re-inspections on ninety-six properties (96) were completed on 15 Lakes, as listed in the table to the right. One sixty-eight (68) systems were inspected through the mandatory program, while twenty-nine (29) were inspected through the voluntary program. Some properties required more than one site visit due to system issues or had more than one system on site.

Properties included in the mandatory program were notified of their appointment in the property owner package and were given the opportunity to arrange a new appointment, if required. Participants were asked to return the questionnaire, included in the property owner information package, to the Mississippi Rideau Septic System Office (MRSSO). Once received, the administration staff entered the questionnaire in our database as being returned. The properties with returned questionnaires were set appointments. Properties that did not have returned questionnaires were still visited on the set appointment date. If no property owner was home at the time, a notice was left for them to reschedule.

Mandatory Inspections

Lake Name	Number of Properties
Adam	10
Bennett	6
Bob's	6
Farren	19
Long	9
Otty	11
Pike	7

Voluntary Inspections

Lake Name	Number of Properties
Big Rideau	4
Black	9
Bolton Creek	1
Christie	4
Davern	1
Mississippi River	1
Silver	3
Tay River	6
Total	97

The inspections began on May 10, 2022, and the last inspection was completed on November 21, 2022. Most of the inspections were completed in July; a month when cottagers are most likely to be present.

As a result of the program, sixty (60) systems were identified as having no concern, thirty-two (32) systems requiring remedial work, two (2) required more information and, three (3) system replacements required.

In conclusion, the MRSSO was able to:

- Conduct ninety-seven (97) septic re-inspections in 2022; sixty-eight (68) Mandatory and twenty-nine (29) Voluntary
- 72% of property owners were present for the inspection
- Identify three (3) systems requiring replacement

1 Introduction

A working sewage system is an integral part of any home or cottage not serviced by the municipal sewer. As such, proper maintenance and operation of the sewage system is essential to the continued life of the system. A Septic Re-Inspection Program provides:

1. Participants with information and advice regarding the proper operation and maintenance of their septic system;
2. A proactive approach to identifying risks to human health or the natural environment
3. A database of inspected existing septic systems that can be used as planning tool for municipalities

Malfunctioning on-site sewage systems can have both human health and environmental impacts beyond the property on which it is located. Nutrient and bacteria-rich effluent can travel through soil and rock fractures to surface water bodies, and ground water sources. Contamination of surface water can cause excessive aquatic plant growth, depletion of oxygen in lakes, and impact the natural habitat for aquatic species. Ground water contamination can cause illness and even death. This makes it crucial that property owners be aware of the location and operation of their septic system. Under the Ontario Building Code it is the property owner's responsibility to ensure that their sewage system is working properly, not only for their health, but also that of the surrounding community and environment.

The Tay Valley Township has led the way locally for the sewage system re-inspection program as well as other initiatives that work towards protecting the quality of surface and ground water. Since the sewage system re-inspection pilot program on Christie Lake was initiated in 2000, the Township has now conducted approximately 3,024 waterfront inspections. The program combines the education of the homeowner regarding the maintenance of their sewage system with an inspection component. A follow-up component is also essential to ensure that the program effectively manages identified sewage system problems.

The authority for the MRSSO, and other enforcement agencies, to conduct inspections of potentially unsafe sewage systems is provided by BCA s.15.9(1). The program Authority can be found in Appendix D.

In 2012, Tay Valley Township implemented a Mandatory Maintenance Inspection program on seven lakes within the municipality (Appendix D), at the request of the Lake Associations. In 2016 the By-Law was amended to include Little Silver and Rainbow Lakes in the Mandatory re-inspection program, bringing the total number of lakes to nine. The Voluntary program continues on the remaining lakes and rivers.

The sewage system re-inspection program for 2022 began by selecting properties to be involved, contacting property owners, and informing them of the inspection to take place. A site visit was made and either a visual inspection took place, or a visual and a tank inspection was completed. An inspection report was filled out and the owner was notified of any deficiencies to be rectified.

In 2022, the MRSSO continued the use of electronic reporting. Property owners were provided the option of receiving the report by email or mail.

The results for the ninety-seven (97) inspections completed in 2022 were compiled and this report is the culmination of those efforts.

2 Program Implementation

2.1 Inspection Schedule

In 2012, By-Law No. 2012-009 was passed to implement a Mandatory Maintenance Inspection program for seven lakes. An inspection schedule (Table 1) was developed for the remaining properties that qualified for the program on each Lake. These properties had systems that were 10 years and older and had not been previously inspected. Table 2 provides the number of re-inspections for each lake over a ten-year period starting in 2015, based on the same selection criteria. Table 2 was updated in 2017 for the inclusion of Little Silver and Rainbow Lakes. Voluntary properties are selected from the remaining approximately 19 lakes and rivers in Tay Valley, as described in section 2.2.

Year 1 (2012)		Year 2 (2013)		Year 3 (2014)		Year 4 (2015)	
Lake	# of Properties	Lake	# of Properties	Lake	# of Properties	Lake	# of Properties
Adams	12	Adams	<i>completed</i>	Adams	<i>completed</i>	Adams	<i>completed</i>
Bennett	10	Bennett	10	Bennett	44	Bennett	23
Bob's	10	Bob's	10	Bob's	19	Bob's	<i>completed</i>
Farren	20	Farren	25	Farren	<i>completed</i>	Farren	<i>completed</i>
Long	14	Long	<i>completed</i>	Long	<i>completed</i>	Long	<i>completed</i>
Otty	10	Otty	28	Otty	<i>completed</i>	Otty	<i>completed</i>
Pike	10	Pike	10	Pike	10	Pike	63
Total = 86		Total = 83		Total = 83		Total = 86	

* property information based on CGIS data in 2011 (best available data)

* undeveloped properties removed

* the number of properties shown represents those that have never been inspected under the program

* the original program began in 2002, therefore the 10 year re-inspection requirement will begin to apply to the mandatory water bodies in 2012, resulting in additional properties on the mandatory water bodies being re-inspected from 2012 forward

* inspections each year will occur first on the properties under the mandatory program, then on properties that are up for re-inspection under the 10-year timeframe, then inspections will occur on properties under the voluntary program to bring the total properties inspected to 200 per year

Table 1 ***Mandatory Inspection Schedule***

Table 2 10 Year Mandatory Inspection Schedule

Equalized - Mandatory 10 year Property Selection*

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Adam	2	30	2	0	13	0	2	10	3	5	67
Bennett	64	10	4	25	10	1	34	10	11	1	170
Bob's	19	5	4	41	24	2	4	9	9	12	129
Farren	2	0	21	1	1	41	9	22	10	21	128
Long	1	8	1	1	8	2	1	12	1	7	42
Little Silver	Voluntary	Voluntary	32	5	1	12	0	0	3	4	57
Otty	19	1	8	31	31	4	51	11	26	21	203
Pike	32	1	34	1	3	58	1	7	19	15	171
Rainbow	Voluntary	Voluntary	11	0	0	1	1	0	1	0	14
Total	139	55	117	105	91	121	103	81	83	86	981

Equalizing Changes:	Otty 30 from 2018 moved to 2019	Bennett 10 from 2018 to 2019
	Bob's 20 from 2018 to 2019	Farren 14 from 2023 to 2024

*Table developed using information in CGIS as of March 2017. Numbers derived from re-inseption age (≥ 10yrs), permit age (≥ 10yrs) and vacant properties removed (MPAC Property Code 100 Series). Numbers of inspections will change due to new development/re-development i.e. new and replacement sewage systems.

2.2 Property Selection Protocol

The re-inspection program in Tay Valley Township is a combination of mandatory and voluntary inspections, with the goal of conducting a maximum of 200 re-inspections each year. Eight hundred and one (801) voluntary property owner post cards and eighty-one (81) mandatory property owner packages were mailed out (Appendix A). The voluntary property owner package was available online. The property owner package includes:

- Letter from the Township
- 5-Step procedure letter from MRSSO
- Questionnaire from MRSSO

Participants were selected using CGIS, the Township’s GIS database program. The lakes involved in the 2022 program are outlined in the re-inspection document and the properties were selected using CGIS. The list was produced meeting the following criteria:

- Waterfront properties that either have a septic permit that is 10 years or older or does not have permit information and has not been re-inspected in the past 10 years and is not vacant.

A property selection protocol for CGIS was developed (Appendix E) to ensure the accuracy of the property selection process.

For the mandatory program, sixty-eight (68) inspections were completed. Table 3 shows the variance inspections per lake. The variance between Table 2 and 3 is

due to newer systems installed, and systems moved from year to year as circumstances require.

Table 3 Property variance

Lake	Number to inspect	Actual number inspected	Reason for Variance
Bennett	10	6	Three properties moved to 2023. One property inspected in 2021.
Bob's	9	6	Three moved to 2023
Farren	22	19	Two systems installed less than 10 years old. One moved to 2023.
Long	12	9	One new system installed in 2021, one vacant parcel, and one moved to 2023.

2.3 Distribution of Request for Participation

The initial mail out for the Mandatory and Voluntary program was mailed out in April. Following the protocol set out in the Mandatory re-inspection by-law; mandatory inspections were completed on properties not previously inspected and those that have not been inspected in 10 years.

The inspections began on May 10, 2022, and the last inspection was completed on November 21, 2022. Most of the inspections were completed in July, the month when cottagers are most likely to be present.

2.4 Scheduling

Once a participant contacted our office, either by returning the questionnaire, calling, faxing, emailing or completing the online questionnaire, the information would be recorded in the database under four different categories:

- Questionnaire returned with appointment
- Questionnaire returned without appointment
- Appointment without a Questionnaire
- Removed from list (permit number or reason recorded)

As stated in our information package (Appendix A) appointments are first come, first served. Once the appointments made by property owners are scheduled, returned questionnaires without appointments are scheduled and the property

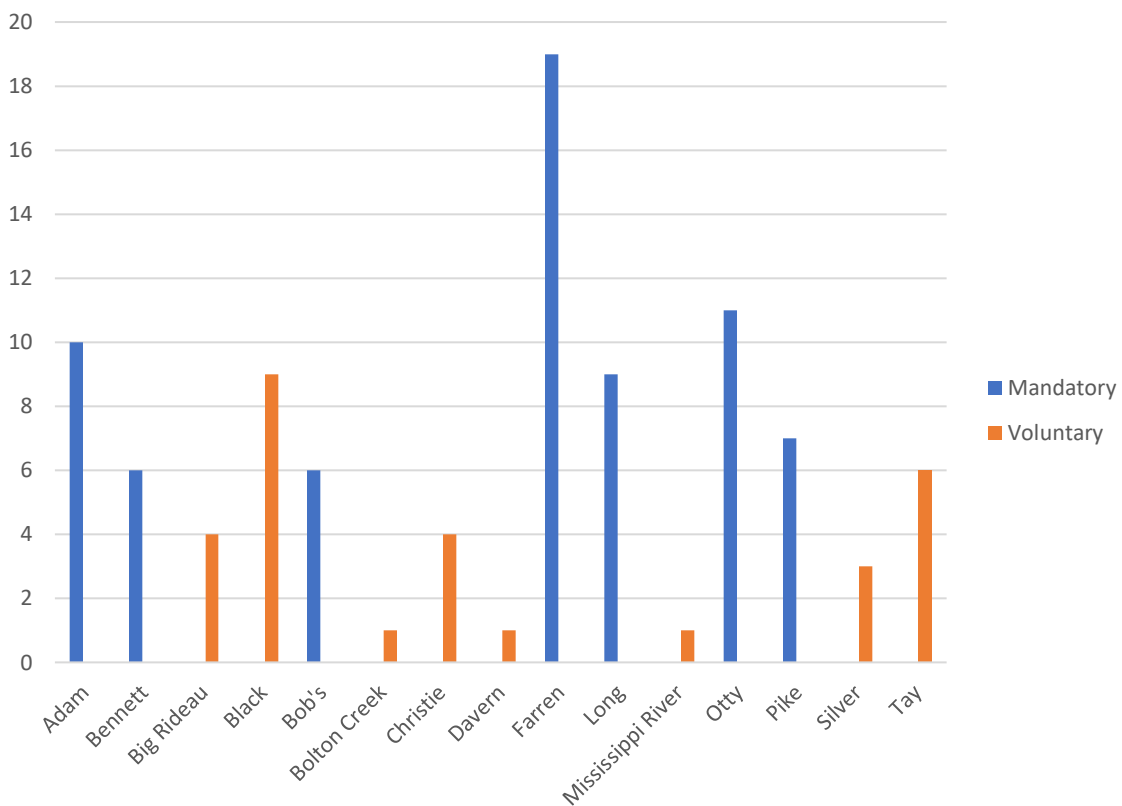
owner notified of the scheduling at least one week in advance. The MRSSO's goal is to schedule 10 appointments per day. This approach was used for both programs, with one change for the Mandatory program; Property owners were provided with a scheduled appointment with the option to change it upon request. 72% of property owners were present for the inspection.

3 Results and Discussion

3.1 Distribution of Sewage System Re-inspections

The re-inspection program resulted in ninety-six (96) properties visited with ninety-seven (97) inspections on fifteen (15) waterbodies completed (Figure 1).

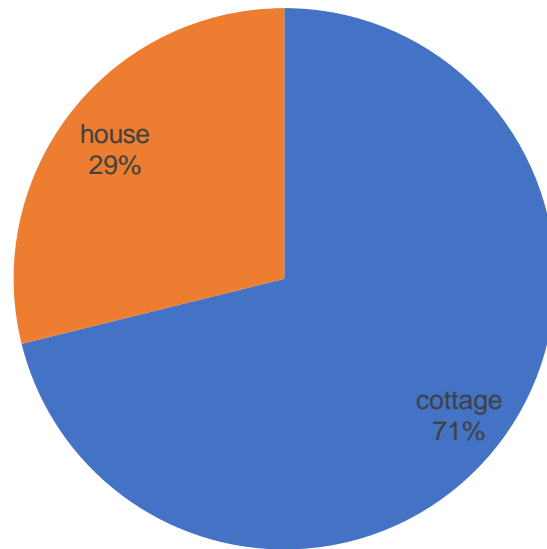
Figure 1 Properties Inspected per Lake



From information collected through the questionnaire, records of mailing addresses, and observations at the time of the inspection, the primary property uses identified were cottage, house, or business. Figure 2 illustrates that sixty-nine (69) of the inspections were completed on cottage properties and twenty-eight (28) on residential properties. While residential properties consistently generate more wastewater and have the potential to contribute more nutrients to the environment, seasonal properties often have older, under sized systems that

experience peak flows, which could lead to a greater environmental impact. Therefore, a mix of both seasonal and residential properties is desirable.

Figure 2 **Property Use**



3.2 Class of Sewage System

Five primary classes of wastewater treatment systems are identified in Part 8 of the OBC as outlined below.

Class 1 - Earth Pit, Vault, Pail and Portable Privies, Composting Toilets

Class 2 - Greywater Systems

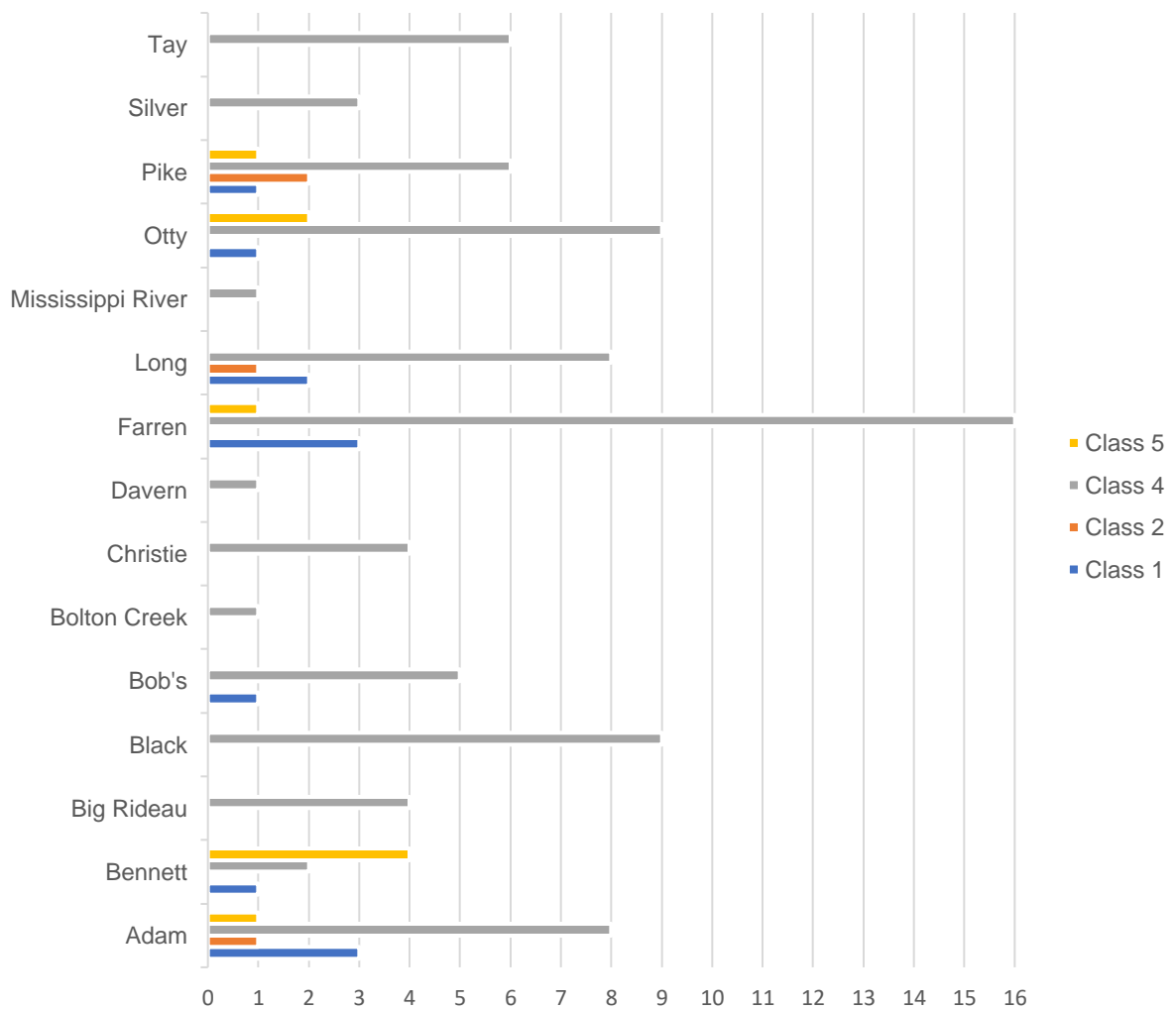
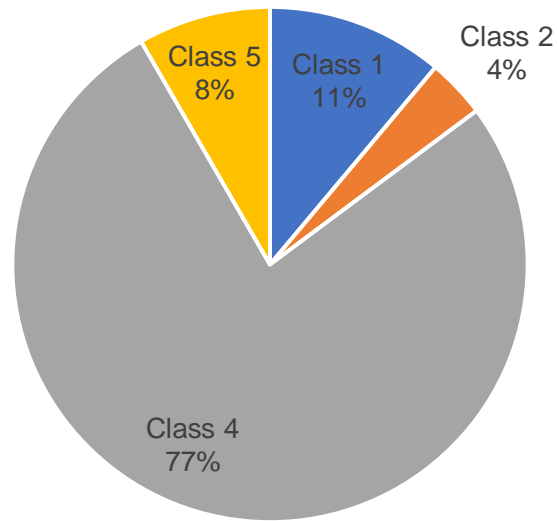
Class 3 - Cesspools

Class 4 – Septic Tank and Leaching Bed

Class 5 – Holding tanks

Figure 3 displays the primary type of on-site wastewater system for each property where it was known, either from the visual inspection, or from information provided by the homeowner.

Figure 3 System Class per Lake



It is not uncommon, and many times it is necessary, for properties to have more than one class of system present on the property. For instance, if the primary class of system is a privy, then generally a Class 2 system is required for greywater treatment. It is strongly recommended that property owners with a Class 4 or Class 5 system direct all sources of greywater to that system unless otherwise approved.

3.3 Class 4 and Class 5 Systems

The most prevalent Class of sewage system found was Class 4 at 86% (83) of the systems inspected. Due to the difficulty in determining the type of Class 4 sewage system in use, and the lack of homeowner certainty, we did not distinguish between the different types leaching fields of Class 4 systems.

Very stringent requirements are identified in the OBC for allowing the installation of a Class 5 system (holding tank). One of those requirements is that it can be installed only when no other type of Class 4 system, meeting the OBC requirements, can be placed on the property. Nine holding tanks were identified during the 2022 re-inspection program.

3.4 Class 1, 2, and 3 Systems

Throughout the inspections, there were Twelve (12) Class 1 and four (4) Class 2 systems identified. Class 1, 2 and 3 systems are adequate options for protecting the environment when designed and installed correctly. The construction of Class 2 or 3 system requires a permit to construct while a Class 1 does not require a permit, but construction requirements can and are enforced. A Class 3 system can only receive waste from a Class 1. This type of system is most commonly associated with a composting toilet due to the requirement for an overflow.

Typically, Class 1,2, or 3 systems do not provide pre-treatment of wastewater prior to entering the ground and therefore should be considered for use in temporary or very low-use conditions. If these systems are located too close to water they can have a significant impact on water quality during seasons of peak use.

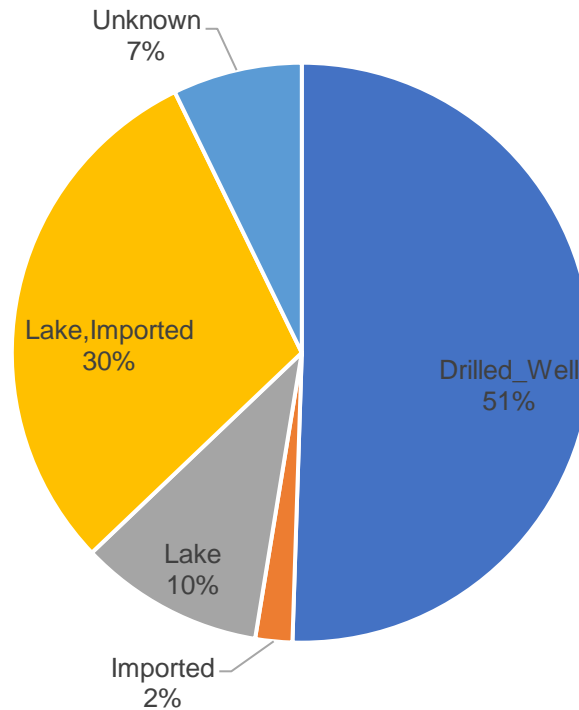
3.5 Wells and Drinking Water

Information was collected during the field inspection on the source of drinking water, and water treatment practices of the property owners. During the visual inspection, if a pipe pumping water from the water body was visible, and no well

was located, then the water source was assumed to be the lake (or river). If no pipe was visible and a well was located, then the water source was recorded as a

well. Water source indicated as “unknown” means the water source could not be determined. Information provided by the property owner is more accurate than that found during the visual inspection and is preferable to identifying the water source on-site. Figure 4 illustrates the percentage and type of water supply systems.

Figure 4 Water Source



Although the Leeds, Grenville and Lanark Health Unit has free water testing available and water bottles are available for pick up at The Office in Perth, ON, many property owners do not test their drinking water regularly.

3.6 Tank Inspection

The tank material was observed during the tank inspection. If the tank was not uncovered for the re-inspection, the tank material was determined by using a soil probe to locate the tank and to determine the construction material by the sound/feel it created. Of the ninety-seven (97) systems inspected, there were ninety-two (92) septic or holding tanks. Figure 5 shows the breakdown for the common tank materials found: concrete, plastic, fiberglass and metal.

Figure 5 Tank Material

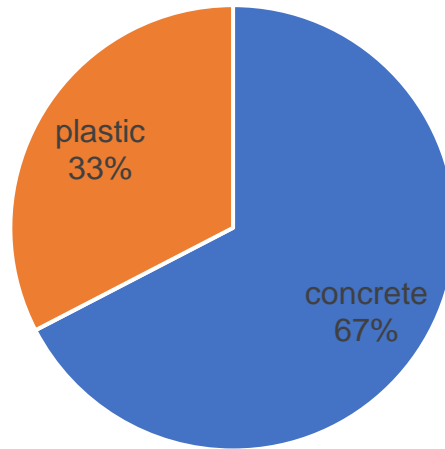


Photo 1: Concrete Corrosion around Outlet Baffle

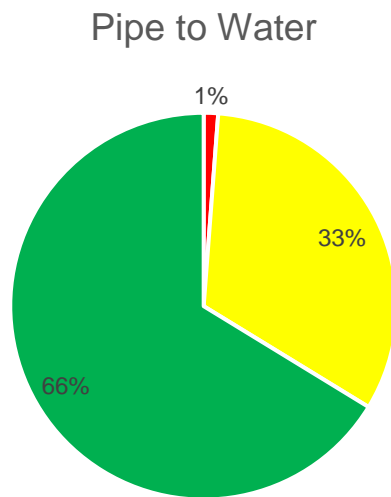
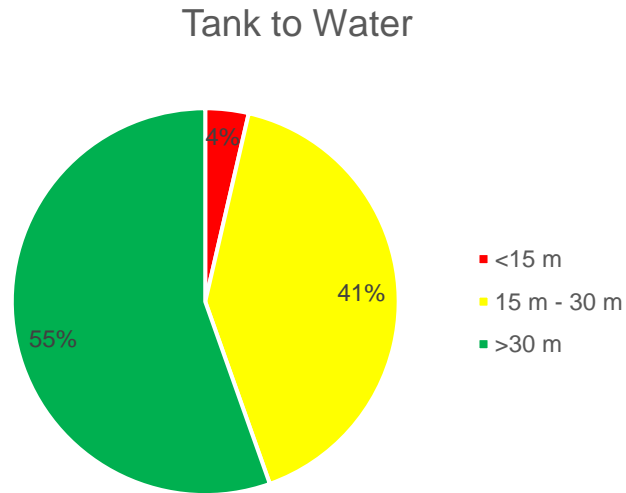
As a result of the re-inspection program, it was noticed that **11%** of concrete septic tanks had signs of corrosion (Illustration 1). Concrete corrosion can be caused by a build of gases (from normal operation) reacting with the concrete. The corrosion can cause baffles to fall off, effluent to escape around the outlet pipe and the tank to become structurally unsafe.

3.7 Separation Distances

Horizontal separation distances are measured from the dwelling, lot line, well and shoreline to the sewage system components. Figure 6 represents the separation distance measured from septic/holding tanks and leaching bed to the surface water. The measurements were sorted into three categories:

- Less than 15m (<15m) – Does not meet OBC or Official Plan requirements
- Between 15m – 30m – Meets OBC but does not meet Official Plan requirements
- Greater than 30m (>30m) – Exceeds OBC and meets Official Plan requirements

Figure 6 Separation Distance – Tank and Leaching Bed to Water



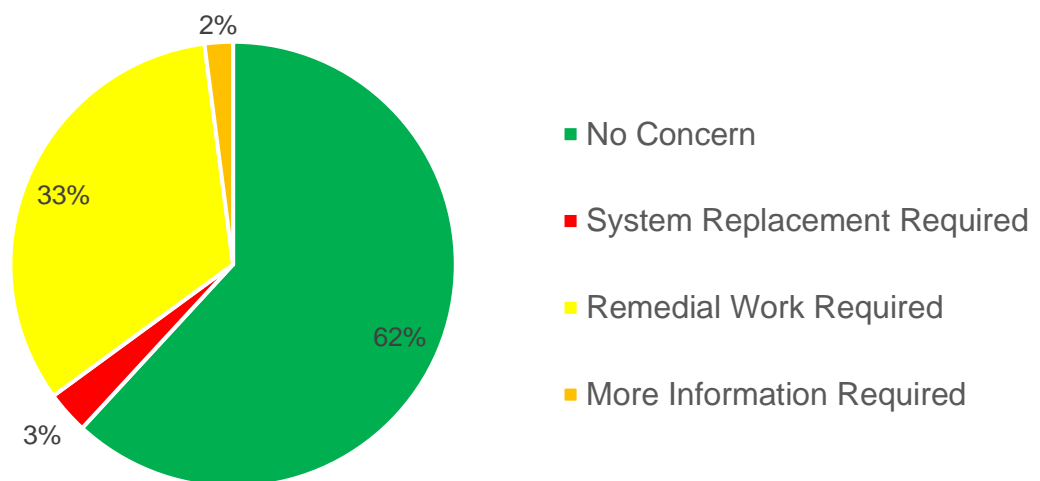
Although a reduced separation distance does not necessarily provide evidence of ground or surface water contamination, it is important to recognize that these systems are present.

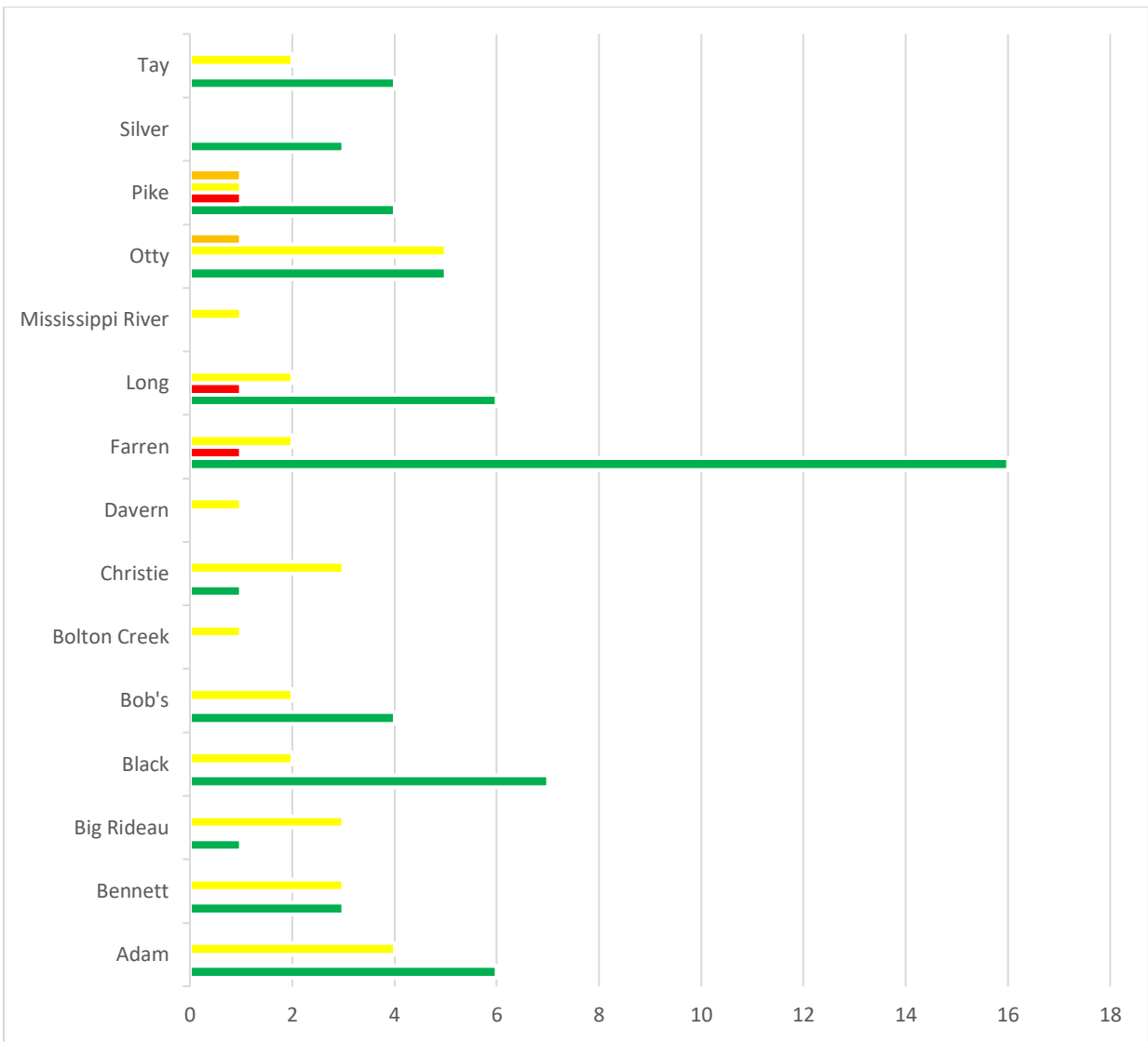
3.8 Sewage System Status

When completing an inspection of the existing sewage system the MRSSO has developed the following terms to identify the overall sewage system status or condition, as shown in Figure 7:

- **No Concern** – At the time of inspection there were no operational and/or maintenance issues identified.
- **Remedial Work Required** – At the time of inspection operational and/or maintenance issues were identified. These issues generally do not require a permit to remedy.
- **More Information Required** – At the time of inspection one or more questions arose regarding the class of system, location of components, water source, pumping, maintenance and/or operation of the system.
- **System Replacement Required** – At the time of inspection it was determined that the on-site system was not being maintained or operated properly and was posing or could pose a risk to human health and/or the environment.

Figure 7 **System Status – Mandatory Program**





Every septic system requires regular maintenance to ensure it is operating efficiently and safely. System deficiencies are generally classified as a remedial work items. Table 4 illustrates the most common deficiencies found during the re-inspection program.

Table 4 System Deficiencies

note: some properties have more than one sewage system maintenance issue.

Pump out required	21
Baffles require maintenance (broken/missing)	8
Roots in tank	1
Vegetation/debris on leaching bed	3
Effluent level of tank	2
Filter cleaned/to be cleaned	3
Tank Corrosion	9
Class 1 and Class 2 issues	2
Alarm/pump issue	2
Recommend Risers	1

3.9 Follow-up and Enforcement

If the re-inspection report was filled using the electronic form using Survey123, the report was downloaded at the office and returned to the property owner via email, mail. If the property owner was not present during the inspection, a system status card was left on site and either the report was mailed or emailed to the owner. As a result, property owners have been able to deal with maintenance or operation issue(s) in a timely manner.

Follow-up inspections include site visits, compliance letters and Order to Complies. The type of enforcement is determined by the severity of the issue. Orders to Comply are issued under the Building Code Act, Division B, Section 8.9 and Division C Section 1.10 of the Ontario Building Code.

Sewage Systems found to be malfunctioning or posing a risk to human health or the environment will require replacement. The three (3) systems identified in the 2022 program are in the process of being repaired or replaced.

4 Conclusions

The 2022 program completed a full inspection of ninety-seven (97) sewage systems on ninety-six (96) properties on fifteen (15) Lakes. Sixty-eight (68) systems were inspected through the mandatory program while twenty-nine (29) were inspected through the voluntary program. Approximately 62% of these systems had no concerns. The programs identified three (3) systems requiring replacement, which will aid in the prevention of pollution along our waterways. The rest of the re-inspections provided insights on sewage system maintenance and operation standards. It should be noted that the age of a system was not a significant factor in deficiencies identified. In turn, the diligence of the property owner regarding the operation and maintenance of their system had a greater impact on the deficiencies identified.

Interaction with property owners during the re-inspection program this year was very positive. Approximately 72% of property owners were able to be present during the re-inspection. Most of the homeowners encountered were very supportive of the re-inspection program.

Having homeowners excavate their tanks prior to re-inspection will be continued in the 2023 re-inspection season. This enabled a much more efficient re-inspection process.

Continued emphasis will be placed on attending Lake Association functions and offering information seminars to the public regarding changes to the program and the maintenance and operation of sewage systems within the Township. The opportunity to hear the concerns of waterfront properties and address misconceptions regarding sewage systems and the re-inspection programs is beneficial in promoting the proper maintenance and operation of sewage systems and identifying areas of concern.

The MRSSO's continued commitment to the property owners of Tay Valley Township is to provide fair, accurate and timely service. It is hoped that the momentum of the sewage system re-inspection program continues in the coming years, as it is a valuable asset to the health of the environment and the community.

Appendix A Homeowner Package



SEWAGE SYSTEM RE-INSPECTION IS AN IMPORTANT PART OF COUNCIL'S ENVIRONMENTAL STRATEGY

May 14, 2021

For over ten years Tay Valley Township has had a voluntary septic re-inspection program. Mandatory Re-inspections are new in the province and result from changes to the *Ontario Building Code* in January 2011 to implement requirements of the *Clean Water Act*. A properly functioning septic system is an integral part of a healthy lake environment. Improperly maintained systems can be a significant contributor of nutrient and bacteriological pollution to an adjacent water body. The Septic Re-Inspection Program is aimed at achieving a better understanding of system function, increasing owner education and preventative measures. The implications of poor maintenance are costly to the owner and to the community. Our program history shows owners are committed to protecting their lake lifestyle, as is the Township.

In the fall of 2011, the Lake and Property Owner Associations for Adam, Bennett, Bob's, Farren, Long, Otty and Pike Lake requested that Tay Valley Council consider implementing a program of mandatory septic re-inspections on these lakes. As Council agreed to the request, your property is included in the Tay Valley Township Mandatory Septic Re-inspection Program. In 2016, Little Silver and Rainbow Lakes Property Owners Association followed the same procedure to be included in the 2017 Mandatory Re-Inspection Program. To protect the water quality of your lake, you may schedule an appointment with the Mississippi Rideau Septic System Office (MRSSO) for the inspection at no cost to you. If you choose, you may be present for the inspection, but if it is not convenient you are not required to be present for the inspection. Alternatively, you may hire a third party certified inspection service to do the inspection.

Please see the attached Septic Re-inspection Procedure for instructions on preparing for the inspection including filling out and returning the enclosed questionnaire.

Your active involvement in the Septic Re-Inspection Program begins with filling in the accompanying questionnaire to the best of your ability. After the re-inspection is completed, advice on proper maintenance will be provided both in person and in the report left onsite. If necessary, the MRSSO will initiate a dialogue and define an action plan with owners of systems deemed to be a concern to the environment or to public health. Owners of systems found to be installed, operating and maintained properly, but which are not in compliance with current requirements of Part 8 of the *Ontario Building Code* will be advised the system is likely to require upgrade or replacement prior to further site development. Funding assistance may be available for septic replacement depending on eligibility criteria.

Page 1 of 2

Any comments regarding the Program in general or Council's strategy can be directed to Noelle Reeve, the Township Planner, at planner@tayvalleytwp.ca . Program specifics or questions about your involvement in the Program should be directed to Eric Kohlsmith, at the MRSSO, (613) 253-0006 ext. 256.

On behalf of Council, thank you in advance for your co-operation.

Noelle Reeve, Planner
Tay Valley Township

PROGRAM AUTHORITY:

The Province of Ontario has delegated the responsibility to regulate on-site sewage systems (with total daily design flow of less than 10,000 litres per day) to municipalities. The authority to do so is found in Part 8 of the *Ontario Building Code* which defines a sewage system as a "building". A sewage system that is discharging effluent onto the surface of the ground, or that has not been maintained or operated in accordance with the *Code* is determined to be an unsafe "building". Any remedial action required will be addressed pursuant to the *Ontario Building Code*.

PERSONAL INFORMATION:

Information collected as part of the Septic Re-inspection Program will be used to facilitate communication between the Township, MRSSO and individual owners and will be protected in a confidential manner in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. A summary report, containing no owner names or addresses, will be prepared for public viewing. Questions about the collection of personal information should be directed to Noelle Reeve.



Mailing Address

July 19, 2021

5 Easy Steps to Your Mandatory Sewage System Re-Inspection Program

We are pleased to provide free re-inspections on a number of septic systems including:

- Earth Pit Privies and Composting Toilets
- Greywater Pits
- Cesspools
- Septic Tanks & Leaching Fields
- Holding Tanks

Our professional, impartial staff are registered Building Official Inspectors who will provide advice on your current, care and maintenance and possible replacement options.

Here are the five steps of the Septic Re-inspection Program — from start to finish.

Step 1 — Complete and return the attached questionnaire

Do the best you can to complete the attached questionnaire and submit it by:

Fax: 613-253-0122

Email: mrsso@mvc.on.ca

Mail: MRSSO 10970 Hwy. 7, Carleton Place ON K7C 3P1

Questionnaire can be filled out and returned online at <https://bit.ly/mrsso>

The goal of the questionnaire is to provide us with some basic information about your system and where it is located.

Step 2 — Scheduled appointment

The re-inspection of your property is mandatory and will be conducted on **July 22, 2021**. If you would like to arrange an alternative inspection appointment, please contact our office - 613-253-0006 ext. 256 or mrsso@mvc.on.ca.

Step 3 — Dig Your Lids

The MRSSO asks that you expose both lids on your septic tank (most tanks have two).

If you are unable to dig out your own lids, there will be a \$40 (\$20/lid) maximum charge for the MRSSO to assist in locating and excavating the septic tank lids. This fee will be invoiced upon completion of the re-inspection. No cost will be incurred if excavation is not required.

The MRSSO will re-cover the tank when the inspection is completed, **upon request** (at no cost) unless it is determined that a pump-out is required or you plan on conducting a pump out. The tank inspection includes a visual inspection of the tank components and measurement of sludge and scum in the tank.

Please do not pump tank before the re-inspection.

Step 4 — Inspection

The septic re-inspection will include the following:

- Location of all system elements
- Measurement of separation distances to key lot features
- Visual inspection of tank structure
- Measurement of tank contents – **Please do not pump tank before inspection.**
- Visual inspection of bed
- Briefing the homeowner on proper system maintenance and operation.

Step 5 — Review your Re-inspection Report

A septic re-inspection status card will be left for the property owner and a copy of the septic re-inspection report will be emailed or mailed to the property owner.

Our primary goal is to educate property owners about their septic system and any deficiencies it may have. Our secondary goal is to ensure that unsafe systems are reported to the appropriate Authority, based on the requirements of Part 8 of the *Ontario Building Code*. Staff will let you know of any funding assistance that may be available for septic replacement.

Property owners can expect the re-inspection, results, and all inquiries to be dealt with in a professional manner.

Thank you in advance for your co-operation in our program.

Working together we can protect our watershed resources. Your participation in this program will ensure a safe home with healthy groundwater and surface water and the continued enjoyment of a clean, healthy waterfront environment for generations to come.

Yours truly,



Eric Kohlsmith, MRSSO Re-inspection Program Coordinator
613-253-0006 ext. 256
mrsso@mvc.on.ca

Page | 2

**BOOK
YOUR
FREE**

SEPTIC RE-INSPECTION

*A free program brought
to you by your Township*

**Components of a conventional,
residential septic system**

inlet pipe
septic tank
outlet pipe
header pipe
leaching bed

**How the
program
can help
you!**

- It's free
- It's voluntary
- It can save you money
- It protects water quality
- It's educational
- It provides impartial, expert advice



Mississippi-Rideau
Septic System Office
10970 Highway 7
Carleton Place ON K7C 3P1

SEPTIC RE-INSPECTION – a free, voluntary program

Our free, customized site visits are an opportunity for property owners to meet with an impartial, registered Building Official Inspector who will:

- show you where your septic tank, bed, pumps and other parts are found
- assess the health of your septic system and identify any issues before they become expensive problems
- recommend when and how often to pump your specific system
- explain the importance of a well-functioning system that safeguards your family's health and protects groundwater and surface water quality
- help you understand replacement system options and direct you to grants available to help fund a replacement system

Contact

Eric Kohlsmith
Mississippi Rideau
Septic System Office
10970 Highway 7
Carleton Place, ON K7C 3P1

T 613-253-0006 ext. 256 **F** 613-253-0122 |
ekohlsmith@amvc.on.ca

Weekend appointments are available!

To learn more or to download your
property owners package, visit:
bit.ly/mrso



THE VOLUNTARY SEWAGE SYSTEM RE-INSPECTION PROGRAM IS AN IMPORTANT PART OF COUNCIL'S ENVIRONMENTAL STRATEGY.

Date

A properly functioning septic system is an integral part of a healthy lake environment. Improperly maintained systems can be a significant contributor of nutrient and bacteriological pollution to an adjacent water body. The Septic Re-Inspection Program is aimed at achieving a better understanding of system function, increasing owner education and preventative measures. The implications of poor maintenance are costly to the owner and to the community. Our program history shows owners are committed to protecting their lake lifestyle, as is the Township.

The Mississippi/Rideau Sewage System Office (MRSSO), on behalf of the Tay Valley Township, will be conducting re-inspections in your area this summer. The MRSSO is a co-operation between the Rideau Valley and the Mississippi Valley Conservation Authorities, contracted to conduct the Sewage Re-Inspection Program. Re-inspections can be scheduled to better accommodate property owners wishing to be on-site. If you wish to be present during the re-inspection of your property, appointments will be made on a first come, first served basis during the dates outlined in the accompanying Program Procedure. In addition, we are asking that you have your sewage tank located and the lids exposed (excavated) prior to the arrival of MRSSO staff. If you require MRSSO staff assistance to locate/excavate the tank a \$20/lid (usually 2 lids) to a maximum of \$40 total will be charged for this service and again invoices will be issued in late fall at the end of the Program.

Please see the attached Septic Re-inspection Procedure for instructions on preparing for the inspection including filling out and returning the enclosed questionnaire.

Your active involvement in the Septic Re-Inspection Program begins with filling in the accompanying questionnaire to the best of your ability. After the re-inspection is completed, advice on proper maintenance will be provided both in person and in the report left onsite. If necessary, the MRSSO will initiate a dialogue and define an action plan with owners of systems deemed to be a concern to the environment or to public health. Owners of systems found to be installed, operating and maintained properly, but which are not in compliance with current requirements of Part 8 of the *Ontario Building Code* will be advised the system is likely to require upgrade or replacement prior to further site development. Funding assistance may be available for septic replacement depending on eligibility criteria.

Any comments regarding the Program in general or Council's strategy can be directed to Noelle Reeve, the Township Planner at planner@tayvalleytwp.ca. Program specifics or questions about your involvement in the Program should be directed to the MRSSO, (613) 253-6000

On behalf of Council, thank you in advance for your co-operation.

Noelle Reeve, Planner

PROGRAM AUTHORITY:

The Province of Ontario has delegated the responsibility to regulate on-site sewage systems (with total daily design flow of less than 10,000 litres per day) to municipalities. The authority to do so was transferred from the Environmental Protection Act to Part 8 of the Ontario Building Code which defines a sewage system as a "building". Implementation of Code requirements is meant to ensure proper installation, operation and maintenance of on-site sewage systems. A sewage system that is discharging effluent onto the surface of the ground, or that has not been maintained or operated in accordance with the Code is determined to be an unsafe "building". Any remedial action required will be addressed pursuant to the Ontario Building Code.

PERSONAL INFORMATION:

Collected as part of the Sewage Re-inspection Program will be used to facilitate communication between the Township, MRSSO and individual owners and will be protected in a confidential manner in accordance with the Municipal Freedom of Information and Protection of Privacy Act. A summary report, containing no owner names, will be prepared for public viewing. Questions about the collection of personal information should be directed to Noelle Reeve



Address

Date

5 Easy Steps to Your Voluntary Sewage System Re-Inspection Program

We are pleased to provide free re-inspections on a number of septic systems including:

- Earth Pit Privies and Composting Toilets
- Greywater Pits
- Cesspools
- Septic Tanks & Leaching Fields
- Holding Tanks

Our professional, impartial staff are registered Building Official Inspectors who will provide advice on your current, care and maintenance and possible replacement options.

Here are the five steps of the Septic Re-inspection Program — from start to finish.

Step 1 — Complete and return the attached questionnaire

Do the best you can to complete the attached questionnaire and submit it by:

Fax: 613-253-0122

Email: mrsso@mvc.on.ca

Mail: MRSSO 10970 Hwy. 7, Carleton Place ON K7C 3P1

Questionnaire can be filled out and returned online at <https://bit.ly/mrsso>

The goal of the questionnaire is to provide us with some basic information about your system and where it is located.

Step 2 — Book an appointment

Call MRSSO at 613-253-0006 to book your appointment. If we can drop-in at any time, let us know! If you would like to meet with us, appointments can be made between 9 a.m. and 4 p.m. on a first come, first served basis.

Page | 1

Step 3 — Dig Your Lids

The MRSSO asks that you expose both lids on your septic tank (most tanks have two).

If you are unable to dig out your own lids, there will be a \$40 (\$20/lid) maximum charge for the MRSSO to assist in locating and excavating the septic tank lids. This fee will be invoiced upon completion of the re-inspection. No cost will be incurred if excavation is not required.

The MRSSO will re-cover the tank when the inspection is completed (at no cost) unless it is determined that a pump-out is required or you plan on conducting a pump out. The tank inspection includes a visual inspection of the tank components and measurement of sludge and scum in the tank. **Please do not pump tank before the re-inspection.**

Step 4 — Inspection

The septic re-inspection will include the following:

- Location of all system elements
- Measurement of separation distances to key lot features
- Visual inspection of tank structure
- Measurement of tank contents – **Please do not pump tank before inspection.**
- Visual inspection of bed
- Briefing the homeowner on proper system maintenance and operation.

Step 5 — Review your Re-inspection Report

A copy of the septic re-inspection report will be left for the property owner.

Our primary goal is to educate property owners about their septic system and any deficiencies it may have. Our secondary goal is to ensure that unsafe systems are reported to the appropriate Authority, based on the requirements of Part 8 of the *Ontario Building Code*. Staff will let you know of any funding assistance that may be available for septic replacement.

Property owners can expect the re-inspection, results, and all inquiries to be dealt with in a professional manner.

Thank you in advance for your co-operation in our program.

Working together we can protect our watershed resources. Your participation in this program will ensure a safe home with healthy groundwater and surface water and the continued enjoyment of a clean, healthy waterfront environment for generations to come.

Yours truly,



Eric Kohlsmith, MRSSO Re-inspection Program Coordinator
613-253-0006 ext. 256
mrssso@mvc.on.ca

Questionnaire

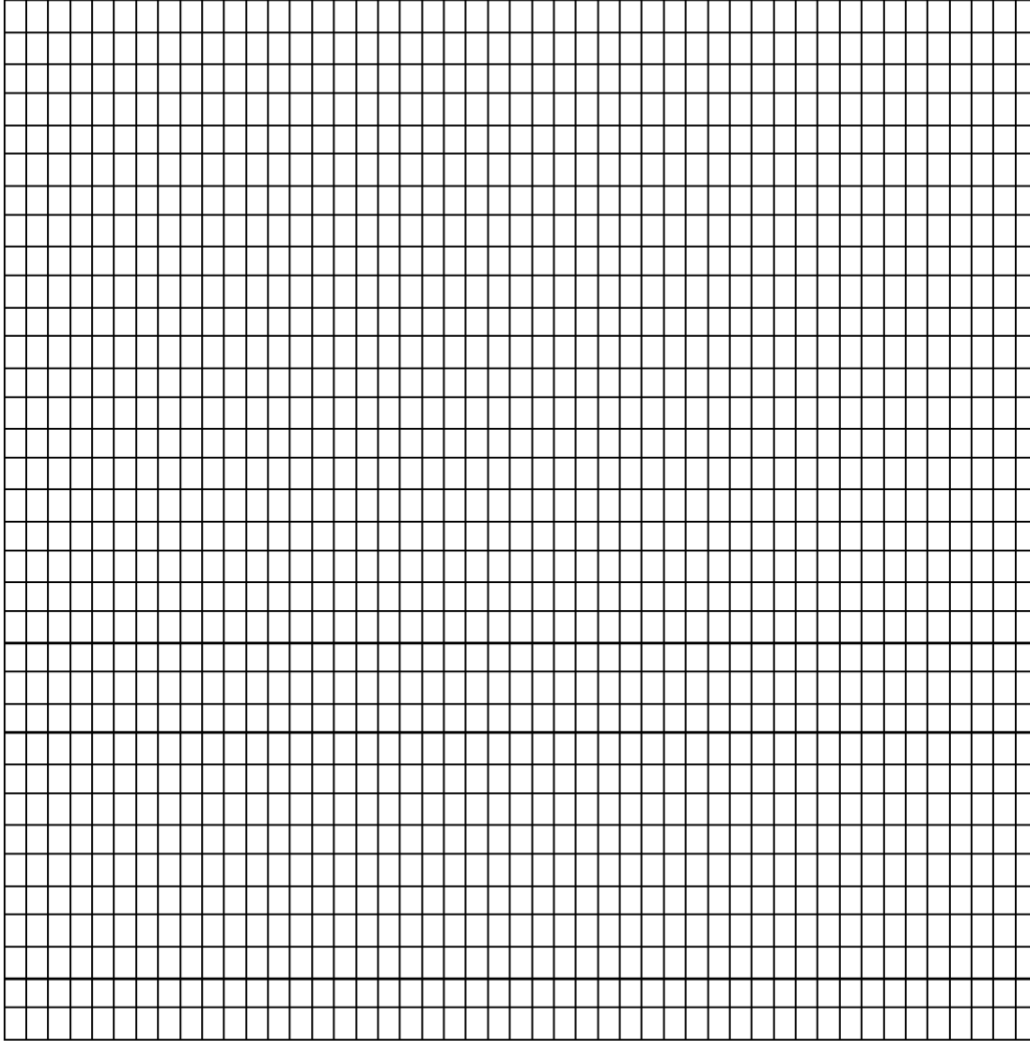
Please fill out as much information as possible, **as best as you can**, and return to the above address. Old septic or well records are excellent resources for the more technical questions. Mark any applicable boxes. If you select **'Other'** please specify. Please use the space noted as **'Correction'** to correct any of the supplied information. On the reverse, please identify the location of your septic system and other property features. Please **sign** the form to verify the information that has been provided.

Property Owner			<i>Correction – New Property Owner, Spelling of Name...</i>		
Mailing Address			<i>Correction – New Mailing Address...</i>		
Telephone Number () ()	Alternate Number () ()		Email Address		
Re- Inspection Property Location			Length of Ownership		Lake Name
			Property Size	# Bedrooms	Floor Area
Roll Number					
Property Use	Residential <input type="checkbox"/>	Cottage/Seasonal <input type="checkbox"/>	Commercial <input type="checkbox"/>	Farm <input type="checkbox"/>	Other <input type="checkbox"/>
Directions to Property				Do you require assistance locating/excavating your tank?*	
				Yes <input type="checkbox"/>	No <input type="checkbox"/>
General Location of Tank				* There is a maximum charge of \$40 for this service	
				Inspection Date	July 22, 2021
Sewage System Type	Class 1 <input type="checkbox"/> Privy(Outhouse)	Class 2 <input type="checkbox"/> Greywater pit	Class 3 <input type="checkbox"/> Cesspool	Class 4 <input type="checkbox"/> Septic Tank & Leaching Field	Class 5 <input type="checkbox"/> Holding Tank
Tank Information	Concrete <input type="checkbox"/>	Plastic <input type="checkbox"/>	Fiberglass <input type="checkbox"/>	Metal <input type="checkbox"/>	Sewage Pump
					Is Pump in Septic Tank?
Date of Last Pump out				Pump Out Frequency	
Greywater Pit Structure	Earth <input type="checkbox"/>	Rock <input type="checkbox"/>	Wood <input type="checkbox"/>	Other-	
Privy Pit Structure	Earth <input type="checkbox"/>	Rock <input type="checkbox"/>	Wood <input type="checkbox"/>	Other-	
Date System(s) Installed				Sewage System Permit #	
Water Source	Drilled <input type="checkbox"/>	Dug <input type="checkbox"/>	Lake <input type="checkbox"/>	Imported <input type="checkbox"/>	Drinking Water Treatment
				Yes <input type="checkbox"/> No <input type="checkbox"/>	Type of Treatment

Participant Signature: _____ Participant Name: _____
(Signature) (Please Print)

Site Sketch

Please include the **locations** as well as the distances between any **septic components** (tank, bed, privy, greywater pit), **structures** (house, shed, garage), **water bodies** (lakes, rivers, creeks, wetlands), **farming activities, or wells.**



Participant Signature: _____ Participant Name: _____
(Signature) (Please Print)



Re: Mandatory Sewage System Re-inspections procedure during COVID-19 Pandemic

As the Province of Ontario has deemed the delivery of services for sewage treatment and disposal as essential, we anticipate completing our mandatory sewage system re-inspections this year. However, we want to ensure that these re-inspections are undertaken in a safe manner, so we are reviewing our site visit protocols. While you are not required to be present during the inspection, we would normally encourage property owners to attend the site visit to get the most out of the educational component of the inspection. This year however due to COVID-19, if you plan to participate in the site visit:

- A distance of 2 metres (or 6 feet) must be maintained between staff and homeowners
- No more than two homeowners may be present on site during the inspection
- You may not be on-site if you have been outside of Canada within the 14 days preceding your inspection or if you have COVID-19 or are exhibiting any of the symptoms of COVID-19.

As part of your re-inspection, the Mississippi Rideau Septic System Office will provide electronic reports that will be emailed or mailed to you to reduce contact onsite.

Please feel free to contact our office with any concerns or questions.

Regards,

Eric Kohlsmith
Regulations Inspector
Mississippi Rideau Septic System Office
613 913-7570 | mrsso@mvc.on.ca

Appendix B *Description of a Site Inspection*

Tank Inspection

The septic tank is located first by visually inspecting the property for signs of a system, using metal probes and information provided by the property owner. Once the tank was located both the inlet and outlet access ports are uncovered, and the soil placed on a tarp for tidiness. The lids are removed using a crow bar or shovel to 'crack' it open, or break the seal which forms over time if it is a concrete lid. The lids are lifted off with a 'J-hook', a long handled hook which allows two people, on either side of the lid to safely and easily lift off the heavy lid.

A visual inspection of the tank condition is made, and a measurement of the solids content is taken. A sludge judge is used for to take the measurement and is essentially a clear plastic tube with a ball valve on the bottom and 1 foot increments marked on the side of the tube. The judge is lowered into the first chamber of the tank and a cross section of the contents in the tank is obtained. The judge is then pulled out of the tank and the depth of the solids is noted. Often the ball valve plugs up and the contents run out of the bottom. In that case the solids in the bottom are felt by a change in density and the depth is noted.

A visual inspection of the baffles is done as well as a check that the partition wall is in working order. If the solids in the second chamber are as high as the first chamber it can be an indication that the partition wall has suffered some damage. We also check for roots in the tank, and look for the presence of effluent filters before replacing the lids and restoring the area to its original condition.

One of the most frequent questions a homeowner asks is "How often should I pump my tank?" Most government documents and information publications suggest that a septic tank should be pumped out every 3-5 years. Another resource is the OBC, which requires that a septic tank be pumped out when the sludge and scum occupy 1/3 of the working capacity of the tank (8.9.3.4.(1)). This will prevent the sewage from traveling too quickly through the septic tank, not allowing the solids and fats to properly separate from the effluent. To give the homeowner, on an individual basis, an estimation of the frequency for pumping out their septic tank, the depth of sludge and scum was measured during the tank inspection.

Estimated Septic Tank Pumping Interval in Years

Tank Size (L)	Household Size (Number of People)									
	1	2	3	4	5	6	7	8	9	10
1,890	5.8	2.6	1.5	1.0	0.7	0.4	0.3	0.2	0.1	
2,840 (≈2,700)	9.1	4.2	2.6	1.8	1.3	1.0	0.7	0.6	0.4	0.3
3790 (≈3,600)	12.4	5.9	3.7	2.6	2.0	1.5	1.2	1.0	0.8	0.7
4,730	15.6	7.5	4.8	3.4	2.6	2.0	1.7	1.4	1.2	1.0
5,670	18.9	9.1	5.9	4.2	3.3	2.6	2.1	1.8	1.5	1.3
6,620	22.1	10.7	6.9	5.0	3.9	3.1	2.6	2.2	1.9	1.6
7,570	25.4	12.4	8.0	5.9	4.5	3.7	3.1	2.6	2.2	2.0
8,520	28.6	14.0	9.1	6.7	5.2	4.2	3.5	3.0	2.6	2.3
9,460	31.9	15.6	10.2	7.5	5.9	4.8	4.0	4.0	3.0	2.6

Visual Re-Inspection

The visual re-inspection consists of a walk around the property looking for water sources, sewage systems or any suspicious things such as pipes to the surface. Measurements are taken between the sewage system components and water bodies, as well as to water sources. A GPS reading is taken at the shoreline, all sewage system components, and wells.

The operation or failure of the bed was assessed by looking for conditions of lush vegetation, wet areas, surface discharge, tree or root growth, side slopes and erosion control.

Appendix C Ontario Building Code References

System Classification

Class 1 – all privies (portable, earth pit, vault, chemical, incinerating and composting).

Class 2 – a greywater system

Class 3 – a cesspool

Class 4 – a leaching bed system

Class 5 – a holding tank

8.1.2.1(1)

Minimum Clearances for Classes 1, 2 and 3

8.2.1.5(1)	Horizontal distance (m) from a well with watertight casing to a depth of at least 6m	Horizontal distance (m) from a spring used as a source of potable water or well other than a well with watertight casing to a depth less than 6m	Horizontal distance (m) from lake, river, pond, stream, reservoir or spring not used as a source of potable water	Minimum horizontal distance to property line
<i>Earth Pit Privy</i>	15	30	15	3
<i>Privy Vault</i> <i>Pail Privy</i>	10	15	10	3
<i>Greywater System</i>	10	15	15	3
<i>Cesspool</i>	30	60	15	3

Minimum Clearances for Treatment Units

Structure	1.5m
Well	15m
Lake	15m
Pond	15m
Reservoir	15m
River	15m
Spring	15m
Stream	15m
Property Line	3m

Minimum Clearances for Distributing Piping

Structure	5m
Well with a watertight casing to a depth of 6m	15m
Any other well	30m
Lake	15m
Pond	15m
Reservoir	15m
River	15m
A spring not used as a source of potable water	15m
Stream	15m
Property Line	3m

Minimum Clearances for Holding Tanks

Structure	1.5m
Well with a watertight casing to a depth of 6m	15m
Any other well	15m
Spring	15m
Property Line	3m

Appendix D Program Authority

Voluntary

The *Building Code Act* (BCA)(1992), and Part 8 of the Ontario Building Code (OBC) regulates the design, construction, operation and maintenance of sewage systems. The OBC however, has powers which only extend to those systems with a design flow of less than 10,000 Litres/day, serving no more than one lot. Systems which do not fall within these parameters are regulated by the Ministry of the Environment, under the *Ontario Water Resources Act*.

The authority for the Mississippi Valley Conservation and Rideau Valley Conservation Authority, and other enforcement agencies, to conduct inspections of potentially unsafe sewage systems is provided by BCA s.15.9(1). This act provides inspectors with the right of entry onto land “to determine whether a building is unsafe”, under part 1 of the OBC an on-site sewage system is treated as a building and BCA s.15.9(3) deems a sewage system to be “unsafe” if it is not maintained or operated in accordance with the BCA and the OBC. BCA s.18 outlines the powers that an inspector may exercise for the purposes of carrying out an inspection. If the inspector finds the system to be “unsafe”, he or she may make an order under BCA s.15.9(4) setting out the steps necessary to render the building safe, and may require that the steps be taken within a certain period of time. This enforcement for the Tay Valley Township will be carried out by their Chief Building Official (CBO) or his/her appointed representative.

Further authority will be given with amendments proposed to the BCA under the *Clean Water Act, 2005*, this act was passed on October 18, 2006 and will help protect drinking water sources for all Ontarians.

A visual inspection of the sewage system can determine if the system is “unsafe”, defined in OBC 8.9.1.2 as a breakout of effluent onto the surface, contamination of a well or of a surface water source. Clearance distances to the well and surface water from the sewage system can also be verified by a visual inspection. To determine if the system is being maintained and operated in accordance with the OBC and the BCA, a thorough inspection of the tank is necessary.

Mandatory

See Tay Valley Township By-Law # 2012-009 as amended

Tay Valley Township:

Voluntary Septic Re-Inspection Property Selection Protocol

Contents

<i>Purpose:</i> _____	39
<i>Point Form Overview</i> _____	40
<i>Detailed Standard Operating Procedure</i> _____	41
<i>Property Selection Example:</i> _____	46
<i>Identified Issues and Corrective Steps:</i> _____	47

5 Purpose:

The following protocol was developed to describe the current property selection procedure and identify any issues with the procedure. The Protocol shall be updated when required or at least once a year as indicated in the file name

Property Selection Protocol mm-dd-yyyy.docx

6 Point Form Overview

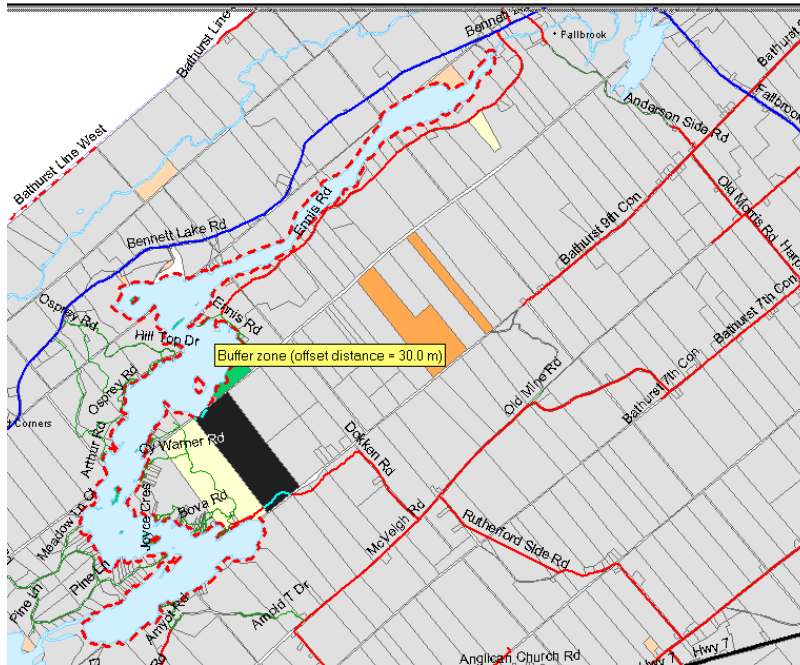
Instructions on how to select targeted properties using SLIM:

1. Start in May of current Year
2. Select a lake using the Lake Rotation Table
3. Log into SLIMS and create 30 meter buffer around a selected lake
4. Highlight desired layer and select within. i.e. Re-inspection...
5. Run mail list report (or custom report) and download into and Excel Workbook
6. Use roll numbers from worksheet to conduct search for properties that do not meet search criteria
7. Repeat steps 3 thru 6 to obtain the following information:
 - 1) septic permit >10 year ago
 - 2) has no permit
 - 3) has not been re-inspected
 - 4) the property is not vacant
8. Complete the same process for other lakes.
9. Sort worksheets from step 7 to create Master Mail-out worksheet.

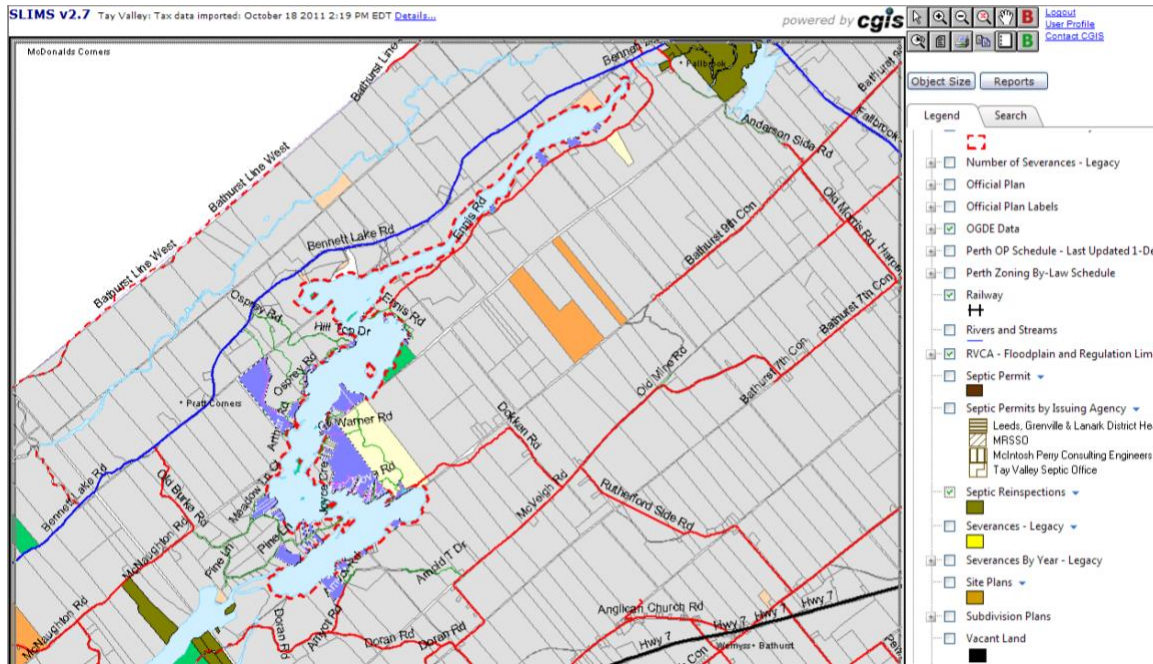
7 Detailed Standard Operating Procedure

- Starts in May of current year
- Septic permit information and septic re-inspections are updated by CGIS twice annually – generally January and July
- The selection process starts with the lake rotation table.
- After lakes are selected the process is based on information provided to CGIS

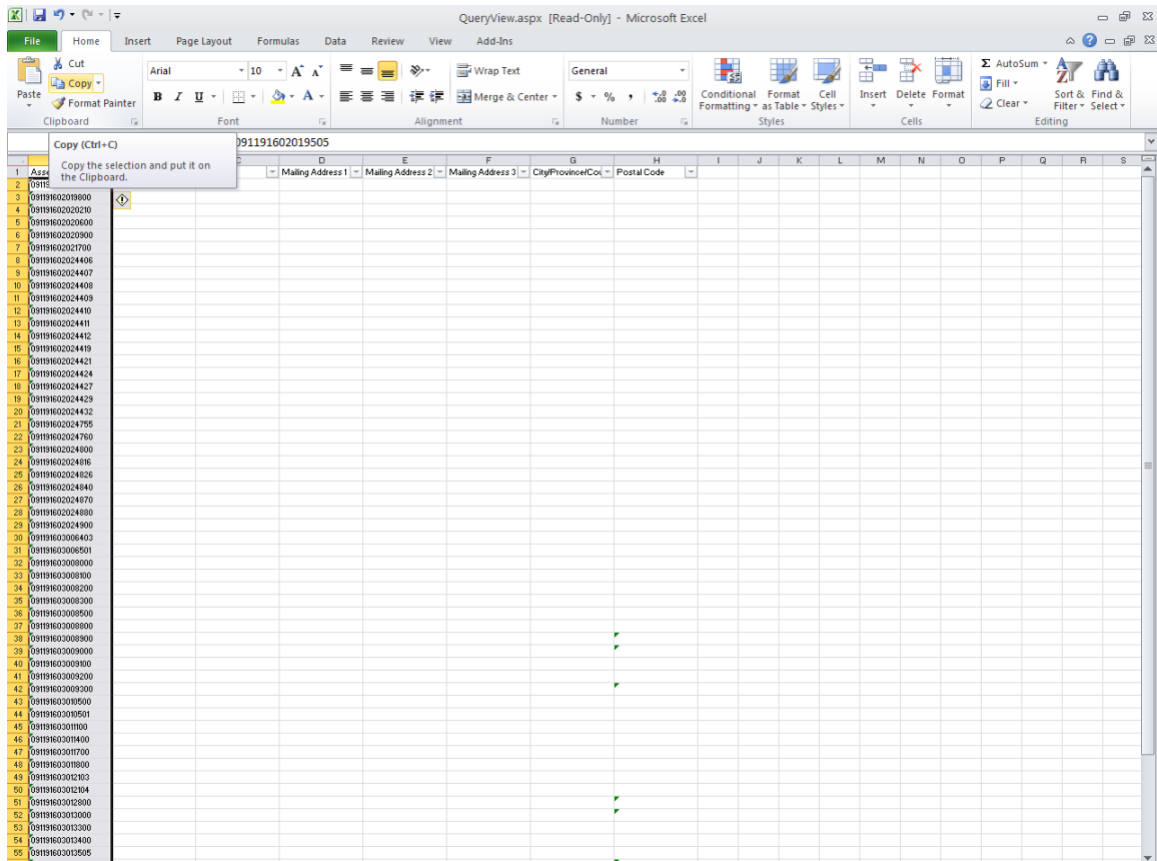
- This buffer selection process is based on one provided by CGIS upon our request for assistance and is as follows:
 - Log into SLIMS and zoom to whatever Lake you are working on
 - Ensure the SLIMS Selection Mode is set to Intersection:
 - Right click on the map – Help – Preferences
 - Change Selection Mode to Intersection, if it's not already set
 - Turn on the Septic Reinspections layer
 - Select the lake you'd like to find the properties on
 - Create a buffer of, for example, 10 meters – 30m used - if that's far enough.



- Select the buffer:
 - Right click on the map – Select – Within
- Highlight the Septic Reinspection layer from the list, press OK (this will highlight all the properties that already have inspections done on that lake)



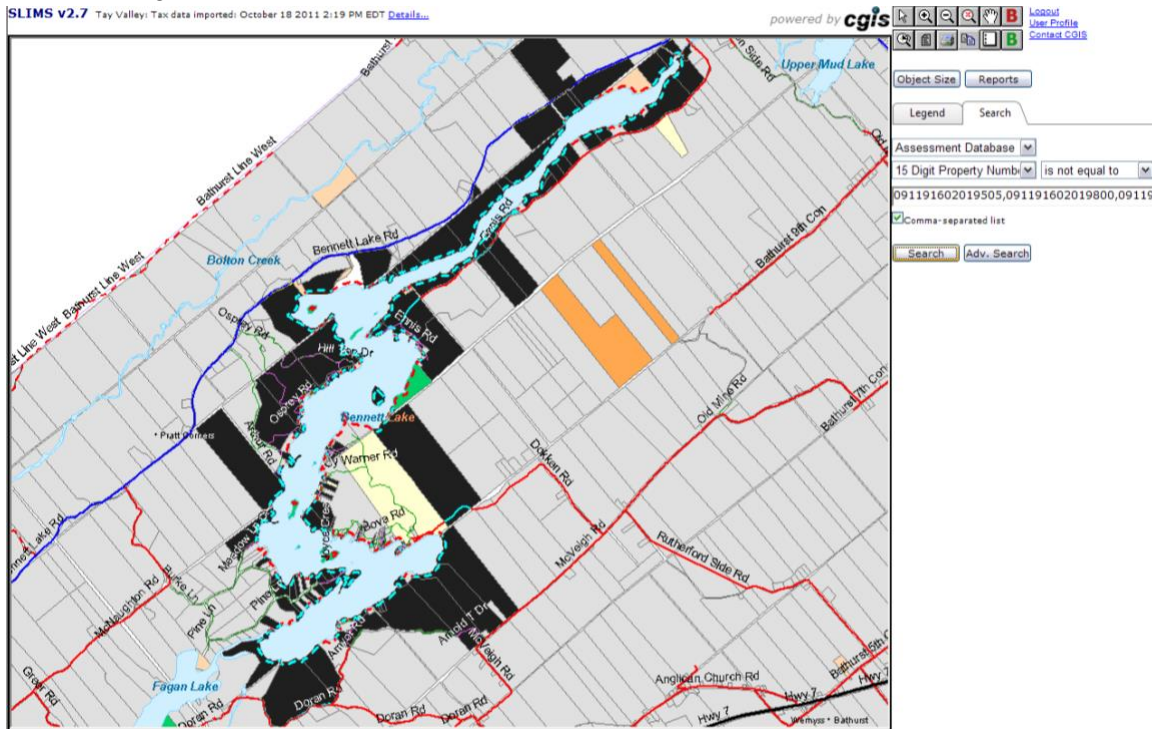
- Run a Mail list report, or custom report
 - Click the download results, and open in Excel
 - Highlight column A (15 digit property numbers) and COPY



- Back in SLIMS
- Highlight the buffer again
 - Right click on the map – Select – Within
 - Highlight the Parcels layer from the list, press OK
- Under Search – paste the 15 digit property number list in the search box
 - Change the search criteria from “Contains” to “is not equal to”
- Check off the “comma separated list” box
- Press the Search button
- When the Search Results window comes up, check off the “Only show records that link to the selected features on map” box

- The Search Results will now display ONLY the parcels on that lake that DO NOT have a septic inspection registered with that 15-digit property number”

○



The process is repeated to create lists based on the following parameters:

- Total Parcels
 - Septic Permit
 - Re-Inspection
 - MPAC Property Codes (Vacant Property)
- Lists are then sorted against each other to obtain the end result – waterfront properties that either have a septic permit that is 10yrs or greater or does not have permit information, has not been re-inspected in the past, and is not vacant.
 - The process is completed for the other lakes.

A Master Mail out Excel Workbook is then created from the individual Excel Workbooks.

8 Property Selection Example:

For example our search for Bennett lake resulted in:

- 214 total parcels within 30m of the lake (waterfront)
- 180 parcels either have a septic permit that is 10yrs or greater or does not have permit information
- 128 parcels have not been re-inspected in the past
- 91 properties are not vacant MPAC property codes are used to determine if a property is vacant)

Current Procedure	Identified Issue	Corrective Step
<i>Starts in May of current year</i>	Timeline to narrow	Selection process should begin in March to allow for cross-referencing of hard copy material – i.e. property files
<i>Septic permit information and septic re-inspections are updated by CGIS twice annually – generally January and July</i>	Report on Roll Numbers that do not link to a property should be requested to ensure accuracy of data	<ul style="list-style-type: none"> ○ Requested report from CGIS on Oct. 19/11 on incorrect Roll numbers to be researched and corrected by the next CGIS update (January 2022). ○ Have roll numbers auto filled in database to prevent entry error. ○ Research cost of an online CGIS based data form for permit and re-inspection entry. ○ Create a report of properties with septic permits but no permit number – work with Tay Valley to fill in gaps – co-op student may be utilized - We will look into ability to have student assistance for task.
<i>After lakes are selected the process is based on information provided to CGIS</i>	Property selection currently is not accurate	Other solutions should correct issue

<i>Right click on the map – Select – Within</i>	It has been noted that this can result in varying results when selecting – Bennett lake varied from 214 to 2008 parcels within the buffer.	Consulted with CGIS on Oct. 19/11 regarding issue.
<i>Lists are then sorted against each other to obtain the end result...</i>	Lists are sorted using the sort A-Z function in Excel and then duplicates are removed manually – the manual removal can cause an inaccurate list.	<ul style="list-style-type: none"> ○ Two identical files should be created and items sorted and removed and then compared for accuracy ○ Research other means in sorting or gathering data to eliminate the manual procedure.

***Therefore on Bennett Lake, 91 parcels are waterfront properties that either have a septic permit that is 10yrs or greater or does not have permit information, has not been re-inspected in the past, and is not vacant.**

9 Identified Issues and Corrective Steps:

The following table lists current issues and corrective steps the MRSSO has identified, with the current selection process. An amended protocol will be created once all comments have been received.