



Discretionary Maintenance Inspections or Sewage System Re-inspection Program



By Sandy Bos B.Sc.
Township of Muskoka Lakes

INSPECTION OF UNSAFE BUILDING

Legal Authority of Inspector

- ▣ Inspection at any reasonable time without warrant to determine if building (sewage system) unsafe 15.9-(1) Ontario Building Code Act.
- ▣ The sewage system is unsafe if not maintained or operated in accordance with the Act and the Building Code 15.9 (3)BCA.

Sewage System Maintenance Inspection Program

- ▣ The Building Code Act (BCA) and the Ontario Building Code (OBC) (Ontario Regulation 350/06) were recently amended to formalize on-site sewage system maintenance inspection programs and procedures.
- ▣ The Township of Muskoka Lakes is committed to the preservation and enhancement of the water quality of our lakes and waterways and has been carrying out Sewage System Maintenance Inspections since 2000.

The Purpose of the Re-inspection Program Was to Be Three-fold.

1. “Evaluation of the septic system” to provide the owner with information regarding the “do’s and don’ts”, performance, operation and maintenance of the septic system (educational talk and material handouts).
2. Enforce OBC Re: replace sewage systems that do not meet the operation and maintenance requirements (letters, orders).
3. Education regarding Shoreline Development and ecology (pamphlets, verbal education)

Sewage System Evaluation Procedure

Preliminary Information

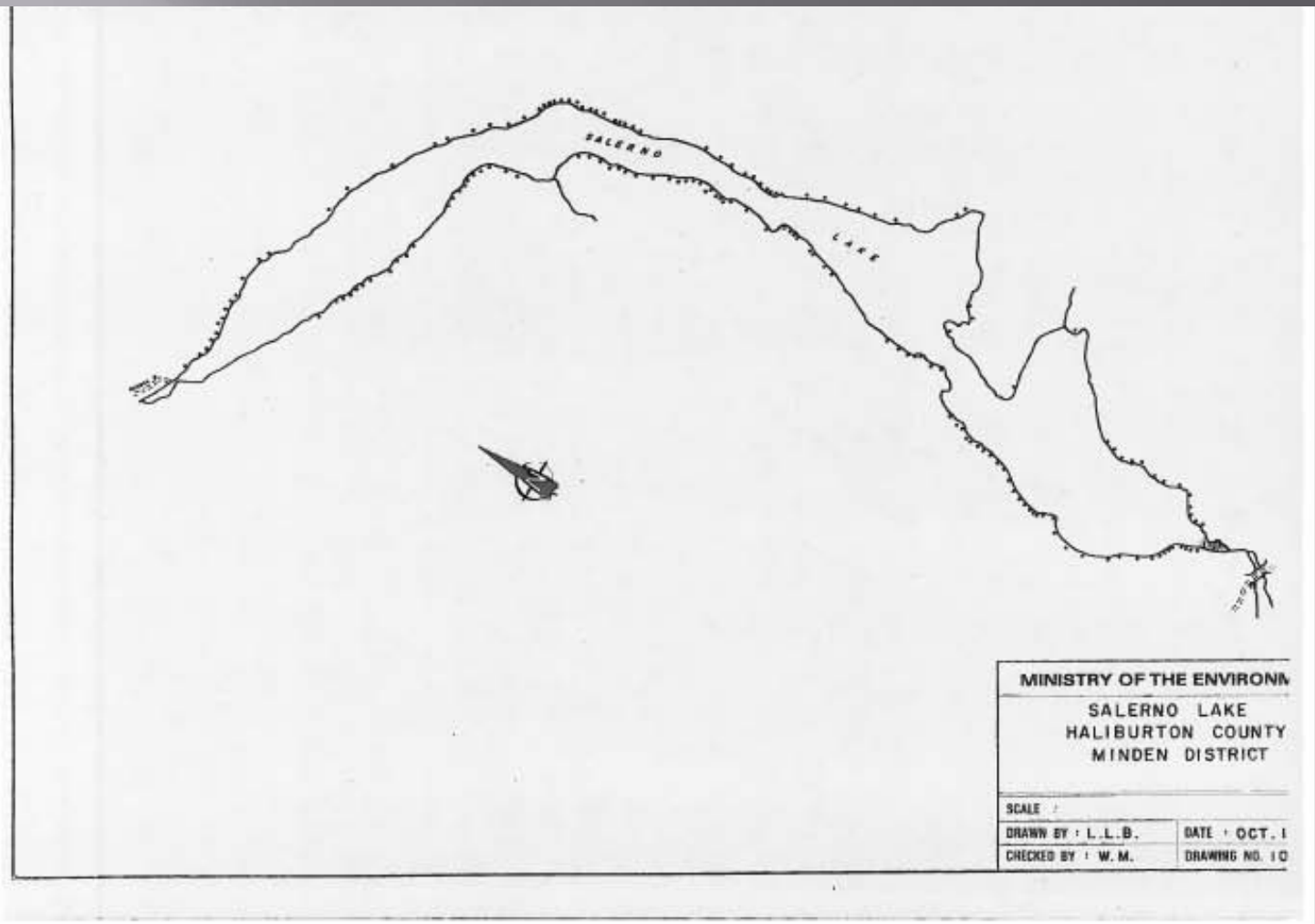
- ▣ Preliminary information includes:
- ▣ Assessment maps and property information of the Lake area
- ▣ Determine vacant and developed lands

Cottage Pollution Control Program

Property Information Collection

- carried out by boat by visually counting and describing each individual cottage on the lake.
- Produce a hand drawn map of each lake

Cottage Pollution Control Program Mapping



District of Muskoka Geomatics Dept.

Muskoka Web Map - Windows Internet Explorer

http://map.muskoka.on.ca/Exponare/gis_mapselect.html

Property Summary Search Reports Maps - District of Muskoka Muskoka Web Map

File Edit View Favorites Tools Help

Google QUARTS Public Search Regis... Weather Radar - King City, ... Property Summary Search (2) QUARTS Public Search Regis... Suggested Sites Web Slice Gallery Muskoka Web Map Bracebridge, ON Customize Links Free Hotmail Small Drinking Water Syste... Weather Forecast Bracebrid...


Muskoka Web Map

THE DISTRICT MUNICIPALITY OF MUSKOKA
Managing Our Legacy Together


Home Login Open Data Help Contact

Select a map below: (*Note: Mobile users default to the Base Map but the map can be changed within the application)


Base Map



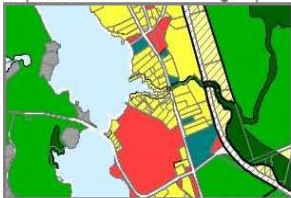
Topo Map




Air Photo Map 2013




Two of Muskoka Lakes Zoning Map




Muskoka Extended Transit Route Map




Muskoka Water Quality Map




Historical Air Photo Maps:



Air Photo Map 2008



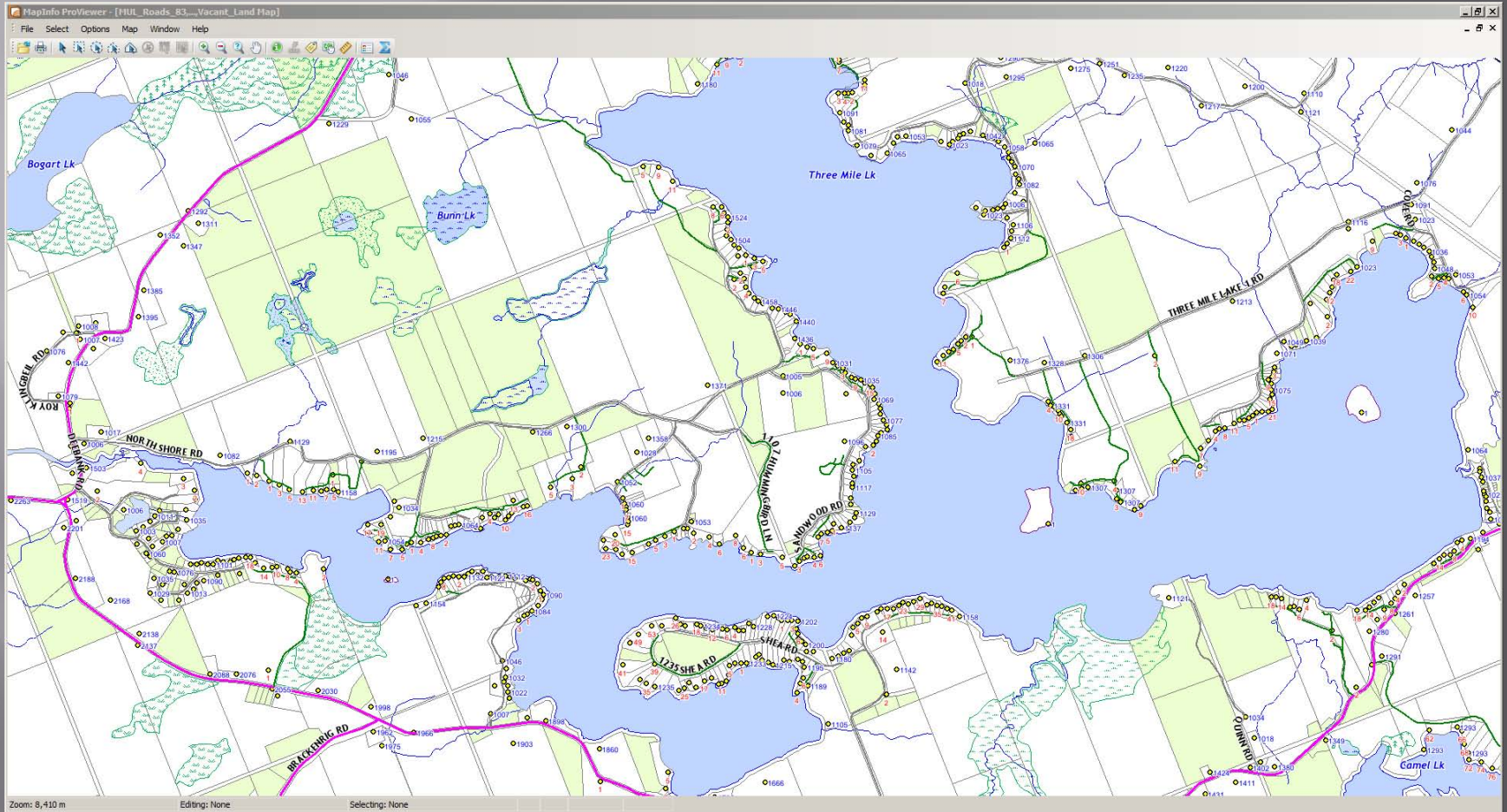
Air Photo Map 2007



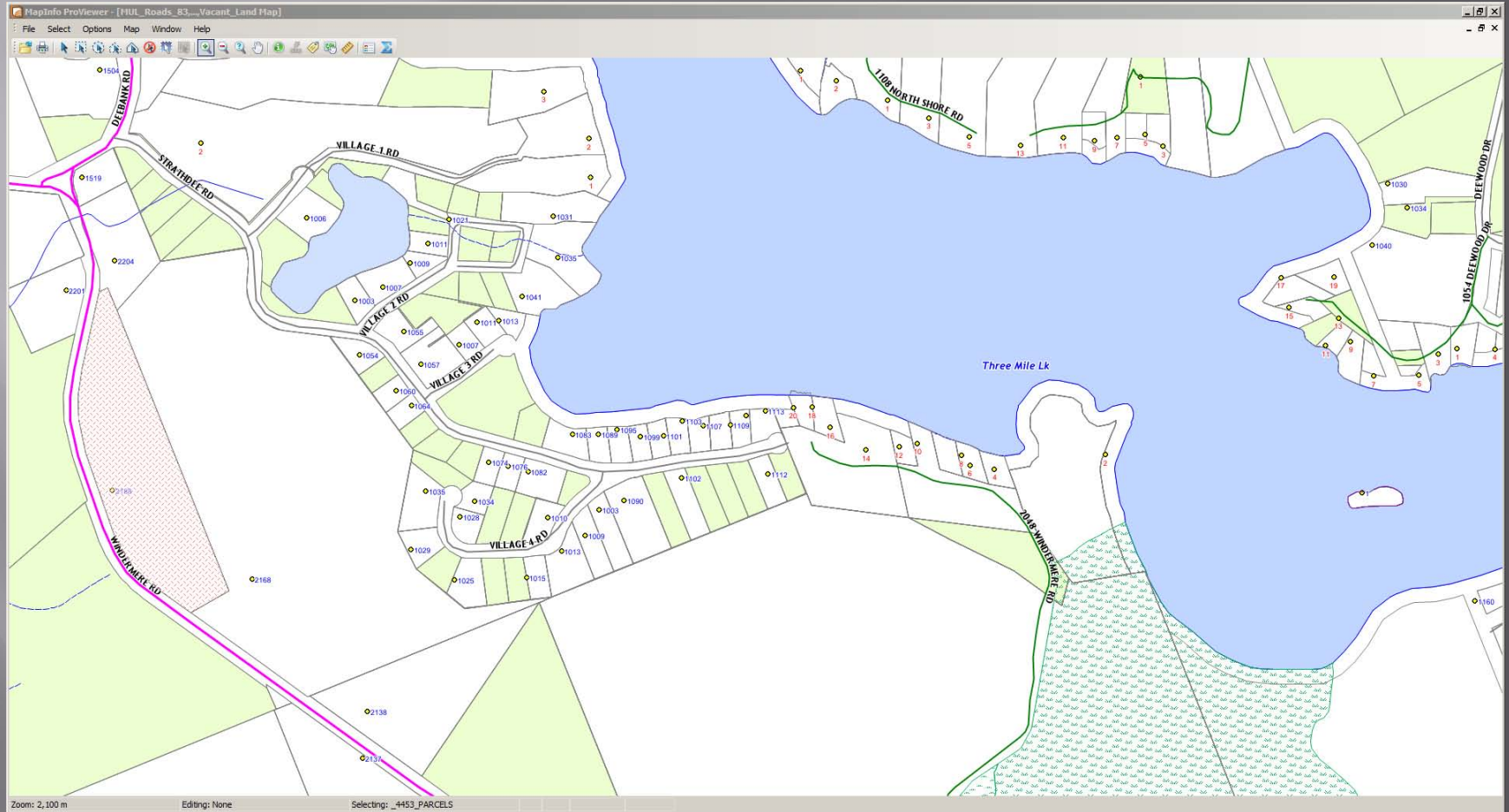
Start

9:15 PM 9/15/2016

Geomatics Property Map Three Mile Lake



911 Address Map



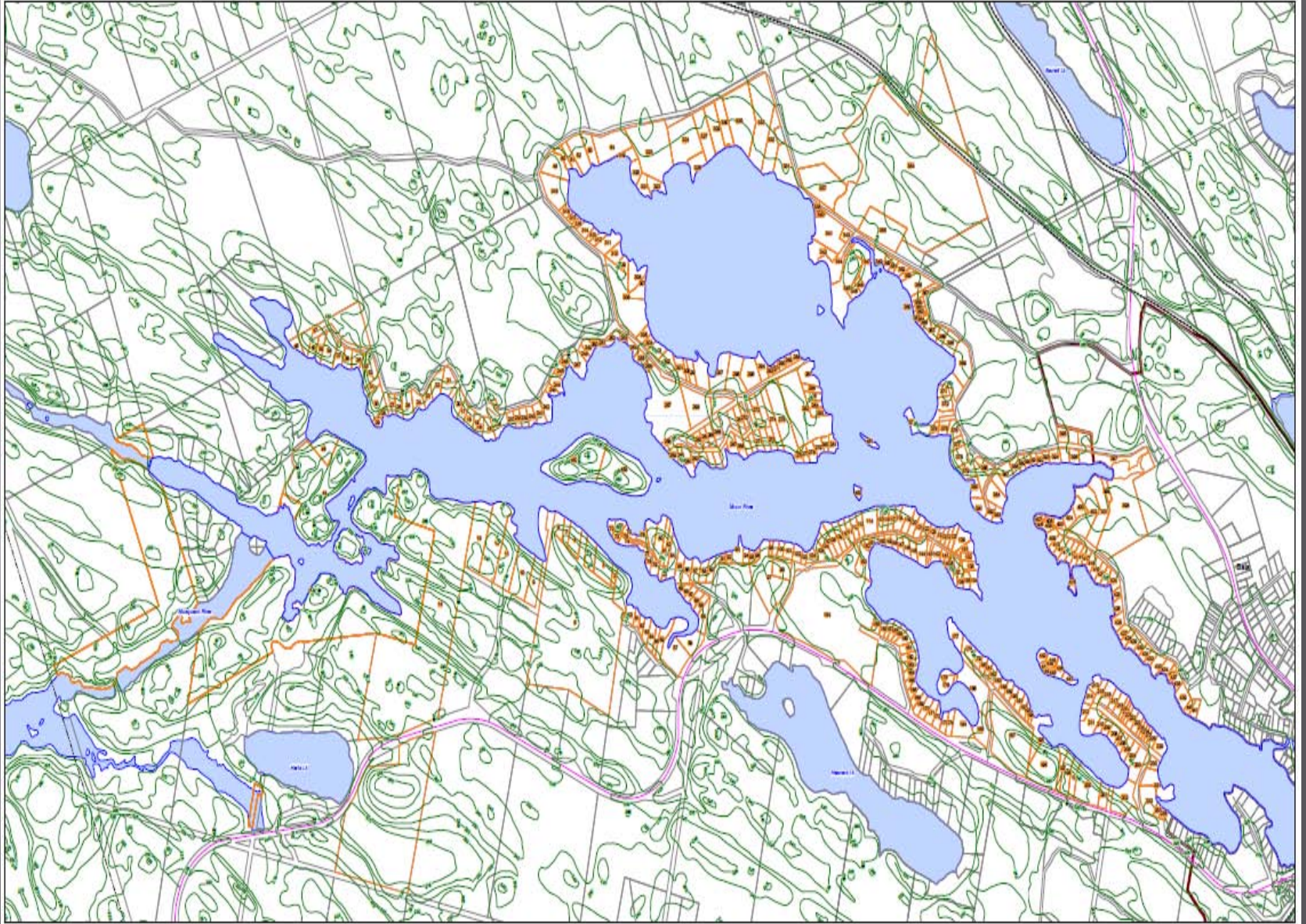
Three Mile Lake - Inspection Map

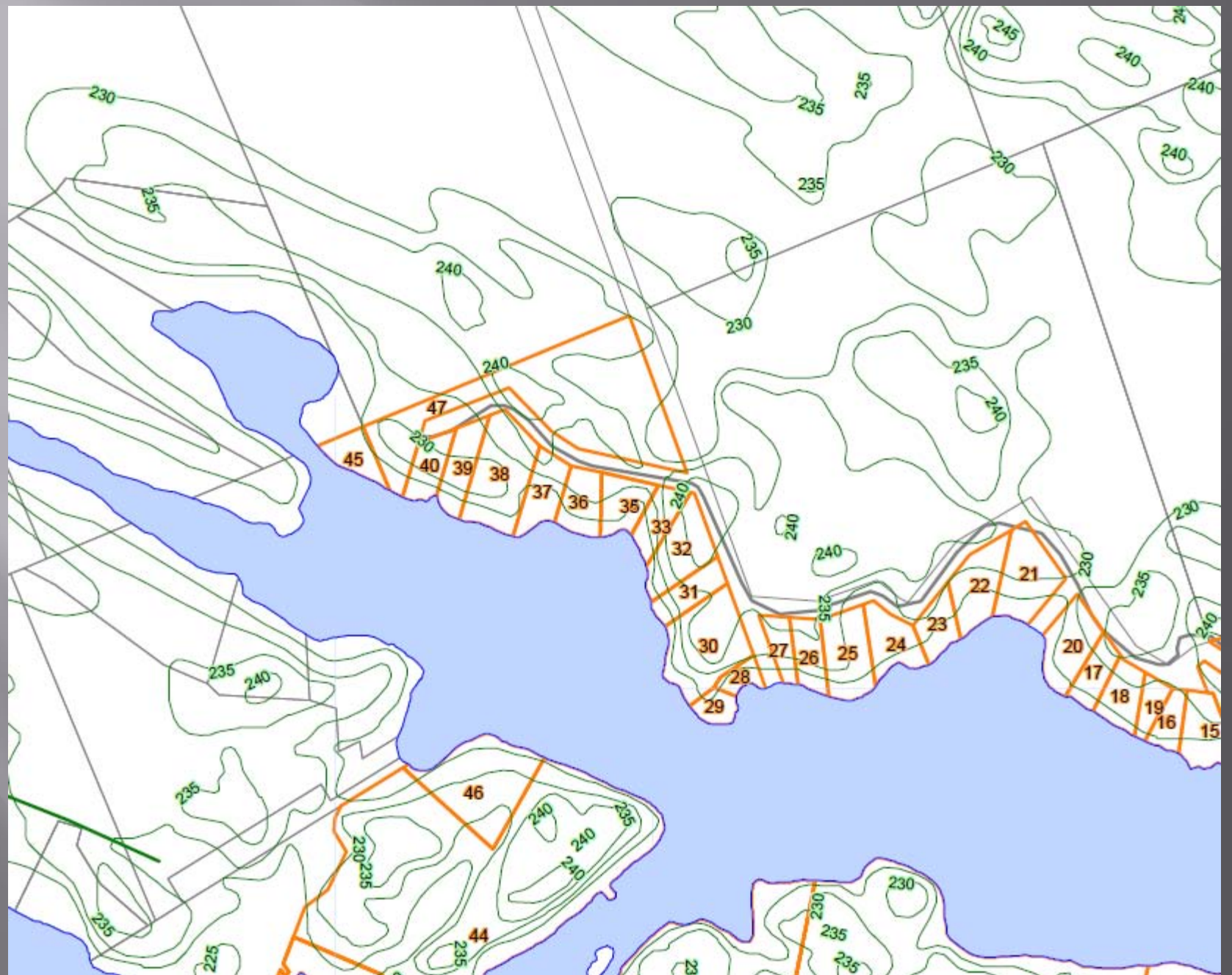


Sewage System Evaluation Procedure

Preliminary Information

- ▣ Preliminary information includes:
- ▣ Map of individual lots and numbers linked to a roll no.
- ▣ Produce list of property roll numbers.
- ▣ Search each roll number within the *Property Information System* the Municipality is using.
- ▣ Document owners and property descriptions etc., of all developed lands surrounding the Lake.





ID_Number	Property Roll Num
-----------	-------------------

1	445306001004300
---	-----------------

2	445306001004500
---	-----------------

3	445306001004600
---	-----------------

4	445306001004900
---	-----------------

5	445306001005000
---	-----------------

6	445306001005200
---	-----------------

7	445306001005300
---	-----------------

8	445306001005400
---	-----------------

9	445306001005503
---	-----------------

10	445306001005504
----	-----------------

11	445306001005505
----	-----------------



The Corporation of the Township of Muskoka Lakes

Box 129 Port Carling, Ontario P0B 1J0
www.muskokalakes.ca

Tel: (705) 765-3156
Fax: (705) 765-3197

Property Summary

Roll Number: 00 000 000 00 0000

Mailing Address:

Street Name:
Street Numb:
Unit Numb:
Lake / River:
Zone:

Legal Desc:

Comments: NEW PROPERTY FROM VAILTECH

Owners:

Official Plan:

By-law:

Road Access:

Heritage:

N/A

Units:

Services:

Orsa:

Lot Area:

0.00

Access:

Frontage Road:

Frontage:

0.00

Property Code:

Frontage Water:

Depth:

0.00

Educat Code:

Structure Details

Code	Year Built	Full Storeys	Part Storeys	Gross Area	Full Baths	Half Baths	# Bedrooms	Finish Bsmnt Area	Total Bsmnt Area
------	------------	--------------	--------------	------------	------------	------------	------------	-------------------	------------------

Sewage System Evaluation Procedure

Preliminary Information

- ▣ Preliminary information includes:
- ▣ Cross-reference with copies of the available approvals and use permits, both MOE and township septic approvals and building permits.
- ▣ Current Sewage System Building Permits are kept within our LISA data Base .

Owners

Civic Address

Mailing Address

Legal Description

Lake/River

Official Plan

re Dept. Pre-Incident Plan

CON 17 PT LOT 29 (PCL 3332)

CAIN

WF

No

Zone (WR1)

By-law

Road Access

Services

Access

Property Code

Heritage

Orsa

Water Only

SEASONAL/RECREATIONAL DWELLING - ON LAKE OR RIVER

Not Applicable

OPEN

Frontage

Lot Area

Units

Depth

Fmt/Water

Orders O/C

240

2.47

Acres

0

YES

0-0

Comments

Is Synced

Last Address Change

No

1/29/2016 9:01 AM

Road Closure License Agreement

0 of 00 Items10 /Page

<input type="checkbox"/>	Road Closure Reference Number	Applicants Name	Transaction Date	Type of Road Closing	Concession	Lot(s)	Ward	Lake
--------------------------	-------------------------------	-----------------	------------------	----------------------	------------	--------	------	------

Building Permit Occupancy Certificate Sewage Inspection Work Order

1 of 12 Items10 /Page

<input type="checkbox"/>	Report	Permit Number	Permit Class	Construction Type	Issued Date	Status	Issued To	Applicant	Applicant Address	Address	Gross Area	Construction Value	Permit Fee	Description	Remarks
												\$15,000.00	\$368.00	RENOVATION AND ADDITION TO EXISTING COTTAGE	
												\$15,000.00	\$450.00	INSTALL NEW SEPTIC SYSTEM	INSTALL 3600L SEPTIC TANK AND A 22m2 FILTER BED TO SERIVCE EXISTING DWELLING.

Sewage System Evaluation Procedure

Preliminary Information

- ▣ Preliminary information includes:
- ▣ MOE records were time painstakingly cross-referenced to Roll numbers and scanned to our Laserfiche data base.

Search Results - Laserfiche

File Edit View Tasks Tools Window Help

Location: MLLASER\Search Results Go Search: *90014049*

Folders	Name	Count	Relevance Ranking	Pages	Indexed	Creation Date	Last Modified
Clerks	4453090014049000000	0			No	11/12/2000 5:16:01 PM	3/3/2016
Clerks Secure	4453090014049100000	0			No	5/26/2016 1:59:47 PM	8/18/2016
Community Centre	20/07/2016 REQUEST FOR PERMIT INFORMATION	0			No	7/20/2016 2:55:27 PM	7/20/2016
Correspondence	4453090014049000000	0		29	Yes	7/20/2016 2:35:54 PM	7/20/2016
Curling Clubs	47- Dec 9- Dec 13 2013	1	2	1	Yes	6/7/2004 5:27:42 PM	6/7/2016
Development Services	14-040 ESTATE OF MARY JOE HELEN SMITH	0		1	Yes	8/12/2014 2:21:21 PM	8/12/2016
District Sewage Treatment	9-14-49 December 9, 2013	0		1	Yes	7/13/2015 8:41:47 AM	7/13/2016
E13-Water Monitoring	A11-2016PLN01 TRANSFER LIST	2	3	3	Yes	1/23/2014 3:48:48 PM	1/23/2016
Economic Development	A11-2016PLN02 TRANSFER LIST	1	4	2	Yes	7/14/2016 3:54:53 PM	7/14/2016
F21 Development	APPLICATION ET AL	1	9	34	Yes	7/14/2016 3:53:54 PM	7/14/2016
Fire Department	APPLICATION ET AL	1	13	65	Yes	8/4/2016 3:19:01 PM	8/4/2016
General License Applications	APPLICATION ET AL	1	12	54	Yes	8/4/2016 3:41:05 PM	8/4/2016
General OSRA OR	APPLICATION ET AL	1	15	84	Yes	1/22/2016 3:38:22 PM	1/22/2016
Government	APPLICATION ET AL	2	6	26	Yes	6/26/2015 12:58:59 PM	6/26/2016
Grants	APPLICATION ET AL	1	8	48	Yes	4/22/2005 2:32:11 PM	2/20/2016
Health & Safety	APPLICATION ET AL	1	10	38	Yes	10/2/2006 1:04:43 PM	2/20/2016
Insurance Policies	APPLICATION ET AL	1	11	41	Yes	1/8/2009 10:46:55 AM	1/8/2016
IT	APPLICATION ET AL (2)	2	7	57	Yes	6/2/2010 11:29:01 AM	7/20/2016
Legal	APRIL 14, 2013	0		1	Yes	1/28/2016 12:47:14 PM	1/28/2016
Lottery Licensing	AUG 9, 2012	0		1	Yes	5/3/2013 8:48:15 AM	5/3/2016
Minutes, Agendas	B/19/15/ML	0		24	Yes	8/23/2012 10:04:00 AM	8/23/2016
New Folder	BP00/1008 - SFDADD	0		8	Yes	1/28/2016 12:20:01 PM	1/28/2016
Noise	BP00/1008 - SFDADD (2)	0		1	Yes	11/12/2000 5:16:49 PM	2/17/2016
Ontario SPCA	BP 2015-1026 DECOMMISSION SEPTIC SYSTEM	0		1	Yes	7/20/2016 2:27:14 PM	7/20/2016
Parks	BP 2015-1026 DECOMMISSION SEPTIC SYSTEM (2)	0		14	Yes	12/2/2015 12:54:29 PM	12/2/2016
Pits & Quarries	BP 2015-1026 DECOMMISSION SEPTIC SYSTEM (3)	0		2	Yes	1/25/2016 8:55:15 AM	1/25/2016
Planning	BP2016-0082 CONST NEW COTTAGE	0		1	Yes	7/20/2016 2:29:11 PM	7/20/2016
Plans and Studies	BP 2016-0091 INSTALL SEPTIC TREATMENT SYSTEM	0		1	Yes	2/22/2016 8:29:48 AM	2/22/2016
Policies	BP 2016-0647 CONSTRUCT NEW STEEL DOCK FOR F...	0		1	Yes	2/23/2016 9:04:44 AM	2/23/2016
Property Files with	DEC 5, 2011	0		1	Yes	8/18/2016 12:25:09 PM	8/18/2016
Public Works & Pa	ET AL	1	14	62	Yes	8/16/2012 10:10:09 AM	8/16/2016
Railways	ET AL	0		20	Yes	12/18/2015 3:33:55 PM	12/18/2016
RED LEAVES APPE	MO-24-91	0		9	Yes	3/2/2016 2:53:25 PM	3/2/2016
Roll Files	OMB PACKAGE 1	0		20	Yes	7/8/1999 5:21:55 PM	12/2/2016
Sales Listings	OMB PACKAGE 2	0		12	Yes	1/28/2016 11:53:09 AM	1/28/2016
Scan InBox	OWNERSHIP	1	5	5	Yes	1/28/2016 11:57:58 AM	1/28/2016
SCIF	PARKLAND	0		4	Yes	3/3/2014 11:37:52 AM	3/3/2016
Septic	PARKLAND DEDICATION	4	1	7	Yes	1/28/2016 12:21:56 PM	1/28/2016
Tenders / Contract	ROLL NUMBER CONVERSION - 1971/1973	1	16	226	Yes	7/9/2015 8:33:25 AM	7/9/2016
TESTJAN2012	SITE EVALUATION REPORT - SEPT 2015	0		20	Yes	4/29/2016 2:56:35 PM	4/29/2016
TOUCHSTONE AP						1/28/2016 12:14:54 PM	1/28/2016
Township Docks 8							
Township Owned							
Treasury							
Women's Institute							
Recycle Bin							
Search Results							

Context Hits

Found: 41 entries, 22 hit(s) (41 selected)

MLLASER (SBOS) NUM



Ministry
of the
Environment

APPLICATION FORM AND CERTIFICATE OF
APPROVAL FOR A CLASS 2-6 SEWAGE SYSTEM
(Please Print Clearly)

Application No. BA-10-87
Fee Receipt No. 54638
Date Received MAY. 27/87

Tel. No.

3. Propose to Construct/Install/Alter/Extend/Enlarge a Class 2-6 sewage system to serve Family
(Facility: e.g. Single Family Dwelling, Motel, etc.)

4. Location — Region, County, District <u>Muskoka Lakes</u>			Ward, Township, Town <u>Bala</u>			Lot No. <u>28</u>	Conc. <u>7</u>	Sub.Lot. No.	Plan No. <u>File 4763</u> <u>Plan 10C176</u>	Area of Lot (m ²)
5. State No. of	Bedrooms or Motel Units <u>4</u>	People	Flush Toilets <u>2</u>	Urinals	Washbasins <u>3</u>	Showers and Bathtubs <u>1</u>	6. Water Supply			
							Dug or Bored Well <input type="checkbox"/> Drilled Well <input type="checkbox"/> Municipal <input type="checkbox"/> Other <u>Lake Muskoka</u> Proposed <input type="checkbox"/> or Existing <input checked="" type="checkbox"/>			

7. Attach completed sketch on Page 2 — List other attachments:

ASSESSMENT ROLL
No. 070 OSO 626 00

8. Relationship to Severance
if applicable

- ☐ Lot Approval Pending
☐ Lot Approved
Under Severance Application
No.

9. Directions to Lot: Highway No., Secondary Roads, Signs to Follow, etc.

169 north to 2nd exit for Torrance Rd.
(at Legris Petro Canada) right to Queens Walk
Rd. left to Keeler Rd. left to Mancho
Point Rd. Brown cottage at top of hill

10. I certify that the above information is complete and correct and that, if approved, the work will conform with
Pr.

Name of

Address

(No., S

City, T

11. INSPECTOR'S
REPORT

Inspection Time
and Date 3:30 AM PM

June 15 19 87

Sub-Surface Conditions Encountered

Weather

Sunny

Representing Owner

AREA

Leaching Bed Design Criteria

Depth to Rock
1.5 m.

Design H.W.T.
..... m.

REQUIREMENTS

FILTER

Length of
Distribution

28m²/300 ft

Working Capacity of

Septic Holding Tank
(Litres) 4500 l/100 gal

Rock &
G.W.T.

Depth (m)

Soil Type

0
-0.25
-0.50
-0.75
-1.00
-1.25
-1.50

Red SAND + Gravel
Till
Bed Rock

Conditions of Approval and Reasons (e.g. fill, grading, drainage improvements, design sewage flows) AC

OR

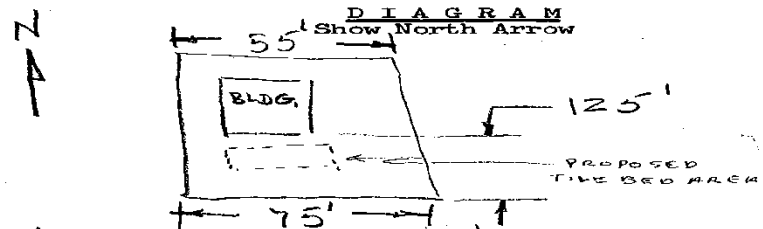
Reasons where Proposal not Acceptable (add additional pages if required)

See Attached Conditions
"FILTER BEDS"

ONTARIO
MINISTRY OF THE ENVIRONMENT
PRIVATE SEWAGE DISPOSAL BRANCH
APPLICATION AND REPORT OF SITE INSPECTION

File No. BA-10-72
RN-7-10-8
JUL 28 1972

Date... July 28, 1972... Applicant's Name...
Applicant's Address...
Lot Location: District... M.V.S. K.D.K.A. LAKES... Lot... 29... Con... Plan No... 17
Ward/Township/Town... DALA... Subdivision Lot No...
Reason for Site Inspection. (Bldg. Permit or Pre-Septic Tank System Installation)...
..REPAIR & PRE-SEPTIC TANK SYSTEM INSPECTION..
Directions to lot from nearest Highway (Give secondary roads, signs, etc.)...
..HIGHWAY 69 EAST END OF DALA LOT IS ON RIVER RD..
..A SHORT SIX LANE SOUTH OF HIGHWAY 69..
Please include the following on diagram: Outline and Dimensions of lot - Location of existing or proposed buildings and wells - Proposed location of tile field - Distinctive characteristics of lot - Diagram to be neat and contain all necessary information.



No. of Bedrooms... 4... No. of Bathrooms... 1 1/2... Do you own the lot?... YES...
Other Fixtures... NONE... Wm. Curtis
Applicant's Signature

FOR OFFICE USE ONLY

Date of Inspection... AUG 1 1972...	Description of Soil	Surface Drainage
Lot approved for Septic Tank System.....	0 SILT	Good
Lot not suitable for development.....	1 SILT	Average <input checked="" type="checkbox"/>
Lot not approved in its present state... 6	2 ROCK	Poor
	3	
	4	Recommended:
	5	Septic Tank 700
	6	Length of Tile 250

Recommendations:

GRANULAR FILL WILL BE REQUIRED OVER AN AREA OF APPROXIMATELY 2000 SQ. FT. TO ATTAIN A MIN DEPTH OF 5 FT. OF GRANULAR MATERIAL OVER UNSUITABLE SILT AND/OR BEDROCK. A LEVEL BED MUST RESULT

OVER

Regional Field Assistant
Regional Field Assistant

Inspection Data

- ▣ Copy of Use Permit
- ▣ Copy of Sewage System Occupancy Permit
- ▣ Description of the property
- ▣ Owners name and address



Ministry
of the
Environment

USE PERMIT
FOR CLASS 4, 5, 6 SEWAGE SYSTEMS

APPLICATION NO.

BA-10-87

INSPECTION DETAILS

TIME

DATE

WEATHER

3:30pm
THE OWNER

Aug 13/87

Sunny
THE INSTALLER

REPRESENTING:

1. Work authorized by the Certificate of Approval has been satisfactorily completed and includes:

- a) Septic tank holding tank of working capacity of 1000 Imp. Gals. constructed of steel ☐ concrete ☒ fibreglass ☐
on site ☐ or prefabricated ☒ to serve 4 (no. of bedrooms or units).

MAKE AND MODEL,

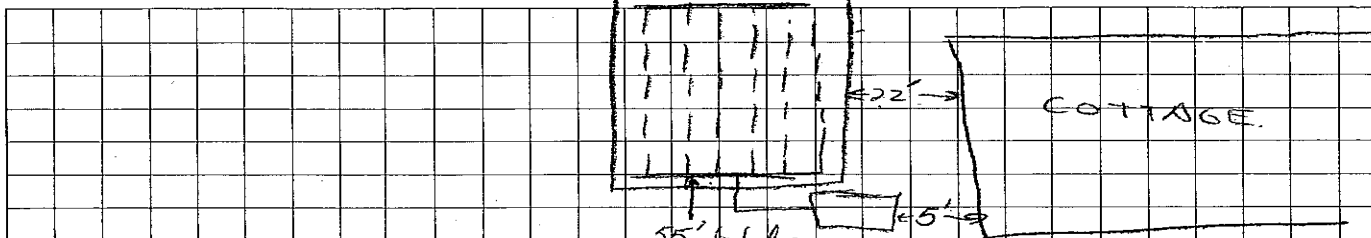
IF PREFABRICATED TANK

Oililia Precast

- b) Leaching bed of total 108 lineal feet of 3 inch diameter distribution pipe of WPS-3
(type and product description e.g. manufacturer(s) and material of which pipe is made) laid
in 6 runs and fed by gravity (gravity, siphon, pump).
c) Proprietary Aerobic System: (Manufacturer) N/A (Model)
d) Other details FILTER AREA 15' x 20' = 300 ft²

2. Location

- a) System components installed as shown on application supporting Certificate of Approval ☐
b) If located other than in (a) use space below for sketch and dimensions from permanent points of reference sufficient
to facilitate future location of tank and leaching bed including orientation of pipe runs.



3. The following work remains to be completed: -

- ☒ Backfill System and Complete ☐ Finish Grading to Shed Run-off and Divert Water Around Leaching Bed
☐ Stabilize All Sloped Surfaces ☒ Other Topsoil + Seed

USE PERMIT

Under Section 67 of the En [redacted] ns of the Act and Regulations a Permit
is hereby issued to (Owner) [redacted] for the use and operation of the
Class 4F sewage system constructed/installed/enlarged/extended/alterd pursuant to the Certificate of Approval issued
under the above application number in accordance with the application and Certificate of Approval with any changes
indicated above and located on Lot 28 Concession 7 Ward/Township/Municipality BALA.
Region/District/County Muskoka Plan No 106176 Sub-Lot No.

INSPECTED AND RECOMMENDED BY

PERMIT ISSUED BY

DATE ISSUED

[Signature]

[Signature]

DIRECTOR

AUG 20/87

Note: Section 64(a) of the Act provides that no change can be made to any building(s) or structure(s) in connection with which this sewage system is used, if the operation or effectiveness of the sewage system will or is likely to be affected by the change, unless a new Certificate of Approval is obtained.

Section 121 of the Act provides that an applicant for a permit may appeal a decision to refuse to issue a permit. Written notice of appeal must be forwarded to the Director (who refused to issue the permit) and to the Environmental Appeal Board, 1 St. Clair Avenue West, Toronto, Ontario, M4V 1K7 within 15 days of receipt of a permit.



Image

✕

Thumbnails

✕

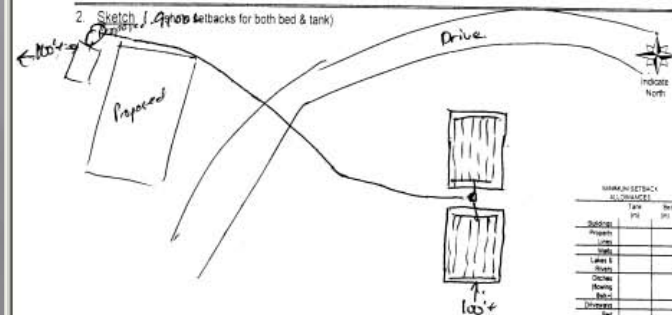
OCCUPANCY CERTIFICATE - SEWAGE SYSTEM FIELD INSPECTION SHEET

Date: June 16/05 File No.: _____
 Time: 11:34 a Inspector: SPos
 Weather: Sunny Hot Installer: _____

1. Tank

☒ Manufacturer: Brooklyn Orilla Wedco Other: _____
☒ Capacity (Jugals): 3600/800 4500/1000 Other: 9100L
☒ Outlet Connected to Header or Pump Chamber: _____

2. Sketch / Show setbacks for both bed & tank



3. a) Filter Bed

June 16/05 1 pod for 1/2 life June 28/05
☐ Required Filter Area: _____ m² Actual: L 8.6 m X W 5.6 m = A 48 m²
☐ Required Extended Contact Area: _____ m² Actual: L _____ m X W _____ m = A _____ m²
☒ # of Runs: 4 5 6 Other: _____
☒ Run Separation: 1.2m max. allowed Actual: 0.8m
☐ End Treatment: Capped Connected Neither _____
☒ Filter Quality: Sieve Analysis Provided: Yes No
☐ Quantity of Filter material (see filter sheet): _____
☒ Stone: OK No OK Type: Limestone Granite Quality 3/4" Other: See files
☐ Slope (max. 3:1): dh

8

9

10

11

12

13

Roll # _____

2016 SEPTIC INSPECTION – PROPERTY DETAILS

Address _____

Owner(s) _____

Structure Details

Code	Year Built	Area	Baths	Half Baths	Bedrooms

Septic Details

☐ Use Permit
Date: _____

☐ New System
Date: _____

☐ Re-inspection
Date: _____

Filter: _____ ft² / m

Trench: _____ ft² / m

Treatment: _____

Holding Tank: _____ gal / L

Septic Tank: _____ gal / L

Unknown: _____

Steel: _____

Plastic: _____

Concrete: _____

Poured In Place: _____

Fiberglass: _____

Privy: Y ☐ N ☐

Greywater: Y ☐ N ☐

Sewage Pump: Y ☐ N ☐

Effluent Pump: Y ☐ N ☐

Comments/Problems:

Property Sketch:



P.O. Box 129, 1 Bailey Street, Port Carling, Ontario, P0B 1J0
tel: 705-765-3156 fax: 705-765-6755 web: www.muskokalakes.ca

Septic System Survey

Roll # _____

Owner(s): _____

The purpose of this program is to locate sewage systems that may be causing pollution, or pollution caused through the absence of a sewage system. Please complete the following survey to help us better understand your septic system and its components.

1. Please indicate the number of:

- ☐ Bedrooms _____
- ☐ Bathrooms _____
- ☐ Clothes Washer _____
- ☐ Dishwashers _____
- ☐ Garbage Grinders _____

2. Do all of the fixtures indicated above, from all the buildings, drain into the same septic system?

3. If no, do the other fixtures drain into a separate greywater pit (elaborate)?

4. How often is this residence in use every year?

5. Are you aware of where your:

- Septic tank is: _____
- Filter bed is: _____

6. When was the last time your septic tank was:

- Pumped: _____
- Inspected: _____

Please scan this page and forward it to the Township of Muskoka Lakes Building Department Septic Re-inspection program at the address above or scan and send to septic@muskokalakes.ca .

Post Inspection Data transferred to LISA program

- ▣ Completed inspection report
- ▣ Completed survey (if left on site it can be emailed to us)
- ▣ Determination of status of system open or closed or more information required.
- ▣ If open minor issue letter to owner
- ▣ Major issue a re-inspection by the Sewage System Inspector/ ORDER



Township of Muskoka Lakes

Land Information System Application

Building and Planning Department Data

Electric Blue Sign Out

Administrator

Insert/Update/Delete Logs

Lookups

Property Search

All Permits

By-law Complaints

Planning

Reports

Helps

Add Sewage Inspection

Roll Number 60020065000000

Inspect Date 8/8/2016

Inspector

SFD 1

Sleeping Cabin

Commercial

Boathouse

Other

Status yes

Ref No.

MOE Permit #

Bldg Permit #

Filter 1

Trench

Treatment

Holding Tank

Undetermined

Privy

Class 2

Bldg Use Permit yes

MOE Use Permit

Steel

Plastic

Concrete 1

Fiberglass

Undetermined

Sewage Pump 1

Effluent Pump

Problems Found

0 of 0 10 /Page
Problem Fixed

Comments

Complaint re: odour
Pumping raw sewage to septic tank at bed. If no check valve air could be pumped through lids each pump cycle. Roof venting could also be problem. Heavily wooded area, possible down drafts.
Bed area covered in deep rooting vegetation. need to send letter
Letter sent August 17, 2016

Save

Save and New

Cancel



The Corporation of the Township of Muskoka Lakes Sewage Re-Inspection - Open Cases

Issued From :2016-08-01

Date 2016/09/12

Issued To :2016-08-31

Page 1

Date	Roll Number	Inspector	Comments
2016-08-26	40004032000000	Abby Wood	Berry bushes slightly on bed. Send a nice letter.
2016-08-26	40004045000000	Abby Wood	Gravity fed to tank and bed. Trees growing all over the bed.
2016-08-26	40004043000000	Abby Wood	Little berry bushes on the bed, send nice friendly letter for them to be removed.
2016-08-26	40004047000000	Abby Wood	Vegetation slightly on the bed. In the solids tank when Evan opened it up there were roots all over. Needs fixed/pumped/something. Send a letter.
2016-08-25	40005073000000	Abby Wood	Owner is aware of vegetation and wants to cut down the trees. Just send a nice reminder letter for the trees. SEPTIC SURVEY RECIEVED AUGUST 5, 2016. 6 BEDROOMS, 2 BATHROOMS (HOUSE WAS BUILT FOR 3), 1 CLOTHES WASHER, 1 DRYER. ALL FIXTURES INDICATED ABOVE DRAIN INTO THE SAME SEPTIC SYSTEM. RESIDENEC IS USED EVERY SUMMER ALL SUMMER. AWARE. LAST PUMPED MAY 16, 2016. LAST INSPECTED AUGUST 25, 2016.
2016-08-25	40004060000000	Abby Wood	No idea where the bed is.
2016-08-25	40004056000000	Abby Wood	Fire pit and cinder blocks on top of the bed. Send nice letter.
2016-08-23	40004077000000	Abby Wood	Vegetation on bed, lots of trees.
2016-08-22	40004010100000	ABBY	THE OWNER DIDNT WANT US ON THE PROPERTY. SHE WAS TELLING US SHE DIDNT KNOW WE WERE COMING AROUND AND DIDNT BELEIVE WE WORKED WITH THE TOWNSHIP. sHE ALSO SAID SHE WAS PART OF THE BASS LAKE ASSOCIATION.
2016-08-22	40004007000000	ABBY	RENTERS WERE UP SO WE WERENT ABLE TO INSPECT. ON OUR WAY OUT WE SAW THE BED WITH A LOT OF OVER GROWN VEGETATION.
2016-08-12	50005039000000	Sandy Bos	steel tank Met with owner and sent letter requiring tank replacement by 2017 season.
2016-08-03	40003058000000	Abby Wood	Trees growing on bed. Send letter. Construction going on.

Possible Orders [Compatibility Mode] - Microsoft Excel

File Home Insert Page Layout Formulas Data Review View DYM0 Label Laserfiche

Paste Cut Copy Format Painter Clipboard Font Arial 10 Bold Italic Underline Font Color Background Color Alignment Merge & Center Number Conditional Formatting Format as Table Styles Normal Good Bad Neutral Insert Delete Format Cells AutoSum Fill Clear Sort & Filter Find & Select

	A	B	C	D	E	F	G	H	I	J	K	L	M
1	Possible Orders as of Aug 30 2006												
2													
3	Roll No.	Address	The downlo										
4													
5	90003058	23 Pine Island	There appears to be no septic bed. Bedrock only.	Boat									
6													
7	80012030	177 Nine Mile Lake	STEEL HOLDING TANK OR PUMP CHANBER --- STEEL HAS CORRODED EXPOSING SEWAGE TO THE SURFACE OF THE GROUND -- LETTER RECEIVED AUG.28/2002 WOULD LIKE MORE INFORMATION SEE LASER FISCH. [OS-TU]	Boat									
8													
9	8001200801	153 Nine Mile Lake	CORRODED STEEL TANK -- FAX RECEIVED SEPT. 6 / 2002 WATER SUPPLY HAS BEEN DISCONNECTED, TANK IS NOT IN USE ALL GREYWATER GOES TO GREYWATER PIT, AND OUTHOUSE IS USED. TANK IS STILL IN PLACE AND COULD STILL BE USED	Boat									
10													
11	80010088	309 Nine Mile Lake	SMALL ORANGE CONTAINER UNDER COTTAGE COLLECTING TOILET WASTE. OWNER CALLED ON AUGUST 16, 2002. HE INDICATED THAT THE DWELLING UTILIZES A HOME-MADE COMPOSTING TOILET. THE OWNER STATED HE WILL SEAL THE SMALL SEWAGE CONTAINER UNDER THE COTTAGE. SANDY BOS WILL CARRY OUT A REINSPECTION TO SEE WHAT WORK CAN BE DONE IN THE FUTURE. [OS-TU] [OS-PU]										
12													
13	80010071	239 Nine Mile Lake	CLASS 3 SYSTEM AND CLASS 2 SYSTEM. CLASS 3 SYSTEM IS NOT APPROVED BECAUSE IT IS HOOKED DIRECTLY UP TO THE COTTAGE PLUMBING. RECEIVED LETTER ON AUG. 21/2002 LETTER OUTLINES CONCRETE SEPTIC TANK WITH SEPTIC BED SEE LETTER WITH DIAGRAM IN LASER FICHE. FILE IS STILL OPEN UNTILL SYSTEM IS CONFIRMED. --- RE-INSPECTED BY SANDY AUG. 27 / 2002 TILES COULD NOT BE FOUND, COULD BE CRUSHED - TANK APPEARS TO BE MADE OF DRY LAYED CONCRETE BLOCKS WHICH COULD BE CONSIDERED A HAZARD DEPENDING ON THERE CONDITION, ANIMALS MAY ENTER THROUGH CRACKS IN TANK.										
14													
15	80007014	1090 Pineneedle Pt. Rd.	On May 25/05 Steph & Nik re-inspected the property -- the owner still had not done anything to upgrade the system. He said he planned on getting a building permit in the near future and would install a new tank and bed within the next three years. Tank was pumped twice in 2004 and we were told "the bottom is sound." There are two 2 bedroom dwellings on the property that share the same septic system. Place order if nothing is in the works by July -- push him to upgrade system.										
16													
17	80005038	1050 Hudson Pt. Rd.	A STEEL TANK WAS FOUND CLOSE TO THE HOUSE. HOWEVER, A TILE BED WAS NOT FOUND. A LETTER WILL BE SENT REGARDING THE STEEL TANK AND REQUESTING FURTHER INFORMATION REGARDING THE SEWAGE SYSTEM. new letter sent reminding owner.2006-02-28,sb.										
18													
	70003006	1011 Lionel Ave.	Steel Tank. Taked to the owner about the problems with steel tanks. Copy of B&B										

Select destination and press ENTER or choose Paste

Sheet1 Sheet2 Sheet3 100%



P.O. Box 129, 1 Bailey Street, Port Carling, Ontario, P0B 1J0
tel: 705-765-3156 fax: 705-765-6755 web: www.muskokalakes.ca

Thursday, August 15th, 2016

Roll # 6-20-65



Re: Township of Muskoka Lakes Sewage System Maintenance Inspection Program

Address of Property Inspected:
2-1456 Acton Island Rd.
CON C PT LOT 19 ISLAND ACTON INC.RP BR-35 PT1

Dear Property Owner s):

Staff from this office inspected the above-mentioned property on August 20th, 2013 as part of the Township of Muskoka Lakes' Sewage System Maintenance Inspection Program. At the time of the inspection, tree and/or berry bush growth was observed to be present on the leaching bed.

Although vegetation on the leaching bed may not constitute an immediate hazard, the roots from small trees or shrubs can plug the tiles in the bed, causing sewage to back up into the pump chamber or septic tank. Therefore, it should be taken care of as soon as possible for your own benefit. Furthermore, you are legally obligated to properly maintain your septic system, as stipulated by the Ontario Building Code.

Failure to address this issue promptly may result in a failure of the sewage system and the creation of an unsafe environment. We ask you to correct the problem within 15 days upon receiving this letter and notify this office when the work has been completed.

If you could please provide a response to septic@muskokalakes.ca within 15 days of receipt of this letter it would be appreciated. Thank you.

Yours truly,

Sandy Bos, Building Inspector (Sewage Systems)



Township of Muskoka Lakes

Land Information System Application

Building and Planning Department Data

- Administrator
- Insert/Update/Delete Logs
- Lookups
- Property Search
- All Permits
- By-law Complaints
- Planning
- Reports
- Helps

Add Sewage Inspection

Roll Number	60020065000000		
Inspect Date	8/8/2016	MOE Permit #	
Inspector		Bldg Permit #	
SFD	1	Filter	1
Sleeping Cabin		Trench	
Commercial		Treatment	
Boathouse		Holding Tank	
Other		Undetermined	
Status	yes	Privy	
Ref No.		Class 2	
		Bldg Use Permit	yes
		MOE Use Permit	
		Steel	
		Plastic	
		Concrete	1
		Fiberglass	
		Undetermined	
		Sewage Pump	1
		Effluent Pump	

Comments
Complaint re: odour
Pumping raw sewage to septic tank at bed. If no check valve air could be pumped through lids each pump cycle. Roof venting could also be problem. Heavily wooded area, possible down drafts.
Bed area covered in deep rooting vegetation. need to send letter
Letter sent August 17, 2016

Problems Found

		0	of 0	10	/Page
	Problem			Fixed	

Save Save and New Cancel

Common Problems Encountered

- ▣ steel tanks (replacement required)



Common Problems Encountered

Root invasion

- ▣ 5 systems (sewage backup into tank)



Common Problems Encountered

- ❑ Improper installation/design (high groundwater area)
- ❑ 5 sewage systems installed into groundwater table



High Groundwater Table



- ❑ Even the best installation can't fix poor system siting!



Breakout at the ground surface

- ▣ 2 systems revealed breakout at the ground surface or ponding



Follow-up Abatement

- ▣ If no- action by time table allotted (failure to comply with an order)
- ▣ Issue order prohibiting occupancy of an unsafe building (sewage system) as permitted under 15.9(6) BCA
- ▣ In an emergency situation: municipality may carry out any work necessary to eliminate the unsafe condition

Last resort:

- ▣ Charges as permitted under 36.(1) of the BCA

Questions or Comments?



THE END

