

CORPORATION OF THE TOWNSHIP OF LEEDS
AND THE THOUSAND ISLANDS

BY-LAW 17-030

BEING A BY-LAW TO AMEND BY-LAW NO. 08-043 BEING A BY-LAW TO INSTITUTE A SEPTIC RE-INSPECTION PROGRAM IN THE TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS.

WHEREAS Council for the Township of Leeds and the Thousand Islands passed By-law No. 08-043 on the 8th day of December 2008;

AND WHEREAS Section 8 of the Municipal Act, 2001, as amended, a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other act;

AND WHEREAS the Council of The Corporation of the Township of Leeds and the Thousand Islands deems it expedient to amend its Septic Re-Inspection Program By-law;

NOW THEREFORE BE IT ENACTED as a by-law of this Corporation as follows:

1. That Appendix 'A' to By-law 08-043 is hereby replaced with Appendix 'A' attached hereto.
2. That Appendix 'B' attached hereto forms part of this by-law.
3. That this by-law shall come into force and take effect on the date of passage.

READ A FIRST AND SECOND TIME THIS 8th DAY OF MAY, 2017.

READ A THIRD TIME AND FINALLY PASSED THIS 8th DAY OF MAY, 2017.



Joe Baptista, Mayor



Vanessa Latimer, Clerk



**Appendix "A" to By-law 17-030
Septic Re-inspection Program**

**TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS
SEPTIC RE-INSPECTION PROGRAM**

The Township of Leeds and The Thousand Islands septic re-inspection program shall have the following parameters:

- a) It is the Township's intention to review all the sewage systems in the municipality. However, as this cannot be accomplished administratively or physically at the same time, the municipality shall stage the process based on a risk assessment strategy. Areas in the municipality judged most likely to have defective sewage systems or where the consequences of defective systems are most severe shall be targeted first. Annual or multiyear actions shall be in accordance with Appendix B or as adopted by Council resolution after consultation with the Leeds Grenville and Lanark District Health Unit (Health Unit) and the Environmental Advisory Committee (EAC).
- b) The Health Unit shall issue a letter to each property owner who is included in the chosen area.
- c) Letters shall explain the program and advise owners they have until August 15 of the same calendar year to have an inspection completed by either, a certified sewage system contractor, certified consultant or inspector with the Health Unit. A report is to be completed on the approved form and forwarded to the Health Unit.
- d) If a report is not received by August 15 the Health Unit shall issue a letter advising that an inspection will be conducted by a certified inspector and that costs plus an administration fee of 15% will be charged back to the individual.
- e) If the report submitted to the Health Unit shows a problem or problems with the sewage system, the owner shall be advised of the required work that needs to be done and required completion dates by the health unit. Work could include, but is not restricted to, pump out, repairs, replacement, etc. The Township retains discretion to work with individuals to arrange appropriate alternate solutions or phased remedial work.
- f) If the owner of the property carries out the work required on the sewage system and produces a certificate/confirmation from a certified party, confirming the required work has been completed, the process ends.
- g) If the owner refuses to carry out the work required on the sewage system, to insure the safety of its residents, the Township or its agent may carry out the required work and invoice the owner of the property for the total cost of the work done plus a 15% administration fee.

- h) The Health Unit will provide a copy of all inspection reports to the municipality. The Environmental Technologist will work with the Leeds and Grenville County GIS department to maintain a GIS database and display. The EAC will monitor and analyze the data to provide recommendations to the program manager and/or Council.
- i) All fees for inspections and or permits shall be paid by the owner of the property.
- j) All unpaid fees charged under this program shall be collected in the same manner as taxes.
- k) Staff shall provide an annual report to Council on the prior year's activity.

**APPENDIX "B" TO BY-LAW #17-030
FOUR YEAR INSPECTION PLAN
2017-2021
Septic Re-Inspection Program**

Staff shall be guided by the following high level risk assessment strategy in implementing the Septic Re-Inspection Program. Staff have the authority to exercise discretion in implementing the plan except for septic systems in the Well Head Protection Zones.

Number of Inspection:

2017 – Goal 100-125 inspections
2018 – Goal 125-150 inspections
2019 – Goal 150-175 inspections
2020 – Goal 175-200 inspections

Priority Locations of Inspections

GENERAL:

Areas where there are small lots, increased density and proximity to water bodies generally have the highest risk of human health and environmental consequences from defective sewage systems. The recommended priority areas, based on this assessment, are (in priority order):

- Villages (Seeley's Bay, Lyndhurst, Rockport, Ivy Lea)
- Remaining waterfront properties (St. Lawrence)
- Rural Lands

Islands lots will be worked into the above as they are difficult to reach and coordinate so it will be easier to spread them over the years in smaller amounts.

WELL HEAD PROTECTION:

Lansdowne currently draws its water from municipal wells located west of Prince Street. This area is designated as a Well Head Protection Area (WHPA) and the presence of septic beds in this area constitutes a risk to the town's drinking water quality should a failure occur. Regular inspection of septic beds located in the WHPA are an important tool for early detection of faulty septic beds and are necessary for averting potential impacts to potable groundwater.

A Source Water Protection Plan is currently being implemented within the Cataraqui Region Conservation Authority which includes Lansdowne Village. This plan requires the Township of Leeds and Thousand Islands to undertake inspections of septic beds located within the most sensitive portions of the WHPA (WHPA-A and WHPA -B).

There are currently two septic beds within the most sensitive areas of Lansdowne's WHPA which are located at **1254 Outlet Road** and **1251 Outlet Road**. Inspection of these septic beds must be undertaken as a priority in 2017, with re-inspection occurring every 5 years. **If lands are developed with a septic system within WHPA-A and WHPA-B** those properties shall be subject to re-inspection occurring every 5 years following system installation.