



Dysart et al Septic Maintenance Inspection Program

Remedial Action Information Sheet – Bedrooms

Septic system sizing is based on the loading of the number of approved bedrooms as outlined by the Ontario Building Code. During your inspection, it was found that your property exceeds the approved bedroom count listed on your original septic installation documents. For this program, all rooms or structures used for sleeping are included in the bedroom total. To address this, you have several options:

1. Decommission Bedrooms:

- You may remove additional sleeping spaces and return the property to its approved use.
- To do so, a Septic Review Application is required. This application has a fee of \$150 and requires supporting documents such as a floor plan and a site plan. Following the submission of the application, an inspection is required to allow Dysart staff to confirm that the properties use is now compliant.
- Link: <https://forms.dysartetal.ca/Septic-Review-Septic-Maintenance-Inspection>

2. Upgrade/ Replace the Septic System:

- You may upgrade components (e.g., expand the bed) or fully replace the system to accommodate the current bedroom count.
- While exploring this option, we recommend that you speak to local installers to see which option would best serve your property. For liability reasons, the municipality cannot provide you with a list of installers, however, we do recommend that you speak to 3 or more to ensure that you are receiving accurate and competitive information.
- This option would require a septic permit application. Typically speaking, your installer will submit this for you.
- Link: <https://www.dysartetal.ca/en/build-and-invest/Building%20Department/Sewage-System-Permit-Application.pdf>

3. Septic Evaluation for Oversized Systems:

- If your system was originally built to accommodate more bedrooms than approved, you may apply to update your usage formally.
- This is done through a Septic Evaluation application and has a fee of \$250 and requires supporting documents such as a floor plan and a site plan.
- Link: <https://forms.dysartetal.ca/Sewage-System-Review-Application-Existing-System>

Timeline: This infraction provides you with a timeline of 45 days from the date of the report to apply for one of the above options. If you cannot complete an application within that timeframe, you are encouraged to email the program staff at septic@dysartetal.ca to discuss your options.

Non-Compliance: Failure to address a failed inspection can lead to enforcement actions by the municipality including Building Code orders and potential fees. A non-compliant septic system can also pose risks to your health, the health of your neighbours, and the environment, particularly affecting lake health in our community.