



Dysart et al Septic Maintenance Inspection Program

Remedial Action Information Sheet – Constructed without a Permit

The Building Code Act dictates when a building permit is required. Regarding sewage systems, no system or part-there-of shall be installed without the benefit of a permit. During the inspection, we found that the system on site is not reflected by any permits in our records. Therefore, it is assumed that an installation/ replacement has taken place without the necessary approvals. Please review the options to rectify this below.

1. Apply for a Retroactive Permit

- To legalize the system as is, you would need to apply for a retroactive permit. This permit would follow the same process as installing a completely new system.
- The system would need to be a minimum partially exposed to confirm the tank sizing, bed sizing, bed composition, setbacks, etc.
- This permit would incur double the permit fees as the original installation was not permitted.
- It is recommended that you have an installer/ designer involved in this process to assist in determining the existing sizing, setbacks, etc.
- **Link to Septic Application:** <https://www.dysartetel.ca/en/build-and-invest/Building%20Department/Sewage-System-Permit-Application.pdf>

2. Apply for and Install New System

- If the existing system cannot be approved based on the installation/ design of the system, a replacement may be required.
- We recommend that you speak to local installers for assistance with the design and installation process. 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.
- **Link to Septic Application:** <https://www.dysartetel.ca/en/build-and-invest/Building%20Department/Sewage-System-Permit-Application.pdf>

3. Formally Decommission All Plumbing

- To formally remove the plumbing, you will need to apply for a demolition permit. Once the permit has been issued, you will be required to remove the plumbing fixture(s) including the fixture, supply lines and drains entirely.
- Once everything is removed, an inspection is required to confirm compliance.
- **Link to Demolition Permit Application:** <https://www.dysartetel.ca/en/build-and-invest/Building%20Department/Building%20Permit%20Application.pdf>

Timeline: This infraction provides you with a timeline of 30 days from the date of the report to apply for one of the above options. Please submit your follow up to septic@dysartetel.ca.

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.