



Municipality of Dysart et al
Building Department
135 Maple Avenue, Box 389
Haliburton, ON, K0M 1S0
www.dysartetal.ca

Fee: \$150.00

Achieving Septic Compliance – Excess Bedrooms

If your property has been identified as having more bedrooms than your septic system is approved to service, you may be eligible, as a first-time occurrence, to bring the property into compliance by formally decommissioning a bedroom or sleeping space.

To apply, complete the attached application and submit it along with a complete floor plan and/or site plan. A site plan may not be required if there are no sleeping accommodations in any accessory structures and all proposed changes to the bedroom count are located within the main dwelling.

What Does Decommissioning Mean?

Decommissioning a bedroom means permanently converting a sleeping space into a room that is not intended or suitable for sleeping and does not provide overflow sleeping accommodations. Acceptable uses include, but are not limited to, a home office, exercise room, storage room, or another similar use.

Once the conversion is complete, Municipal staff will conduct an inspection to verify the changes. If the space complies with the approved application, a confirmation letter will be issued. The property must continue to comply with its approved bedroom count going forward.

How to Decommission a Private Cabin (Bunkie)

The Municipal Zoning By-law permits accessory structures to be used for habitation only when they qualify as a private cabin intended for occasional guest or overflow sleeping accommodations. If your property exceeds its approved bedroom count because of a private cabin (bunkie), you may choose to decommission the structure and convert it to a permitted accessory use. The new use must comply with all applicable provisions of Section 3.1 of the Municipal Zoning By-law.

To formally decommission a private cabin, it must be converted to a storage structure. All furniture and furnishings associated with sleeping, leisure, recreation, home entertainment, or home business use must be removed.

If, at the time of inspection, the structure still contains features that indicate it is being used or is capable of being used as habitable space, the septic compliance review cannot be completed. A re-inspection will be required, and the applicable re-inspection fee will apply.



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Septic Maintenance Inspection Program

Septic Review

Municipal Address

Roll Number

Lake Name

Property Owner Name

Email Address

Phone Number

**Existing Number of
Bedrooms (as per
Inspection Report)**

**List of Accessory
Structures and Uses if
Applicable**

**Proposed Number of
Bedrooms**

Description of Changes

PLEASE INCLUDE A COPY OF ANY APPLICABLE FLOOR PLANS AND SITE PLANS