



The Corporation of the Township of Wilmot

60 Snyder's Road West, Baden, Ontario N3A 1A1

Development Services

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Why is it important to ensure that my Septic System works properly?

Failed systems pose a serious public health risk, can contaminate the surrounding ground and water, and enter drinking water systems far beyond the property boundaries. Improperly treated septic wastes pollute the surface water and cause a significant threat to the environment.

How do I know that my Septic System works properly?

Some septic systems, even if they appear to “work” by accepting and disposing household waste, can still be malfunctioning. Being part of the Septic System Mandatory Maintenance Inspection Program (SSMMIP) your system will be inspected by a qualified Inspector, who will discuss concerns and look for possible evidence of the system failure.

What does the inspection cost?

The Township of Wilmot has decided to waive the fee for initial inspections completed in 2015.

Are there any other Incentive Programs available?

The Region of Waterloo is finalizing an Incentive Program as well and will announce the details soon. It is anticipated that septic systems inspected prior to the formalization of the Regional program will be retroactively eligible for any applicable incentives.

What happens if my septic system shows signs of malfunction or failure during the initial inspection?

If a malfunction or failure is detected during the initial inspection a further investigation of the cause of the failure will be required. Typically the owner will be required to schedule a formal septic audit with Certified Installer and/or a Professional Engineer to determine the cause and propose a solution to the malfunction.

What happens if my septic system does not show signs of malfunction or failure during the initial inspection?

The Township will document that the system showed no visible signs of malfunction or failure in your property file and SSMMIP database. Notification of the deadline for the next SSMMIP inspection will be sent to you approximately 1 year in advance of the next required inspection.

I am an owner of a septic system with a tertiary treatment unit and my system is regularly maintained by a maintenance provider. Is the SSMMIP inspection required for my property?

Yes. Qualified Third Party maintenance is required for all Septic Systems with a Level IV Treatment Unit (Tertiary) to ensure compliance to the Ontario Building Code (OBC). The maintenance reports must be submitted to the Chief Building Official (CBO) on an annual basis and regular sampling of the effluent shall be performed and documented.

The SSMMIP is designed to ensure the proper functioning of any class of system located on any property and minimize any health risks to the property owner, public and the environment, that may be caused by the system. This inspection is required by the OBC to be performed by a qualified Township Inspector every 5 years.

Why is the pumping of my septic tank required?

A septic tank is required by the OBC to be pumped not later than when scum and sludge layer occupy 1/3 of the working capacity of the tank. In practice this means that the septic tank should be pumped out at minimum every 3-5 years. Regular pumping may prolong the life of the system and can have significant impact on the health and environment by:

- Minimizing the amount of solids entering the septic bed
- Improving quality of the effluent

The Township of Wilmot also recognizes other aspects of the septic tank pump-out that could benefit the proper inspection of your system:

- Chance to check the condition of the entire tank
- Determining approximate size of the tank
- Discover any possible backflows from the septic bed
- Ensure that the outlet and inlet are properly installed
- Chance to clean the outlet effluent filter (if installed)

How do I schedule the initial inspection?

Submit the completed Septic System Survey and Septic Tank Pump-out Record that you received from the Township by:

- Mail:
Development Services Department
60 Snyder's Road West, Baden
N3A 1A1
- Email:
building@wilmot.ca
- or in person
Development Services Department
60 Snyder's Road West, Baden , 2nd floor

What can I do before the inspection?

Ensure that:

- a completed Septic System Survey and Septic Tank Pump-out Record were submitted to the Development Services Department,
- the septic tank was pumped out within last 6 months,
- tank lids are exposed for the scheduled inspection – please note – do not leave tank lids open – keep them secured until the inspector arrives

I want to pump my septic right now? Is it a good idea?

The Township wishes to complete the SSMMIP initial inspection within six (6) months of the septic tank being pumped. Please ask your septic tank pumper to fill out the Pumping Report which has been mailed to you and which is also available at www.wilmot.ca/developmentservices under the Septic System Mandatory Maintenance Inspection Program page. Be sure to book your inspection as soon as possible after pumping is completed.

What is the Program time frame?

The Ontario Building Code requires all septic systems identified as threats within the Grand River Source Water Protection Assessment report to be inspected within five years of the filing of the assessment and thereafter, every five years after the most recent inspection.

The Grand River Source Water Protection Assessment Report was approved by the Ministry of the Environment on August 16th, 2012 which therefore means the deadline for all the initial inspections to be completed is August 15th, 2017.

To accommodate all of the required inspections, Township of Wilmot is starting the SSMMIP during the 2015 construction season.

Where can I get more information?

If you have any additional questions please call the Development Services Department at (519) 634 -8444 or visit www.wilmot.ca/developmentservices and click on the link to the Septic System Mandatory Maintenance Inspection Program page.