

SUBMISSION REQUIREMENTS FOR ON-SITE SEWAGE SYSTEMS

The design and installation of on-site sewage systems that have a design capacity of 10,000 litres per day or less shall be in accordance with Part 8 of the Ontario Building Code. **Also, designers and installers of sewage systems must possess the necessary qualifications where prescribed by the Ontario Building Code. Proof of such qualifications must be provided with every permit application.** Where the design capacity on the property exceeds 10,000 litres per day, approval shall be obtained from the Ministry of the Environment.

The Town of Markham operates on a single permit system for each project. On-site sewage systems that serve new buildings or additions/renovations to existing buildings are reviewed in conjunction with the permit application for the building. Prior to issuance of a permit to construct a building located on a property served by a private sewage system, information about the on-site sewage system must be submitted and reviewed by staff of the Building Standards Division. A separate fee must also be paid in addition to the permit fee for the building. In addition to information required for the proposed building, THREE copies of the following must be filed with a building permit application:

1. **Site Plan** that includes
 - All property lines, easements, right-of-ways, etc referenced to a survey
 - All site features such as drainage patterns, existing and proposed finished grades and all natural or man made features such as steep slopes, ponds, streams, lakes, reservoirs, springs, swimming pools, etc
 - All existing and proposed buildings, parking areas, and vehicular access routes located or to be located on the lot
 - The location and type of all existing and proposed wells (i.e. Watertight casing to at least 6m or other) both on the lot and on adjacent lots
 - The location and type of proposed sewage system and its components in relation to all of the above along with the location of test pits
 - Where applicable, the location of any buried water service pipes.
 - Where applicable, the location and extent of any existing sewage systems
2. **Site Evaluation.** The owner or his authorized agent is responsible for conducting a hydrogeological evaluation of the site and submitting a report that includes
 - The date the evaluation was done and the name, address, telephone number, and signature of the person who prepared the evaluation
 - A soils analysis, which includes soil properties, soil conditions, and evidence of high ground water
 - Grain size curves, which includes soil classification, permeability coefficient, and estimated T-times in minutes/cm
 - The depth to bedrock and to zones of soil saturation
 - The location of any utility corridors and the location of areas exposed to the potential for flooding
3. **Other Details** that include
 - A complete cross section of the entire system to show the installation details of the system and its components (including leaching beds and mantle) and be dimensioned in relation to finished grades, high ground water elevations, rock, etc.
 - A completed Schedule 1: Designer Information
 - A completed Schedule 2: Sewage System Installer Information
 - Sewage system design calculations

(Note: A Professional Engineer shall stamp and sign the documents related to the design of shallow buried trench systems.)

Addition of Non-Habitable Buildings and Structures (Garages, Sheds, Outdoor Swimming Pools, Etc.):

Generally, these structures do not affect the capacity of the sewage system. However, there are minimum clearances required. Please provide THREE copies of drawings to show all components of the existing sewage system and the associated clearances to the proposed construction.

NOTE: The existing site grading near the sewage system should not be altered. Usually, the site has been properly graded to divert surface water away from the sewage system. Alterations to the grading may negatively impact the sewage system and may lead to premature failure.

For further information, please contact Building Standards at 905-475-4870.

