

Private Servicing Inspection Requirements for Development Applications

Private servicing review is required for most development applications to determine whether a sewage system is in substantial compliance with Part 8 of the Ontario Building Code (OBC) and therefore functioning appropriately. Below are the standard guidelines for private servicing reviews for different development applications.

Consent Applications/Lot Creation

New lots must have 1 acre of usable area and have enough land to support a replacement septic system if one is required in the future. The private servicing inspection ensures existing sewage systems are fully within proposed parcels and have no defects. If usable land is limited (e.g. due to existing development or environmental restrictions), a detailed septic design by a registered septic professional may be required with the development application.

Minor Variance

The private servicing inspection is required to confirm that proposed developments will not impact existing sewage systems, that minimum setback requirements are met and that there are no system defects. If usable land is limited (e.g. due to existing development or environmental restrictions), a detailed septic design by a registered septic professional may be required with the development application.

Additional development might require upgrades to the existing septic system. Changes may not be allowed if the property cannot support a replacement Class 4 (tank and tile bed) system.

Official Plan Amendments, Zoning By-law Amendments and/or Site Plan Applications

The private servicing inspection is required to confirm that proposed developments will not impact existing sewage systems, that minimum setback requirements are met and that there are no system defects.

A detailed sewage system design must be submitted to confirm the property can support the proposed development. The design must include specifics such as the number of employees, vehicles serviced, washrooms, office space, restaurant seats, floor plans etc. for non-residential uses and number of bedrooms, fixture units and finished floor area for residential uses.

For large projects, if total sewage flows exceed 10,000 litres/day, approval from the Ministry of Environment, Conservation & Parks (MECP) will be required, not the Township of Wainfleet.

Inspection Requirements

The private servicing inspection shall be completed by a registered septic professional with a current BCIN. The registered septic professional shall complete the attached inspection form and the applicant shall submit as part of a complete development application along with the required septic review fee.

For more information about private servicing requirements please contact:

Ben Hopkins, Chief Building Official
905-899-3463 ext. 272
bhopkins@wainfleet.ca

Private Servicing Inspection Form for Development Applications

Inspection Information

Property Address: 22221 Abbey Road, Wainfleet	Property Owner: Cliff Oudman
Phone Number: 905.658.9997	Email Address: deancorcliff@gmail.com
Date of Inspection: Sept 22 2026	Septic Company's Name: Noort Septic
Inspector's Name: Justin Noort	BCIN/Firm BCIN: 110513 and 203660
Inspector Phone Number: 905.962.2019	Inspector Email: noortseptic@outlook.com
Purpose of Inspection: ☐ Minor Variance ☒ Consent/New Lot ☐ Site Plan ☐ Official Plan Amendment ☐ Zoning By-law Amendment	

Septic System Information

System Type: filter bed	Number of Bedrooms: 3
Number of Fixture Units: 23	Finished Floor Area: 232 m2
Please attach a site plan which identifies lot lines, lot dimensions, all structures and proposed additions as well as the <u>exact</u> location of the existing septic tank and leaching bed, including their horizontal distance to any buildings or structures (proposed or existing).	

Inspection Details – Class 4

Pass	Fail	
☒	☐	Lid in good condition (no cracks, properly sealed)
☒	☐	Tank appropriately sized
☒	☐	Baffle installed
☒	☐	Effluent filter installed
☒	☐	No apparent odours or leaks from tank
☒	☐	Date of last pump out: Oct 2025 (if unknown – fail)
☒	☐	Bed dye tested for leaks
☒	☐	No visual indications of a leaking septic bed
☒	☐	No odours from septic bed area
☒	☐	No pooling of water/effluent in septic bed area

Notes:

Inspection Details – Class 5

Pass	Fail	
☐	☐	Cover in good condition (no cracks, properly sealed)
☐	☐	Tank appropriately sized
☐	☐	Visual alarm installed and in good working order
☐	☐	Audible alarm installed and in good working order (tested)
☐	☐	No apparent odours or leaks from tank
☐	☐	Date of last pump out: (if unknown – fail)
☐	☐	Class 5 Pump Out Agreement submitted and on file with Township

Notes:

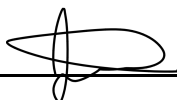
Additional Information

Does the proposed development impact the amount of land available to support a replacement septic system if one is required in the future? ☐ Yes (Fail) ☒ No (Pass)

Inspector Comments or Recommendations (if applicable):

I certify that the information contained in this inspection form is complete and correct, to the best of my knowledge.

Inspector Signature: _____



Date: Sept 22, 2026

Personal information contained on this form is collected pursuant to the Ontario Building Code Act, 1992, S.O. 1992, c. 23, as amended, and will be used for the purpose of considering your development application.