

MEMORANDUM

To: Interested Parties Applying for Severance and/or Subdivision within areas where services related to onsite sewage systems are provided by Peterborough Public Health

From: Peterborough Public Health, Safe Sewage Disposal Program

Date: December 8, 2021

Subject: Peterborough Public Health Requirements for Lot Creation

Recently, Peterborough Public Health (PPH) has received requests for copies of our policies and procedures related to applications for severance and subdivision. This memo is to serve as notice to all interested parties that PPH policies and procedures are for internal use only. While we cannot circulate copies of our policies and procedures, this memo is to provide a summary of the inclusions and PPH requirements related to our role with reviewing applications for lot creation.


PPH provides comments to Peterborough County regarding the creation of new lots from an existing property, which are proposed to be serviced by onsite sewage systems. Peterborough County receives applications for proposed severances and/or subdivisions, and circulates the application to PPH, in addition to other commenting agencies. Upon receipt, PPH will review the application and provide notice to the property owner or agent for next steps, which may include payment of applicable fees, additional site plans or information related to current onsite sewage systems, and test holes on proposed parcel(s) of land.

Most proposals will require a fee for inspection as per the [set fee schedule](#) (refer to “sewage system fees”). The inspection associated with the application will be conducted by a Public Health Inspector and will include a review of test holes, which must be excavated to a depth of 1.8 metres or to bedrock/water table and a review of site conditions including, but not limited to, slope, environmental and land features, and the presence of unsuitable conditions (e.g. fissured limestone). Newly created lots must be able to accommodate a Class 4 absorption trench leaching bed designed to accommodate a daily design sanitary sewage flow of 1600 litres per day to service a modest, three (3) bedroom dwelling.

While PPH understands and supports the installation of other Class 4 sewage systems (i.e. advanced treatment units and filter beds), given that these lots are being newly created, accommodation of an absorption trench leaching bed is required to ensure that there will be suitable area for the installation of any type of Class 4 sewage system, as well as replacement area in the future. In addition, our policy continues to be based on a modest daily design sanitary sewage flow (1600 L/day as mentioned above) when in reality, for new construction we often see flows exceeding 3000 litres per day. By requiring reserved area for an absorption trench leaching bed, this ensures that enough area will be available for the installation of an onsite sewage system, should construction exceed 1600 litres per day.

Applications will require a site plan detailing a reserved area for an onsite sewage system, which as mentioned above, must be sized to accommodate a conventional absorption trench leaching bed on the undeveloped lot(s). The area required for this will depend on the site conditions, soil type, and depth of the test hole(s). Typically, this area may range from approximately 280 square metres to 400 square metres. The designated area must comply with all regulatory and zoning setbacks from watercourses, restricted areas, proposed buildings, wells, and lot lines. To confirm these setbacks, applicants are encouraged to consult with applicable approval authorities including the local municipality and the Conservation Authority.

Refer to the [O. Reg. 332/12: Building Code](#), for all design and construction requirements for absorption leaching beds. For more information, contact the Safe Sewage Disposal Program by emailing safesewage@peterboroughpublichealth.ca or (705) 743-1000, ext. 228.

A handwritten signature in black ink, appearing to read 'Julie Ingram', with a long horizontal flourish extending to the right.

Julie Ingram, BSc, BASc, CPHI(C)
Manager, Environmental Health &
Chief Building Official, Part 8 – Sewage Systems