

Septic Loan Program

The Scoop on Poop:
Onsite Wastewater - The Municipal Dilemma

ROMA Conference
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Provincial *Clean Water Act*, 2006

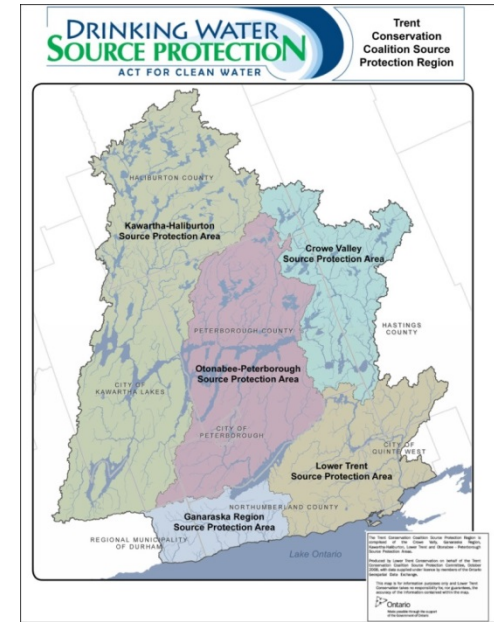
- Source Water Protection Plans
 - Trent Conservation Coalition Source Protection Region
 - South Georgian Bay Lake Simcoe Source Protection Region
- Mandatory Sewage System Maintenance Inspection Program
 - Required for systems proximate to Municipal Well Heads and Surface Water Intake zones

City of Kawartha Lakes

- Single-tier municipality, 75,000 population (and 25,000 seasonal population)
- Estimated over 20,000 private sewage systems
- Over 250 lakes and rivers
- Completing several Lake Management Plans
- CKL Strategic Plan Priority – Protect & Enhance Water Quality

City of Kawartha Lakes

- CKL administers Part 8 Septic Approval Program (since 2014)
- Over 650 initial mandatory sewage system maintenance inspections identified through Source Water Protection Plans (2015-2017)



CKL Septic Loan Program

Local Improvement Charges Regulation:

- Amended in 2012 (O. Reg.586/06)
- Allows a municipality to enter into agreements with willing property owners for the municipality to undertake local improvements on private property and recover the costs of the work from property owners

CKL Septic Loan Program

- CKL Council established a pilot rehabilitation loan program in 2014-15, subsequently a permanent local program
- CKL charges an administration fee, lends at 2-3% above Infrastructure Ontario borrowing rate
- Low risk program with nominal budget impact
- No municipal debt capacity impact

CKL Septic Loan Program

- special charge is imposed on the property's tax bill and repaid over a determined time frame
- Subject to an application process
- Implemented through an agreement and by-law
- Priority lien status
- Runs with the property or can be paid off at time of property sale

CKL Septic Loan Program



Application:

- Demonstrate the potential to improve the environment
- Sewage system capital costs eligible
- Maximum of 25% of the property's Current Value Assessment (CVA) to a maximum \$35,000 eligible

CKL Septic Loan Program

Eligible rehabilitation projects:

- Holding tank replacement;
- Septic tank and/or tile bed replacement/repair;
- Alternative system replacement or repair.

Maintenance costs and non-replacement systems NOT eligible.

CKL Septic Loan Program

Program requirements:

- Three quotes
- Consent from all property owners (on title)
- No outstanding payments with City
- Mortgage/lender consent
- Agreement executed consenting to charges being added to the tax roll for collection

CKL Septic Loan Program

To-date:

- Approximately 10 major system rehabilitations required through mandatory maintenance inspections
- 7 loans approved/implemented to-date, 2018 applications pending review
- Anticipate higher program demand should mandatory inspections occur city-wide

Conclusions/Recommendations

- Continue program locally
- Encourage approval authorities to collaborate and administer incentive programs
- Encourage approval authorities to collaborate and administer septic maintenance education programs



