



DISTRICT OF MAPLE RIDGE PLANNING DEPARTMENT

Sewerage System Feasibility Report Guidelines

Where a development application requires an on-site sewerage system, a Sewerage System Feasibility Report will be required. As such, these guidelines have been created to assist you with obtaining the information required for your application.

Pursuant to the *Sewerage System Regulations*, an Authorized Persons who is either a Professional Engineer with experience in soil analysis, sewerage system construction, and maintenance or a Registered Onsite Wastewater Practitioner must file the following information with the Fraser Health Authority prior to the construction of the sewerage system:

- i) A record of Sewerage System form signed and sealed by an Authorized Persons
- ii) A site plan
- iii) System Specifications

The above information must be filed with the Fraser Health Authority and proof must be submitted to the Planning Department prior to the approval of your development application.

Pursuant to the *Subdivision and Development Servicing Bylaw*, the proposed sewage disposal field(s) must be a Type 1 system. A sewerage system feasibility report prepared by an Authorized Persons must review the feasibility and sustainability of Type 1 systems on the subject property or proposed lots. The signed and sealed report should include:

- i) A soil description report including the soil types, soil profile, soil conditions, soil depth, soil suitability, depth of root systems, any presence of non-native soils, seasonal high water table, and depth to the impervious layer;
- ii) A percolation test report including the percolation rate by averaging the slowest rates recorded for each percolation hole tested;
- iii) The proposed use of the lots with the appropriate estimated sewage flows for that use and the corresponding site requirements;
- iv) The slope of the land, the maximum slope in the sewage disposal area, and the receiving area setback from the primary and reserve absorption fields;
- v) Compliance with the *Sewerage System Regulations*;
- vi) Compliance with the *Sewerage System Standard Practice Manual*;
- vii) Known health, technical and administrative problems;
- viii) Professional assurance that states that the land may be used safely for its intended purpose; and
- ix) Any other pertinent information.

The signed and sealed plans must show the following information:

- i) The location of the primary and reserve septic dispersal field, the receiving areas, and the layout of the trenches or beds of the proposed absorption fields;
- ii) The location of any existing wells, watercourses, other drinking water sources, and surface water within 100 feet of the proposed lot boundaries;
- iii) Watercourse setbacks;
- iv) Geotechnical setbacks;

- v) The location of the proposed building envelopes and driveways for each lot;
- vi) The location of any existing sewage disposal system, houses, and other buildings;
- vii) The labelling and location of all observation and percolation test holes;
- viii) The proposed lot lines, area, and dimensions of each new lot;
- ix) The location of the proposed drinking water sources;
- x) Ground contours at 1 metre intervals and overall percent slope in the areas relevant to the absorption fields;
- xi) Any areas encumbered by easements, right-of-ways, agreements, or restrictive covenants;
- xii) Any proposed and existing drains and other drainage works;
- xiii) Any excavations or other potential break-out points;
- xiv) Any existing or proposed storm water drainage/control; and
- xv) Section and elevation plans of all areas proposed to be re-graded.

If test results are ambiguous or where there is uncertainty about the seasonal high water table, additional tests, or prolonged water table assessments may be required.

A Restrictive Covenant under Section 219 of the *Land Title Act* and in favour of the District of Maple Ridge shall be placed on title for all the septic areas. The Subdivider's Solicitor or Notary Public must prepare the Restrictive Covenant. A copy of the B.C. Land Surveyor's Restrictive Covenant plan and the sewage system feasibility report must be attached to the document. The plan will identify the purpose of the Restrictive Covenant.

July 10, 2008