

**Radbourne Application Comments – Tim Lewis, GB Building Dept.**

Georgian Bluffs Building Dept. assesses septic applications and soil conditions at the time lots are developed. Tertiary systems all have different levels of effectiveness, and many factors weigh into approving a system. The goal with most tertiary systems should be to produce effluent similar in quality to pool water. Soil conditions depend on the install and may or may not be a factor (i.e raised beds, compacted soil, size of contact areas).

Everyone has a role in this; the key is knowing your role. It is not our role to do the comparisons referenced. We assess what is being proposed and ensure regulated distances and construction requirements are adhered to for a particular site.

The maintenance, service and monitoring alarms and checks for tertiary systems are legislated.

In my experience, since tertiary systems are monitored and alarmed, they are less likely to be a concern. Installed tertiary systems must be equipped to reduce or eliminate nitrates to acceptable levels. Building code does not require a nitrate loading review; however, where it is a concern, it can be better monitored with tertiary systems as you can take a sample before the clean water enters the distribution system and make it part of an annual maintenance program. There are systems such as “eco flow” that remove or reduce nitrates very effectively.