

Private Sewage Treatment Systems Separation Distances

If your home is not connected to a municipal sewer system, then you must have a private sewage treatment system (PSTS). Your PSTS doesn't just affect you, it affects everything around you. That's why it is important to have your PSTS located in an appropriate location, protecting your home, family, property, and neighbours from system failures.

Make sure you do your part in keeping those around you safe by having your PSTS sited correctly by meeting provincial regulations.

Location! Location! Location!

Separation distances are required between the sewage treatment system and features of your site. This will affect the system type your site can accommodate and its location.

Does Your Property Adjoin a Water Body?

According to the Standard of Practice (SOP), on a property that adjoins a permanent body of water such as a lake, river, stream or creek, the effluent disposal component of a private sewage system needs to be located not less than 90m (300 ft.) from the shore of the body of water. If a principal building is located between the system and the body of water, the 90m (300 ft.) may be reduced to the minimum distance requirements stated here for that type of treatment system.

Separation Distances

Tanks including water-tight septic tanks, holding tanks, effluent tanks, and settling tanks* cannot be located within:

- 10m (33 ft.) from a water source
- 10m (33 ft.) from a water course
- 1m (3.25 ft.) from a property line
- 1m (3.25 ft.) from a building

*Settling tank: 6m (20 ft.) from a property line (when it includes pre-aeration)

Packaged sewage treatment plants cannot be located within:

- 10m (33 ft.) from a water source
- 10m (33 ft.) from a water course
- 6m (20 ft.) from a property line
- 1m (3.25 ft.) from a building

Sub-surface treatment fields cannot be located within:

- 15m (50 ft.) from a water source
- 15m (50 ft.) from a water course, except as provided in Article 2.1.2.4 of the SOP
- 1.5m (5 ft.) from a property line
- 10m (33 ft.) from a basement, cellar or crawl space
- 1m (3.25 ft.) from a building that does not have a permanent foundation
- 5m (17 ft.) from a building that has a permanent foundation but does not have a basement, cellar, or crawl space
- 5m (17 ft.) from a septic tank or packaged sewage treatment plant



Treatment mounds cannot be located within:

- 15m (50 ft.) of a water source
- 15m (50 ft.) of a water course, except as provided in Article 2.1.2.4 of the SOP
- 3m (10 ft.) of a property line
- 3m (10 ft.) of a septic tank
- 10m (33 ft.) of a basement, cellar or crawl space
- 10m (33 ft.) of a building that does not have a basement, cellar or crawl space

Open discharge sewage systems may be installed provided the point of discharge is not less than:

- 50m (165 ft.) to a water source
- 45m (150 ft.) to a water course, except as provided in Article 2.1.2.4 of the SOP
- 90m (300 ft.) to a property line
- 45m (150 ft.) to a building

A lagoon serving a single family dwelling or duplex cannot be located within:

- 100m (330 ft.) from a water source
- 90m (300 ft.) from a water course
- 30m (100 ft.) from a property line
- 45m (150 ft.) from a building

A lagoon serving other than a single family dwelling or duplex cannot be located within:

- 90m (300 ft.) from a building
- 90m (300 ft.) from a numbered primary or secondary road



A privy cannot be located within:

- 15m (50 ft.) of a water source
- 15m (50 ft.) of a water course, except as provided in Article 2.1.2.4 of the SOP
- 5m (17 ft.) of a property line
- 6m (20 ft.) from a dwelling, store, restaurant, or other place where food is stored, prepared or consumed

A privy equipped with a water-tight holding tank cannot be located within:

- 10m (33 ft.) from a water source
- 10m (33 ft.) from a water course

Question: What are the separation distance requirements for sewage treatment systems regulated by the Private Sewage Disposal Systems Regulation?

Answer: The minimum separation distances from the current 2015 Standard of Practice (SOP) are as follows:

<i>Distance From/To</i>	<i>Property Line</i>	<i>Water Source or Water Well</i>	<i>Municipal Water Well</i>	<i>Water Course * Article 2.1.2.4</i>	<i>** Building</i>	<i>Building with Basement, Cellar or Crawl Space</i>	<i>Building without Basement, Cellar or Crawl Space</i>	<i>Building with permanent foundation without basement, cellar or crawl space</i>	<i>Building without permanent foundation</i>	<i>Septic Tanks and/or Packaged Sewage Treatment Plants</i>
<i> Holding Tanks</i>	1 m (3.25 ft)	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
<i> Septic Tanks</i>	1 m (3.25 ft)	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
<i> Packaged Sewage Treatment Plants</i>	Refer to 2015 SOP 5.2.2	-	-	-	-	-	-	-	-	-
<i> Sand Filters</i>	1 m (3.25 ft) from foot of berm	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
<i> Gravel Filters</i>	3 m (10 ft) from foot of berm	10 m (33 ft)	-	10 m (33 ft)	Refer to 2015 SOP 5.4.2.1.1(d) and 5.4.2.1.2	-	-	-	-	-
<i> Effluent Tanks</i>	1 m (3.25 ft)	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
<i> Settling Tanks</i>	Refer to 2015 SOP 6.2.2. (1),(2),(3), and (4)	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
<i> Lift Stations Refer to 2015 SOP 6.3.2.1.2</i>	1 m (3.25 ft)	10 m (33 ft)	-	10 m (33 ft)	1 m (3.25 ft)	-	-	-	-	-
<i> Treatment Fields</i>	1.5 m (5 ft)	15 m (50 ft)	100 m (330 ft)	* 15 m (50 ft)	-	10 m (33 ft)	-	5 m (17 ft)	1 m (3.25 ft)	5 m (17 ft) Refer to 2015 SOP 8.2.2.1.1(h)
<i> Treatment Mounds</i>	3 m (10 ft)	15 m (50 ft)	100 m (330 ft)	* 15 m (50 ft)	-	10 m (33 ft)	10 m (33 ft)	-	-	3 m (10 ft) Refer to 2015 SOP 8.4.2.1(e)
<i> Drip Dispersal and Irrigation</i>	1.5 m (5 ft)	15 m (50 ft)	100 m (330 ft)	* 15 m (50 ft)	-	Refer to 2015 SOP 8.5.2.1(e)	-	Refer to 2015 SOP 8.5.2.1(g)	1 m (3.25 ft)	Refer to 2015 SOP 8.5.2.1(h)
<i> LFH At-grade Treatment Systems</i>	Refer to 2015 SOP 8.6.2.1.1(d) and 8.6.2.1.1(e)	15 m (50 ft)	100 m (330 ft)	* 15 m (50 ft)	10 m (33 ft)	-	-	-	-	Refer to 2015 SOP 8.6.2.1.1(f)
<i> Open Discharge Systems</i>	90 m (300 ft)	50 m (165 ft)	100 m (330 ft)	* 45 m (150 ft)	45 m (150 ft)	-	-	-	-	-
<i> Lagoon serving a single family dwelling or duplex</i>	30 m (100 ft)	100 m (330 ft)	100 m (330 ft)	90 m (300 ft)	45 m (150 ft)	-	-	-	-	-