

UPDATED MEMORANDUM

To: WWNS members, on-site industry, and municipalities

From: Leah Boutilier, On-site Services Program Coordinator & PMT

Date: May 13, 2015 – revised April 21, 2016

Subject: Clarification on the consolidation of land and the subdivision review process under the *On-site Sewage Disposal Systems (OSSDS) Regulations*

This clarification is to be applied during the subdivision process and used in addition to the *OSSDS Regulations*.

Consolidation

Subdivision proposals may not meet current lot size requirements (Section 22 of the *OSSDS Regulations*) if the existing lot was developed based on outdated requirements under previous regulations or guidelines, or a lack of requirements. NSE does not intend to allow further development of this nature but also does not wish to prohibit the potential addition or consolidation of existing lands that could improve the lot size of existing developments.

Although the proposed lot(s) may not meet the current lot size requirements outlined in section 22 of the *OSSDS Regulations*, subdivision or consolidation (i.e. the addition of land to an existing parcel(s)) will be supported by a “no objection” response under the following circumstance:

- If a subdivision application includes the consolidation of two or more parcels, or the addition of land to an existing parcel, provided the remaining property where the addition originated meets the requirements of section 22 of the *OSSDS Regulations* as demonstrated by a qualified person or engineering report.
 - Land(s) may be vacant or contain an existing on-site sewage system.