



TOWNSHIP OF UXBRIDGE

Information Guide to

SITE ALTERATION BY-LAW

2010-084

WHAT IS SITE ALTERATION?

Site alteration includes:

- Placing or dumping fill (soil, stone, concrete, etc.).
- Removing topsoil.
- Changing the grade (elevation) of land.
- Clearing and grubbing vegetation.
- Soil compaction or creating hard surfaces.

WHEN DO YOU NEED A PERMIT?

A **Site Alteration Permit** is required, unless exempt, if you are:

- Placing or dumping any fill.
- Removing topsoil.
- Altering land elevation.

Permits are issued by the Chief Building Official (CBO).



COMMON EXEMPTIONS

You do NOT need a permit for:

- Construction activities under a valid Building Permit (if fill is under 500m³).
- Minor landscaping/lawn dressing (under 20cm height and 50m³/year).
- Restoration of agricultural lands.
- Regrading after demolition (to existing grade).
- Certain public works or emergency repairs.

For full exemptions, refer to Section 3 of the by-law.

PROHIBITED ACTIVITIES

- Site alteration in the Oak Ridges Moraine (Natural Core, Linkage, or EP zones) without approval.
- Commercial fill operations (for payment or gain).
- Site alteration in EP, M3 zones, or past pits/quarries without authorization.
- Dumping fill that does not meet MOE clean fill standards.
- Work during:
 - Weekdays: 7:00 p.m.-7:00 a.m.
 - Saturdays: Before 8:00 a.m. or after 3:00 p.m.
 - Sundays/holidays or during environment Canada weather alerts.

PERMIT APPLICATION REQUIREMENTS

Applications must include:

- Completed application forms and fees.
- Detailed site alteration plan (surveyed if >1000m³).
- Description and source of fill.
- Tree protection plans (if applicable).
- Security deposit.
- Environmental, hydrogeological, or engineering studies (as required).

Large scale projects (>1000m³ or >2m elevation change) require a **Registered Agreement** with the Township.

COUNCIL INVOLVEMENT

Council approval is required if:

- More than 1000m³ of fill is proposed, or
- The finished grade will differ by more than 2m.

INSPECTIONS & ENFORCEMENT

- Township inspectors may enter land to inspect or test soils.
- Stop work and compliance orders may be issued.
- Owners may be required to restore land or remove fill.
- Failure to comply may result in Township completing work at the owner's expense.

PENALTIES

	1 st Offence	Subsequent Offences
Individuals	Up to \$10,000	Up to \$25,000
Corporations	Up to \$50,000	Up to \$100,000

Courts may also order removal of fill or restoration of land.

PERMIT EXPIRY & RENEWALS

- Valid for 1 year.
- Expires if work doesn't begin within 6 months.
- May be renewed or extended with conditions.

APPEALS

You may appeal to the **Site Alteration Appeals Committee** if:

- Your application is denied.
- You disagree with a permit condition.
- A decision is not made within 45 days.

Appeals come with a fee of \$50.00

**HELP US KEEP UXBRIDGE'S
LANDSCAPES SAFE AND
SUSTAINABLE. CHECK BEFORE
YOU FILL, DIG, OR GRADE.**

CONTACT INFORMATION

For questions or concerns, contact the Development Services Department at 905-852-9181.

More information & forms available at:
www.uxbridge.ca/sitealteration