



Master Requirement ENV 117

Soil Permit

Purpose

Construction and / or other types of development such as landscaping work can involve both excavation/ removal of soil as well as importing / deposit of soil. The movement of soil onto or away from a site under construction or development can have negative environmental effects if not controlled properly.

Sediment and erosion control technology and methods may be applied to eliminate or reduce the damaging effects of uncontrolled release of sediment into the environment. A Soil Permit is used to require the application of specific technology and methods to eliminate or reduce the effects associated with the excavation and transport of contaminated soil.

Background

The Environmental Protection and Preservation Bylaw (EPPB) 6515 Part C removal of *soil* and the *deposit* of *soil* or other materials other than the removal or *deposit* of *soil* on any parcel in an amount not exceeding 18 cubic metres during a calendar year. A soil permit is required when amounts of soil, gravel, sand, drain rock or other loose material such as broken concrete or rock (rip rap) greater than 18 cubic meters are either deposited or removed from a single parcel of land in one calendar year.

Applicants are required to provide a security in the form of cash, certified cheque, or unconditional, irrevocable letter of credit drawn on a Canadian chartered bank in a form acceptable to the Director of Financial Services in an amount per Part F of the EPPB.

Requirements

No person may remove or *deposit soil* or other materials without a Soil Permit or contrary to an issued soil permit.

The following information is required to accompany an application for a soil permit:

- a. the legal description, name and address of the registered owner of the lands from which it is proposed to remove or *deposit soil*;
- b. where necessary, deposit monies for completing the *works* and fulfilling the conditions of the permit;

c. a topographic plan or plans of the lands;

Homeowners, developers, or contractors can apply for this permit.

Additional Information

If your property is zoned commercial or industrial, you will need to submit a sediment and erosion control plan.

If you are removing or depositing soil within 5 metres of a tree, there may be additional requirements. Staff will inform you if there are.

If your lot is within a development permit area, you may be required to submit a preliminary environmental or engineering report before we issue your permit. A sediment and erosion control plan may also be required.

Related Requirements/Documents/Forms

Environmental Soil Permit Application Form (doc# 2495379)

Soil Permits – Frequently Asked Questions (doc# 2323758)

Contacts

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