



DISTRICT OF NORTH SAANICH

BYLAW NO. 1580

A BYLAW TO REGULATE SOIL REMOVAL AND DEPOSIT

THE COUNCIL OF THE DISTRICT OF NORTH SAANICH, in open meeting assembled, enacts as follows:

1. CITATION

Bylaw may be known and cited for all purposes as the "District of North Saanich Soil Removal and Deposit Bylaw, No. 1580, 2026".

2. DEFINITIONS

2.1 For the purposes of this Bylaw, the following words have the following meanings:

ALC means the Provincial Agricultural Land Commission established under the *ALC Act*.

ALC ACT means the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36.

ALR means land designated as an Agricultural Land Reserve under the *ALC Act*.

APPLICABLE LAWS means all enactments, regulations, bylaws, standards, ordinances, codes, rules, orders, judgments, directions, directives, and policies enacted, adopted, issued or published by the District or a Governmental Authority which are applicable in the District.

CONTAMINATED SITE has the same meaning as in the *Environmental Management Act* SBC 2003 c.53.

DEVELOPMENT PERMIT AREA means any area of land designated in the Official Community Plan where the alteration of land, including the removal or deposit of soil, is prohibited or restricted without the prior issuance of a Development Permit.

DIRECTOR means the Director of Infrastructure Services for the District, or their appointed representative.

DISTRICT means the District of North Saanich.

GOVERNMENT AUTHORITY means any government, parliament, legislature, court, administrative or regulatory agency, board, tribunal or commission; any other authority or entity charged with the administration or enforcement of legal requirements or any person under the authority of any of the foregoing, other than the District.

HAZARDOUS WASTE has the same meaning as in the *Hazardous Waste Regulation* B.C. Reg. 63/88.

HIGHWAY includes every highway within the meaning of the *Transportation Act*, and every road, street, lane, or right of way designed or intended for use by the general public for the passage of vehicles.

LOT means land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the records of the Land Title Office.

OTHER MATERIAL includes, but is not limited to, woodwaste, construction and demolition waste, masonry rubble, concrete, asphalt, glass, unchipped lumber, drywall, biological waste, organic waste, and any household hazardous waste, but does not include Soil.

OWNER means the registered owner in fee simple of land, or an authorized agent.

PERMIT means the written authority granted by the District for Soil Deposit and Soil Removal activities.

PERMIT HOLDER means the person to whom a Permit is granted.

PERSON means an individual, a body corporate, a firm, partnership, association or any other legal entity, and includes an employee or agent acting on a person's behalf.

PERSON RESPONSIBLE means a person or company who causes, transports, allows, or supervises Soil Deposit or Soil Removal.

PROHIBITED MATERIALS means Hazardous Waste and Other Material.

QUALIFIED PROFESSIONAL means an individual who is registered with and in good standing of a professional association regulated by a statute of British Columbia (including Engineers and Geoscientists BC or the BC Institute of Agrologists), acting within their area of expertise, and who maintains professional errors and omissions liability insurance.

SECURITY DEPOSIT means cash, a certified cheque, or an irrevocable letter of credit provided to the District to ensure compliance.

SOIL means topsoil, cobbles, boulders, sand, gravel, rock, silt, clay, peat, or any other substance of which land is naturally composed, down to and including bedrock, but does not include Prohibited Material.

SOIL AMENDMENT means compost, fertilizer, manure, mulch and soil conditioners that has beneficial effects on the biological, chemical, or physical properties of the soil.

SOIL DEPOSIT means the placing of Soil on any Lot, or the relocation of Soil from one location to another within the same Lot, and a "Deposit of Soil" means the same.

SOIL REMOVAL means the removal of existing Soil from a Lot and its relocation to another Lot either within or outside of the boundaries of the District, and "Removal of Soil" means the same.

STOCKPILE means to store Soil in a pile with the intention of later removing or spreading all or part of the pile.

STREAM has the same meaning as in the *Riparian Areas Protection Regulation* BC Reg. 178/2019.

TOPSOIL means the upper portion of soil, usually rich in organic material, measured to a depth of 0.30 meters.

TREE has the same meaning as in the District of North Saanich *Tree Protection Bylaw No. 1548*.

WETLAND has the same meaning as in the *Riparian Areas Protection Regulation* BC Reg. 178/2019.

WOODWASTE means wood residue, sawdust, hog fuel, bark, mulch, wood chips, and other wood waste resulting from the production of lumber or wood products.

ZONING BYLAW means the District of North Saanich *Zoning Bylaw No. 1255*.

3. APPLICATION AND SCOPE

3.1 This Bylaw applies to all lands located within the District of North Saanich.

3.2 Nothing in this Bylaw precludes or relieves a person from complying with any other bylaws of the District or Applicable Laws.

3.3 The following schedules attached hereto are hereby made part of this Bylaw:

(a) Schedule A: Performance Standards

(b) Schedule B: Fees and Securities

4. PROHIBITIONS

4.1 No person shall carry out or cause to be carried out Soil Deposit or Soil Removal without a valid Permit issued under this Bylaw, unless the activity is specifically exempted under Section 6 (Permit Exemptions).

4.2 Any Soil Deposit or Soil Removal, including activity that is exempt from the requirement for a Permit, must be carried out in accordance with the Performance Standards set out in Schedule A.

4.3 No person shall deposit or remove Prohibited Material from a Contaminated Site, or conduct a Soil Removal or Soil Deposit from a Contaminated Site, unless such Soil Deposit or Soil Removal is in accordance with a valid authorization or order under the *Environmental Management Act*, SBC 2003 c.53.

4.4 No person shall deposit Prohibited Materials on any land in the District, unless:

(a) The deposit is within a provincially and regionally approved facility authorized to process such material; or

- (b) The deposit is composed of recycled concrete aggregate and recycled asphalt used to maintain existing roads, strictly in accordance with the *Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019*.

4.5 No person shall carry out a Soil Deposit or Soil Removal within a Wetland or Stream, except for:

- (a) Ecological restoration projects approved by the Director;
- (b) Works authorized under the *Water Sustainability Act*;
- (c) Constructing a bridge, driveway, or dike provided that:
 - i. It provides the only reasonable means of access (for driveways/bridges);
 - ii. It is designed by a Qualified Professional; and
 - iii. A compensating flood storage area is constructed on the same Lot, confirmed by a Qualified Professional to not adversely affect agricultural productivity.

4.6 No person shall conduct a Soil Deposit or Soil Remove within a designated Development Permit Area unless a Development Permit has first been issued.

5. AGRICULTURAL LAND RESERVE (ALR)

5.1 If an Owner proposes to conduct a Deposit or Remove Soil in the ALR, the Owner must first obtain all necessary approvals from the ALC by submitting a Notice of Intent (NOI) or a Soil or Fill Use Application, or confirming the use is a permitted fill use under the *Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019*.

5.2 Notwithstanding any approval granted by the ALC, a Permit under this Bylaw is required for ALR lands unless specifically exempted under Section 6.

5.3 The Director shall not issue a Permit for a Soil Deposit or a Soil Removal that requires approval of the ALC until the ALC has granted such approval.

5.4 Every Permit issued for ALR land must be carried out in strict accordance with ALC conditions. Where this Bylaw is more restrictive than the ALC, this Bylaw applies, but for certainty, where the restrictions of this Bylaw or a Permit issued thereunder would effectively prohibit a Soil Deposit or Soil Removal expressly permitted by the ALC, then such restrictions shall not apply.

5.5 The Owner must provide the ALC with copies of any Permits issued or refused by the District in respect of ALR land.

6. PERMIT EXEMPTIONS

6.1. Subject to compliance with all applicable performance standards set out in Schedule A of this Bylaw, a Permit is not required for the following purposes:

- a) Deposit of Soil on or Removal of Soil from a Highway in the District carried out by any person who is authorized to carry out such activities by the appropriate authority having jurisdiction over the Highway.
- b) A Soil Deposit or Removal carried out in the course of construction, maintenance or operation of municipal works and services undertaken or authorized by the District.
- c) A Soil Deposit or Removal where:
 - i. the Soil is an ingredient or component part of processed or manufactured materials or products,
 - ii. the Soil is stockpiled on the lot where such material or products are lawfully being processed or manufactured as a permitted use of the land; and
 - iii. the person conducting the processing or manufacturing holds a valid business licence issued by the District.
- d) Where the total quantity of Soil Deposited and Removed is less than 30 cubic metres per Lot per year.
- e) In relation to a Lot greater than 4 hectares (approximately 9.88 acres), any soil removal that is not in excess of a total of 60 cubic meters of Soil in any calendar year.
- f) Subject to Section 6.3, a soil deposit or removal that is authorized by and undertaken in accordance with the approved plans submitted with an application for a valid and issued:
 - i. Building or plumbing permit;
 - ii. Blasting permit;
 - iii. Development permit; or
 - iv. Conditional approval of a subdivision.
- g) A Soil Deposit or Removal that has received provincial approval through:
 - i. A licence, permit or authorization under the *Water Sustainability Act, S.B.C. 2014, c. 15*, as amended or replaced from time to time;
 - ii. An approval or authorization under the *Environmental Management Act SBC 2003, c. 53*, as amended or replaced from time to time,
 - iii. An authorization for reclamation under the *Mines Act RSBC 1996, c. 293*, as amended or replaced from time to time.
- h) A Soil Deposit or Removal carried out in order to prevent, control or reduce an immediate threat to human life, the natural environment, or public or private

property, provided that after the immediate threat has subsided the Owner must either:

- i. Apply for and obtain a Permit to authorize the Soil Deposit or Removal; or
 - ii. Restore the land as close as possible to its original condition.
- i) A Soil Deposit or Removal required for the installation, maintenance, repair or replacement of an on-site sewage disposal system under the guidance of a Qualified Professional.
 - j) The placement of a Soil Amendment for agricultural, farming, horticultural, nursery or domestic landscaping and gardening purposes, carried out in accordance with good agricultural practices as defined by the Ministry of Agriculture (British Columbia) and the ALC.
 - k) Preloading of a lot for the purpose of increasing the Soil's bearing capacity to support the designed loads of a structure, road, or utility construction, for which plans have been reviewed by the Director.

6.2. The person undertaking the Soil Deposit or Removal activity in reliance on an exemption under this Section 6 must provide to the Director, on request, sufficient documentation to demonstrate that the person meets the conditions for the exemption.

6.3. Where the Building Official is of the opinion that Soil being Deposited or Removed, or to be Deposited or Removed, purportedly under Section 6.1(f) of this Bylaw is not necessary for the purposes stated in Section 6.1(f), the Director may order the immediate cessation of the activity until a Permit has been applied for and issued under this Bylaw.

7. PERMIT APPLICATION

7.1 Applications shall be made by the Owner and accompanied by the following information, if required by the Director:

- (a) The completed application form;
- (b) A current title search (dated within 30 days) and copies of all covenants/easements;
- (c) A certified drawing (1:500 scale) prepared by a Qualified Professional depicting the following elements, as required:
 - i. Topographic features, Streams, Wetlands, and Development Permit Areas;
 - ii. Trees, including identifying protected trees under the District's *Tree Protection Bylaw No. 1548*;
 - iii. Proposed contours at 0.5m intervals and cross-sections;
 - iv. Drainage, erosion, and sedimentation control plans;

v. Access routes and reclamation/restoration plans.

(d) Any required ALC approvals; and

(e) The fees as set out in Schedule B.

7.2 Applications that remain incomplete for six (6) months shall expire. After that time a new application will be required.

8. FEES AND SECURITY

8.1 Unless otherwise specified, every Permit application shall be accompanied by a non-refundable fee, in the amount as set out in Schedule B attached to this Bylaw.

8.2 As security for the due and proper compliance with all of the requirements and conditions of this Bylaw and the Permit, every person shall, before receiving a Permit or an extension of a Permit, provide a Security Deposit in the amount determined under Schedule B attached to this Bylaw.

8.3 The Security Deposit shall be maintained in full force and effect throughout the Permit period and shall not be released until the Soil Deposit or Soil Removal authorized under the Permit is complete and all conditions of this Bylaw and the Permit are met.

9. PERMIT ISSUANCE

9.1 The Director has authority to:

- a) issue a Permit where the requirements of this Bylaw have been met;
- b) add conditions to a Permit when required to ensure compliance with this or any municipal bylaw; and
- c) refuse to issue a Permit if the proposed Soil Deposit or Removal does not comply with any provision of this Bylaw.

9.2 In considering whether to grant, refuse, or revoke any Permit under this Bylaw, or impose any requirement, term or condition, the Director shall have regard for the potential negative impact to the environment, utilities and neighbouring properties, which may include, but are not limited to:

- a) impacts on watercourses, ditches, drains or groundwater;
- b) impacts on the amenities on the lot or adjacent lots including, without limitation, utilities, works or services located within rights-of-way, or other structures, buildings or improvements;
- c) impacts that may threaten the health, safety or welfare of the public or be otherwise contrary to the public interest;
- d) impacts that result in the use of the Lot in a manner inconsistent with the applicable zoning or adversely affect the future development of another Lot;

- e) impacts that result in increased costs for any Government Authority to provide public utilities, works or services to the Lot or adjacent Lots;
- f) impacts that result in the Lot or another lot becoming susceptible to erosion, flooding, slippage, landslides, slumping or settling;
- g) impacts that create dust, dirt, or noise which may constitute a nuisance to any other public or private Lot or the community at large;
- h) impacts that adversely affect the productivity of an agriculturally zoned Lot; or
- i) impacts that result in the contravention of any municipal Bylaw, or provincial or federal law.

9.3 Permits are valid for twelve (12) months, unless renewed in accordance with Section 11 of this Bylaw.

9.4 The Permit Holder shall visibly display a copy of the Permit on the frontage of the Lot for the duration of the Soil Deposit or Removal authorized under said Permit.

10. PERMIT COMPLETION

10.1 Upon completion of the Soil Deposit or Removal authorized under a Permit, the Permit Holder shall, prior to the return of the Security Deposit:

- a) complete all requirements and conditions of the Permit;
- b) at the request of the Director, provide a post-construction topographical survey, certified by a Qualified Professional, confirming that the Soil Deposit or Removal has taken place in accordance with the conditions of the Permit; and
- c) if requested by the Director, attend an inspection of the Lot with Permit Holder's Qualified Professional and the Director.

11. PERMIT AMENDMENT, TRANSFER AND EXTENSION

11.1 An application for a transfer of a Permit must be accompanied by:

- a) The non-refundable Permit transfer fee as set out in Schedule B;
- b) Written authorization of the Permit Holder approving the transfer of the Permit; and
- c) Evidence to the satisfaction of the Director that the proposed transferee is or is entitled to become the owner of the Lot.

11.2. A Permit Holder may apply to amend their Permit if they seek to increase the volume of the Soil Deposit or Removal or to expand the area where the Soil Deposit or Removal is contemplated under the existing Permit. The permit amendment application must include:

- a) a non-refundable permit amendment fee as set out in Schedule B;

- b) any material changes to applicable drawings and specifications submitted as part of the original Permit issued;
- c) an additional Security Deposit amount for any additional volume Soil Deposited or Removed, determined in accordance with Schedule B; and
- d) any other approval as required from other Government Authorities.

11.3 If the Soil Removal or Soil Deposit authorized in a Permit is not completed before the Permit expires the Permit may be extended provided that:

- a) the Permit Holder requests an extension in writing;
- b) the Permit Holder provides any additional information requested by the Director, as authorized by this Bylaw, as a pre-condition to considering an application;
- c) the Permit Holder pays the applicable administration fee outlined in Schedule B; and,
- d) the Permit is not extended for a period of more than one year.

11.4 A Permit Holder may only apply for an extension once.

11.5 All terms and conditions set out in the original Permit shall apply to each amendment, transfer and extension of the Permit with the exception of terms and conditions modified by the Director.

11.6 There is no obligation for the District to transfer, amend or extend a Permit.

12. ENFORCEMENT AND SECURITY RELEASE

12.1 The Director may give notice to the Owner or the occupier of any Lot of a breach of any of the provisions of this Bylaw, or of the conditions of any Permit issued pursuant to this Bylaw to such Owner or for such Lot, and the Permit Holder shall, upon receipt of such notice, immediately cease all Soil Deposit or Soil Removal activities until such breach is remedied to the satisfaction of the Director.

12.2 Where the Director determines that a person has conducted a Soil Deposit or Soil Removal without a Permit, the Director may order such person to do any of the following:

- a) stop the contravention of this Bylaw;
- b) order the person to obtain a Permit; and
- c) order the person who caused the contravention to restore the land of the Lot to its previous state;

12.3 The Director may suspend or revoke a Permit if the Soil Deposit or Soil Removal undertaken under such Permit endangers public property or safety, or if the Permit Holder violates this Bylaw.

12.4 If the Permit Holder fails to comply with the Bylaw or a stop work order under Section 12.1, the District may use the Security Deposit to remedy the condition, or recover the cost of required remedial works as municipal taxes against a Lot where the contravention has occurred and where no Security Deposit has been deposited or where the Security Deposit is insufficient to cover the cost of remedial works.

12.5 The Security Deposit will be released only when the Director is satisfied all conditions are met, and (if applicable) a final letter of assurance is received from a Qualified Professional.

13. PENALTIES

13.1 Every person who violates this Bylaw is guilty of an offence and

(a) on summary conviction is liable to a fine of not less than \$150 and not more than \$50,000; or

(b) on conviction of a ticket offence under the Municipal Ticket Information Bylaw No. 1544, as amended from time to time, is liable for the fine imposed under that bylaw.

13.2 Each day a violation continues constitutes a separate offence.

14. INSPECTIONS

14.1 The Director and their designees are authorized at all reasonable times and in a reasonable manner to enter upon and inspect any property for the purpose of administering this Bylaw.

14.2 Except in the case of an emergency, the Director or their designee must take reasonable steps to notify the owner or occupier of a property before entering that property.

15. LIABILITY AND SEVERABILITY

15.1 The issuance of a Permit or review of plans does not constitute a guarantee that the operation is safe or suitable.

15.2 The Owner and Permit Holder act at their own risk. The District accepts no liability for damages resulting from the issuance of a Permit or reliance on professional reports.

15.3 If any section of this Bylaw is held invalid, the remaining provisions remain in effect.

16. REPEAL

Bylaw No. 255 "District of North Saanich Soil Removal and Fill Deposit Bylaw, 1978" and its amendments are repealed.

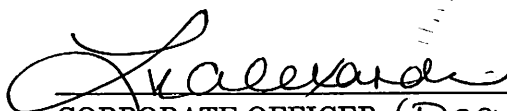
READ A FIRST TIME the 21st day of September, 2026.

READ A SECOND TIME the 21st day of September, 2026.

READ A THIRD TIME the 21st day of September, 2026.

FINALLY ADOPTED the 28th day of September, 2026.


MAYOR


CORPORATE OFFICER (Deputy)



SCHEDULE A: Performance Standards

The standards set out in this Schedule A apply to all Soil Deposit and Removal activities (the “activities”), including activities exempt from Permit requirements.

Adjacent Land

1. The activities shall not encroach upon, undermine or physically damage any public rights of-way, public or third party infrastructure, or natural or tree protection covenant areas.
2. Persons who, in the course of the activities, cause, or allowed to be caused, any damage to drainage facilities, watercourses, utilities, natural or tree protection covenant areas, or Highways must repair the damage to the satisfaction of the Director at their own cost.

Drainage and Watercourses

3. The activities must not, in any way, interfere with the hydrological function and established above or below ground drainage pattern or capacity of any adjoining or reasonably adjacent properties and must not cause the groundwater table to rise on the subject property, or adjoining or reasonably adjacent properties, so as to cause flooding of those properties or malfunctioning of any private sewage disposal system.
4. All drainage facilities, watercourses, and ground water aquifers must be kept free of silt, clay, sand, rubble, debris, gravel and any other matter or thing originating from any of the activities.
5. No streams shall be altered or diverted, unless such alteration or diversion is in accordance with the *Water Sustainability Act*, S.B.C. 2014, c. 15, as amended or replaced from time to time.

6. Drainage infrastructure capacities and storage volumes must be maintained at all times.

Wells and Sewage Disposal Systems

7. The activities must not occur over wells or sewage disposal systems.

Environmental Protection

8. Damage to areas identified for environmental protection under a bylaw of the District that results from the activities must be repaired or restored.
9. A person who intends to deposit soil must submit, at least 10 days before the proposed deposit, a site profile, as set out in Schedule 1 of the Contaminated Sites Regulation of the Environmental Management Act of British Columbia, of the site from which the soil is or will be relocated.

Topsoil

10. Soil must not to be placed on the existing topsoil in the area to be filled, unless the Permit Holder has provided the Director with a report from a Qualified Professional that confirms that the topsoil has no agricultural value.

11. Topsoil must not be removed from a Lot unless such use is a permitted use of the property, as defined in the Zoning Bylaw, or such removal is required as part of the works authorized under a building permit or development permit issued by the District.

12. All topsoil is to be stockpiled and replaced when the permit activities have completed, wherever possible.

Slope

13. The finished slope of the area of the Deposit and Removal of Soil must:

- a. have a maximum slope of one (1) metre rise in two (2) metres of run; or
- b. if steeper than the slope set out above, must be designed by a Qualified Professional and approved by the Director.

14. The soil shall be graded to ensure positive gravity drainage, and a drainage system of sufficient capacity and extent must be installed to ensure that runoff onto adjacent lands will be no greater than prior to commencement of the activity. This does not extend to sedimentation ponds.

15. Any excavation greater than 0.6m in depth and all other hazards shall have adequate fencing and be provided with suitable buffer zones or landscape screens, and suitable weather proof signs shall be mounted and maintained on the fence at linear distances not to exceed 150 metres with wording to indicate the danger, the nature of the operation, the presence of the excavation and prohibiting the presence of the public.

Maximum Height of Stockpile

16. The maximum height of stockpiled soil is 4 metres above the natural grade, unless otherwise authorized by the Director.

Maximum Volume

17. A Soil Deposit or Removal must comply with the following limits, provided that if the *ALR Use Regulation* imposes stricter limits for lands within the ALR, those stricter limits shall apply: The soil deposit or removal shall not:

- a. Occur on more than 25% of the Lot area;
- b. Cause the total volume of Soil Deposited on a Lot, from all sources and at any time prior to and including the Deposit of Soil being undertaken to exceed 1500 cubic metres per hectare of the land area of the Lot;
- c. Change the average grade of the Lot by:
 - i. 100mm in any one year,
 - ii. more than a total maximum compacted depth of 300 mm, including compacted depth resulting from the prior Deposit of Soil from other sources;

18. Section 16(b) shall not apply to any Deposit of Soil required to restore or partially restore a previous excavation.

Highways, Utilities, Right-of-Ways

19. Soil must not be Deposited within three (3) metres of any Highway or over any statutory right-of-way or utility easement without first obtaining written approval from the authority having jurisdiction. A copy of this approval shall be provided to the Director.

20. No Person Responsible shall Stockpile or permit Soil to remain Stockpiled within eight (8) metres of any Highway for a period in excess of twelve (12) months, unless first obtaining written approval from the authority having jurisdiction. A copy of this approval shall be provided to the Director.

Debris Control

21. Dust must be controlled such that no dust leaves the site. Each Person Responsible shall ensure that each truck transporting loose or dusty Soil has its load covered with a tarp dust cover to prevent the material from falling off the truck and that adequate moisture is provided to prevent dust from arising from the activities.

Invasive Species Control

22. Each Person Responsible shall ensure that all machinery and vehicles used to excavate, load, move, Deposit, or Remove Soil do not transport plant material of invasive species or cause the spread of noxious weeds or invasive plant species.

Road Maintenance

23. Each Person Responsible shall take all necessary measures, including as necessary the construction of a suitable haul road base or tire cleaning facility, to ensure that no mud, dirt or other material is tracked onto a Highway as a result of the Soil Deposit and Removal operations.

24. Any mud, dirt or other material deposited or tracked onto a Highway as a result of Soil Deposit and Removal operations shall be cleaned up and removed by the Person Responsible on a daily basis, or if the Highway is part of a municipal or regional cycling route on an hourly basis.

Equipment

25. All machinery and vehicles used on Lots on which Soil is being Deposited or Removed, or that are used to transport Soil to and from such lands, shall be in good and proper working order and contain sound reducing and dust elimination equipment wherever reasonably possible.

Hours of Operation

26. No Soil Deposit or Removal activities of any kind whatsoever shall occur on any Sunday or statutory holiday.

27. Soil Deposit or Removal activities shall only be carried out between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 8:00 a.m. to 4:00 p.m. on Saturdays.

Use of Land

28. The activities must not result in the use of the Lots in a manner inconsistent with the permitted uses for the Lots, as defined by the Zoning Bylaw.

SCHEDULE B: Permit Fees and Security Deposit

Non-Refundable Permit Application Fees

Permit Activity	Bylaw Section	Fee
Permit Application	7	\$250.00
Transfer	11.1	\$100.00
Amendment	11.2	\$100.00
Extension	11.3	\$100.00

Permit Fees

1. The permit fee shall be paid prior to a Soil Deposit and Removal Permit being issued.
2. Prior to Permit issuance, the Permit Holder must pay a permit fee of \$250.00.

Security Deposits

1. The Security Deposit shall be lodged with the Director prior to a permit being issued.
2. The deposit shall be \$250.00 plus \$2/cubic meter of material (minimum \$1,000.00).

Waiver of Fees and Discretionary Waiver of Security Deposit

1. For a permit under section 4.5(a), for ecological restoration and enhancement projects subject to the Director's approval:
 - a. the permit application fee and permit fees are waived; and
 - b. the requirement for a Security Deposit may be waived at the discretion of the Director.
2. For a permit granted as part of the ALC approval process for a soil or fill use application to the ALC, or for a use confirmed to be a permitted fill use under the *ALR Use Regulation* under section 5 of this Bylaw:
 - a. the permit application fee is waived; and
 - b. the Security Deposit may be waived at the discretion of the Director.