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What is Site Alteration?

Site Alteration means changing the elevation or grade of a property by:

- Placing or dumping fill, whether fill comes from other areas of your property or from an outside source (e.g., soil, bedrock, sod, turf, concrete, wood, stumps, rock, asphalt, etc.).
- Removing topsoil from your property.
- Placing, dumping, removing, or blasting rock.
- Any other activity that alters the natural grade of the land or the way water may flow across your property to neighbouring lands or waterbodies.

Elements of a
Site Alteration &
Tree Preservation
By-law



Purpose of
bylaws



Area of
application



Prohibitions



Exemptions



Administration
and
Enforcement

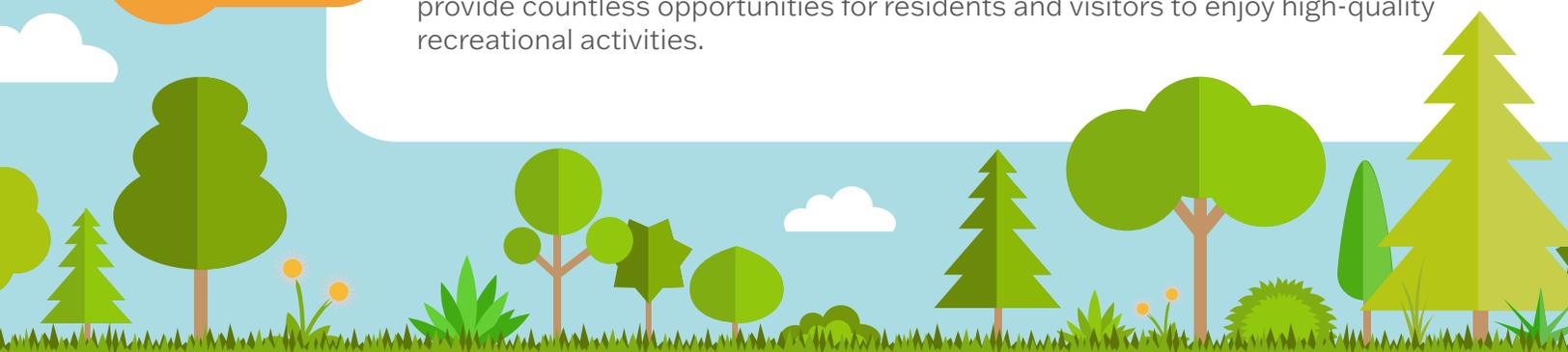
What is a Site Alteration By-law and Tree Preservation By-law?

Together with the Tree Preservation By-law, the Site Alteration By-law provides the Township with additional tools to preserve and protect the natural environment. These by-laws are drafted to provide an enhanced layer of protection for the natural environment above the minimum requirements for development as per the Township's Official Plan and Zoning By-law.

In their current form, the draft by-laws apply only to lands that are residentially zoned or are zoned for environmental protection.

The Site Alteration and Tree Preservation By-laws are intended to apply to situations where a property owner, or someone acting on their behalf, intends to significantly alter the grade or topography of a property or remove trees and/or native shoreline vegetation in a way that would significantly and negatively impact the natural environment.

These natural environments may be located on your property or on neighbouring lands or waterbodies and include habitat of threatened or endangered species, significant wildlife habitat, significant areas of natural and scientific interest, significant wetlands, or significant woodlands which are important for their environmental and social values as a legacy of the natural landscapes of an area. These unique natural features support a variety of aquatic and land-based species, flora, and fauna, support a vibrant tourism economy, and provide countless opportunities for residents and visitors to enjoy high-quality recreational activities.



How do the Site Alteration and Tree Preservation By-laws Work in Practice?

The Site Alteration By-law and Tree Preservation By-law recognize the rights of property owners to use and enjoy their property, including minor changes to a property that are likely to have little environmental impact, without making an application or inquiry to the Township beforehand. Each by-law outlines these activities under the Exemptions section.



When do I need to make an application to the Township?

Where an activity is not listed in the Exemptions section of the By-law, it is the responsibility of a property owner to make an application to the Township to seek approval before going ahead with this activity – for example, significant tree or shoreline vegetation removal or significant changes to the grade of your property in a way that could have significant or negative impacts on environmental features. Otherwise, if an activity is listed within the Exemptions section, you can proceed with this activity without making an application or inquiry to the Township beforehand.

Examples of Exemptions

As currently drafted, the Site Alteration & Tree Preservation By-laws contain several “exempted activities” which do not require any prior approval or permission from the Township*

- Minor Landscaping
- Maintenance of Existing Features
- Conditions of a Planning Application
- As Per Issued Building Permit
- Installation of a Driveway
- Installation of a Pathway
- Emergency Works (Public Safety)
- Good Arboricultural Practices
- Removal of Damaged Trees
- Removal of Trees < 6” DBH

*In accordance with the provisions of the by-law as currently drafted and subject to change pending public feedback and Council direction prior to adoption.

View our website for more information!

<https://www.thearchipelago.on.ca/p/site-alteration->

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