Township of Scugog Site Alteration and Fill By-law Update

Public Open House

November 20, 2025

Current By-law is Outdated

- Changes to O.Reg. 406/19 (Excess Soil) and O.Reg. 153/04 and O.Reg. 347 (General Waste Management)
- Current By-law is out of sync with provincial regulations.
- Current By-law does not reflect opportunities for enforcement and cost recovery that have been identified by legal counsel and incorporated into other By-laws.
- Changes to the role of Conservation Authorities push the need for additional diligence on to municipalities.
- Prioritize Environmental Protection

Current By-law is Outdated (Cont'd)

The By-law is designed to address Scugog specific issues:

- Residents' concerns
- Business / developer / landowner needs
- Council priorities
- Illegal dumping
- Filling in Regulated areas



User Friendly and Enforceable

- Understandable and usable by the public
- Clear and enforceable by By-law officers
- Not overloaded with unnecessary verbiage
- Details in supporting Manual

By-law Officer Perspective

- By-law Officers and Inspectors are the front-line representatives of the Municipality
- Conduct public education and encourage compliance
- Conduct investigations and, as a last resort, take enforcement actions – Orders and Fines
- Liaise with legal counsel and engineering/geoscientific resources – QP's
- Ensure the Environment is protected
- Oversee compliance and remediation

By-law Officer Perspective (Cont'd)

By-law Officers and Inspectors need a Cutting-edge, effective By-law:

- A modern By-law will aid joint investigations with partners:
  - Neighbouring Municipalities
  - Durham Region
  - Conservation Authorities

Revised By-law and Documents

- A revised By-law includes:
  - Alignment with new regulations
  - Clearer definitions
  - Permit requirements and exemptions
  - Stronger enforcement mechanisms
  - Environmental protections
- New Guideline Manual to support the By-law
- New Application Forms for Minor, Small and Large Site Alterations

Draft Permit Application Process for Bylaw

Step 1

Planned Site Alteration (Fill Importation and Exportation)

Step 2

Determine fill amount?

- Exempt (certain criteria)
- Minor Site Alteration (less than 200m^3)
- Small Site Alteration (less than 1000m^3)
- Large Site Alteration (less than 1,000m^3)

Step 3

Complete Application Form and submit to Township with Processing Fee

Step 4

- Staff Review

Step 5

Permit Approved or Additional Information Required before Approval

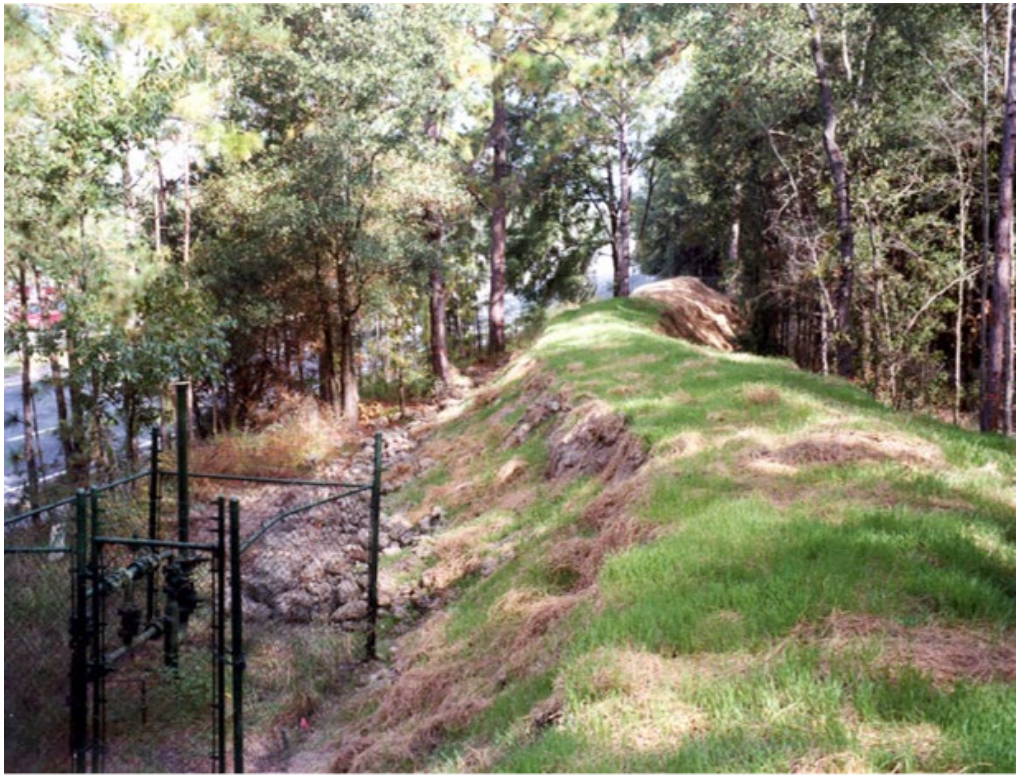
Minor Site Alterations

- Based on minor landscaping, top dressing, swimming pools and low risk work.
- An Online Permit Application process with no fees
- Up to a maximum threshold based on property size and sensitivity
- Maximum 200 m^3 (20 truckloads) depending on property size and details



Small Site Alterations

- Approximately 1000 m^3 (100 truckloads)
- Permit Application and fees
- Permit Application has requirements for grading plans and details



Large Site Alterations

- Over 1000 m^3 (approximately 100 truckloads)
- Large Site Alterations also include Temporary Storage of Fill, and other situations not included in Minor and Small Site Alterations such as management of liquid soil
- Requires Council Approval
- Significant technical studies and reports.
- Permit Conditions may include monitoring, reporting and posting of significant financial securities.

Requirements would include:

- Detailed Site Alteration & Fill Management Plan
- Environmental Impact Study (if applicable)

Large Site Alterations (Cont'd)

- Grading and Drainage Plan
- Traffic Management Plan
- Source Site Soil Quality Testing Results
- At-Gate & In-Transit Testing Protocol (if applicable)
- Application Fee (as per fees and charges By-law)
- Proof of Insurance
- Material Testing Results
- Site Plan Drawing
- Haul Route

Large Site Alterations (Cont'd)

- Additional Requirements as determined by Director:
  - Road Cleaning
  - Letter of Credit / Security Deposit
  - Public Information Centre
  - Peer Review Deposit
  - On-Site Signage Posting During Activity



Revised By-law Highlights

- The proposed Bylaw update prioritizes environmental protection.
- Aligns with Provincial Regulations (O.Reg.406/19, O.Reg. 153/04 and O.Reg. 347).
- Refinements and additions of definitions to match the regulations and industry.
- More clearly defined and more stringent penalties.
- More user friendly with a Guidelines Manual to assist applications.

By-Law Addresses Emerging Issues

- Alignment with Normal Farming Practice
- Addresses Liquid Soil and Vac Trucks
- Even when a permit is not required the environmental and drainage protections still apply

Public Consultation

- Information on Township's website
  - https://my.scugog.ca/site-alteration-law

Provide comments:

- Paper comments form
- Email: Vince Barrese vbarrese@scugog.ca

  Vince Barrese, Engineering Technologist, Township of Scugog
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Schedule and Next Steps

- Receive and consider agency and public input
- Revise and finalize draft By-law and supporting documents based on input
- Draft potential changes to the Fees and Charges By-law that may be required to align with the draft By-law
- Prepare recommendation report to Council for enactment
- Submit to Council (Q1 2026)

Questions?