



Large Scale - Site Alteration Permit Application

Office Use Only
Permit Number: _____
Date of Application: _____
Permit Start Date: _____
Permit End Date: _____

Project Type: Grading Importing/Exporting Soil/Fill Topsoil Removal

Comment and Conditions Office Use Only

Part A | Property Information

(Fill Part E instead of Part A if applicant is different from the property owner)

Property Owner Name(s):
Property Owner Address:
Owner Phone Number: _____ Email: _____

Part B | Project Information

Project Address/Description:
Contractor/Project Leader Company:
Project Leader Name:
Project Leader Phone #: _____ Email: _____

Description of Work (To be supplemented by an appended detailed plan of proposed work)

Part C | Qualified Persons

A qualified person is a professional engineer or geoscientist for the purposes of completing or supervising excess soil planning requirements under Ontario Regulation 406/19.

Full Name: _____
Company and Position: _____
Full Address: _____
Telephone Number: _____ Email: _____

Part D | Agreement and Declaration**The applicant further agrees to the following:**

1. Cease work until a permit has been approved and issued.
2. Abide by all requirements as set out in the [Site Alteration By-law](#).
3. Ensure compliance with all applicable legislation, [guidelines](#), and other government directives pertaining to the excavation and management of excess soil including, but not limited to, [O. Reg. 406/19](#) and the Environmental Protection Act, as amended.
4. Complete all work to municipal standards and to the satisfaction of the Commissioner of Planning, Building and Growth Management.
5. Maintain mud tracking and cleanliness of municipal right-of-way if material is being transported at all times.
6. Maintain dust control at all times.
7. Report all damage to City of Brampton-owned infrastructure.
8. If applicable, provide a deposit in the form of a certified cheque in the amount of \$ _____ as security for the performance of the work as detailed on the approved plans. (Security Amount)
9. Allow the City or its representatives to enter upon the land to complete certain works at the Applicant's expense that the Applicant has defaulted on.
10. Provide a plan(s) satisfactory to the Commissioner of Planning, Building and Growth Management as required by Schedule A of the Site Alteration By-law within 30 days of the application date.
11. Acknowledge that the City of Brampton is not responsible for the planning, reporting, documentation, registration, and/or implementation requirements prescribed under O. Reg. 406/19 and that such materials submitted as part of a site-alteration permit application were prepared by a Qualified Person.
12. Acknowledge and agree that if the Subject Lands are in contravention of the requirements of O. Reg. 406/19 or the Environmental Protection Act the City of Brampton is not responsible for losses or damages related to environmental orders, fines, and/or remedial activities not caused by the City of Brampton's negligence and will not sue or initiate a claim over or against the City of Brampton, except where it is alleged that the City of Brampton has been negligent.

Declaration of Property Owner(s) (Leave Blank if Part E is applicable):

I/We, _____,
(Print name)

property owner of _____ declare that:
(Print address)

1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.
2. The contractor identified above has been obtained to carry out these works.

Property Owner Signature

Date

Submit Completed Application to:

The City of Brampton – Environmental Engineering
Planning, Building and Growth Management
2 Wellington Street West
Brampton, Ontario L6Y 4R2
Email: environment@brampton.ca
Fax: 905.874.2000

Part E | Owner's Authorization - Authorized Legal Representative of the Owner

(Leave Blank if Not Applicable)

Complete only if the information on the owner's agent is different from the owner from Part B of the application. For example, a Consultant, Contractor and/or Qualified Person on record that has been retained to undertake the site works and comply with municipal requirements, from the point of the permit application to post-site closure.

Property Owner Information

Property Owner Name(s):	
Property Owner Address:	
Owner Phone Number:	Email:

Agent Information

Full Name:	
Company and Position:	
Full Address:	
Telephone Number:	Email:

Authorization of Property Owner(s):

I/We, _____ ,
property owner of _____ hereby
authorize the Agent listed above to act on my/our behalf and take all necessary action for the submission, processing, issuance, and acceptance of the site alteration permit, agreement terms, and conditions and if applicable all permit compliance and enforcement matters. I/We hereby certify the above information submitted as part of the site alteration permit application is true and accurate to the best of my/our knowledge.

Property Owner Signature

Date

Declaration of Authorized Legal Representative

I/We, _____ ,
Agent for _____ hereby
declare that all the statements contained within the applicant are true, and I make this declaration conscientiously believing it to be true.

Agent Signature

Date

Part F | Receiving Site Property Owner Authorization (Leave Blank if Not Applicable)

Complete only if the proposed site alteration includes the removal of excess soil and the receiving site has a different owner than the source site. Section to be completed by the landowner of the receiving site.

Receiving Site Property Owner Information

Property Owner Name(s):	
Property Owner Address:	
Owner Phone Number:	Email:

Authorization for Receipt of Soil (Permanent)

I/We, _____, property owner of _____ hereby authorize _____ to transport and deposit excess soil from the Source Site at _____ to my property as described below. I have reviewed the documentation supplied by the Source Site Owner, their Project Leader and/or their Qualified Person and accept the excess soil under the conditions outlined within, starting on _____.

Authorization for Receipt of Soil (Temporary Storage)

I/We, _____, property owner of _____ hereby authorize _____ to transport and deposit excess soil from the Source Site at _____ to my property as a temporary soil storage site as described above.

I have reviewed the documentation supplied by the Source Site Owner, their Project Leader and/or their Qualified Person and accept the excess soil on a temporary basis under the conditions outlined within, starting on _____ (the Proposed Start Date).

As a temporary soil storage site, the excess soil must be removed from the Receiving Site and finally placed at a reuse site no later than two years after the Proposed Start Date; therefore, all excess soil will be removed from the Receiving Site by **[Final Removal Date, at most two years after Proposed Start Date]**, unless otherwise authorized an extension by the Director as defined under the *Environmental Protection Act, R.S.O. 1990*.

Receiving Site Property Owner Signature

Date

Attachment A | Fees and Deposits

Type of Site Alteration		Fee & Deposits
<input type="checkbox"/>	Large Scale Site Alteration – Permit Fee	\$1800
<input type="checkbox"/>	Large Scale Site Alteration – Renewal Fee	\$900
<input type="checkbox"/>	Tipping Fee	\$1 per m ³
<input type="checkbox"/>	Security Deposit*	Estimate: \$3,000 per Ha. Minimum \$10,000.00. Whichever is greater.

*Please note the security deposit amount can vary based on the magnitude of the proposed site work, which will be decided during the pre-consultation meeting.

Security Deposits

The Owner may be required to provide a security deposit, which shall act as Financial Assurance, to be used to remedy any breach of the By-law, Permit, or Site Alteration Agreement to be drawn on by the City at its sole discretion. Without limiting the generality of the foregoing, the Financial Assurance may be used to but is not limited to:

- (1) return the land to a condition satisfactory to the Commissioner;
- (2) pay any outstanding amounts owed by the Owner related to the Permit;
- (3) cover 100% of the estimated cost to maintain Site control measures and stabilize the Site;
- (4) undertake other works as identified by the Commissioner in Section 33.1 & 27 of the By-law.

The Financial Assurance must be in the form of an irrevocable Letter of Credit in a form acceptable to the City Treasurer, a certified cheque, or cash. A Letter of Credit or other securities must remain in effect for the full life of the Permit. Any Letter of Credit and its subsequent renewal forms shall contain a clause stating that 60 days written notice must be provided to the City prior to its expiry or cancellation. The Financial Assurance must be replenished in full by the Permit Holder within 30 days whenever it is drawn upon.

It is the responsibility of the Permit holder to obtain the written approval of the Commissioner that the Site has been adequately reinstated and stabilized in accordance with this By-law and the plans and the Permit and to request that the City carry out a final inspection of the Site and obtain the written approval of the Commissioner that this By-law and terms and conditions of the Permit have been complied with by the Permit holder. When the provisions in section 33.8 have been fully complied with, to the satisfaction of the Commissioner, the Financial Assurance shall be released.

If the Permit expires or is revoked, the securities are to remain in effect until the Site is restored to a condition acceptable to the Commissioner and within a timeframe approved by the Commissioner.

Attachment B | Application Requirements

Documents and Studies

This checklist is provided to identify the information required in addition to a completed application form (e.g. reports, studies, drawings, and other materials) to commence processing of a complete application. The City of Brampton reserves the right to ask for additional studies and materials as deemed necessary to complete the review. An application is only considered complete when all materials are received.

Office Use Only			
Document	Required	Received	Comments
Planner Comments re. Rezoning	<input type="checkbox"/>	<input type="checkbox"/>	
Site Plan and Detailed Description of Proposed Work	<input type="checkbox"/>	<input type="checkbox"/>	
Survey and/or Legal Plan (Most current easements)	<input type="checkbox"/>	<input type="checkbox"/>	
Certificate of Insurance	<input type="checkbox"/>	<input type="checkbox"/>	
Erosion and Sediment Control Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Soil/ Site Alteration Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Design Details of Retaining Wall	<input type="checkbox"/>	<input type="checkbox"/>	
Grading and/or Site Control Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Traffic and Transportation Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Fill Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Ground Water Monitoring Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Mud and Dust Control Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Haul Route Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Open Space clearance re. tree preservation/ Tree Preservation Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Tree Preservation Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Noise Mitigation Plan	<input type="checkbox"/>	<input type="checkbox"/>	
Public Consultation Strategy	<input type="checkbox"/>	<input type="checkbox"/>	
Draft Public Notice Signage (Draft)	<input type="checkbox"/>	<input type="checkbox"/>	
Planning Justification Report	<input type="checkbox"/>	<input type="checkbox"/>	
Archeological Survey & Clearance letter from Ministry	<input type="checkbox"/>	<input type="checkbox"/>	
Receiving Site - Authorization Letter	<input type="checkbox"/>	<input type="checkbox"/>	
Permit Fee	<input type="checkbox"/>	<input type="checkbox"/>	
Refundable Security Deposit, Letter of Credit	<input type="checkbox"/>	<input type="checkbox"/>	

Note:

Refer to Schedule 2 of the [Site Alteration By-Law](#) and the [Site Alteration Permit Guide](#) for guidance on the required documents, noted above.

Additional Agencies Review

This application may be subject to other agencies' review, approval and/or permit processes (which may involve separate applications and fees). The Applicant should contact the following selected organizations to confirm their review requirements:

Office Use Only			
<input type="checkbox"/>	Toronto Region Conservation Authority	<input type="checkbox"/>	Credit Valley Conservation Authority
<input type="checkbox"/>	Ministry of Environment, Conservation and Parks	<input type="checkbox"/>	Region of Peel
<input type="checkbox"/>	Ministry of Natural Resources and Forestry	<input type="checkbox"/>	Adjacent Region/Municipality

This list is not exhaustive and is offered as a courtesy only. It is the Applicant's responsibility to confirm what other reviews may be needed regarding their proposal.