

Site Alteration

When is a permit required?

Development Engineering
By-law 2022-0038

Protection of public interest: drainage, fill, entrance and environment

Georgina Council passed a by-law for prohibiting or regulating the placing or dumping of fill, alteration of the entrances, grades of land and drainage in the Town.

The Development Engineering Division is responsible for issuing permits in advance of allowing residential site alterations. The purpose of this permitting process is to protect the public interest by a) protecting neighbouring properties from drainage and flooding concerns; b) preventing the importation of hazardous material; c) protecting the natural environment and watercourses; and d) regulating the entrances.

Application fees are required to be paid before the review process can begin. A refundable security deposit is also required to ensure the works are completed in accordance with the approved drawing(s). Fees can vary depending on fill quantities and proposed works, however in most cases a \$500 application fee, plus a \$2,500 security deposit is required. Security deposits shall be returned upon final inspection that works were completed in accordance with the approved drawing(s). Permit time extensions and multiple drawing revisions may require additional application fees.



Planning a residential construction project?

What type of project requires a Site Alteration and Entrance permit?

- Construction of a new dwelling or accessory structure, or additions to existing dwellings or accessory structures
- Construction of a new foundation and repairs or replacement of an existing foundation
- Installation of an in-ground pool
- Grading changes that affect drainage patterns
- Installation or replacement of a septic system
- The installation or modification of one or more entrance(s)
- Exemption: no permit is required for landscaping works which does not change the drainage to neighbouring properties, is not within sixty (60) centimeters of any property line, and does not exceed fill placement of twenty (20) cubic meters per year.

How long will it take to obtain a permit?

Timelines can vary depending on the individual application, however, permits typically require one to two months.

What can reduce the timeline to obtain a permit?

- Are the works being completed in an area regulated by the Lake Simcoe Region Conservation Authority? If so, their approval is a pre-requisite.
- Ensure that a drawing has been prepared in accordance with Town requirements (see checklist).

How is an application made?

- Visit the Town's website and apply online
- Visit the Town offices and apply in person

Reminder

Altering the grade of land without a permit may result in fines.

Have any questions? Email: engineering2@georgina.ca

