

Soil Excavation and Deposit

Bylaw No. 2566, 2024

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Summary: This bylaw regulates soil excavation and deposit on lands within the City that are not covered under other permits, agreements, or bylaws. It gives the City a method of protecting City infrastructure, waterways, and surrounding properties.

Permit is not required if:

- The works are covered by an existing permit or agreement between the Owner and the City. *Examples include: building permit or subdivision servicing agreement.*
- The works are an allowed use within the City of Fort St. John Zoning Bylaw with a current business license.
- The changes are below the thresholds set in the bylaw.
- A residential property is under 1000 square meters (10,700 ft² or 0.25 acres).

Permit is required for:

- Clearing a property of vegetation or soil.
- Excavating a volume greater than 15 cubic meters from a property.
- Importing a volume greater than 10 cubic meters of material to a property.
- Altering the drainage of a property.
- Changing the surface material in a way that will affect the drainage of the property. *Examples include: natural area to parking, or gravel to hard surface.*

Submission requirements:

- Site plan showing the Works
- Proposed grading plan
- An Erosion and Sediment Control Plan
- Drainage system for the Property, if required
- Proposed Truck Route for hauling of materials
- Work schedule

Definitions:

“**Excavation**” means the removal of Soil or Other Materials from Property in connection with land development, construction or other works and alterations, including grading and modification to the drainage at the Property.

“**Deposit**” means the act of placing Soil where the Soil did not previously exist or stand.

“**Soil**” includes sand, gravel, rock and other substances of which land is composed.

“**Other Material**” includes but is not limited to construction or demolition waste, masonry rubble, concrete, asphalt, unchipped lumber, drywall, biological waste, glass, plastic debris, tree stumps and wood waste.



To read the complete bylaw
visit fortstjohn.ca/bylaws

Questions?

Contact the City of Fort St. John Development Services at engineering@fortstjohn.ca or 250-787-8150



fortstjohn.ca