

A new Site Alteration By-law is proposed for Vaughan.

# We want to hear from you!



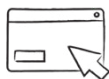
*Example of a site in Vaughan undergoing alteration in preparation for development*

There are three ways to share your feedback



## **Attend the Open House**

Thursday, Sept. 28  
7 to 9 p.m. (drop-in)  
Maple Community Centre



**Take the online survey**  
[vaughan.ca/SiteAlteration](http://vaughan.ca/SiteAlteration)



**Call or email**  
(see back of this pamphlet for details)



Example of a site in Vaughan undergoing alteration in preparation for development

## What is Site Alteration?

Site alteration is one way to describe a change to a property. For the purposes of the new proposed by-law, these changes include:

- placing or dumping of soil, also known as fill, on land (fill is used in development to fill low areas in the ground, change the height of the ground, build berms, etc.).
- topsoil removal.
- when the grade of the land is changed (e.g. to make land level or create a slope).

## Why is a new by-law needed?

Vaughan's current Fill By-law 189-96 was created in 1996 and has been updated several times since then. It is now out of date and not aligned with current policies, industry best practices and the needs of Vaughan.

## Who is this relevant to?

In addition to the City of Vaughan, the Province of Ontario and the Toronto and Region Conservation Authority, this new by-law is also relevant to:



### **the farming community and rural landowners**

whose properties often receive excess fill and soil, sometimes illegally.



### **the development industry**

as the building of new housing and infrastructure often generates excess soil.



**residents of Vaughan** who experience both the benefits of new development and challenges like noise and dust from trucks moving soil and fill.

## What changes does the new by-law introduce?

Four key changes include:

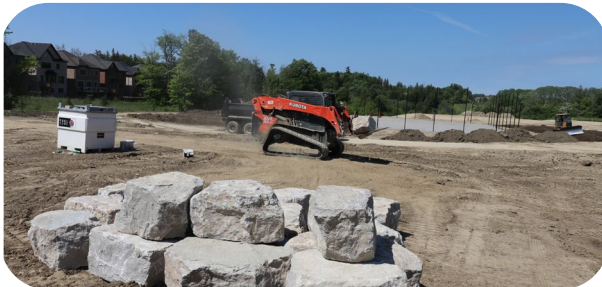
- expanding the scope to align with new provincial policies and industry best practices.
- clarifying the process, roles, rights and responsibilities.
- clarifying monetary responsibilities and enforcement.
- clarifying terminology.

## What improvements will the new Site Alteration By-law bring?

- ✓ Supports responsible development
- ✓ Protects natural heritage and the environment
- ✓ Protects human health
- ✓ Strengthens the City's ability to enforce non-compliance
- ✓ Limits noise and dust generated by increased truck traffic
- ✓ Protects municipal infrastructure (e.g. roads)
- ✓ Aligns with industry best practices

## When will a decision be made and by whom?

A staff report will be coming forward at a public meeting in early 2024 recommending that Vaughan Council repeal the existing Fill By-law and adopt the proposed new Site Alteration By-law.



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## Information from you that will help the City finalize the proposed new by-law:



1. How important is it to you that the City of Vaughan support responsible development?
2. What improvements supported by the new Site Alteration By-law are of most interest to you?
3. How well does the proposed Site Alteration By-law address the issues and/or opportunities that are of most interest to you?
4. Is there anything major that's missing or off-base in the proposed new Site Alteration By-law? If so, what final refinements would you like to see the City consider to address your concerns?
5. Do you have any other comments or advice for staff?

If you are you interested in receiving email updates about this project, please sign up on the project website.

[vaughan.ca/SiteAlteration](https://vaughan.ca/SiteAlteration)

## **Vaughan is planning to strengthen rules to control:**

- placing or dumping of fill.
- removal of topsoil.
- alteration of the grade of land.
- other activities that alter sites within the City of Vaughan.

### **Interested in learning more and sharing your thoughts?**

Participate in the public consultation by attending the Open House, completing the survey or contacting us directly!

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The deadline for feedback is Sunday, Oct. 15, 2023. After the consultation, staff will finalize the proposed new by-law for consideration by Vaughan Council in early 2024.

For more information visit:

[\*\*vaughan.ca/SiteAlteration\*\*](https://vaughan.ca/SiteAlteration)

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