

Site Alteration Information Sheet

What is site alteration?

Site alteration includes activities such as placing or dumping fill, removing topsoil, clearing or stripping vegetation, altering the grade of a property and/or changing property runoff.

Why is site alteration of interest to the County of Haliburton?

There are thousands of waterfront properties within the County of Haliburton. Site alteration has resulted in a significant reduction of natural shorelines which directly impact lake health and water quality.

Consideration is being given to site alteration protection for all lands within 30 m of the high water mark of a lake or river.

Including site alteration guidelines and introducing a permit process creates a standard consistent across the County. Further it provides a system which supports the environmental health of our lakes and rivers.

How would a property owner know if they need a site alteration permit?

Waterfront (lakes and rivers) landowners looking to undertake any of the following projects within 30 m of the high water mark would be required to obtain a site alteration permit:

- Construction of an accessory structure or addition to an existing structure;
- Foundation repairs or replacement;
- Installation or replacement of septic systems;
- The placement of fill material in excess of 20 m³;
- Removing topsoil;
- Alteration to the grade of land;
- Diverting or altering the drainage of the land; and
- Removal of trees (see current by-law) or natural vegetation.

What is the purpose of site alteration as part of shoreline protection?

The use of site alteration control, is proposed to work together with existing shoreline tree protections, in place at the County of Haliburton, to increase environmental protection for our water system.

It is anticipated that these measures would maintain appropriate drainage patterns; limiting damage and/or interference with drainage or waterbodies; maintain and improve water quality; protect natural heritage features (wetlands, fish habitat, etc); prevent erosion and sedimentation; mitigate flooding; prevent the use of improper fill or hazardous materials and increase areas of natural native vegetation.

No Permit Required – By-law requirements must be followed

Type A Work (within the 30 m of high water mark)

- Culvert cleaning
- Minor bridge repair
- Ditch line clearing where no erosion or sediment control measures required
- Spot gravel (filling pot holes in a private driveway)
- Clearing obstacles or hazards (fallen tree removal)
- Light brushing along private driveway
- Snowplowing
- Dust control
- Removal of invasive species
- Relocating but not removing rocks
- Docks on posts, piles, stilts, floating or cantilevered over the water (greater than 15 sq m requires MNRF permit)
- Removal of old docks where the crib is left untouched
- Residential water intakes or heat loops
- pruning of tree branches
- Installing a driveway
- Installing a pathway to gain access to the water
- Removal of damaged or dead trees which are a public safety concern
- Other activities as outlined as exemptions in the by-law

Permit Required (County)

Type B Work (within 30 m of high water mark)

- Construction of buildings and additions including foundation work
- Stairs, decks, gazebos
- Boat ramps and boat storage structures
- In-ground and above-ground pools
- Temporary and permanent placement of fill, grading, removal of fill
- Site alteration
- Vegetation removal/vegetation planting
- Trailers and mobile homes

Type C Work (may require permits from additional authority)

- Breakwalls, revetments, rubble or sand groynes, jetties
- Headland beach system
- Dredging
- Retaining walls
- Bridges, crossings, roads and pipelines
- Drains and culverts