

The Soil Permit Process

- ↓ Discuss proposal with RDOS staff*
- ↓ Submit complete application
- ↓ Staff review and evaluation of the proposal
- ↓ Staff prepares a technical report and draft permit
- ↓ If approved, the applicant is notified via a confirmation letter with the signed permit.

***Note:** If a proposal for soil activities is assessed as not meeting the permitting criteria in the bylaw, the applicant will need to apply for an amendment to the Soil Removal and Deposit Bylaw prior to applying for a Soil Permit.

Approval of a bylaw amendment is at the Board's discretion and involves a public consultation process.

For further information please contact
RDOS Development Services

The contents of this brochure may be subject to changes at any time. Please contact the RDOS to confirm any requirements and costs.

For more information and to find mapping, Zoning Bylaws and Official Community Plans, check out the RDOS website
<http://www.rdos.bc.ca>

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Regional District Okanagan-Similkameen

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Soil Removal and Deposit Bylaw



A guide on the new
regulations regarding soil
activities in the Greater West
Bench area

What is the intent of the Soil Bylaw?

The intent of the Soil Bylaw is to regulate, monitor, and limit the removal and deposit of soil as a means of reducing/avoiding deleterious impacts of soil activities in hazard areas within the Greater West Bench area.

What activities are exempt from Permit requirements?

The Soil Bylaw exempts smaller scale projects, such as minor landscaping and gardening works, or those which are not seen to pose a significant risk (e.g., where less than 25 m³ of material is involved).

In what cases may a Soil Permit be issued?

A Soil Permit may be issued for moderate scale projects which meet specified criteria under the Soil Bylaw (e.g., soil use for residential development, and instances requiring between 25 m³ and 100 m³ of soil).

Larger scale projects that exceed 100 m³ of material require an amendment to the Soil Bylaw.

To see a full list of exemptions and permit criteria, please go to www.rdos.bc.ca (Property & Development → Planning, Zoning & Subdivision → Application Forms & Resources → Soil Permits).

Application Requirements

A complete list of application requirements and forms can be found on the RDOS website. Property owners are strongly encouraged to discuss their proposal with Regional District staff prior to submitting an application. Amongst other standard requirements, a complete application would include:

- A geotechnical assessment prepared by a qualified professional (i.e., a Registered Engineer or Geoscientist);
- A proposal summary describing the purpose of the soil activities, the total volume and description of soil to be deposited or removed, and associated nuisance mitigation measures; and,
- A detailed site plan, to scale, showing property lines, rights-of-way, covenant areas, easements, location & dimensions of all buildings and structures, existing public utilities, water lines, wells, & septic fields, location of physical constraints, proposed access to soil activity site, & location where soil is to be deposited

Fees and Costs

Soil Permit Application Fee	\$150.00
Soil Permit Renewal Fee	\$100.00
Amendment Bylaw Application Fee	\$500.00
Public Information Meeting	\$250.00
Other documentation, such as geotechnical assessments, site plans, etc. will incur additional costs.	

How to Make a Complaint

Bylaw enforcement in the Regional District is primarily complaint-driven.

If you suspect that soil activities are being done without a valid Soil Permit or exceed thresholds for exemption (i.e., greater than 25 m³) or permit issuance (i.e., more than is required for construction of a building/structure, driveway, or pool, or greater than 100 m³), please submit a written complaint to bylaw@rdos.bc.ca.

For more information on how to make a complaint, please go to www.rdos.bc.ca (Property & Development → Submit a Property Complaint).





Development Services

Soil Removal & Deposit Bylaw Guide

What is considered “soil”?

“Soil” means soil, sand, gravel, rock, silt, clay, peat, or any other substance of which land is composed, or any combination of them.

This includes mulches, bark, and other woody garden/landscaping substrates, but does not include soil amendments/conditioners like compost or biosolids.

Do I need a Soil Permit?

-  Removal of soil from or deposit of soil onto a property totaling less than 25 m³
-  Relocation of soil within property boundaries
-  Removal of soil from or deposit of soil onto a property exceeding 25 m³

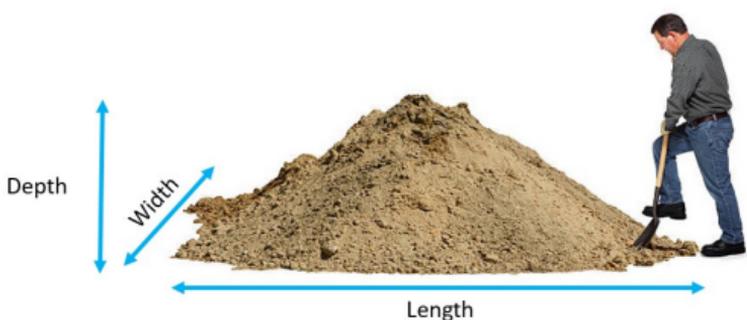
When do I apply?

If a soil permit and building permit are required: prior to or concurrently with the submission of a building permit application

If a soil permit is required, but no building permit is required: prior to undertaking a proposed soil activity

A permit must be issued before activities start.

Approximations of Soil Volume



$$\text{Volume} = \text{Depth} \times \text{Length} \times \text{Width}$$



1.5 cubic meters



9.2 cubic meters



18.4 cubic meters



23 cubic meters

Image Credit: Washington Rock Quarries © Washington Rock Quarries, Inc.

How do I submit an application?

A complete list of application requirements and forms can be found at www.rdos.bc.ca (Property & Development → Planning, Zoning & Subdivision → Application Forms & Resources → Soil Permits).

Applications can be submitted by email or in-person at 101 Martin St, Penticton.

How do I make a complaint?

If you suspect that soil activities are being done without a valid Soil Permit or exceed thresholds for exemption or permit issuance, please submit a written complaint to bylaw@rdos.bc.ca.

**For further information, please contact
RDOS Planning Services at:
planning@rdos.bc.ca | (250)490-4108**