

Notice of Intent Guidelines for Fill Placement Associated with a Principal Residence

August 11, 2026

This guideline provides landowners with information on the factors that Agricultural Land Commission ("ALC") staff may consider when determining whether fill placement associated with a principal residence in the Agricultural Land Reserve ("ALR") is appropriate for review through the Notice of Intent ("NOI") process.

Fill placement for a principal residence with a proposed fill area of 1,000 m² or less, where the resulting elevation is consistent with applicable local government minimum flood elevations, is a permitted use under section 35(a) of the Agricultural Land Reserve Use Regulation and does not require ALC authorization.

Where the proposed fill area exceeds 1,000 m², the proposal requires ALC authorization. Proposals that meet the criteria set out in this guideline may be considered through the NOI process, while proposals that do not generally require a Soil or Fill Use Application.

For the purposes of this guideline, the fill area associated with a principal residence includes all fill required to establish the residential footprint, including the driveway and parking areas necessary to access the residence.

Eligibility under this guideline does not guarantee authorization, as decisions on NOI proposals are made at the discretion of the ALC.

1. Siting of the Principal Residence Fill Area

Siting is the primary means of minimizing the impact of a principal residence on agricultural land and reducing the volume of fill required to establish the residence and associated access. In general, a residence located near the front lot line and contained within a single, consolidated residential area requires less fill and results in less fragmentation of agricultural land than a residence and access corridor extending deeper into the parcel.

ALC staff use the following siting parameters from the [Minister's Bylaw Standards](#) for residential uses in the ALR to assess whether fill placement associated with a proposed principal residence is appropriately sited for consideration through the NOI process (see Figure 1):

- **Setbacks:** the residential fill area should generally be contained within 60 metres of the front lot line, measured from the front lot line to the rear or farthest extent of the proposed fill area. Lots with a frontage of less than 33 metres are not subject to the 60 metre setback guideline, provided the residential fill area is clustered at the front of the parcel and does not result in unnecessary fragmentation of agricultural land.
- **Footprint:** The total residential fill area should be limited to the minimum area necessary to establish the principal residence, driveway, parking area, and associated residential use. Larger residential fill areas may result in a greater loss of agricultural land and increased fragmentation of agricultural use. Residential fill areas exceeding 2,000 m² will generally not be considered suitable for review through the NOI process.
- **Clustering:** Where a parcel already contains residential development within 60 metres of the front lot line, such as an existing residence, driveway, or yard, the proposed fill area should generally be clustered with those existing features rather than creating a separate residential area elsewhere on the parcel. Creating a single, consolidated residential area helps maintain larger contiguous areas for agricultural production and minimizes fragmentation of agricultural land.

2. Supporting Documentation

Relevant supporting documentation should include:

- A site plan showing the proposed residence, driveway, parking areas, and the extent of the proposed fill area, including its location relative to the front lot line;
- Detailed building plans confirming the total floor area of the proposed residence; and
- A brief description of how the siting of the proposed residence addresses the setback, footprint, and clustering parameters set out in this guideline.

Proposals that do not meet the criteria outlined in this guideline will generally not be considered suitable for review through the NOI process and should proceed through a Soil or Fill Use Application.

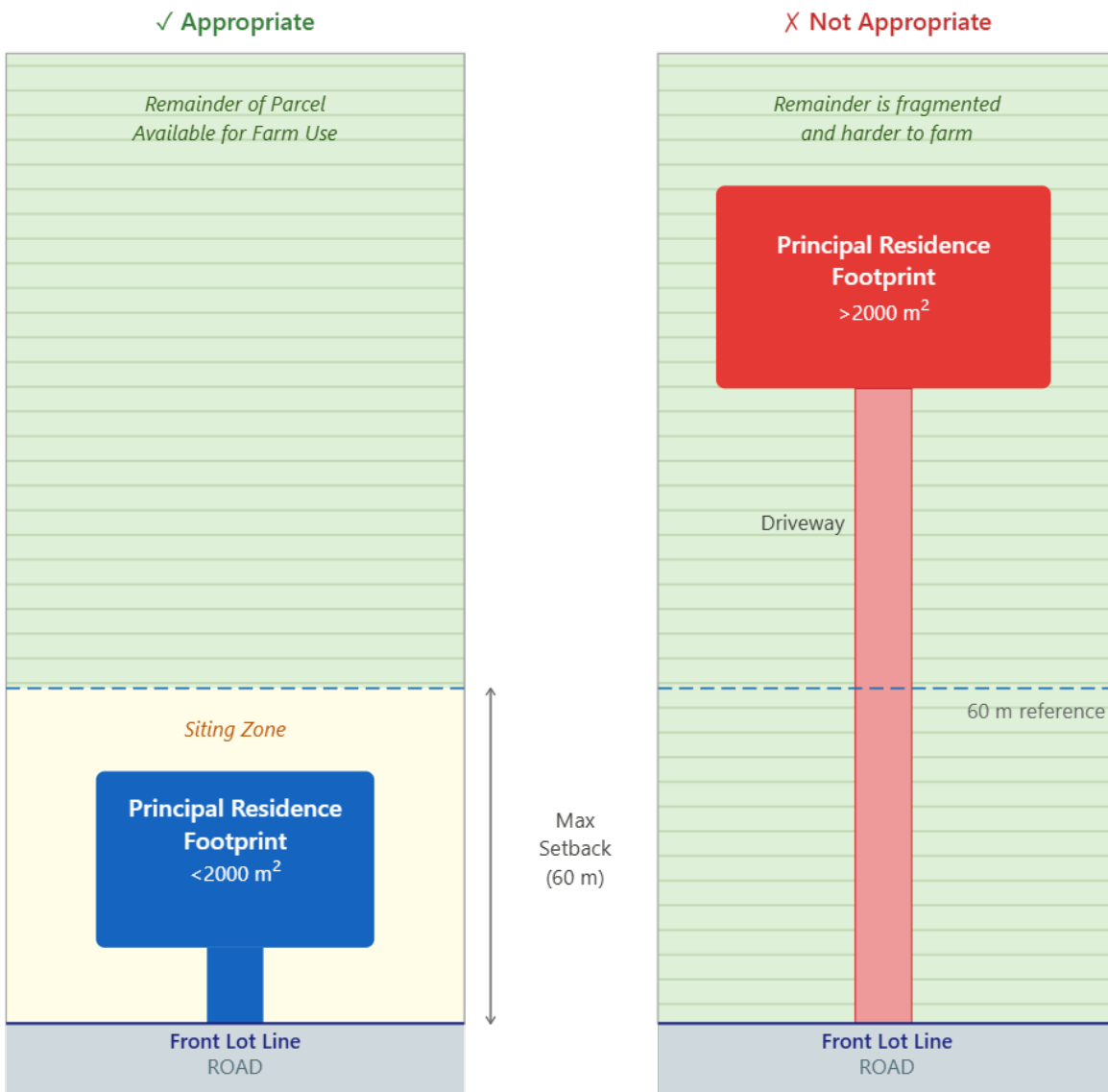


Figure 1: Appropriate siting (left) contains the fill area within a single zone near the front lot line, leaving the remainder of the parcel available for farm use. Not appropriate siting (right) places the fill well beyond the setback reference, uses a long driveway corridor to reach it, fragmenting the remainder.

Related guidelines for other residential structures:

- [Accessory Residential Use Structures in the ALR Guidelines](#)
- [Additional Residence – Design and Construction Guidelines](#)