



Builders and Landowners

Guide to Notice of Intent (NOI) in the Agricultural Land Reserve

An approved Notice of Intent (NOI) from the Agricultural Land Commission (ALC) is necessary to place fill (soil or any other material) or remove soil from lands in the Agricultural Land Reserve (ALR) for any reason other than an exempt activity as determined by the ALC.

Notice of Intent and Building Permits:

- The Regional District cannot issue a building permit unless the structure meets the ALC's NOI requirements.
- When an NOI is required, a building permit cannot be issued until a copy of the approved NOI has been provided to the Regional District.

A Notice of Intent is Required to Construct:

- An additional dwelling.
- Non-farm use structures and residential structures other than a principal residence (examples: personal garages and shops, sheds, free-standing carports, art studios, and personal greenhouses).
- When the total area for removing soil or placing fill when constructing or maintaining a farm use structure or a principal residence is greater than 1,000 m².
- Any other work not exempted under the ALR Use Regulation.

A Notice of Intent Is Typically Not Required for the Following:

- Principal residence where the fill area is under 1,000 m².
- Constructing a secondary suite inside the existing footprint/floor area of a principal residence.
- Farm structures necessary for farm use where the fill area is under 1,000 m². The property must have farm status, and the structure(s) cannot be easily converted to residential structures.
- Other permitted soil and fill uses under the ALR Use Regulation.

Applying to the Agricultural Land Commission for a Notice of Intent:

NOI applications can be made through the ALC's website at www.alc.gov.bc.ca. **For more information, please contact the ALC's Soil and Fill Applications team by email at alc.soil@gov.bc.ca, by phone at 236-468-3343, or by visiting the ALC website.**

The ALC may take up to 60 days to contact you about your submitted Notice of Intent (NOI) application. If you placed any material fill or removed soil without an NOI, you are not eligible to apply for an NOI and may require an ALC Non-Farm Use application.

The RDBN cannot make NOI or Non-Farm Use applications on behalf of an owner or their agent. This information sheet has been prepared to provide guidance only and is adapted from the ALR Use Regulation and ALC Policy and Information Bulletin documents. It is neither a bylaw nor a legal document. Please consult the ALC, the Agricultural Land Commission Act, and its regulations for definite requirements and procedures.

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