



*This information is provided for clarification purposes only and is not in substitution of any applicable City Bylaws or Provincial or Federal Codes or laws. In the case of any contradictions, legislative Codes, laws or Bylaws take precedence. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws.*

## Single Family Dwellings: Extent of Fill Disturbance on Lands in the Agricultural Land Reserve (ALR)

**No.: BUILDING-26**  
**Date: 2014-09-24**  
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**This bulletin is to inform Applicants and Designers of single family dwellings on the application requirements for depositing soil on or removing native soil from lands in the Agricultural Land Reserve (ALR).**

### Summary

- The permitted amount of soil imported onto and/or removed from the Agricultural Land Reserve (ALR) for the building of a single family dwelling may not exceed 0.10 Ha.
- Site plans and a site survey submitted with the building permit application must clearly delineate the area of soil deposition and/or removal.
- For lands in the ALR, a property owner is required to obtain a soil deposit and/or removal permit from Community Bylaws if the owner wishes to deposit soil on and/or remove soil from the property prior to obtaining a building permit.

### General Information

- **Soil** means topsoil, sand, gravel, rock, silt, clay, peat, or any other substance of which land is composed, or any combination thereof.
- Provincial Agricultural Land Commission (ALC) policy states that the permitted amount of soil imported onto and/or removed from lands in the ALR **may not exceed 0.10 hectares (Ha)**.
- The importation/deposition of 'prohibited fill' is not permitted on lands within the ALR.
  - Prohibited fill includes construction or demolition wastes (masonry rubble, concrete, cement, rebar, drywall, and wood waste), asphalt, glass, synthetic polymers, treated wood, and unchipped lumber.
- Building permit applications proposing the deposition of soil and/or removal of native soil **greater than 0.10 Ha** will require approval through an application to the Community Bylaws Department for a **soil deposition and/or removal permit**.
  - The soil deposit/removal application is reviewed by City staff and may require approval from the ALC.
  - A building permit in these instances will not be issued until a soil deposition permit has been attained.
- **Retention of native topsoil on the subject property is encouraged.**
  - Any native soil retained on site for use on the property post construction is not included as a part of the allowable 0.10 Ha soil disturbance area.
  - Native soil retained on the property may not contain demolition material or prohibited fill.
  - Native soil may not be placed within a designated Environmental Sensitive Area (ESA) or Riparian Management Area (RMA).
    - o Please refer to City mapping to confirm if the subject property contains an ESA or RMA designated area.

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## Application Requirements

Building permit applications for single family dwellings on agriculture (AG) zoned land will require:

- Site plan clearly outlining the soil deposit area and/or area of native soil removal as proposed for construction in the building permit application.
  - Areas to be outlined should include preparation site for building structures, roadways, concrete slabs, accessory buildings, landscaped areas, etc.
- Please ensure that areas of soil deposition and/or removal are drawn to scale and dimensioned.
- Encroachment site survey should indicate proposed area of soil deposition and/or removal area.

## References

- [ALC Act and ALR Regulations](#)
- [ALC Information Bulletin 07: Soil or Fill Uses in the ALR](#)
- [Bulletin DevApps-08: Process for ESA DP Applications at Time of Development Approval](#)
- [Soil Deposit and Removal Bylaw No. 10200](#)

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email [building@richmond.ca](mailto:building@richmond.ca) or call the Building Approvals General Inquiries line at 604-276-4118.