City of Richmond

Public Hearing Agenda

Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

Public Hearing Agenda

Monday, November 16, 2026 – 5:30 p.m.

Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10783 (ZT 21-922710)**
(File Ref. No. ZT 21-922710) (REDMS No. 8521807)

PH-3 See Page **PH-3** for full report

Location:	15555 Blundell Road (Lot 1 Section 15 Block 4 North Range 5 West New Westminster District Plan LMP40687 and Lot 2 Section 15 Block 4 North Range 5 West New Westminster District Plan LMP40687).
Applicant:	Montrose Industries Ltd. Inc. No. BC0556788 on behalf of Ecowaste Industries Ltd.
Purpose:	To amend the Agriculture AG1 zone to permit "construction and demolition waste landfill and recycling drop-off" as site-specific uses, to permit a maximum landfill height of 28.0 m and to permit landfill operations to occur until 2060.
First Reading:	October 13, 2026

Page

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10783.

ADJOURNMENT

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	September 24, 2026
From:	Wayne Craig General Manager, Planning and Development	**File:**	ZT 21-922710
Re:	**Application by Ecowaste Industries Ltd. for a Zoning Text Amendment to Permit a "Construction and Demolition Waste Landfill" and "Recycling Operation and Drop-Off" at 15555 Blundell Road and PID 024-397-423**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10783, for a Zoning Text Amendment to the "Agriculture (AG1)" zone to add "construction and demolition waste landfill" and "recycling operation and drop-off" as permitted uses at 15555 Blundell Road and PID 024-397-423, be introduced and given first reading.

Executive Summary

This application proposes to amend the "Agriculture (AG1)" zone to permit the operation of a construction and demolition waste landfill and recycling operation and drop-off at 15555 Blundell Road and PID 024-397-423. The proposed application would permit the existing non-conforming operation and facilitate the extension of landfill and recycling operations on-the site until December 31, 2060, and subject to a maximum fill height of 28.0 m.

The proposed amendment will retain AG1 zoning applicable to the site while permitting construction and demolition waste landfill and recycling operation, and drop-off uses on a time-limited basis, after which time these uses will cease to be permitted, and all structures and buildings associated with these uses are to be removed.

Staff Report

Origin

Ecowaste Industries Ltd., on behalf of Montrose Industries Ltd., has applied to the City of Richmond for permission to amend the "Agriculture (AG1)" zone to permit "construction and demolition waste landfill" and "recycling operation and drop-off" as site-specific uses at 15555 Blundell Road and PID 024-397-423. The subject site is currently occupied by a non-conforming active landfill and recycling operation operated by Ecowaste Industries Ltd. The proposed amendments would bring the current use of the site into zoning bylaw compliance. A location map and aerial photo of the subject site are included as Attachment 1.

Background

The subject site consists of two legal parcels of land bounded by Blundell Road, No. 7 Road, Granville Avenue and Savage Road allowances. A survey is attached (Attachment 2).

Since 1949, the City's zoning of the site has been either 'Rural' or 'Agricultural' in nature. In 1973, the site was designated as Agricultural Land Reserve (ALR) by the Province. In 1976, Ecowaste Industries Ltd. (then known as Richmond Landfill Ltd.) purchased the site.

Starting in 1993, and as permitted in accordance with City and Agricultural Land Commission (ALC) non-farm use approvals, the site has operated as a landfill. Since starting landfill operations, several term extensions and operational amendments have been made and endorsed by both Council and the ALC.

In 1999, Council and the ALC approved a 10-year extension to the Soil Conservation Permit to allow the continued operation of the landfill (up to 2009).

Between 2009 and 2015, the landfill operations were focused on the site to the south of Blundell Road (outside the ALR and zoned industrial) in order to prepare that site for future industrial development (now the Richmond Industrial Centre, also owned by Montrose Industries Ltd.), and that landfill site is no longer operating.

In 2014, Ecowaste Industries Ltd. applied for a Non-Farm Use (NFU) application (AG 14-654361) for the subject site to permit the continued use of the site for a construction and demolition waste landfill and for the addition of four Material Recovery Facilities (MRFs) to the site in response to the Province's repeal of the *Soil Conservation Act* and incorporation of soil removal and fill regulations into the *ALC Act.* In 2015, this was approved by Council and the ALC and allowed for the processing of demolition and construction waste and for continued operations of the existing landfill to an ultimate height of 18 m Geodetic Survey of Canada (GSC – a measure of height relative to the coastal mean sea level) and for a period of 20 years (for a term ending in 2035).

In 2019, Ecowaste applied to the ALC to extend their landfill tenure term for an additional 20 years (from 2035 to 2055) and to add two additional MRFs to the site (AG 19-863866). No additional landfill height was proposed as part of the 2019 application. Council endorsed this request on

February 10, 2020, and the resolution was forwarded to the ALC. The ALC approved the two additional MRFs but rejected the requested term extension to 2055 due to demolition and construction waste being a prohibited fill material within the ALR (Resolution #504/2020 - as a result of Provincial Bill 52 in 2019).

In March 2023, the Province removed the Ecowaste landfill site from the ALR through an Order in Council. The removal of these sites from the ALR was done without input from the City. Due to the removal of the site from the ALR, the previous non-farm use approvals for landfill use granted by the ALC ceased. The existing agricultural zoning (AG1) does not permit the current and active use of the site as a construction and demolition waste landfill and recycling operation and drop-off. Accordingly, the facility is currently operating in non-compliance with the City's Zoning Bylaw.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Surrounding Development

To the North: Across the Granville Avenue unopened road allowance, properties zoned "Agriculture (AG1)", designated "Agriculture (AGR)" in the Official Community Plan (OCP) and located in the ALR, and a drainage canal designated Riparian Management Area (RMA).

To the South: Across Blundell Road, a number of industrial buildings (known as the Richmond Industrial Centre, which is owned by Montrose) on lands zoned "Industrial (I)" and designated "Industrial (IND)" in the OCP.

To the East: Across the No. 7 Road unopened road allowance, land designated "Industrial (IND)" in the OCP, and a drainage canal designated RMA. This area is under federal jurisdiction of the Vancouver Fraser Port Authority.

To the West: Across the Savage Road unopened road allowance, properties zoned "Golf Course (GC)" and "Agriculture (AG1)", designated "Agriculture (AGR)" in the OCP and located in the ALR.

Related Policies & Studies

Official Community Plan

The OCP land use designation for the subject site is "Agriculture (AGR)", which comprises those areas of the City where the principal use is agriculture and food production. Notwithstanding this designation, land uses can include other uses as permitted under the *Agricultural Land Commission Act* (ALCA), including non-farm uses approved by Council and the ALC. As the Province removed the subject lands from the ALR, only those uses identified within the AG1 zone are permitted, and the construction and demolition waste landfill and recycling operation and drop-off uses are now nonconforming.

The proposed amendment to the Zoning Bylaw is generally consistent with the OCP as the site will retain the AG1 zoning while permitting construction and demolition waste landfill and recycling operation, and drop-off uses up to a maximum height of 28.0 m GSC and until December 31, 2060, after which time these uses will cease to be permitted, and all structures and buildings associated with this use are to be removed.

Metro Vancouver 2050

The properties are designated "Agricultural" in the 2050 Metro Vancouver Regional Growth Strategy (RGS) and located outside the Urban Containment Boundary. The proposed amendment maintains the subject lands agricultural zoning, and the proposed landfill operation is proposed only as a temporary use (to a maximum height of 28.0 m GSC and until December 31, 2060). Any long-term as-of-right use for non-agricultural use of the property would require an amendment to the City's OCP and an application to Metro Vancouver to change the designation and urban containment boundary.

Riparian Management Area

A 15 m-wide RMA exists along the site's north and east edges associated with the drainage canals along the Granville Avenue and No. 7 Road unopened road allowances. The proposed landfill and recycling drop-off uses material recovery facilities do not impact the areas designated as RMA and all active landfill operations occur outside of these areas.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the minimum flood construction level of 3.0 m as required by the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the Zoning Text Amendment bylaw.

Public Consultation

A notification sign has been installed on the subject property. Staff have not received any comments from the public about the application in response to the placement of the notification sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's Zoning Bylaw 8500.

Analysis

The purpose of this Zoning Text Amendment application is to amend the AG1 zone to add "construction and demolition waste landfill" and "recycling operation and drop-off", on a site-specific basis, to permit the continued operation of the landfill and recycling activities (and including accessory structures to support these uses) on the subject site up to a maximum fill height of 28.0 m GSC and until December 31, 2060.

In addition to the City's Zoning Bylaw 8500, the operational requirements of the landfill are regulated by the Province and is required to operate in accordance with an Operational Certificate which is reviewed and issued by the Ministry of Environment (MOE). The ultimate closure of the landfill facilities is subject to a MOE approved Design, Operations and Closure Plan (DOCP).

The landfill operation is augmented with MRFs that seek to divert recyclable materials away from the landfill. MRFs are facilities used to receive, sort and process materials so they can be directed to reuse, recycling or other recovery pathways rather than disposal, where feasible. The MRFs are temporary facilities in that they would be removed no later than December 31, 2060.

The onsite MRFs include the conversion of yard waste into compost, clean wood into biofuels and waste concrete into aggregate. Additionally, the operation is providing space for recycling or repurposing materials for sale to other operations, including building deconstruction, wood, concrete/aggregate, plastic, metal and asphalt shingle recycling.

There is a public drop-off area which allows residents of Richmond and other Lower Mainland municipalities to properly and responsibly dispose of wood, metal, cardboard, yard waste and mixed construction and demolition waste. The public drop-off area is also part of the Extended Producer Responsibility Program. As part of this program, Ecowaste accepts materials including pesticides, paints, electronics and batteries from the public. These are then forwarded to facilities off-site for further recycling and processing by others.

The layout and arrangement of facilities on-site is anticipated to change over time as the landfill is built up, and in accordance with their Operational Certificate, and Design, Operations and Closure Plans. Plans of the site, including current operations (2026) as well as a 2031 proposed operations site plan are included as Attachment 4.

Proposed 28.0 m GSC Height

This application proposes to allow a maximum landfill height of 28.0 m GSC. This is an increase of 10 m (33 ft.) over Council's previously endorsed 18.0 m GSC height. The requested height (together with the proposed tenure to 2060) is proposed in order to permit Ecowaste to operate to the landfill to its maximum capacity.

Blundell Road has an elevation of approximately 15.0 m GSC (elevation varies slightly along the east-west length of the Blundell Road property frontage) and would be 13 m (42 ft.) lower than the top of the landfill at closure. The additional height proposed would result in a finished or 'capped' landfill height similar in height to that of the adjacent Richmond Industrial Centre buildings (approximately 30 m GSC). Representative cross sections (north-south and east-west) are attached as Attachment 5.

The grading of the site at closure is designed to be a gentle upward slope from the site boundaries. The top layer of the landfill at closure is required to be capped with approximately 1.0 m (3 ft.) of soil and planted with grasses and small vegetation. Representative renderings of the site post-closure are shown from the east and west ends of Blundell Road in Attachment 6.

Other portions of the site are predominantly flat in nature with some localize swales and contouring for storm water management.
Surface storm water is handled through seven existing storm water outfalls and is designed to control surface drainage in such a way as to not impact surrounding agricultural lands. On-site stormwater systems including open perimeter ditches, surface water diversion berms, swales and detention ponds with flow control infrastructure. These features are intended for surface water detention and eventual release to off-site infrastructure (i.e. No. 7 Road Canal).

Proposed 2060 Closure

The proposed application would permit the "construction and demolition waste landfill" and "recycling operation and drop-off" uses until no later than December 31, 2060. Council has previously endorsed and supported the use of the site for a landfill and MRFs through to 2055 as part of its consideration and endorsement of previous applications.

The proposed "construction and demolition waste landfill" and "recycling operation and drop-off" aligns with Richmond's Circular City Strategy by extending the lifespan of the landfill through active diversion of materials into other consumer processes. The Strategy aims to prevent waste by preserving the value of products, components and raw materials in closed loops for as long as possible, resulting in a decrease in waste. The applicant indicates that, through the operation of the MRFs and other diversion programs, the operation redirects roughly one third of the materials received at the site (+/- 75,000 tonnes annually) from the landfill, producing products through recycling and diversion that contribute to the circular economy. This includes the recycling of materials such as wood, soils, ceramics, asphalt and concrete. In doing this, the operations at the site support the City's Demolition Waste and Recyclable Materials Bylaw No. 9516, which aims to divert waste from disposal and promotes recycling of materials.

Currently, only two landfills in the region accept construction and demolition waste – the Vancouver Landfill in Delta and the Ecowaste operation at the Blundell Road site. Furthermore, the Ecowaste Landfill is the only dedicated landfill in the region focused on the handling of construction and demolition materials (i.e. they do not accept household and other waste streams). This zoning text amendment application has been made to bring their operations into compliance with the site zoning and to permit Ecowaste to operate to the maximum capacity of the landfill. Additionally, this will provide them the certainty they need to continue to invest in their operations, including the set up and operation of the MRFs through to the end of their term (2060).

At the conclusion of landfill operations, the facility is required to be closed and decommissioned in accordance with the requirements of their Operating Certificate and the Design, Operation and Closure Plan as issued by the MOE.

Transportation and Site Access

Primary access to the site is currently provided off Blundell Road at Zylmans Way and at the current temporary access point at the Blundell Road cul-de-sac west of Pierson Road. A future access point is proposed at Blundell and Pierson Road.

An existing access gate for the operation encroaches into the Blundell Road dedication at the western terminus of Blundell Road. The development is currently using this area to provide public access to their operations and provide access to their on-site service roads that run parallel to the Savage Road allowance. The applicant is required to enter into an encroachment agreement and obtain a license allowing the applicant formal use of parts of the Blundell Road allowance until such time that the encroachment is no longer required by the applicant or the City determines to terminate the encroachment. Any agreement and license, including terms and license fee, would be to the satisfaction of the Director of Real Estate. Upon termination of the agreement and license, the applicant is required to enter into a Servicing Agreement (SA) to remediate the encroachment area and return it to a condition to the satisfaction of the City.

Frontage improvements are required along the subject site's Blundell Road frontage and include the construction of a landscaped boulevard with multi-use pathway (MUP) and a special crosswalk with overhead flashing lights to enhance visibility of pedestrians and cyclists crossing Blundell Road at Pierson Way. To accommodate the required improvements, a Statutory Right-of-Way (SRW) providing Public-Right-Of-Passage (PROP) is required on-site adjacent to Blundell Road. The required frontage works are to be constructed by the applicant and secured through the City's standard Servicing Agreement process.

Internal Roads and Wayfinding

A covenant on Title will be registered to ensure that internal roads for public, operational and maintenance use located on the site must adhere to specific design criteria in the *BC Landfill Criteria for Municipal Solid Waste*, the Operating Certificate (OC) and the DOCP to ensure on-site roads meet relevant design guidelines. On-site roadways are to be designed by a registered professional civil engineer. The owner is also required to provide wayfinding for those areas of the site that are publicly accessible and implement a dust and mud control plan to mitigate any dust and mud emanating from the site and impacting surrounding properties and public roadways.

Landscaping

The site currently has naturally occurring vegetation in the areas between the property line and the site's perimeter service road. In addition, the applicant has previously planted a row of cottonwood trees near the property line on a portion of the north side that will continue to provide a visual barrier for neighbouring properties.

The north, west and east edges of the site contain existing landfill maintenance infrastructure and service roads, that are required to maintain and monitor the landfill. Landscaping and vegetation in this area is limited to grasses and low-lying shrubs which will not impact the operation and maintenance of the landfill.

The south side of the site (Blundell Road frontage) currently contains a curb and asphalt sidewalk condition, the current site access points, as well as common provider utilities including BC Hydro, Telus and Shaw underground infrastructure. The applicant will be required to make frontage improvements including a boulevard with a Multi-Use Pathway (MUP) and planting areas (to the extent possible with the current utility alignments). This detail will be finalized through the required Servicing Agreement.

Fire Prevention / Management

The landfill operation has a Landfill Fire Control and Risk Reduction Plan and a Fire Safety Plan in place for the site, outlining fire prevention and management activities for the site. These plans are continually updated to align with any operational changes that may occur, associated with adjustments to the landfill (as it is filled and operations are shifted around the site), as well as new tenants or activities that are added to the site. All firefighting protocols are managed as an ongoing activity as part of the applicant's operations in collaboration with the Richmond Fire Rescue.

Site Servicing and Frontage Improvements

Prior to rezoning bylaw adoption, the applicant is required to enter into a Servicing Agreement for the design and construction of the following services and improvements, including but not limited to:

- Intersection improvements (Blundell Road / Zylmans Way and Blundell Road / Pierson Road).
- Traffic signals and lighting as required.
- Pedestrian crosswalks as required (including a special pedestrian signal at Blundell Road / Pierson Road).
- Blundell Road frontage upgrades (north side) between No. 7 Road and Pierson Road including landscaped boulevard design including planting areas, a 3.0 m MUP and relocated security fence.
- Relocation of utilities outside of the clear path of the sidewalk/MUP or meandering of the pathway around utilities may be permitted provided transitions use generous back-to-back reverse curves and additional SRWs/Public Right of Passage are provided.
- Blundell Road landscaping (including trees, planting areas and any necessary street furniture) will be considered as part of the detailed design for the frontage under the servicing agreement. Final design and planting opportunities may be impacted by existing utilities.
- Registration of a 3.0 x 30.0 m SRW for the existing water main at the southeast corner of the site.
- Formalization and documentation of the existing six storm service connections on site. Assessing the existing storm service connections to ensure they convey only uncontaminated stormwater and to confirm there are no unauthorized connections or discharges.

The landfill buildings and accessory structures that exist and that are proposed as part of this application will not require any water, sanitary or storm connections to City infrastructure. Any water required on the site is currently provided through water trucks and is stored in tanks. Sanitary effluent is managed through portable toilets on the site or through black water storage tanks that are pumped out as needed. There will be no requirement for water or sanitary service connections in the final landfill closure condition in 2060. Ecowaste is currently permitted to discharge leachate into the sanitary system, as authorized by their Metro Vancouver Waste

Discharge Permit. The applicant is also required to enter into an Encroachment License Agreement for the existing sanitary leachate forcemain at the southeast corner of the site.

Budgetary Implications

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, streetlights, street trees and traffic signals).

Conclusion

The purpose of the Zoning Text Amendment application is to amend the "Agriculture (AG1)" zone to permit the use of construction and demolition waste landfill and recycling operations and drop-off as permitted uses at 15555 Blundell Road and PID 024-397-423 site only. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10783 be introduced and given first reading.

Respectfully submitted,

Joshua Reis, Director, Development

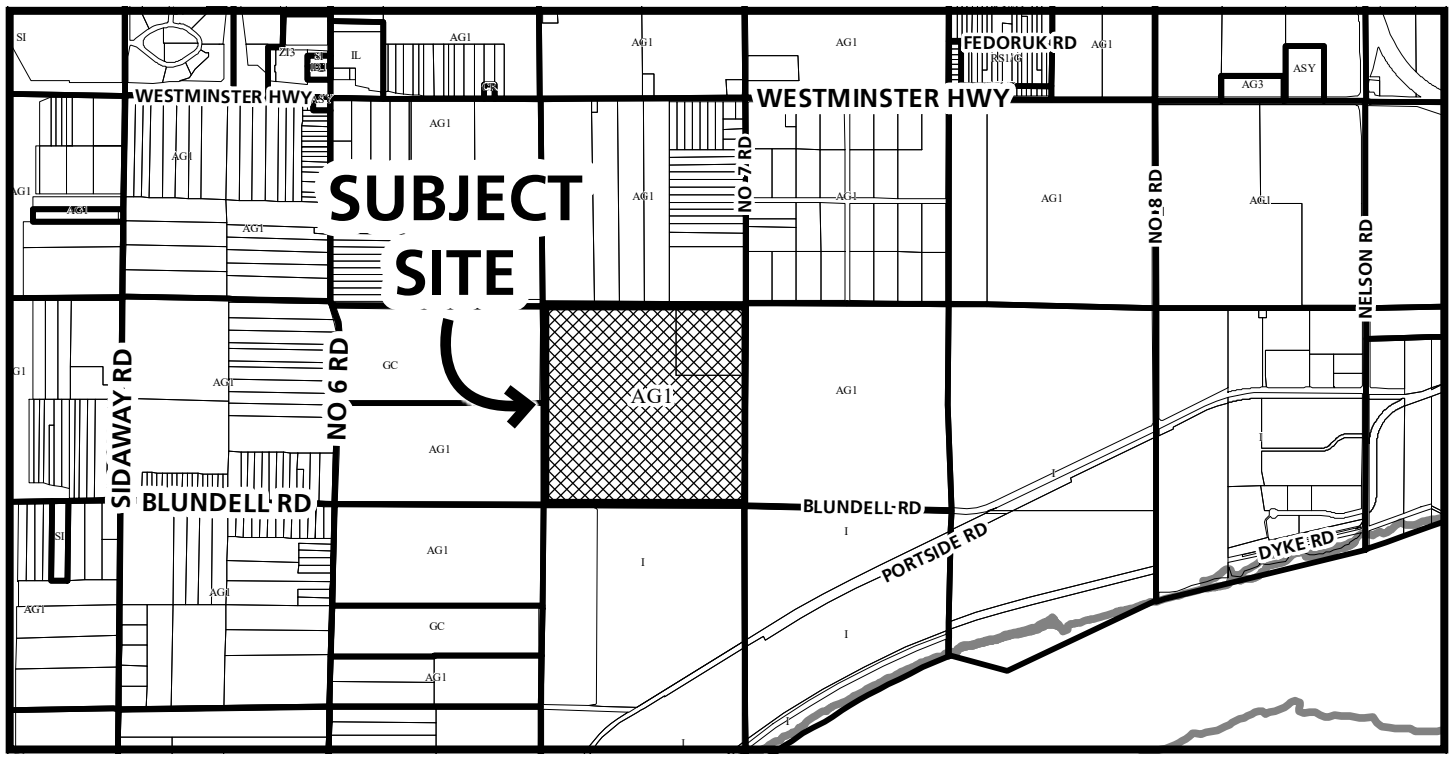
Report Contributors

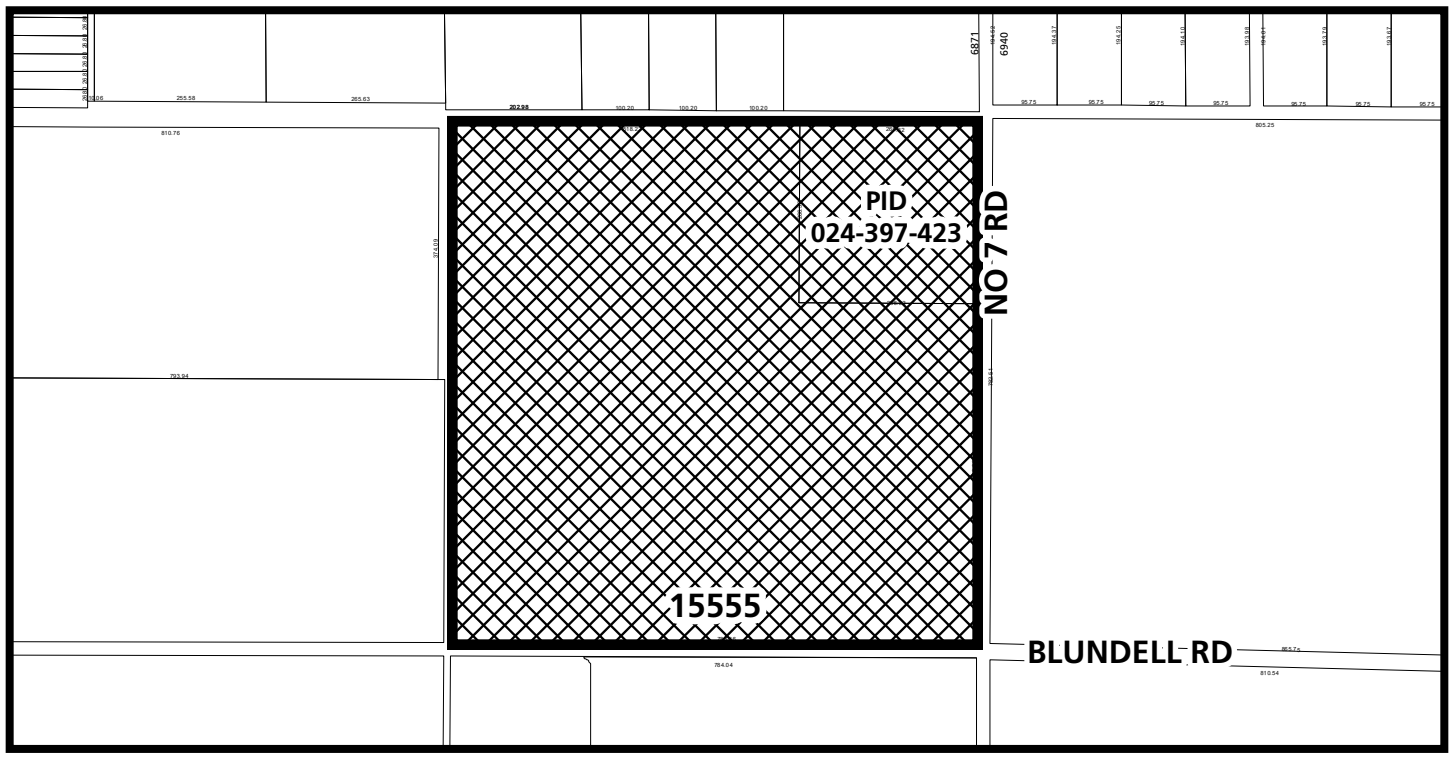
This report was prepared by Chris Bishop, Manager, Development - East and reviewed by the Transportation, Engineering and Climate & Environment Departments.

Att. 1: Location Map / Aerial Photo
2: Surveyed Sketch Plan of Subject Site
3: Development Application Data Sheet
4: Current (2026) and Future (2031) Site Plans
5: Representative Landfill Cross-Sections
6: Representative Landscape Renderings
7: Rezoning Considerations

City of Richmond

ATTACHMENT 1



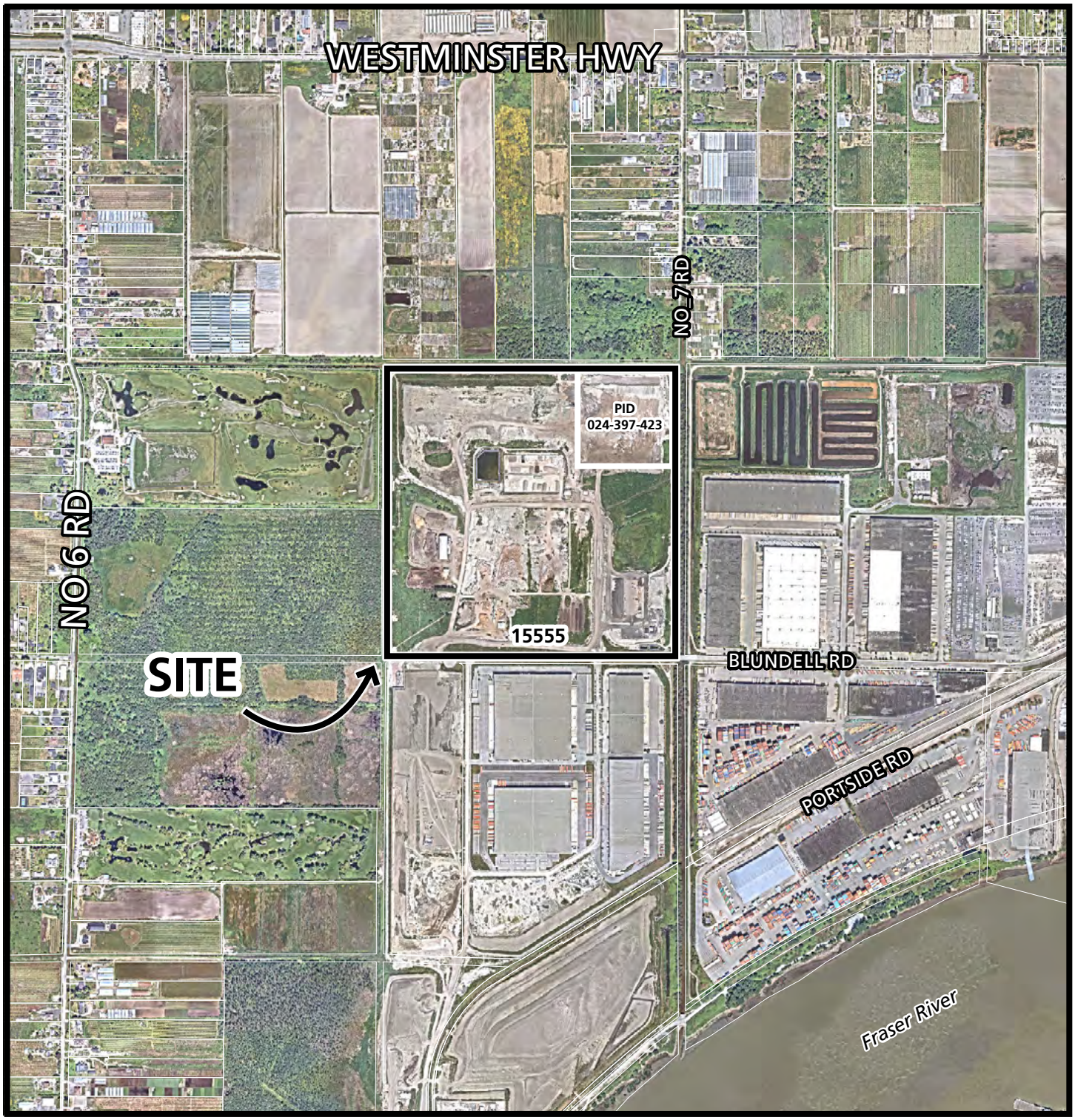


ZT 21-922710

Original Date: 01/28/21
Revision Date: 09/03/26

Note: Dimensions are in METRES

City of
Richmond



ZT 21-922710

Original Date: 09/03/26
Revision Date: 09/03/26

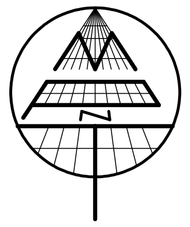
Note: Dimensions are in METRES

SKETCH PLAN SHOWING LOTS 1 AND 2 SECTION 15 BLOCK 4 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN LMP40687
"ECOWASTE"
CITY OF RICHMOND

LEGEND
SCALE 1:2000
50 0 50
ALL HORIZONTAL GROUND-LEVEL DISTANCES ARE IN METRES

P/L DENOTES PROPERTY LINE

– PROPERTY LINE DIMENSIONS ARE BASED ON FIELD SURVEYS AND LAND TITLE OFFICE PLAN RECORDS.



GRANVILLE AVENUE

PROPERTY LINE
784.527
90° 15' 24"

PARCEL A
PLAN LMP22084

SAVAGE ROAD

774.858
0° 14' 21"

PROPERTY LINE

2
PLAN LMP40687

No. 7 ROAD

0° 18' 00"
774.405

PROPERTY LINE

3
PLAN
74529

1
PLAN LMP40687
SECTION 15
Bk4N R5W

S 1/2
Sec 16

SRW PLAN EPP65853
SRW PLAN EPP71629
PROPERTY LINE
SRW PLAN EPP71629
SRW PLAN EPP65853
(P/L) 783.705 90° 13' 25"
SRW PLAN EPP71629

BLUNDELL ROAD

SURVEYORS & ENGINEERS
#320 – 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 16637-035-SKETCH-001.DWG

R-21-16637-SKETCH

2026-04-06

ATTACHMENT 2

City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 21-922710 **Attachment 3**

Address: 15555 Blundell Road (formerly 7011 No. 7 Road) and PID 024-397-423

Applicant: Montrose Industries Ltd. Inc. No. BC0556788 (on behalf of Ecowaste Industries Ltd.)

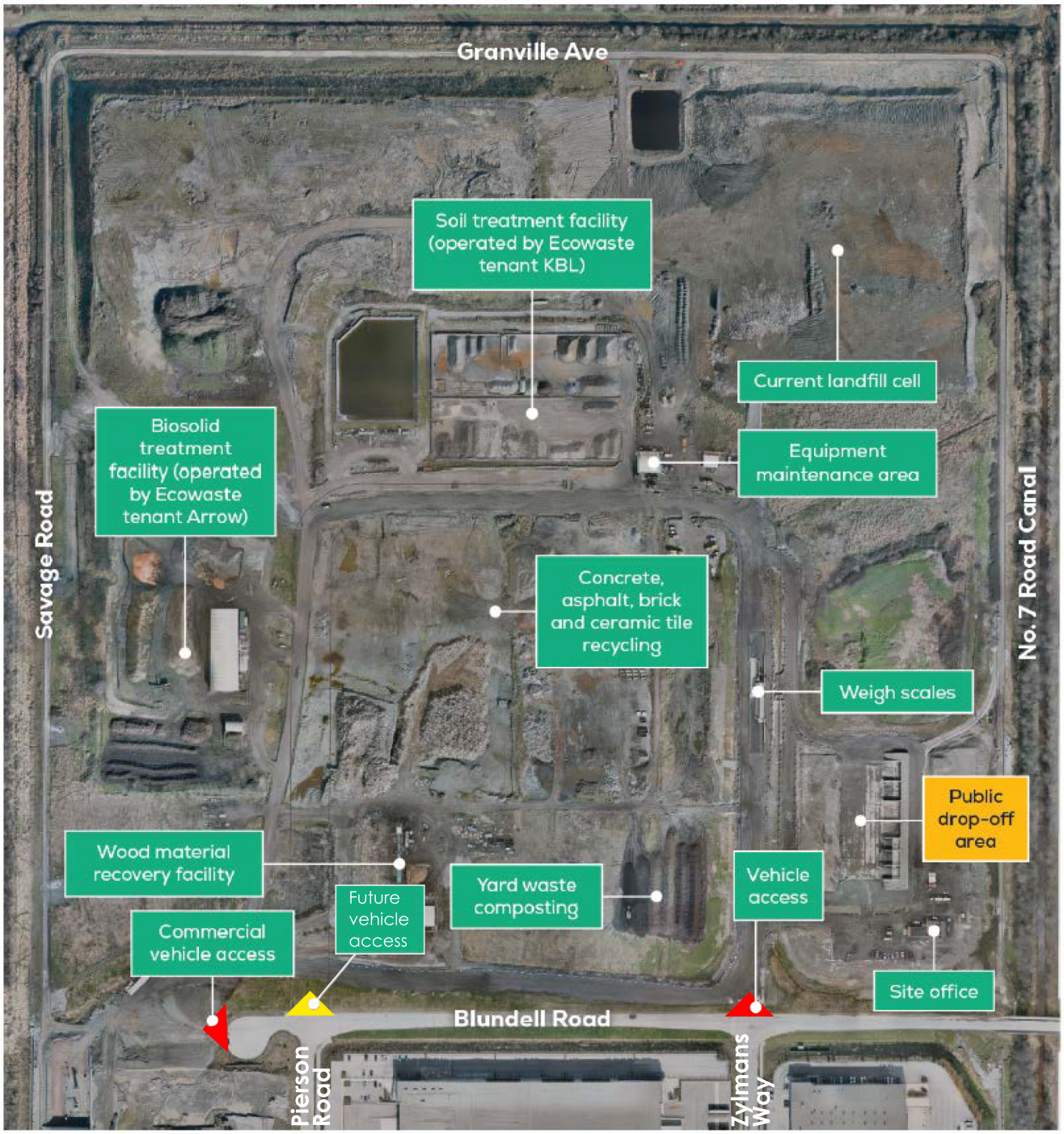
Planning Area(s): East Richmond

	Existing	Proposed
Owner:	Montrose Industries Ltd. Inc. No. BC0556788	No change
Site Size (m^2):	53.5 ha + 7.1 ha = 60.6 ha combined	No change
OCP Designation:	Agriculture	No change
Zoning:	Agriculture (AG1)	No change

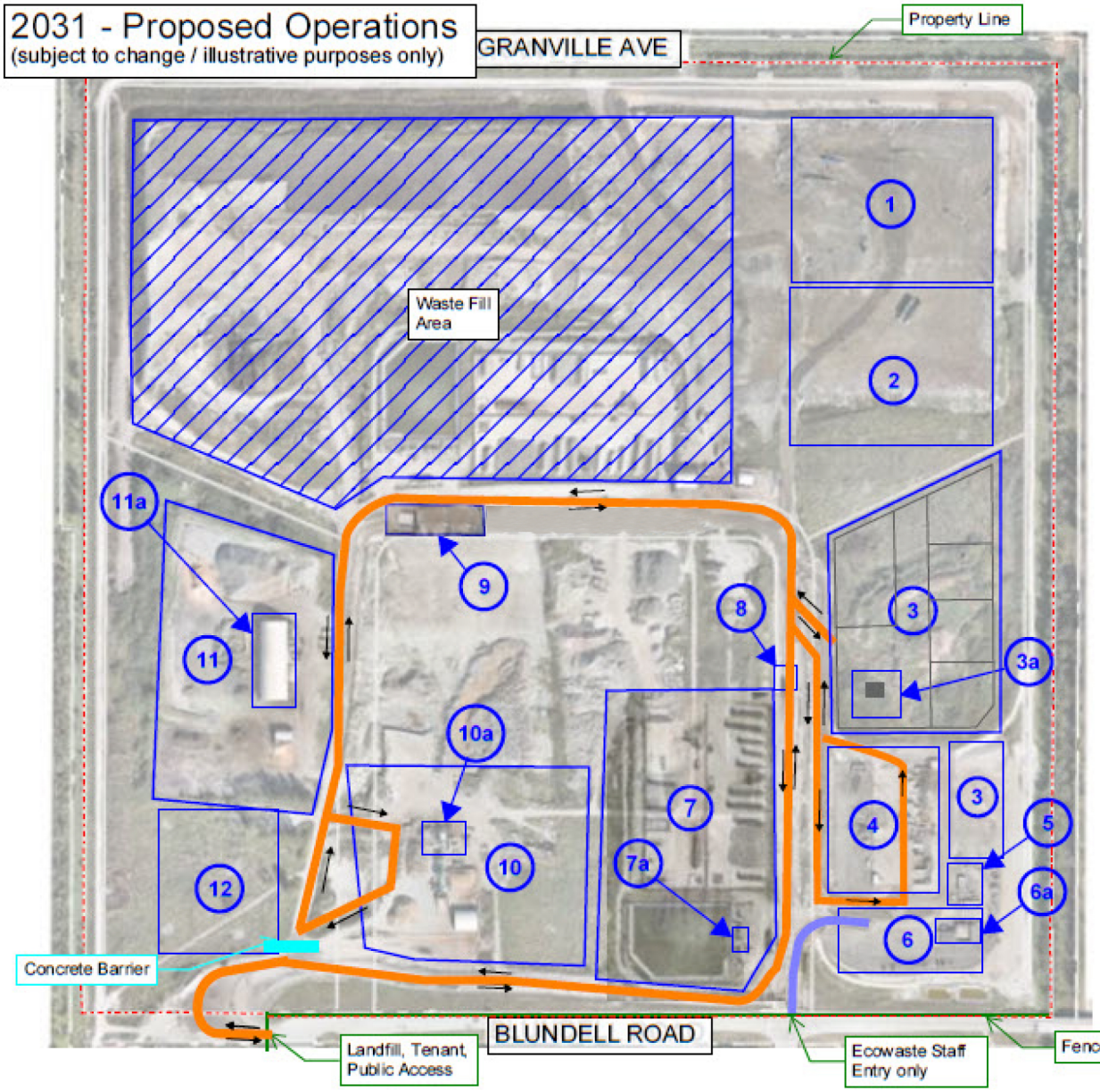
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR):	Max. 0.60	Max. 0.60	none
Lot Coverage (% of lot area):	Max. 35%	Max. 35%	none
Minimum Lot Size:	2.0 ha	606,000 m²	none
Setbacks (m):	Minimum 15.0 m from all public roads	Minimum 15.0 m from all public roads	none
Max Building Height (m):	Max. 14.0 m	Max 14.0 m	none
On Site Parking Spaces	Min. 1 space per site employee and 1 space per visitor	Min. 1 space per site employee and 1 space per visitor	None

Current Operations

ATTACHMENT 4

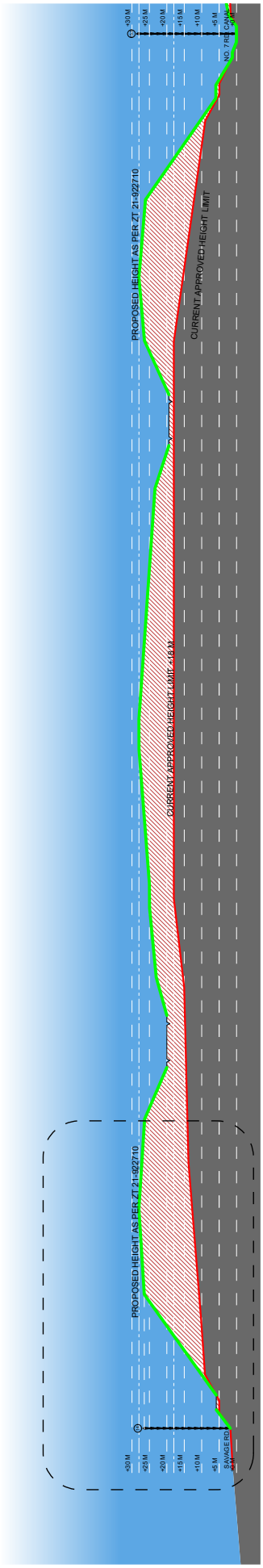


2031 - Proposed Operations
(subject to change / illustrative purposes only)

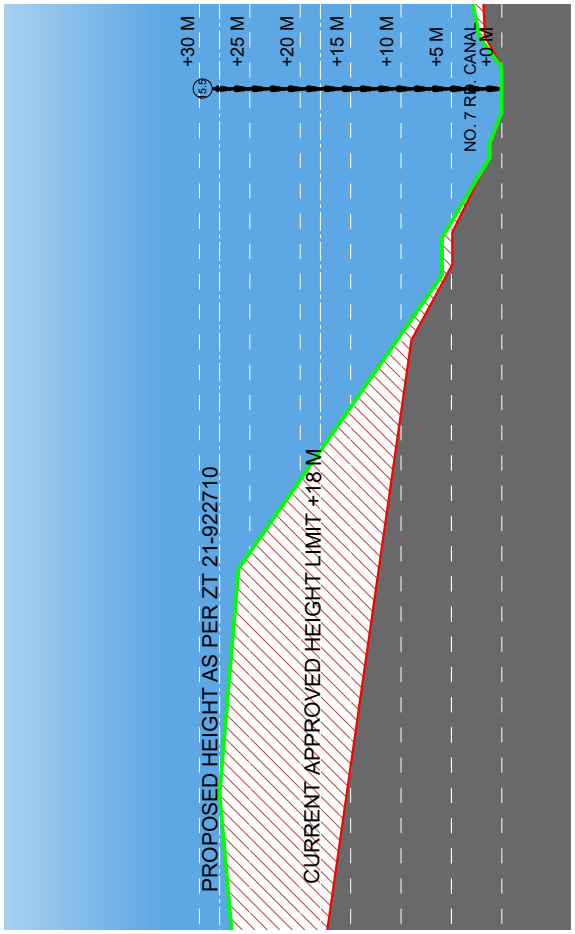


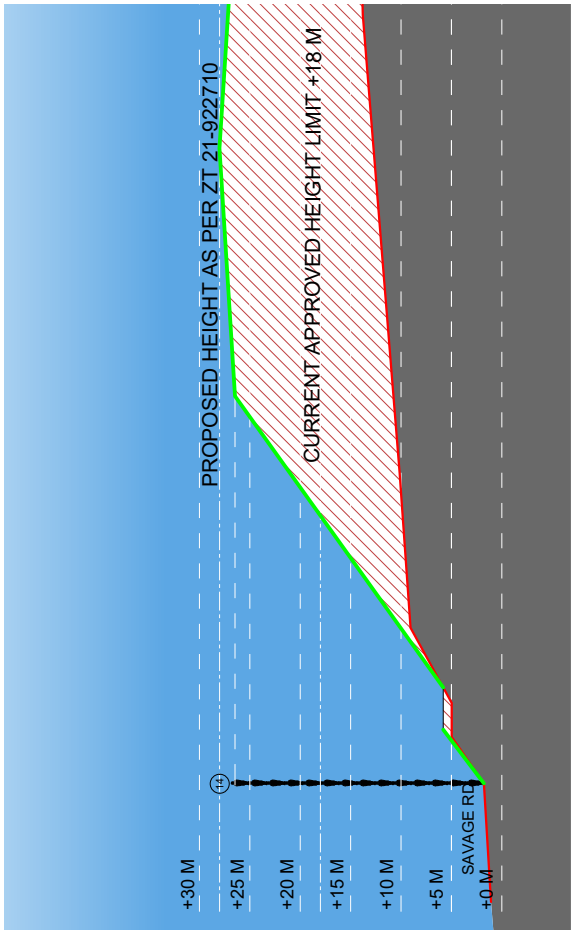
1 - Compost Operations Area
2 - Aggregate Processing Area
3 - Circular Economy Campus
Use - Recycling and Resource Recovery
3a - Circular Economy Centre
Use: Shared washroom/lunchroom/meeting room/office spaces
Size: TBC (Approx. 3000sqft)
Structure Type: Mobile Site Trailer or Building on Foundations.
Hours of Operation: TBC (6:30am-5pm)
No. of Staff: TBC
4 - Public Dropoff Area
5 - GNH (subcontractor)
Use - Landfill Maintenance & Monitoring
Structure Size: 20m x 15m
Structure Type: Seacan on Wood Blocks
Hours of Operation: As required
No. of Staff: 1
6 - Ecowaste Site Office & Staff / Visitor Parking Lot
Use - Landfill Operations
6a - Site office
Size: 20m x 35m
Structure Type: Mobile Office Trailers on Wood Blocks
Hours of Operation: 6:30am-5pm
No. of Staff: 10 in office / 15 onsite (only use lunchroom and washrooms)
7 - KBL (tenant)
Use - Soil Bioremediation Facility
7a - Site office
Structure Size: 13m x 5m
Structure Type: Mobile Site Trailer
Hours of Operation: 6:00am-3pm
No. of Staff: 3
8 - Weigh Scale
Size: 7m x 4m
Structure Type:
Hours of Operation: 6:30am-5pm
No. of Staff: 2
9 - Ecowaste Maintenance Facilities
Size: 17m x 20m, 13m x 15m
Structure Type: 2 Quonset Huts
Hours of Operation: As required
No. of Staff: 4 when onsite
10 - Wood Material Recovery Facility (Wood MRF)
Use - Resource Recovery of Wood Waste
10a - Staff Trailer and Covered Storage
Structure Size: 13m x 3m, 15m x 20m
Structure Type: Mobile Site Trailer & Tent on Lockblocks
Hours of Operation: 6:30am-4pm
No. of Staff: 4 in Trailer
11 - Arrow (tenant)
Use - Soil Processing Facility
11a - Site Office and Covered Storage
Size: 13m x 3m, 56m x 23m
Structure Type: Mobile Site Trailer & Tent on Lockblocks
Hours of Operation: 6:30am-4pm
No. of Staff: 3 in Trailer
12 - Roll-off Bin Storage

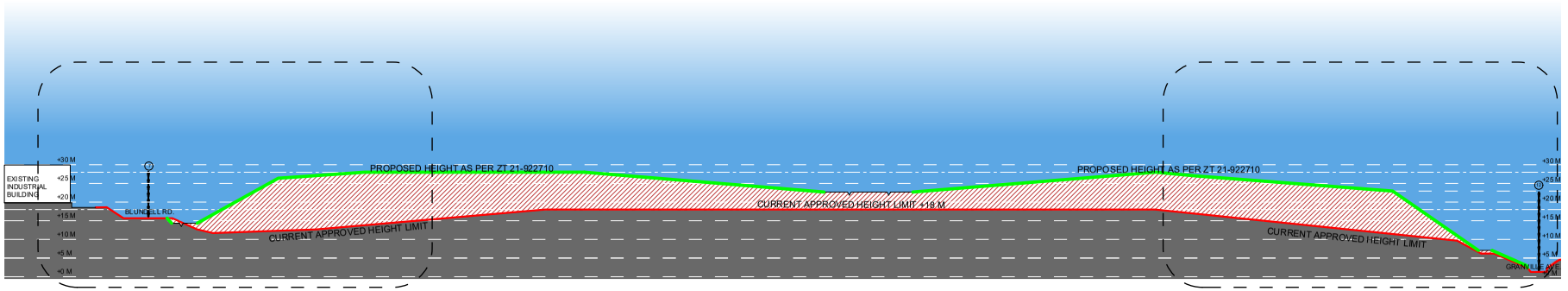
2031 - Proposed Operations



EAST WEST SECTION THROUGH THE SITE

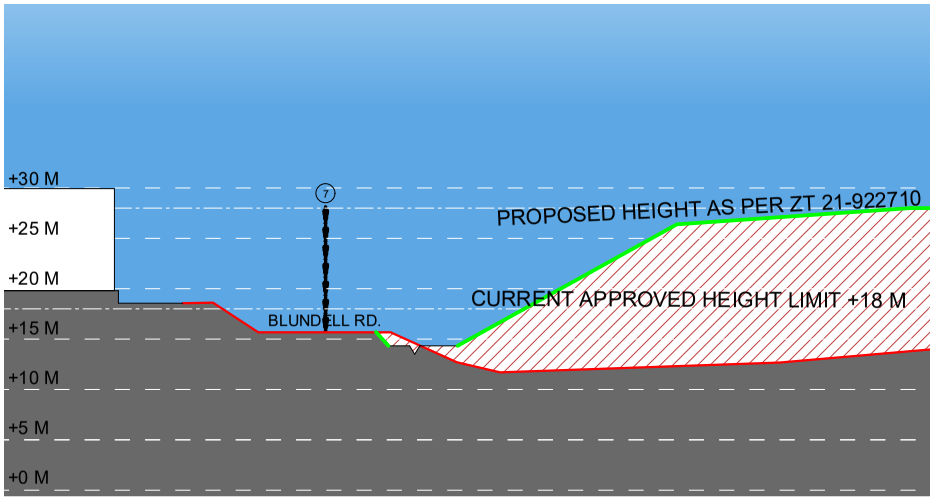


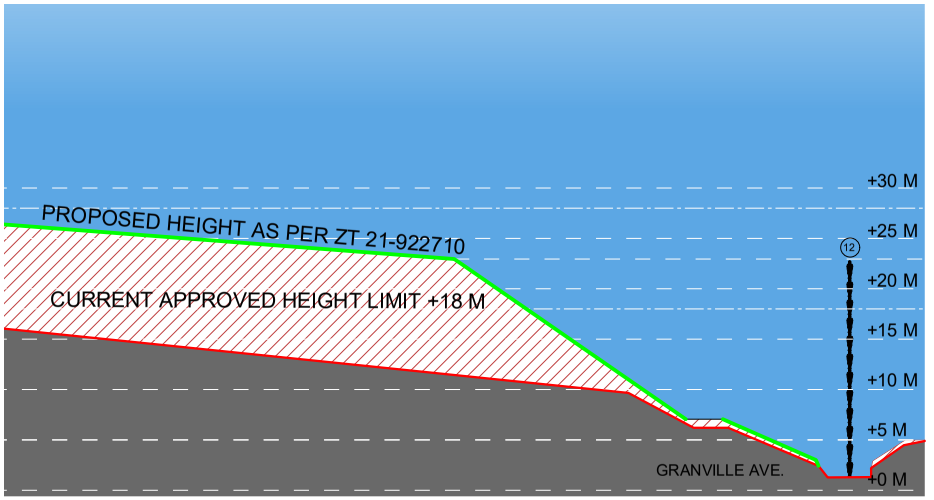




NORTH SOUTH SECTION THROUGH THE SITE

PH - 19





Blundell Road at Savage ROW facing North

This rendering provides a view of the landfill looking westward along the property line, at the 28-metre landfill closure height, from the end of Blundell Road at the Savage ROW. The inset is a current photo of the same location. The photo and rendering are taken from the eye-level perspective of a person standing on Blundell ROW. The image shows Ecowaste's service road along the North property line, with the slope that will be in place at final closure, as well as the perspective facing East up Blundell Road showing the Richmond Industrial Centre development to the South of the landfill property. The rendering does not include stormwater management features that would be in place at the toe of the slope.



Blundell Road at No. 7 Road Canal Bridge facing West

This rendering provides a view of the landfill looking westward up Blundell Road, from a vantage point on the west side of the No. 7 Road Bridge, at the 28-metre landfill closure height. The inset is a current photo of the same location. The photo and rendering are taken from the eye-level perspective of someone travelling by foot or vehicle along Blundell Road. The image shows Ecowaste's fence along the South property line and service road along the East and South property lines, with the slope that will be in place at final closure, as well as, the Richmond Industrial Centre development to the South of the landfill property. The rendering does not include stormwater management features that would be in place at the toe of the slope.



City of Richmond

Rezoning Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 15555 Blundell Road & PID 024-397-423 **File No.:** ZT 21-922710

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10783, the developer is required to complete the following:

1. **(Statutory Rights-of-Way)** Registration of cross-access easement(s), Public Rights-of-Passage (PROP)/Statutory Right-of-Way(s) (SRW), and/or other legal agreement(s) to the satisfaction of the Director, Development, Director, Transportation, Director, Engineering as the case may be, to provide statutory right-of-way(s) outlined below. Right-of-Ways associated with roadway and active transportation infrastructure are subject to confirmation by the Transportation Impact Assessment (TIA), Functional Road Plans, with potential additions, modifications or eliminations at the discretion of the Director, Transportation in order to accommodate infrastructure as outlined in the Servicing Agreement.

   Blundell Road:

   a) Between No.7 Road and Savage Road: Approximately 6.7m of SRW/PROP along the site's entire Blundell Road frontage (north) required to accommodate infrastructure required for vehicular travel along Blundell Road, boulevards or sidewalk/multi-use pathways

   b) The developer shall be responsible for obtaining all permits/approvals from Third Parties, including TransLink, related to design, construction and dedication of these lands, at no Cost to the City.

2. (**Flood Covenant**) Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.0 m GSC and prohibiting the conversion of any garage or ground floor area to habitable space.

3. (**Onsite Design**) Registration of a restrictive covenant(s) and/or alternative legal agreement(s) on Title for the applicant to design onsite roadways to meet the British Columbia "*Landfill Criteria for Municipal Solid Waste*" design guide, or other design guides to the satisfaction of the Director, Transportation, to allow for safe public access and vehicle and equipment operations. On-site roadways shall have appropriate wayfinding, be designed to have adequate vehicle weight capacity and to have enough onsite storage length to not cause vehicle backup and spillover onto public roads. The owner is required to have and implement a dust, mud and other on-site material control management plan to mitigate dust, mud and other materials emanating from the site and impacting the surrounding areas and public roadways. Measures may include but are not limited to on site road watering, sweeping of public roadways impacted by mud and dust, wheel washes and any other dust and mud control measures necessary to the satisfaction of the City.

4. **(Site Access and Driveway Crossings)** Registration of a restrictive covenant(s) and/or alternative legal agreement(s) on Title to limit vehicle access to/from the subject site to only those accesses approved by the Director, Transportation. The accesses shall be confirmed and or modified as required to the satisfaction of the City and the entering into of a Servicing Agreement or work order at the discretion of the City at no cost to the City.

   Vehicle Site Access:

   a) One (1) driveway crossing is to be permitted along Blundell Road at the Zylmans Way intersection.

   b) One (1) driveway crossing is to be permitted along Blundell Road at the Pierson Way intersection.

   c) Driveway crossings and intersection control are to be designed to prioritize public roadways and pedestrian and cyclist movements.

   d) No other driveways crossings are permitted without approval by Director, Transportation

   e) Any access control gate or fence for vehicles for any driveway on Blundell Road is to be setback a minimum 6.0 m from the back of the PROP SRW to prevent vehicles from blocking the roadway or sidewalk/multi-use path

when entering and exiting the property. Applicant's Transportation Consultant to confirm whether or not a larger setback is required to accommodate larger vehicles.

Encroachment Agreement:

f) The applicant is required to enter into an Encroachment Agreement with the City for use of any part of the Blundell Road dedication area needed to service the site. General terms of the agreement include but is not limited to:
   i. Responsibility of Applicant to secure the access
   ii. Indemnify the City from any legal responsibilities on the area as identified in the Encroachment Agreement while the agreement is in place
   iii. A licensing or lease fee for use of public land for private purposes to be determined by the City's Real Estate department to the satisfaction of the City.
   iv. Agreement from the Applicant to maintain the area
   v. Agreement from the Applicant to provide access to the City, Emergency Vehicles, etc.
   vi. Encroachment Agreement Area will be determined as part of the required Servicing Agreement and will include fees and termination terms which includes a commitment to remediate the land, and construct infrastructure works within the Encroachment Agreement area to the Satisfaction of the City

Perimeter Service Road access:

g) One (1) driveway crossing is to be permitted along the north side of Blundell Road east of Savage Road dedication.

h) One (1) driveway crossing is to be permitted along the south side of Blundell Road east of Savage Road dedication

i) No other driveways crossings are permitted without approval by Director, Transportation

j) Driveway crossings and intersection control are to be designed to prioritize public roadways and pedestrian and cyclist movements.

k) Any access control gate or fence for vehicles for any driveway on Blundell Road is to be setback a minimum 6.0 m from the back of the PROP SRW to prevent vehicles from blocking the roadway or sidewalk/multi-use path when entering and exiting the property. Applicant's Transportation Consultant to confirm whether or not a larger setback is required to accommodate larger vehicles.

5. **(Servicing Agreement*)** Enter into a Servicing Agreement* for the design and construction of the following works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

   Frontage Works:

   a) The development shall be responsible for the design, construction and delivery of the following frontage works generally described below, to the satisfaction of the Director, Transportation at no cost to the City. The works may include but are not limited to:

      Blundell Road (Between No.7 Road and Pierson Road) from west to east:

      i. From existing north curb
      ii. Minimum 1.5m front boulevard
      iii. Minimum 3.0m sidewalk/multi-use pathway clear of any above ground utilities, streetlighting or other obstructions
      iv. 0.6m back boulevard
      v. Relocate security fence to the rear of the back boulevard area at the edge of the SRW/PROP
      vi. Note that relocation of utilities outside of the clear path of the sidewalk/MUP or meandering of the pathway around utilities may be permitted provided transitions use generous back-to-back reverse curves and additional SRWs/PROP are provided
      vii. Blundell Road landscaping including trees, planting areas and any street furniture will be considered as part of the detailed design for the frontage under the servicing agreement. Final design and planting opportunities may be impacted by existing utilities.

Frontage Intersection Improvements:

b) The property owner is responsible for the design and construction of the following intersection improvements to be confirmed via Functional Road Plan to the satisfaction of the Director, Transportation:

   i. General Intersection Upgrades: All intersection and mid-block pedestrian crosswalks are to be upgraded as necessary with universal accessibility features (e.g., tactile treatments or equivalent) installed on all wheelchair ramps including modifications to some or all of wheelchair ramps of the intersection to ensure proper crosswalk alignment and accessibility to the Satisfaction of the City.

   ii. Blundell Road / Pierson Way: Provide a marked crosswalk on the east side of the intersection connecting the sidewalk/MUP on Blundell Road to Pierson Way. Adequate lighting levels are to be provided for as well as any special crosswalk treatment as determined by Director, Transportation.

   iii. Blundell Road / Zylmans Way: Works to include pedestrian letdowns and pedestrian corner refuge improvements.

Traffic Signals

c) General Traffic Signals Requirements:

   The developer is solely responsible for all coordination, design, supply, installation and delivery of traffic signal infrastructure modifications, upgrades, improvements or removals that result from any roadway infrastructure improvements and alterations and for new traffic signal infrastructure required. Traffic signals scope may include but not be limited to those identified below to the satisfaction of Director, Transportation.

d) Installation of New or Modified Traffic Signal Devices:

   New or modified traffic signal devices (i.e., intersection pre-ducting, special crosswalk with downward lighting, pedestrian signals, or full traffic signals) required at the following locations:

   i. Blundell Road / Zylmans Way – Special Crosswalk modifications as required
   ii. Blundell Road / Pierson Way - New over-head Special Crosswalk includes new traffic poles and bases, controller, overhead illuminated signs with amber flashers, electrical cabling, service conductors, audible pedestrian signals and BC Hydro service. Complete set of traffic signal drawings as per City of Richmond drafting standards Signal upgrades include but are not limited to: upgrade and/or replace signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals), traffic cameras, and illuminated street name sign(s), etc.
   iii. Complete set of traffic signal drawings as per City of Richmond drafting standards Signal upgrades include but are not limited to: upgrade and/or replace signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals), traffic cameras, and illuminated street name sign(s), etc.

Waterworks

e) At Developer's cost, the Developer is required to:

   i. Register a statutory right-of-way for the existing water main at the southeast corner of the property. The right-of-way shall be 3.0 x 30.0 meters from the southeast corner of the property along the Blundell Road frontage. Registration of the right-of-way is required prior to adoption of the Zoning Text Amendment. The review and approval of this statutory right-of-way shall be completed via the Servicing Agreement design review process.

Storm Sewer Works

f) At Developer's cost, the Developer is required to:

   i. Formalize the six (6) existing storm service connections by completing the requirements outlined below, or alternatively, abandon and cap the existing connections and provide a new single service connection to the No. 7 Road canal. The six storm service connections noted exclude the connection at the southeast corner, which was approved via SA13-641028.
   ii. Assess each existing storm service connection to confirm that it conveys only uncontaminated stormwater and that no unauthorized connections or discharges are present. Any identified contamination or unauthorized discharge shall be investigated and corrected at the Developer's cost. All discharges must comply with the City of Richmond Pollution Prevention and Clean-up Bylaw No. 8475, as amended, and any applicable City permitting requirements.

iii. Conduct a video inspection for each of the existing storm service connections to confirm their diameter and current conditions. Existing storm service connections that are in poor condition shall be replaced or removed permanently.

iv. Conduct a survey to determine the actual invert elevations of the storm service connections at the property lines and invert elevations at the tie-ins to the canal or ditch complete with the high-water mark in the canal or ditch.

v. Prepare storm service connection drawings (e.g., plan and profile) for the existing storm service connections using the data from the video inspections and surveys.

vi. Apply for a plumbing permit for the existing storm service connections, if required.

vii. Upload the required storm service connection drawings to ePlan for formal City review and approval via the Servicing Agreement design review process.

Sanitary Sewer Works

g) At Developer's cost, the Developer is required to:

i. Enter into an encroachment license agreement for the existing leachate forcemain that crosses beneath the west side of the Blundell Bridge and encroaches into City road dedication up to manhole SMH58348. An executed encroachment license agreement is required prior to adoption of the Zoning Text Amendment.

ii. Provide a plan view drawing of the leachate system from the sampling station/pump location, including the entire length of the forcemain crossing beneath the west side of the Blundell Bridge to its discharge point at SMH58348. The drawing shall also identify the location of the leachate detention chamber(s) and the alignment of the system relative to the east property line.

General Servicing

h) At Developer's cost, the Developer is required to:

i. Coordinate with BC Hydro, Telus and other private communication service providers:

- To pre-duct for future hydro, telephone and cable utilities along all road frontages, if required.
- Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- To underground overhead service lines, if required.
- Subject to Transportation department frontage improvement requirements, relocation of the existing BC Hydro poles and overhead lines along the Blundell Road frontage is required.

ii. Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

- BC Hydro PMT – 4.0 x 5.0 m
- BC Hydro LPT – 3.5 x 3.5 m
- Streetlight kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 2.0 x 1.5 m
- Traffic signal UPS – 1.0 x 1.0 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m

iii. Review street lighting levels along all road and lane frontages, and upgrade as required.

iv. Complete other frontage improvements as per Transportation requirements.

v. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

vi. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

6. **(Building Permits*)** Enter into a Section 219 Restrictive Covenant to ensure the closure and removal of all buildings at the closure of the landfill (i.e. at the expiry of the Operating Certificate) or December 31, 2060, whichever is sooner.

7. (**Fees - Notices**) Payment of all fees in full for the cost associated with the Notice of First Reading mail outs, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to Building Permit* issuance, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined by City staff as identified via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Notes:

* This requires a separate application.

- Fire-Rescue
    - Provide a summary review of their landfill transportation criteria guide related to site road designs and construction details.
    - Provide a current site layout including access routes and road standard information for emergency access routes (including any water supply locations). Any changes or alterations to these locations and standards during the life of the landfill shall be provided to Richmond Fire-Rescue in an updated site plan.
    - Provide clear description and details of the fire breaks, including location, construction materials, and dimensions.
    - Provide a framework agreement to meet Richmond Fire-Rescue's criteria for reporting of any fires at the site.
    - Engage in further discussion to develop fire fighter water supply points on the landfill site.

- Building Permits
    - Obtain all required building permits for buildings and structures related to the landfill and MRF operations, as identified by City staff.
    - Submit a site plan with a schedule outlining the various buildings, structures and storage containers used on the site, which also includes those buildings and structures not requiring building permits.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a Phased Strata Subdivision Application is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed copy on file)

_____ _____

Signed Date

City of Richmond

Bylaw 10783

Richmond Zoning Bylaw 8500 Amendment Bylaw 10783 (ZT 21-922710) 15555 Blundell Road and PID 024-397-423

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. **Richmond Zoning Bylaw 8500**, as amended, is further amended at Section 14.1 [Agriculture (AG1; AG3; AG4)] as follows:

   a) by inserting the following as new subsection 14.1.3 C:

   "14.1.3 C. **Additional Uses (Until December 31, 2060)**
   - **construction and demolition waste landfill**
   - **recycling operation and drop-off**"

   b) by inserting the following as new subsection 14.1.11.19 and renumbering the remaining subsections accordingly:

   "19. The following **uses:**
   - **construction and demolition waste landfill**
   - **recycling operation and drop-off**

   are permitted on the following **sites** only:

   15555 Blundell Road
   P.I.D. 024-397-407
   Lot 1 Section 15 Block 4 North Range 5 West New Westminster District Plan LMP 40687

   P.I.D. 024-397-423
   Lot 2 Section 15 Block 4 North Range 5 West New Westminster District Plan LMP 40687

   and such **uses** are subject to the following conditions:

   a) The **sites** must not be used for **construction and demolition waste landfill** or **recycling operation and drop-off** after December 31, 2060.

b) **Landfill** materials and any other materials associated with **construction and demolition waste landfill** or **recycling operation and drop-off** must not be deposited on the **sites** so as to cause the elevation of any part of the **sites** to exceed 28.0 m GSC (Geodetic Survey of Canada Datum).The minimum **setback** from a public **road** is 15.0 m, except for below-grade infrastructure including but not limited to landfill liners, leachate conveyance pipes, groundwater well standpipes and leachate cleanout access chambers, there is no minimum **setback**.

c) There is no minimum **interior side yard**.

d) The maximum **height** for **buildings** and **accessory structures** associated with a **construction and demolition waste landfill** or **recycling operation and drop-off** is 14.0 m as measured from the top of foundations or supports or is 14.0 m as measured from 28.0 m GSC, whichever is lower.

e) **Subdivision** of the **sites** is not permitted.

f) For the purposes of this **zone** only and in respect of these **sites only**, the following terms and definitions apply:

i. **construction and demolition waste landfill** means an indoor or outdoor facility allowing the storage, processing, sorting, recycling, recovery, disposal, and filing of **landfill**, and includes the recovery of reuseable resources. **Accessory uses** to **construction and demolition waste landfill** include offices for the administration of **construction and demolition waste landfill** operations, waste concrete and asphalt processing, landfill equipment wash facility, landfill equipment maintenance workshop, temporary empty waste bin storage, pump stations and other necessary landfill infrastructure that is customarily incidental and subordinate to the principal uses of **construction and demolition waste landfill** and **recycling operation and drop-off** located on the same **lot**."

ii. **landfill** materials means soils, clay, yard waste, biosolids, dry waste, wood waste, waste concrete, waste asphalt, waste paving materials, construction waste, renovation waste, demolition waste, land clearing waste, scrap building materials, and similar non-hazardous wastes;

iii. **recycling operation and drop-off** means the collection, sorting, storage, recycling and disposal of recyclable and waste materials from residential and small commercial users, such as wood, cardboard, metal, soils, yard waste, appliances, boats, campers and construction and demolition debris, as well as collection and temporary storage of household hazardous waste and other Extended Producer Responsibility program items, including pesticides, paints, electronics and batteries.

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10783".**

FIRST READING	OCT 1 3 2026
PUBLIC HEARING	
SECOND READING	
THIRD READING	
OTHER CONDITIONS SATISFIED	
ADOPTED	



MAYOR

CORPORATE OFFICER

8528860