



**Soil Deposit & Removal Bylaw 10200 –  
Application Process**

**No.: COMMBYLAWS-02**

**Date: 2021-09-09**

**Revised: 2021-11-10**

**Purpose:**

This bulletin outlines the application requirements and process for obtaining a soil and/or other material deposit and/or soil removal permit (the “Permit”) from the City of Richmond as per Soil Deposit & Removal Bylaw No. 10200 (the “Soil Bylaw”).

As per the Soil Bylaw, property owners are typically required to obtain a permit prior to depositing soil or other material on or removing soil from properties within the City.

- **SOIL** is defined as topsoil, cobbles, boulders, sand, gravel, rock, silt, clay, peat, or any other substance of which land is naturally composed, above bedrock, but does not include **Other Material**.
- **OTHER MATERIAL** includes, but is not limited to, woodwaste, construction and demolition waste, masonry rubble, concrete, asphalt, glass, unchipped lumber, drywall, biological waste, organic waste, including any materials listed in the *Solid Waste and Recycling Regulation Bylaw No. 6803*, but does not include **Soil**.

As per the Soil Bylaw, the importing/depositing of other material is prohibited unless provided an approval through the permitting process.

**City of Richmond Soil Deposit/Removal Application Requirements:**

To obtain a Permit to deposit soil or other material or remove soil, a property owner(s) or his/her agent are required to submit the following:

- A **Soil Deposit & Removal Application Form** completed by the Registered Owner(s) or the Owner’s Agent
  - The application form must be signed by all registered Owner(s).
- **Non-Refundable Application Fee** payable by cheque to the City of Richmond.
  - Applications 100 cubic metres or less – no fee.
  - Applications over 100 cubic metres and up to 600 cubic metres – \$600.
  - Applications exceeding 600 cubic metres – \$1,000.
  - As per Section 7.1.1(e) of the Soil Bylaw, the application fee is \$2,000 should an applicant apply to retain soil or other material deposited or removed without approval from the City.
- **Certificate of Title**
  - Search <http://ltsa.ca/> or BC Land Title & Survey to obtain a copy of the Certificate of Title.
- **Corporate Registry** must be included if the Registered Owner is a Company
  - Search [www.bcregistryservices.gov.bc.ca/](http://www.bcregistryservices.gov.bc.ca/) or BC Registry Services at BC Online to obtain a copy of the Corporate Registry Summary.
- **Agent Authorization Form** is required if an agent is representing the Owner(s)
  - The **form** or a letter must be signed and dated by all Owners of the subject property.

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- Any other supporting documents as requested by City staff as per the Soil Bylaw. Such documents may include, but are not be limited to, a Farm Plan prepared by a Qualified Agrolgist, Drainage Plan prepared by Qualified Professional, Geotechnical Report prepared by a Geotechnical Engineer, topographical survey of the subject Lands, etc.
- Please refer to the [Soil Deposit and Removal Application Requirements Checklist](#) for additional details regarding application requirements.

### **Agricultural Land Commission Requirements:**

The [Agricultural Land Commission \(ALC\)](#) is responsible for regulating activity on Lands within the ALR. The ALC derives its authority from the following:

- [ALC Act](#)
- [ALR Use Regulation](#)
- [ALC Policies & Bulletins](#)

Obtaining approval from the ALC to deposit or remove soil typically requires submission of a 'Notice-of-Intent' or submission of a 'Soil Use for the Placement of Fill' (considered to be a Non-Farm Use) application to the ALC. Council approval is required prior to the ALC reviewing a 'Soil Use for the Placement of Fill' application. It is recommended that a soil deposit and/or removal proposal satisfies the ALC's [Criteria for Technical Reports Submitted by Consultants](#) prior to submission.

In addition, the property owner or agent is required to register for a BCeID and complete an online application through the [ALC's Application Portal](#). Additional fees payable to the ALC may apply.

Despite any exemptions found within the Soil Bylaw, permission typically must be obtained from the ALC prior to depositing or removing soil for any reason on Lands within the ALR. In addition, as per the ALC, fill must not include any of the following, which are defined as Prohibited Fill in the ALR Use Regulation:

- Construction or demolition waste, including masonry rubble, concrete, cement, rebar, drywall and wood waste;
- Asphalt;
- Glass;
- Synthetic polymers (e.g. plastic drainage pipe);
- Unchipped lumber; and
- Treated wood.

### **City of Richmond Soil and Other Material Deposit & Soil Removal Application Process:**

Once the completed application and required documents have been provided to the City and the City application fee has been received, the application will be processed as follows if considered by the ALC to be a "soil use for placement of fill" application:

- Initial staff review (additional documents and clarification may be requested following the review);
- Application presented to the Food Security and Agricultural Advisory Committee (FSAAC) for review and comment (additional documents and clarification may be requested);
- Application presented to the General Purpose Committee (GPC) for review (additional documents and clarification may be requested);
- Application presented to City Council for review and decision. The application, supporting documentation, and accompanying staff report will be considered by Council at a regularly scheduled meeting;

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- Should Council authorize City staff to forward the application to the ALC, all associated documents and the ALC application fee will be forwarded by City staff to the ALC for their review and decision;
- Should Council not authorize City staff to forward the application to the ALC, the application will be cancelled and the corresponding file closed;
- Should the ALC approve the application, the City may, following a final staff review to determine any outstanding requirements, issue a Permit with conditions. Prior to Permit issuance, the City will require:
  - A refundable **Security Deposit** in the amount of \$5 per cubic metre:
    - \$15,000 minimum to a maximum of \$200,000.
  - A non-refundable **Volume Fee**:
    - Soil Removal – \$1 per cubic metre.
    - Soil and/or Other Material Deposit (Richmond sourced) – \$1 per cubic metre.
    - Soil and/or Other Material Deposit (not sourced from Richmond) – \$2 per cubic metre.
- Should the ALC deny the proposal, applicants may request reconsideration by the ALC. The reconsideration deadline is determined by the ALC. City staff shall keep the file open until such time as the timeline to appeal has expired.

### **Expiry and Renewal:**

A Permit typically expires one year from the date of issue or upon such earlier date as may be specified in the Permit. A Permit may be renewed or extended for an additional period of not more than one year unless determined otherwise. The City shall require payment of a non-refundable renewal fee of \$300 prior to issuing a Permit extension.

### **Suspension or Cancellation:**

Should there be a contravention of any of the terms, conditions, requirements or restrictions as outlined in the Permit, or the Permit was issued on the basis of false or misleading information, the Permit may be suspended or cancelled.

To review the Soil Bylaw in its entirety, please obtain a copy from the City's website at [www.richmond.ca](http://www.richmond.ca) or for a fee from Richmond City Hall (6911 No. 3 Road). Please refer to the City webpage 'Soil Management in the City of Richmond' for an expanded explanation regarding the Soil Bylaw, ALC information, and City application requirements and process outline.

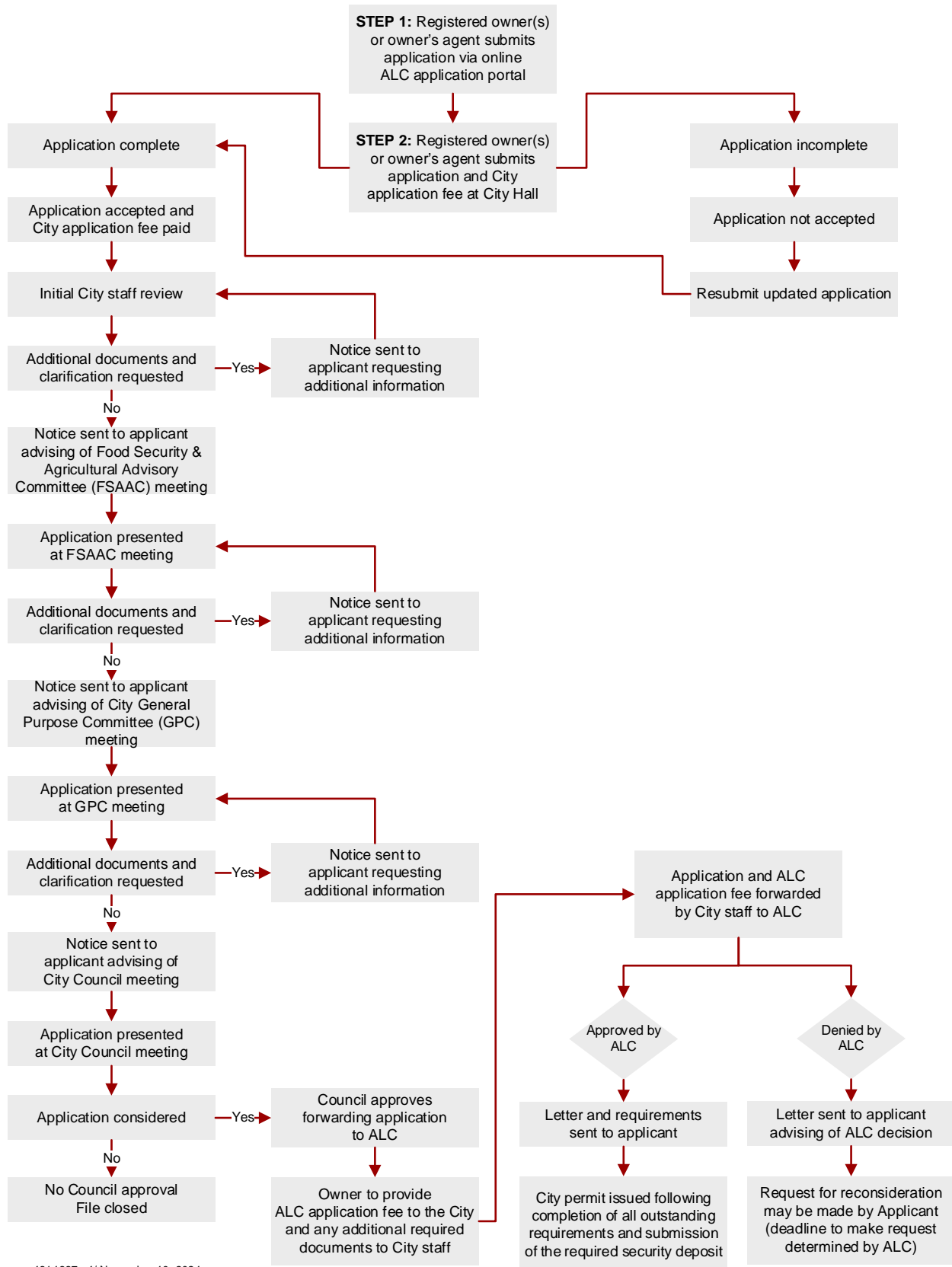
The Soil Deposit & Removal application form may be obtained at the Permits counter located on the main floor of Richmond City Hall or online at [www.richmond.ca](http://www.richmond.ca).

It is recommended that applicants contact City staff prior to submitting an application and undertaking the application process. Should you have any questions regarding the Soil Bylaw or the soil deposit and/or removal application process, please contact 604-276-4345 to be referred to the appropriate staff member.

See attached →

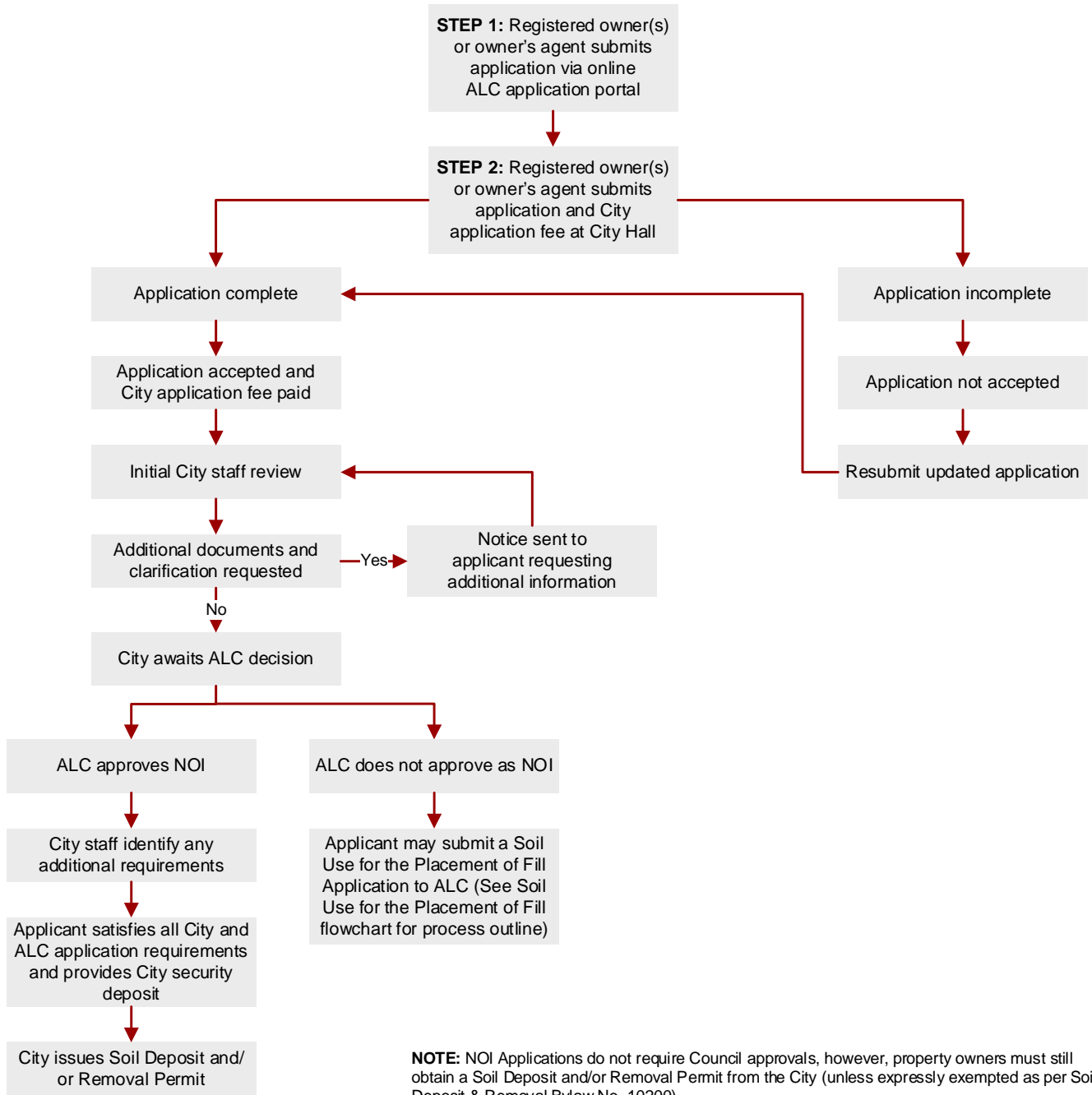
# Soil Deposit and Removal Application Process Flow Chart

For Applications Considered to be a  
Soil Use for the Placement of Fill



# Soil Deposit and Removal Application Process Flow Chart

For Applications Considered to be a  
Notice of Intent (NOI)



**NOTE:** NOI Applications do not require Council approvals, however, property owners must still obtain a Soil Deposit and/or Removal Permit from the City (unless expressly exempted as per Soil Deposit & Removal Bylaw No. 10200).