

# Bulletin: Retaining Wall Construction



## PURPOSE

Bulletin # 07-05  
Updated: June 8, 2020  
Created: Oct 16, 2007

To inform building contractors, designers, landscape contractors/architects and homeowners of the City of Kelowna Soil Deposit Bylaw and Zoning Bylaw 8000 requirements pertaining to the construction of retaining walls.

## BACKGROUND

Development Services Branch has observed numerous retaining walls over 1.2 meters in height where construction has proceeded without the required permits, ie: Development Variance Permit (DVP) and Soil Permit, which is contrary to City of Kelowna Zoning Bylaw 8000.

The City of Kelowna Zoning Bylaw 8000 Section 7.5 (subsection 7.5.9) states that retaining walls on all lots must **not** exceed a height of 1.2m measured from natural grade on the lower side (exposed height).

Should a two tier retaining wall be constructed, with a maximum total height of 2.4m, the walls are required to be spaced a minimum of 1.2 m horizontally to comply with the provisions of the Zoning Bylaw. The maximum number of tiers is two (2) with a maximum total height of 2.4m.

Where a retaining wall is designed with a fence installed on top, the combined height cannot exceed 2.0 m maximum (the retaining wall portion is not to exceed 1.2 m in height) as per Section 7.5.11.

A DVP for over height retaining walls (more than 1.2 m in height), is required and must be applied for and approved by City Council. A corresponding Soil Permit application, complete with sealed engineered drawings and EGBC – Engineer of Record – Retaining Wall Assurance statement.

## CONCLUSION

This is to emphasize the above restrictions and changes to the City of Kelowna Soil Deposit Bylaw. Failure to comply with requirements of the Zoning and Soil Deposit Bylaws will result in a Stop Work Order being posted immediately and may require the removal of the retaining wall(s). City Council may not approve a DVP application for over height retaining walls which have been constructed in non-compliance to the City bylaws.

*This bulletin is for informational purposes only. Please be sure to consult the relevant City of Kelowna bylaw.*

*If any contradiction between this guide and the relevant Municipal Bylaws and/or applicable codes is found, such bylaw and/or codes shall prevail.*

*For any specific questions about the completeness of application packages please contact City Staff.*

### Development Planning

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