



## Zoning Bylaw Section 190.11.1

Retaining wall means a structure constructed of any material and designed to hold back, stabilize or support an earthen bank resulting from differences in site grades. Retaining walls are not permitted within setbacks and yards, except for the following exemptions:

- (a) Retaining walls on sites used for commercial, industrial, or institutional uses or for multiple dwellings, shall be permitted within required yards and setbacks provided they are authorized by a Development Permit if applicable; or
- (b) Retaining walls on sites used for or zoned for residential purposes, except multiple dwellings, shall be permitted within required yards and setbacks provided:
  - (i) the height of a retaining wall, measured from the lowest ground level at the base of the retaining wall to the highest ground level at or near the top of the retaining wall, at any point along the retaining wall, shall not exceed:
    - (1) 1.22 metres (4 feet) for a retaining wall which is not specifically contemplated by this subsection; or
    - (2) 0.61 metres (2 feet) for a retaining wall located within 1.22 metres (4 feet) of, and which runs approximately parallel to, either an interior side lot line or interior rear property line; or
    - (3) 1.83 metres (6 feet) for a retaining wall used as a window well;
    - (4) 3 metres (9.84 feet) for a retaining wall bounding a pedestrian entrance, including one stairway, which is located between a building and the rear property line, and which serves a level of a building located below grade;
    - (5) 1.83 metres (6 feet) for a retaining wall bounding a pedestrian entrance, including one stairway, which is located between a building and a side property line and which serves a level of a building located below grade. The stairway serving this pedestrian entrance shall not exceed 3.05 metres (10 feet) in total length;
  - (ii) the distance between adjacent retaining walls which are approximately parallel, as measured from their closest distance, shall not be less than the height of the higher retaining wall;

### Building permits are required:

- (a) Where the retaining wall is greater than 3 feet measured from the bottom of the footing to the top-of-wall (TOW).
- (b) If the grade difference from the TOW to the lower grade level is greater than 2 feet and a guardrail is required. Guardrails are required where there is a walking surface adjacent to the high side of the wall.
- (c) For new construction, where the retaining wall is to allow a basement, all retaining walls must be shown on the building permit drawings and will be included as part of the building permit.
- (d) New walls require drantile. Weep holes are not permitted unless indicated by a City Plumbing Inspector.

An EXTERIOR LOT LINE is a lot line which is adjacent to a street or lane.

An INTERIOR LOT LINE is a lot line which is shared with another property.

Multiple retaining walls may be permitted, provided they are separated by 1.22 metres (4 feet).

