

The Corporation of the District of North Vancouver

ADMINISTRATIVE POLICY MANUAL

Section:	Land Administration	8
Sub-Section:	Municipal Encroachments	3158
Title:	RETAINING WALLS ON PUBLIC PROPERTY	1

POLICY

Retaining walls constructed on public property will be subject to the restrictions and requirements set out in this policy.

REASON FOR POLICY

To regulate the height of retaining walls on public property and provide for procedures to be followed in the granting of permission for the construction of such retaining walls.

PROCEDURE

1. Anyone wishing to construct a retaining wall on public property shall firstly apply for and obtain the approval of the Director of Parks and Engineering Services.
2. The provisions of the Zoning Bylaw with respect to retaining walls shall apply equally in the case of retaining walls to be constructed on public property.
3. All retaining walls to be constructed on public property shall be subject to review by the Planning and Engineering Departments.
4. The type of construction materials to be used in the building of such retaining wall that is visible from the street shall be consistent with the materials used in the construction of existing retaining walls in the area, the material used in the construction finishing of the home, or be reflective of the natural setting of the particular location.

Construction commonly known as dry stacked rock walls or rock armoured slopes is prohibited on land zoned for residential use pursuant to Corporate Policy 8-3030-1.

5. The property owner building the wall is required to consult with and obtain comments from the property owners contiguous with the site and any other property owner who may be significantly impacted by the construction of the wall.
6. Where the builder is unable to address the concerns raised by the affected property owners, then the request for permission to construct the wall will be referred to Council for consideration and approval.

The Director of Parks and Engineering Services will be responsible for ensuring that the provisions of this policy are observed.

Approval Date:	July 31, 2000	Approved by:	Municipal Manager
1. Amendment Date:		Approved by:	
2. Amendment Date:		Approved by:	
3. Amendment Date:		Approved by:	