



DISTRICT OF COLDSTREAM MUNICIPAL POLICY

NO. PLD029

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Title	ON-SITE RETAINING WALLS AND SLOPE STABILITY FOR DEVELOPMENT ON PRIVATE PROPERTY		
Purpose of Policy	To establish the form and visual representation of retaining walls within the District of Coldstream. Retaining walls should enhance the community character and should be consistent with the surrounding environment. The form of retaining walls incorporates height, spacing, materials and number of retaining walls on any private property.		
Reference	Regular Meeting	Date	July 22, 2002 May 24, 2005
Approved By	Municipal Council	Date	July 22, 2002 May 24, 2005
Supersedes		Prepared by	Building Official

POLICY STATEMENT	This policy is subject to any specific provision of the Local Government Act, or other relevant legislation or Union Agreement.
<p>The intention of this Policy is to ensure that the Coldstream built environment will reflect the spectacular natural environment in the Coldstream Valley. Design themes must be sensitive to the natural environment. The use of rustic/natural building materials and emphasis on natural structural expression is required.</p> <p>Retaining Wall Guidelines</p> <ul style="list-style-type: none"> Retaining wall height on any lot is restricted to 2.0 m (6.5 feet), with a minimum spacing of 2.0 m between walls. A maximum of three retaining walls is permitted in any given series. The form, character, colours and materials used to create the retaining wall(s) must complement the character of adjacent natural or built environments. <p>Slope Stability</p> <ul style="list-style-type: none"> In the case of fill lots, all fill must be placed and compacted under the supervision of a geotechnical engineer. As-constructed drawings of the Engineered Building Envelope must include horizontal dimensions and finished geodetic elevation. The Engineered Building Envelopes may vary as site conditions will dictate. Slope stability designs subject to erosion and rock fall must demonstrate that all catchments areas will substantially contain any rock fall that may occur within the subject property boundaries. The Approving Officer, Building Official, or Director of Operational Services may request detailed plans designed by a landscape architect and/or registered professional to confirm compliance with this policy as a condition of subdivision approval. 	