

Building Height - Summary of Changes

What has changed?

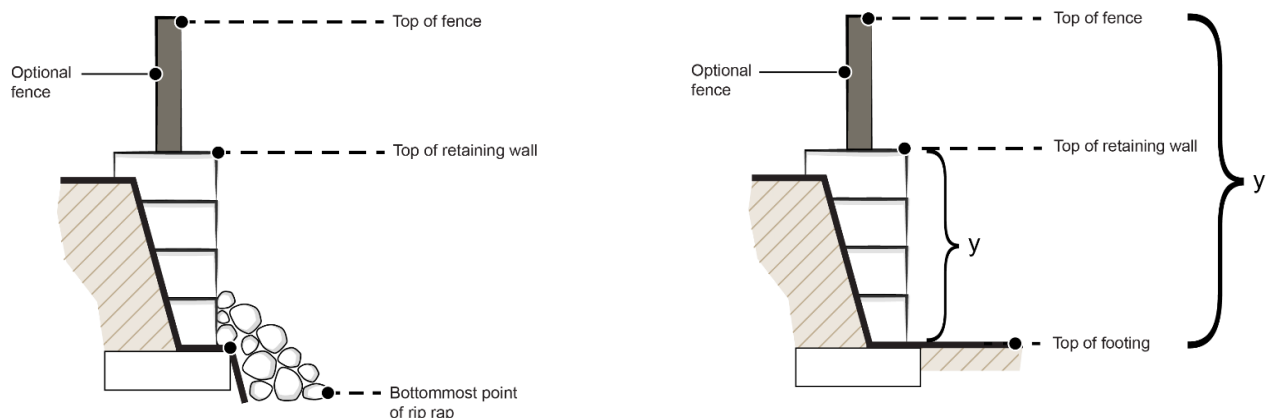
Retaining walls have additional structural and engineering requirements as they increase in size and retain more earth. In many scenarios, retaining walls are located on the property line to delineate between different properties and cannot meet setbacks.

“Regional District of Nanaimo Zoning Bylaw No. 2500, 2024” (Bylaw 2500) includes general regulations pertaining to retaining walls that are intended to provide additional clarification on how retaining walls are regulated. This approach will ensure regulations are consistently applied while simultaneously minimizing the impacts retaining walls have on adjacent properties.

The following regulations apply to retaining walls that are considered structures for the purpose of Bylaw 2500.

- (a) All retaining walls that:
 - (i) are 1.2 m or more in height; or,
 - (ii) contain a fence on top of a retaining wall that have a combined height of 2.0 m or more are considered structures for the purpose of this bylaw and are subject to minimum setback requirements.
- (b) The height (y) of a retaining wall shall be measured from the top of the footing to the top of the retaining wall where:
 - (i) top means either the top of the retaining wall or the top of a fence on top of a retaining wall, whichever is higher; and
 - (ii) bottom means either the top of footing or the bottommost point of riprap, whichever is lower as illustrated in the diagrams below.

Retaining wall height calculation



Want to read Bylaw 2500?

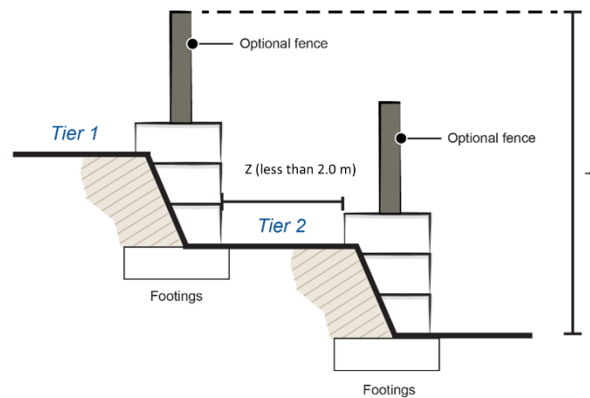
Bylaw 2500 is available online at: <https://www.rdn.bc.ca/bylaws-policies-forms-maps>

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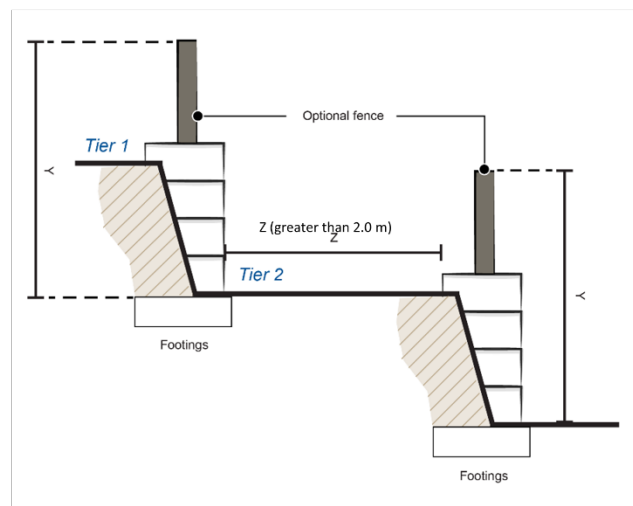
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- (c) Despite any other provision of this Bylaw, the maximum height of a retaining wall or a retaining wall with a fence on top (y) shall not exceed 3.0 m.
- (d) For multiple or tiered retaining walls, where the minimum distance between walls as measured from the outer face of each retaining wall as per (z) below is less than 2 m, it is considered one structure for the purpose of measuring height (y) as per Section 3.25 (a) of this Bylaw to a maximum height of 3.0 m generally as shown in the diagrams below.

Retaining wall height calculation for tiered retaining walls.



Example Above: Multiple retaining walls with less than 2.0 m distance between them where height (Y) is measured as one structure as per 3.25(a).



Example Above: Multiple retaining walls with greater than 2.0 m distance between them where height (Y) is measured separately for each retaining wall as per 3.25(a).

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