

## **RETAINING WALLS**

Retaining wall means a structure designed and constructed to resist the lateral pressure of soil, loose rock or similar material, which creates a change to site grades.

Retaining walls shall:

- a) respect overland drainage patterns established for the lot at the time the lot was created;
- b) maintain positive overland drainage on all portion of the site;
- c) not divert overland drainage onto adjacent properties;
- d) not be located within a right-of-way or easement intended for overland drainage that the Town of Okotoks is party to;
- e) be constructed of or finished with materials that compliment those on the principal building(s);
- f) if greater than 1.0m in height meet the setback requirements for the principal building of the district.

Building Permits are required for the construction of retaining walls over 1.0m in height. Structural engineering drawings must be submitted to Okotoks Safety Codes with the Building Permit application.

A Development Permit is not required for retaining walls that conform to the following:

- a) The construction, maintenance and repair of retaining walls up to 1.0m height provided the wall does not encroach onto public land or into a utility right-of-way;
- b) The construction, maintenance, and repair of retaining walls over 1.0m in height that meet the setback requirements for the principal building on site provided the wall does not encroach onto public land or into a utility right-of-way.

If the retaining wall will not conform to the above, a Development Permit must be obtained before construction of the wall.

Retaining walls cannot be located on Town property, and must be located inside property lines. Retaining walls 0.3m or less in height may cross a Utility Right-of-Way in a perpendicular direction. This allowance excludes rights-of-way or easements intended for overland drainage. The homeowner is responsible to make sure the work being carried out does not contravene the requirements of restrictive covenants, caveats, or any other restriction that is registered against the property. A copy of the Certificate of Title, available for a fee from any Alberta Registries Agent, will list all documents registered against your property.

Retaining walls are the responsibility of the property owner(s). Responsibility for costs of construction and/or maintenance of the retaining wall is a matter to be determined between neighbours. Disputes outside the parameters of the Land Use Bylaw must be settled as a civil matter.

A Real Property Report will show the location of property lines and all utility rights-of-way. The Town of Okotoks does not come out and mark your property lines. You must hire an Alberta Land Surveyor to perform this service.

Always remember to call Alberta One Call at 1-800-242-3447 **before** you dig.

For additional information, please contact Community Growth & Investment at 403.995.2760.