

Seawall Requirements

For SD3 Boundary Bay Foreshore and the Southlands Development Permit Area

Developments along the Boundary Bay shorefront will require an engineered seawall to protect properties and buildings from flooding and wave action of the sea. Seawalls must be designed by a professional structural engineer and conform to good engineering practice. Developments with existing seawalls will require engineering certification to ensure structural and flood protection integrity.

In general, seawalls must be designed to meet the following requirements:

- The crest elevation of the seawall must be 4.1 m GSC;
- The seawall should be designed such that the crest elevation can be increased by 1.4 m in the future;
- The seawall should be constructed on private property;
- The seawall design should include a wave deflector; and
- The seawall must have adequate erosion protection at the toe.

A typical seawall design is provided on the next page for reference.

In addition, applicants are encouraged to review the following documents, which provide more information regarding the seawall requirements:

- “Boundary Bay Village Erosion Study”, Hay and Company (1995)
- “Pre-Design Memorandum: Boundary Bay Dyke/Seawall Protection”, Hay and Company (2002)
- “Revised Design Height for Beach Grove Seawall”, Hay and Company (2009)
- BC Ministry of Environment Sea Dike Guidelines (January 27, 2011)

These documents are available for review at the Application Centre.



