

Bulletin: Earthworks Noise and Vibration Regulations

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This information is summarized for convenience only. Please refer to the applicable bylaw for the complete regulation.

Properties must satisfy all applicable Bylaws & Regulations of the City of Kelowna and conform to the B.C. Building Code.

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Purpose

To inform developers, building contractors, and homeowners about an amendment to the Soil Removal and Deposit Regulation Bylaw No. 9612 to include regulations for soil improvement (vibration generating) activities that may be disruptive to the public or damaging to nearby infrastructure or buildings.

Background

The preparation of land for construction may, in some cases, cause issues to adjacent properties or City infrastructure if not monitored correctly. Damage to critical infrastructure, building foundations, and drywall are concerning results of excess vibration from construction sites.

The Soil Removal and Deposit Regulation Bylaw No. 9612 was amended on September 11, 2023, to allow the City to impose monitoring for noise and vibrations around construction sites to ensure tolerances for protection of property and impacts to residents don't exceed industry standards.

When is a permit not required?

A permit is not required if the work is not considered disruptive to the neighbouring public, there are no buildings or infrastructure within 30 metres of the work, and the risk has been determined to be negligible by a Qualified Professional.

Work may be considered "disruptive" on a case-by-case basis and will depend on the nature of the work as well as the context of the surrounding neighbourhood.

What must be submitted for a permit?

- A site plan showing the extent of work and vibration zone of influence;
- A geotechnical report addressing: soil conditions, values for acceptable vibration and settlement thresholds for structures and infrastructure within the zone of influence, and expected impacts to nearby structures or City infrastructure from the soil improvement activities;
- A monitoring program for vibrations, dust, and noise; and
- A Community Notification Plan.

For the detailed list of Soil permit application requirements see section 6 of the [Soil Removal and Deposit Regulation Bylaw No. 9612](#).