

Mandatory Standard Notes for Swimming Pools

1. All elevations and setbacks are to be confirmed by a registered professional engineer or registered Ontario Land Surveyor prior to the placing of any concrete.
2. Prior to swimming pool works proceeding to the final release stage, the owner's consultant must certify in writing that all elevations are in conformance with the grading plan reviewed by the City.
3. Existing boundary elevations along the site perimeter shall remain undisturbed. Drainage received from adjacent properties shall be accommodated and drainage from the subject lands shall be self-contained.
4. Pursuant to By-law no. 41-07, all trees within 6 meters of the Construction Activity*, must be protected using the protection fencing consistent with the detail on the back of the Tree Declaration page while work is underway. All works must be kept outside of the minimum protection zone (MPZ) for all trees. Any works within the MPZ count as injury. Destruction/ injury to trees greater than or equal to 20cm DBH without a permit would be a contravention of the By-law and may result in charges being laid.
5. Boundary Trees: In addition to the municipal by-laws, it is required by law in the province of Ontario to obtain the consent of any boundary tree's owned prior to injuring or removing that tree. Paragraph 10 of the Forestry Act, R.S.O. 1990, c. F.26 states that: 10. (2) Every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands. 1998, c. 18, Sched. I, s. 21. (3) Every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the land owners is guilty of an offence under this Act. 1998, c. 18, Sched. I, s. 21. The determination of ownership of the subject tree(s) is the responsibility of the applicant. Any civil or common-law issues between property owners with respect to joint/multiple ownership of trees must be resolved by the applicant. A permit/approval to Injure or Destroy (a) Tree(s) on Private Property does not grant authority to encroach in any manner or enter onto adjacent private properties. Please contact a Park & Natural Heritage Planning representative if you require more information.
6. The applicant is responsible to ensure that all construction activity and final product conform to all City by-laws.
7. Existing Drainage to remain unaltered.
8. 0.6m area to remain unaltered at lot lines
9. Top of pool to be 0.15m above surrounding yard.
10. Any damages to municipal services and/or adjacent properties must be restored by this homeowner and/or pool contractor.
11. All proposed swales to be 2% min. to 5% max. with min. depth of 0.15m.
12. Transitional slopes not to exceed 3:1.
13. Boulevard and sidewalk (if applicable) to be restored to original condition or better.
14. All gates to be self-closing and self-latching.
15. Fencing around pool area to be non-climbable. Minimum 1.2m, max 1.8m high. For chain link fences the maximum size of each link is 1 – ½".
16. Pool setback to be the greater of 1.5m from the property line or such that no portion of the pool, the concrete pool deck or the supporting structure encroaches onto or under any easements.
17. All doors leading to pool area shall have high-mounted locks 1.5m above floor.
18. The Owner is responsible to ensure all construction and grading is in conformity with this approved Site Grading Plan or/ Site Alteration Plan and to the satisfaction of City staff. Any deviation from this approved Site Grading Plan or/ Site Alteration Plan could result in an amendment to the Site Plan Agreement or/ Site Alteration Permit and/or delay release of the security deposit.

***Construction Activity** includes, but is not limited to: demolition work; soil excavation; grading or boring; carpentry; electrical or plumbing work; and, movement/ storage of construction materials, equipment, vehicles, soil or debris.

Mandatory Certification for Swimming Pools

Must have signature and seal of a registered professional Engineer or Ontario land Surveyor.

"I have reviewed the plans for the construction of a swimming pool located at _____ and have prepared this plan indicating the compatibility of the proposal to existing adjacent properties and municipal services. It is my belief that adherence to the proposed elevations and gradients as shown will produce adequate surface drainage without detrimental effect to the existing drainage patterns or adjacent properties."