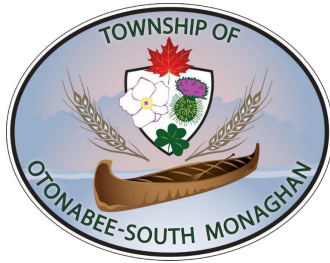


**THE
TOWNSHIP
OF
OTONABEE
SOUTH
MONAGHAN**

**POOL
ENCLOSURES**

2025 EDITION



The Township of Otonabee-South Monaghan

Pool Enclosure Permit Information Guide

2025 Edition

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Using This Guide

The following information is general in nature and is not to be considered as the only requirements for permit issuance. There are a number of other aspects that must be considered, including, but not limited to, other municipal by-laws, the general provisions of the zoning by-laws, the specific zone provisions of the by-laws, the definitions of the by-laws as well as any applicable law that is governed by agencies other than the Municipality.

This guide is provided for informational purposes only. It is the responsibility of the owner, applicant, designer, and contractor to review the Ontario Building Code to ensure that all construction meets or exceeds the current requirements.



← **WHEN YOU SEE THIS. THE INFORMATION IS IMPORTANT SO TAKE NOTE!**



It is unlawful to start construction without the necessary permits. If you start construction without the necessary permits, you may be ordered to stop work, ordered to remove work already done, or prosecuted. All corresponding permit fees will be doubled.

General Permit Information

POOL TYPE DEFINITIONS

IN-GROUND POOL

Any pool that has been fully built into the ground where the pool edge is at the same level as finished grade.

With an in-ground type of installation, the pool area is included in total lot coverage and Accessory Structure lot coverage (15% for pools)

ABOVE GROUND POOL

Any pool constructed on finished grade and will include the following types.

Hard-Walled Pool

Soft-Walled Pool

Blow-Up Pool

NOTE:

Due to the non-permanent nature of this type of installation, the pool area **is not** included in the lot coverage calculations.



Hard-Walled Pool



Blow-Up Pool



In-Ground Pool



Soft-Walled Blow-Up Pool



Soft-Walled Pool

Zoning & Enclosure Requirements

ZONING REQUIREMENTS

General Provision Section 4.2.12. under By-law 2010-65 states the following:

4.2.12. SWIMMING POOLS

The provisions of Section 4.2.12 shall only apply to swimming pools that are regulated by the Municipality's regulatory by-law for such uses.

Notwithstanding the yard provisions of this By-law to the contrary, an outdoor swimming pool shall only be permitted in an interior side yard or a rear yard of a lot. Such outdoor swimming pool shall not be located within 1.2 metres (3.94 ft.) of the rear or interior side lot lines, and shall not be closer than 3.0 metres (9.84 ft.) to that portion of a rear lot line that adjoins a side lot line of an adjoining lot.

Notwithstanding the above, an outdoor swimming pool shall be permitted in an exterior side yard of a corner lot provided that such outdoor pool shall not be located closer than 3.0 metres (9.84 feet) from an exterior side lot line.

No water circulating or water treatment equipment such as pumps, filters or heaters shall be located closer than 3.0 metres (9.84 feet) to any side lot line or rear lot line.

The maximum area covered by an outdoor swimming pool shall not exceed 15 percent (15%) of the total lot area.

SITE PLAN REQUIREMENTS **SAMPLE SITE PLAN PROVIDED AT THE BACK OF THIS GUIDE**

A SITE PLAN SHOWING THE FOLLOWING DETAILS IS REQUIRED

- Pool with dimensions
- Proposed decking with dimensions (separate permit application required for decking)
- Lot Lines
- Setbacks to lot line; setbacks to water's edge (*Please contact the Building Department for proper setbacks.*)
- Existing Structures with sizes (house, decks, garage, shed, etc.) and dimensions from each structure to pool
- The location of pool in relation to septic system (A pool must be located a minimum of **16'-0"** from the septic bed **and 5'-0"** from the septic tank.)

SITE PLAN REQUIREMENTS CONT.

- Well locations
- Proposed Fencing location
- Road with road name
- Location of Hydro Lines
- North Symbol

NOTE

Site plan may be hand drawn but must contain accurate information and dimensions.

****SAMPLE SITE PLAN PROVIDED AT THE BACK OF THIS GUIDE****

FENCE REQUIREMENTS

A privately owned outdoor swimming pool, while under construction, shall be enclosed with a temporary enclosure except where enclosure requirements are in place.

A temporary enclosure must consist of a **1.2m (4'-0")** high plastic mesh fence, with a mesh of **1.5" or greater**, with a steel T-bar post every **3.0m (9.84')** maximum and a **9 ga.** Galvanized steel wire located at the top and bottom of such fence, or be constructed of material that will provide an equivalent degree of safety.

Every pool must have an enclosure (Fencing) which extends from the effective grade level to a min. vertical height of:

1.2m (3.94') when pool is serving a detached, semi-detached, row house or multiple family development of not more than four dwelling units

1.83m (6'-0") for a privately owned outdoor pool serving a multiple family development containing more than four dwelling units or a commercial development, such as a hotel, motel, swimming pool sales display, or a club.

Wall of building may form part of swimming pool enclosure provided that main entrance to the building is *not located in such wall*, and any service entrance located herein must have a self-closing door equipped with a self-latching device located not less than **1.5m (4.92')** above the bottom of the door.

No attachments used for climbing are permitted on exterior face of a swimming pool enclosure between **4" and 5'-0"** from the effective grade level.

No swimming pool shall be located closer than **1.2m (3.94')** to any attachment used for climbing or any enclosure.

All zoning Set-Backs must be complied with.

FENCE REQUIREMENTS cont.

A Fence which is to form a Swimming Pool Enclosure will consist of:

1. Chain link construction
2. Vertical board construction
3. Other materials and construction that will provide an equivalent degree of safety

NOTE:

If a Hard Walled pool has a wall height of 1.2m (4'-0") or greater, then the pool wall will be deemed the enclosure. Typically a ladder is used to gain entry in the pool where there is no Deck. These ladders must be stored away from the pool when not in use. (A Deck requires a separate permit. Be aware that deck blocks are not an accepted foundation.)

1. Chain Link Fence will:

- Have a mesh not greater than **38mm (2")** consisting of **12 ga.** galvanized steel wire, or of **14 ga.** steel wire covered with vinyl or other approved plastic which would yield a total thickness equivalent to **12 ga.** wire;
- Be supported by minimum **38mm (1 ½")** galvanized steel posts spaced not more than **3.0 m (9.84')** apart. Such posts must extend at least **0.9m (2.95')** below grade for a fence **1.2m. (4 ft.)** high and **1.2 m. (3.94')** below grade for a fence **1.5m (4.92')** high;
- Have top and bottom rails firmly fastened to the upright posts, made of minimum **32mm (1 ¼")** galvanized steel pipe. (A galvanized steel tension rod **5mm** may be substituted for the bottom rail.)



FENCE REQUIREMENTS cont.

2. Vertical Board Fence will:

- Have vertical boarding **25mm (1 in.)** thick nominal attached to a top and bottom rail in such a manner as to not facilitate climbing from the outside. Such vertical boards must not be less than **23 mm x 100 mm (1 in. x 4 in.)** nominal and must be spaced not more than **38mm (1 ½ in.)** apart; (good side of fence must face your neighbour)
- Be supported by posts at least **100mm. x 100mm. (4"x 4")** nominal, spaced not more than **2.4 m (7.87')** apart. Such posts shall extend at least **0.9 m. (2.95')** into the ground for a **1.2m (3.94')** high fence and **1.2m (3.94')** into the ground for a **1.5m (4.92')** high fence and be securely embedded therein. The portion below grade shall be treated with an approved wood preservative or be of pressure treated wood;
- Have top and bottom rails of at least **50mm x 100mm (2"x4")**



FENCE REQUIREMENTS cont.

OTHER ACCEPTABLE FENCING OPTIONS BELOW:

Certain restrictions and Conditions may apply to these options. If you are considering a fencing option that is not listed under the `Fencing Requirements` section of this application, Contact Building Department to determine if these solutions will be accepted.



Metal with Vertical Pickets



Horizontal Wood Boards

FENCE REQUIREMENTS cont.

FENCE RESTRICTIONS

Fences must contain no barbed wire, electrical wiring, sharp projections, or dangerous attributes

Be located no less than 4 feet from nearest inside wetted surface of the swimming pool wall

GATES AND ENTRANCES TO SWIMMING POOL AREA

Must be of construction and height equivalent or greater than pool enclosure.

Must be supported on substantial hinges.

Must be self-closing and self-latching on top and inside.

Must be equipped with a locking device.

Entrances to pool must be secured as per township by-law.

Timing and Fees

HOW LONG DOES IT TAKE TO GET A POOL ENCLOSURE PERMIT?

Residential Permits will be processed within 12 (2 for completeness assessment and 10 for permit issuance.) working days of receipt of a **complete** application which will include some or all of the following items:

1. Permit Application Requirements
2. Applicable Law such as, Peterborough County-City Health Unit Permit (Septic System) & Otonabee Region Conservation Authority, Development Permit, Development Control Permit
3. Completed Application

FOR HOW LONG IS A POOL ENCLOSURE PERMIT IN EFFECT?

Once a Building Permit has been issued, construction must be started within 6 months of Building Permit issuance or the Permit may be revoked. Permits are valid for one year and must be renewed if the project is not completed in the one year time period. See Building Permit Fee Schedule attached for applicable fees.

Permit Fees

ALL PERMIT FEES ARE CALCULATED AS FOLLOWS:


IN-GROUND SWIMMING POOLS

\$21.15 per **\$1,000.00** of construction value

ABOVE GROUND SWIMMING POOLS

Includes: Hard Walled Pools, Blow Up Pools, and Soft Sided Pools

\$205.50



There will be an annual water fee of \$108.20 charged to the homeowners who live in an area served by a municipal water source. This fee is a local improvement charge and will be placed on the final tax bill. This fee will only be discontinued if the pool is removed and inspected by the Chief Building Official

Applying for a Pool Permit

HOW DO I GET A POOL ENCLOSURE PERMIT FOR MY PROJECT?

Cloudpermit

A Building Permit application must now be submitted to the Building Department ONLINE through the **Cloudpermit** online permitting portal accessible via the

Otonabee-South Monaghan Township website at:

www.osmtownship.ca

To obtain a Building Permit you are required to submit a completed application using Cloudpermit. Access to Cloudpermit is through the township website. Here you will also find **video and text tutorials** to assist you through the application process.

Others to Call

SEPTIC PERMIT: OTONABEE-SOUTH MONAGHAN TOWNSHIP

Tel: 705-295-6852 Fax: 705-295-6405

20 Third Street, Keene, Ontario, K0L 2G0



AS OF NOVEMBER 2024, THE TOWNSHIP OF OTONABEE-SOUTH MONAGHAN WILL NOW BE ISSUING PERMITS, CONDUCTING INSEPCIONS AND MAINTENANCE PROGRAMS FOR ALL SEWAGE SYSTEMS IN THE TOWNSHIP.



It is unlawful to start construction without the necessary permits. If you start construction without the necessary permits, you may be ordered to stop work, ordered to remove work already done, or prosecuted. All corresponding permit fees will be doubled.

BUILDING AND PLANNING DEPARTMENT STAFF

Paul Monks

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Steve Wigboldus

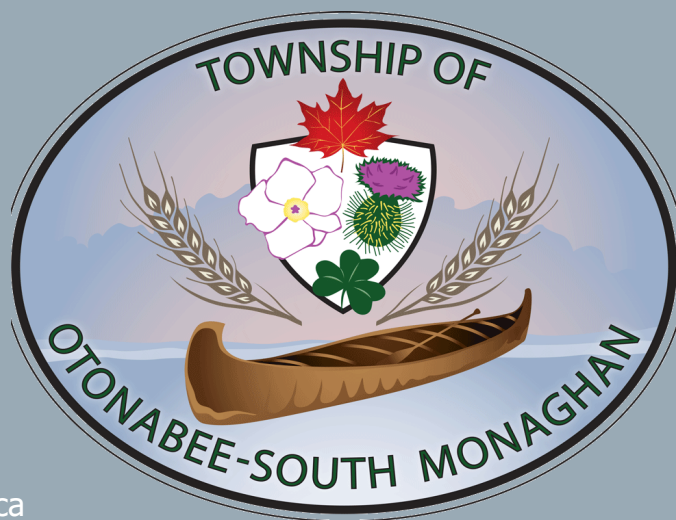
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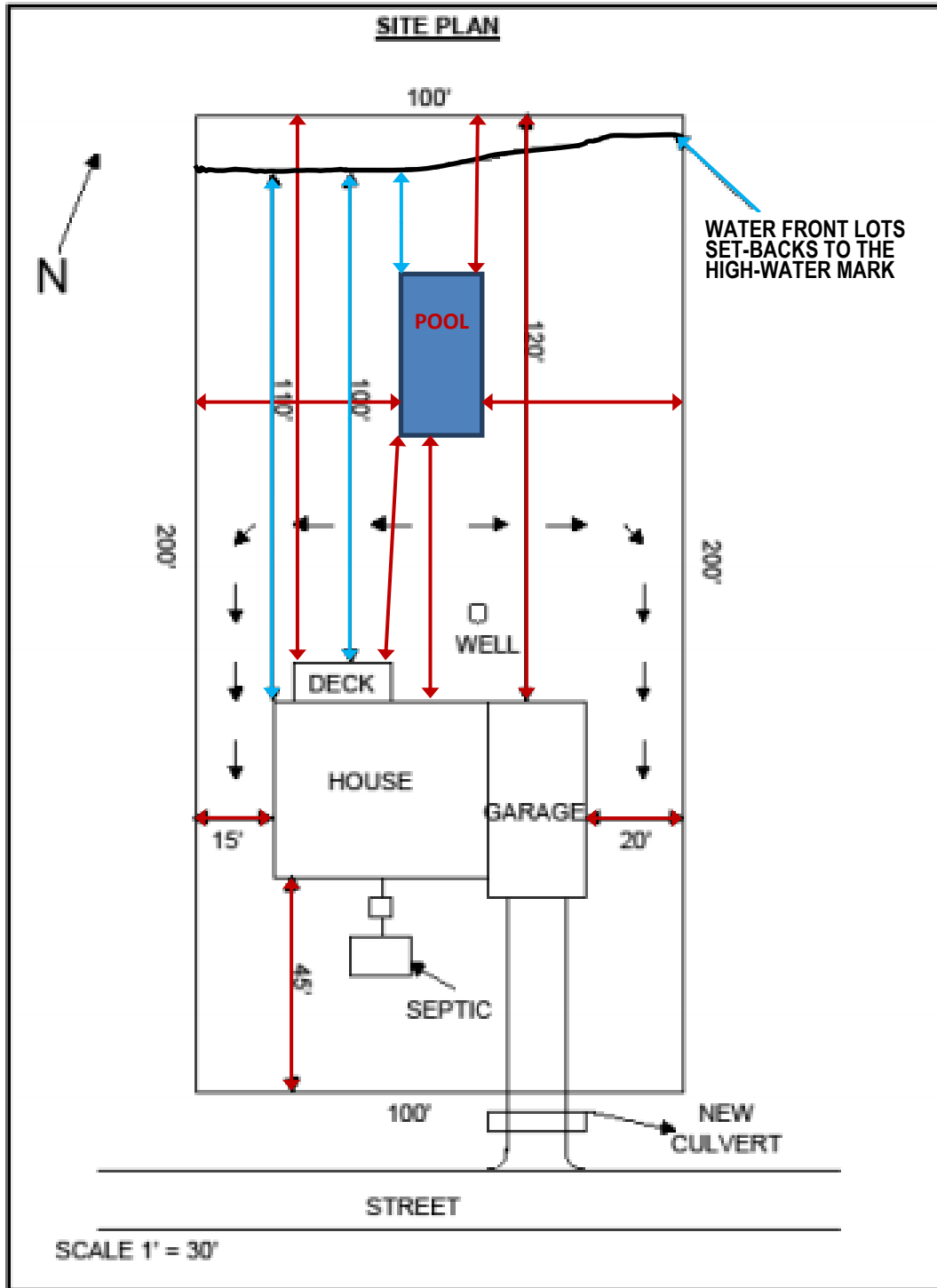
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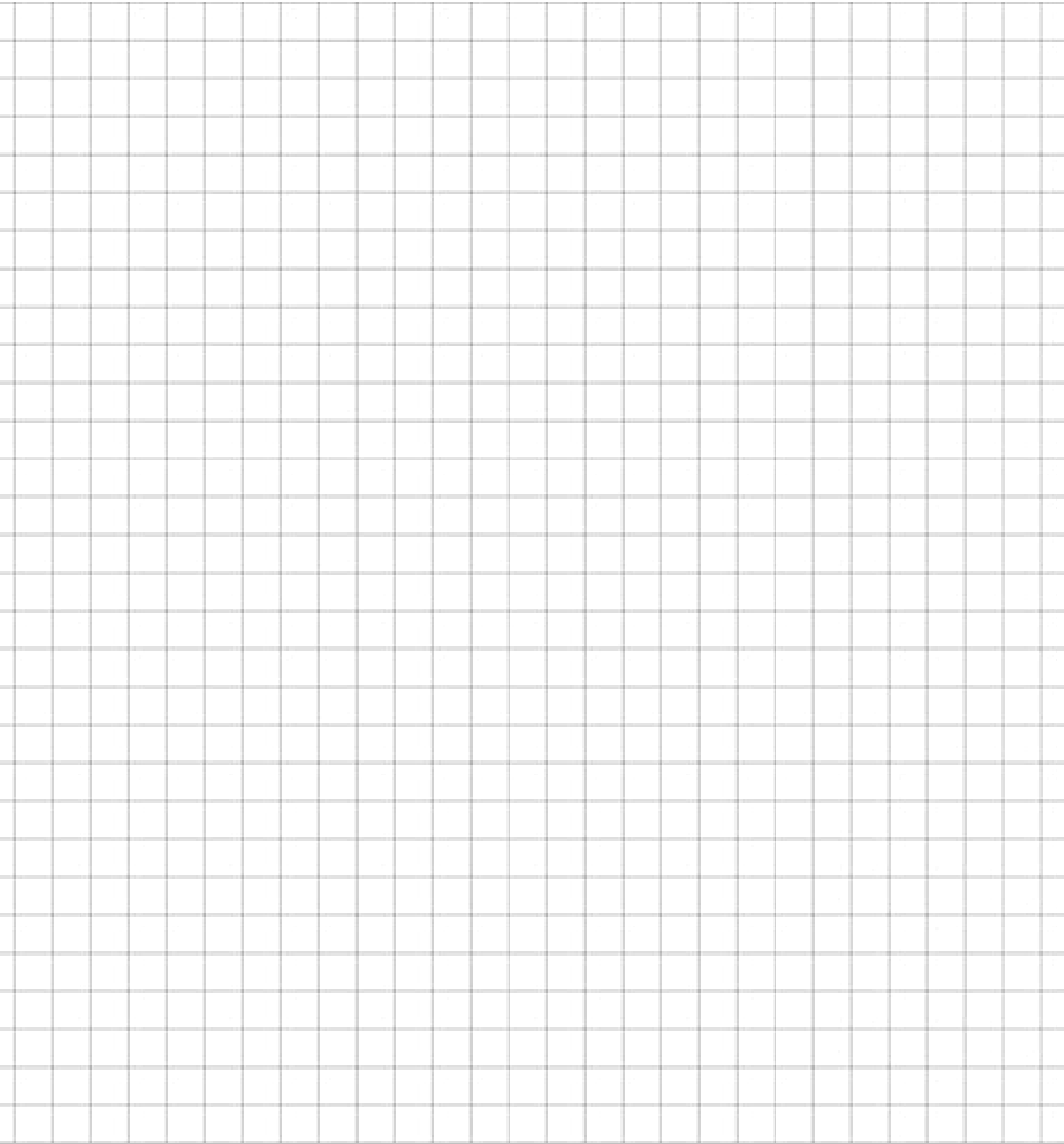
Site Plan Sample

Add dimensions for all RED and BLUE dimension lines as appropriate.



! If septic system is located in the rear or side yards, show dimensions from tank and bed to the pool.

Draw your own site plan here and upload to CloudPermit.



Thanks!



Do You Have Questions?

If you have any questions regarding the information contained in this document, please contact the Township of Otonabee South-Monaghan Building Department for assistance.

POOLS ENCLOSURES

