



TOWN OF TECUMSEH BUILDING SERVICES

GUIDE TO SWIMMING POOL PERMITS

REQUIREMENTS FOR SWIMMING POOLS and POOL ENCLOSURE (FENCES)

Residential Pools and Pool Enclosure (Fencing) Information:

The homeowner is responsible for obtaining all required permits. Construction of swimming pools along with their associated pool enclosures (fence) must comply with the Town of Tecumseh fencing by-law, lot grading by-law and the setback requirements contained in the applicable zoning by-law. Swimming pools (including inflatable pools) and the associated pool enclosures cannot be installed without permits. The pool enclosure (fence) shall be:

- a minimum height of 4',
- not be climbable,
- have gates that are spring-loaded and self-latching on the pool side – please refer to the fencing drawings for more information.

How to apply to construct a swimming pool and pool enclosure:

➤ **STEP #1**

Complete a **Quick Building Permit Application**, available on this website for the pool and pool enclosure .

NOTE: A separate **Regular Building Permit Application** is required for any new accessory structures larger than 10 square metres (107.64 square feet) in area. **Regular Building Permit Applications** are available on this website. All accessory buildings must be located in conformity with the minimum setback requirements as outlined in the applicable accessory structure zoning regulations. The applicable **Pool Zoning Regulations**, the **Residential Fencing Regulations** are available on this website for further information.

➤ **STEP #2**

Prepare a site and lot grading plan for your yard showing the following:

- the proposed and existing elevations of the pool (include the existing elevations of the adjacent properties),
- the shape, size and location of the proposed swimming pool,
- the location of all proposed and existing fencing,
- the location of all proposed and existing gates, decks, pool equipment (pumps, filters & heaters) and
- the location of all existing and proposed structures (houses, garages, sheds, pool houses, etc.).

The lot grading plan must ensure that:

- the grade is not raised such that it could cause water runoff onto abutting properties and,
- the rear yard drain is rerouted where necessary.

➤ **STEP #3**

Email in PDF form your completed application to the Building Department Clerk at llevac@tecumseh.ca. Your application will be reviewed for completeness by the Building Department. Subsequent to the review you will be contacted to pay for your permit or be requested to provide further information.

Permit fees:

Permit fees can be found in the **Fee Schedule** on this website.

Drainage Considerations:

- Final Grading must comply with the engineered elevations shown on the Lot Grading Plans as engineered for this Subdivision. Any changes or alterations must be approved by the Building Department prior to the start of construction. Engineering certification of the altered grades may be required.
- Elevations for pools must be provided with the permit application. Alternative measures to control rainwater will be required if the raising of the elevation of the yard is proposed. Alternative measures may include but not be limited to the construction of swales, retaining walls or drainage works.
- When structures or pools interfere with the rear yard drainage system, steps must be taken to relocate the drain to assure proper drainage of the site. Additional run-off control measures may be required.

During and After Construction:

- Take all necessary steps to acquire locates for all utilities, including but not limited to **HYDRO, WATER, CABLE, TELEPHONE and GAS** lines prior to digging.
- Check all **DEEDS** to assure that structures are not erected on Easements or Right-of-Ways.
- Your property may be inspected during construction to ensure compliance with the lot grading plan.
- It is the responsibility of the homeowner to make arrangements with the Building Dept. to have a final inspection of the swimming pool, pool enclosure and lot grading. Inspections can be booked at **519-735-2184, ext. 103 or email at llevac@tecumseh.ca**.

This information is provided as a guideline only. For additional information, please contact Building Services at 519-735-2184, ext. 103. These requirements are subject to change without notice.