

## INSTRUCTIONS FOR CREATING A SWIMMING POOL SITE PLAN

The swimming pool site plan is a bird's eye view of the property where the pool is going to be installed (typically the back yard).

Please note that free-hand drawn sketches of the site plan will not be accepted. A building location survey is required if available. The size of the plan must be 11" x 17" and submitted in four (4) copies.

The City reserves the right to request a survey of the property or part of the property to establish property lines.

### Create an Accurate Site Plan Showing:

- a. the street location and street name (if the property is in a corner lot, show both street names)
- b. the shape and size of the lot
- c. the dimensions of the yard
- d. the house location with municipal address
- e. the proposed swimming pool (see Note 1)
  - i. shape
  - ii. location
  - iii. overall dimensions
- f. the distance from the dwelling to the closed inside wall of the pool
- g. existing and proposed accessory structures and their overall dimensions such as sheds, cabanas, detached garage, pool equipment and any accessory structures to be removed should be labelled (see Note 1)
- h. existing and proposed landscaping such as trees, gardens, flower beds, retaining walls, etc., with height and setback from the property line (minimum 0.6 m)
- i. hard surfaces such as decks, patio stones, interlocking brick, etc., Include elevations and size (provide dimensions in brackets) and set-backs to property lines
- j. all easements and right-of-ways and their widths (check your property title if you are not sure)
- k. existing and proposed fence with self-closing gate location(s)
- l. construction access
- m. existing and proposed grading (see Note 2):
  - i. start at the back door sill and use it as the base point measurement, assign a measurement value, for example 100.00
  - ii. indicate the grading by estimating the difference in elevation at different points of property, i.e. points that are either above or below the base point measurement. If you look at the sample plan, you will see that the base value of the back door sill is 100.00, and the north east corner of the lot slopes down slightly with a value of 99.70. The north west corner slopes down a bit more and has a value 99.40

- iii. indicate existing and proposed grading elevations at various points throughout the backyard property, including points along the property lines using the above method for assigning a value
- iv. indicate the way water flows (for example rain water) using directional arrows

**Photos:**

In addition, please submit directly to Development Construction Lot Grading Technician ([twdevcon@mississauga.ca](mailto:twdevcon@mississauga.ca)) either in hard copy or electronic format, colour photos of the subject property identifying existing drainage patterns and elevations, as follows:

- a. Photos (length-wise) along each of the property lines
- b. Photos from the back corner(s) of the property towards the rear of the home (to indicate the height of existing rear yard in comparison to lot adjacent)
- c. Overall photo of the area where the proposed pool will be located
- d. Please note that the photos must be dated and the address indicated on the back.

If modifications to your proposed grading plan are requested, you must submit a revised plan to the Development Construction Lot Grading Technician for final approval. A PDF file of the plan can be emailed to [twdevcon@mississauga.ca](mailto:twdevcon@mississauga.ca)

**Requirements for Commencement:**

A pre-construction site inspection will take place and you may not proceed with construction until the pool location has been approved by the City, fees and deposits have been paid and you have received written "Clearance to Commence" from Development Construction. The City will contact you to arrange for the site inspection.

**Zoning**

For zoning questions, please contact Planning and Building at 3-1-1 (if calling from outside the City 905-615-4311), [epplanbuild.info@mississauga.ca](mailto:epplanbuild.info@mississauga.ca) or visit in person at Planning & Building Customer Service Centre, 300 City Centre Drive, 3<sup>rd</sup> floor, Mississauga.

For Zoning By-law information, visit [www.mississauga.ca/portal/residents/planningandbuilding](http://www.mississauga.ca/portal/residents/planningandbuilding)

**Note 1:**

Show the proposed swimming pool with elevation and set-backs to the property lot line and to all accessory structures and/or pool equipment. Please note that:

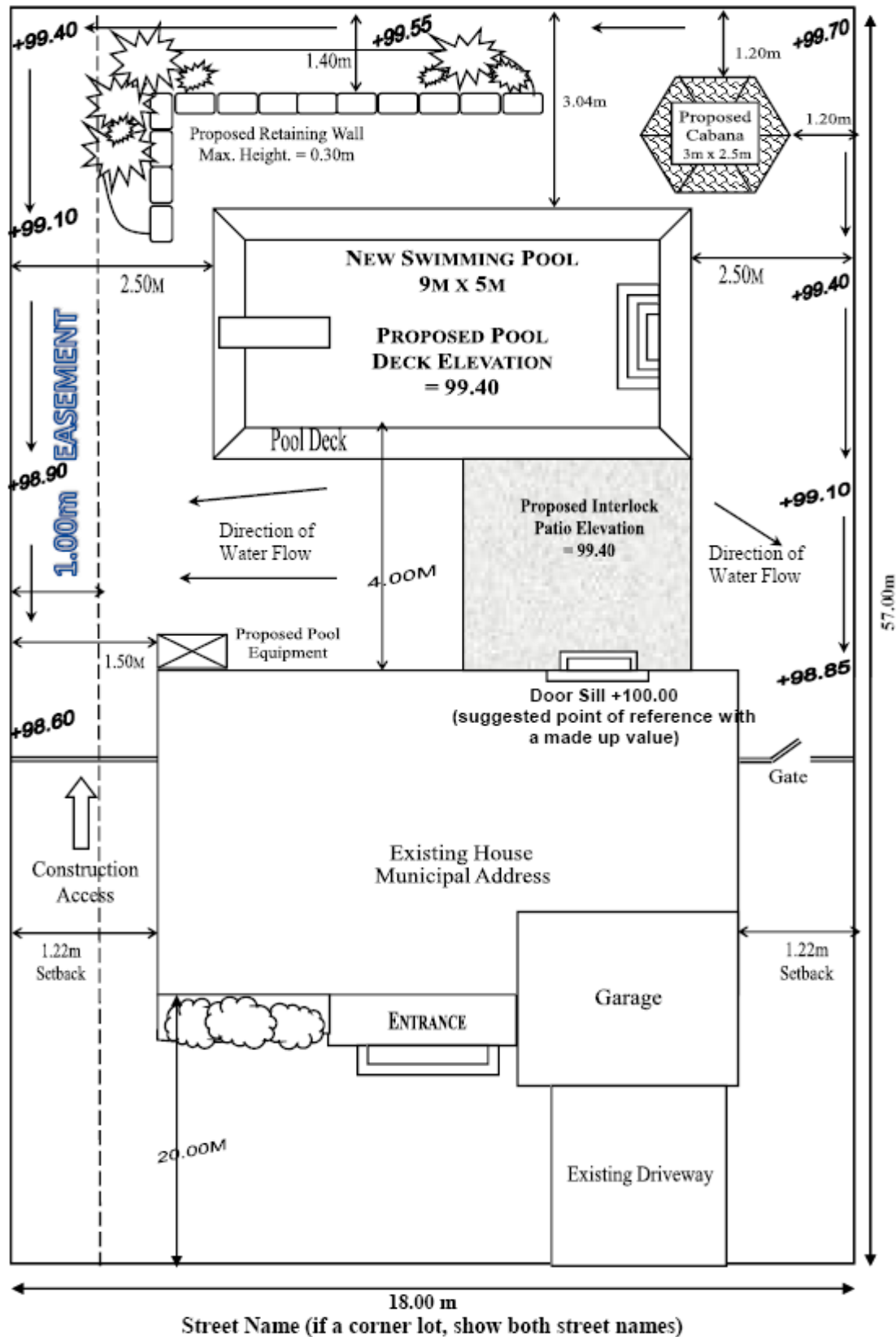
- i. a swimming pool must be set back a minimum of 1.5m from all lot lines, measured from the inside wall of the outdoor swimming pool
- ii. swimming pools are not permitted in the front yard or required exterior side yard of a corner lot
- iii. the 1.5m setback to the pool is a minimum. Lot constraints and/or abutting property zones may require the pool to be located more than 1.5m from the property line. For zoning questions, consult with Planning and Building.
- iv. pool heating/filtering equipment must be located a minimum of 0.61m to the property line

**Note 2:**

The “grading” is the elevation or slope of the ground of a property at various points. It is important that the site plan shows the grading of the site. If the grading information is not included, the site plan will need to be revised and the approval process will be delayed.

**An example of a completed Swimming Pool Site Plan appears on the following page.**

## SAMPLE OF A SWIMMING POOL SITE PLAN WITH LOT GRADING



### Notes:

1. Indicate all dimensions in metric
2. Indicated existing grades differently than proposed grades
3. Match existing grades at the lot lines.
4. Existing drainage patterns must be maintained
5. All fencing must be in conformity with the City's Pool Enclosure By-law
6. Discharge from pool equipment must not affect neighbouring lands
7. Show all easements and right-of-ways affecting the lot