

## INSTRUCTIONS FOR CREATING A SWIMMING POOL SITE AND LOT GRADING 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). 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 lot grading plan will need to be revised and the approval process will be delayed.**

### 1. Create a Plan of the Existing Site

- a. show the street location and street name (if the property is in a corner lot, show both street names)
- b. include the dimensions of the yard
- c. include the house location with municipal address
- d. include existing accessory structures and their overall dimensions such as sheds, cabanas, detached garage, etc.
- e. include existing landscaping such as trees, gardens, flower beds, retaining walls, etc.
- f. include hard surfaces such as decks, patio stones, interlocking brick, etc.
- g. include municipal easements and their widths (check your property title if you are not sure)
- h. include existing fence with gate location(s)

### 2. Existing Grading

- a. start at the back door sill and use it as the base point measurement, assign a measurement value, for example 100.00
- b. 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
- c. indicate grading elevations at various points throughout the backyard property, including points along the property lines using the above method for assigning a value
- d. indicate the way water flows (for example rain water) using directional arrows

### 3. Existing Setbacks

Show how far the following existing items are set back from the property line

- a. retaining walls, including the height
- b. accessory structures such as sheds, cabanas, detached garage, etc.
- c. hard surfaces such as decks, patio stones, interlocking brick, etc.

### 4. Show Proposed Changes

- a. indicate proposed construction access
- b. indicate proposed pool with elevation and set-back to the property line.  
Please note that 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. Swimming pools are not permitted in the front yard or required exterior side yard of a corner lot. 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. Consult with the Zoning Section.
- c. indicate proposed deck(s) with elevation and size (provide dimensions)
  - d. indicate proposed fencing and self-closing gate(s)
  - e. indicate proposed retaining wall(s) with height and setback from the property line (minimum 0.6 m)
  - f. indicate proposed landscaping features such as trees and/or garden beds
  - g. indicate proposed pool equipment and setback from the property line. Please note that pool heating/filtering equipment must be located a minimum of 0.61m to the property line.
  - h. indicate proposed accessory structures such as a pool shed or cabana with set back from the property line and overall dimensions, including height
  - i. indicate proposed changes to the grading.

### **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:

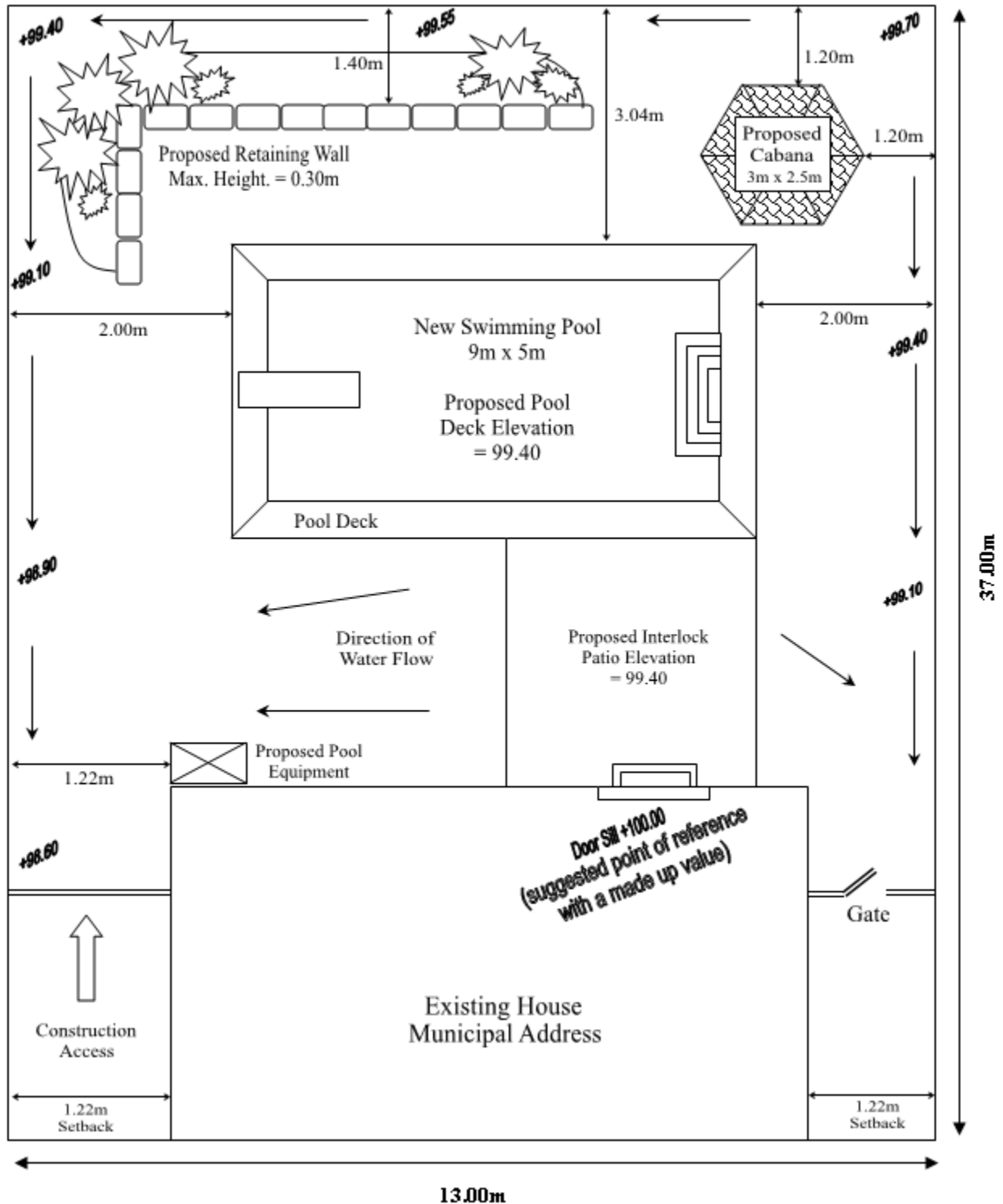
- a. Photos (length-wise) along each of the property lines
- b. Photos from the back corner(s) of the property towards the rear of the home (to indicate the height of existing rear yard in comparison to lot adjacent)
- c. Overall photo of the area where the proposed pool will be located
- d. Please note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

If modifications to your lot 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))

You may not proceed with construction until the plan has been deemed satisfactory by Development Construction, and the deposits and fees are paid. You may not proceed with construction until three days after the payment of deposits and fees to allow for a preconstruction inspection.

**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