

SWIMMING POOL SITE PLAN AND LOT GRADING PLAN & POOL ENCLOSURE PERMIT

Residential swimming pools are a common feature used today to extend the living area of the house beyond its walls. Generally, the construction of a swimming pool is regulated by Municipal Zoning By-Laws and Ontario Building Code for properties. Municipal Zoning By-laws help guide development and protect the rights of residents. The Ontario Building Code establishes standards for public health and safety, fire protection and structural sufficiency in the design and construction of buildings and structures.

Having vast experience in municipal engineering design, we offer effective, innovative and cost efficient Site Plans and Site Grading Plans to obtain Municipal Building Permits for swimming pool. Our team's proficiency in conceptualizing designs and plan in accordance with our clients' requirements has made us very successful. Our licensed professional engineers prepare thorough, detailed, and clear Site Plans and a Site Grading Plans to suit your needs while also adhering to design requirements of the municipality and submit to municipality for review and approval to obtain site plan approvals and building permits.

The swimming pool site plan is a bird's eye view of the property where the swimming 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 approval process will be delayed.

The typical swimming pool site plan and lot grading plan includes the following:

- the street location and street name (if the property is in a corner lot, show both street names)
- the shape and size of the lot
- the dimensions of the yard
- the house location with municipal address
- the proposed swimming pool
 - shape
 - location
 - overall dimensions
- the distance from the dwelling to the closed inside wall of the pool
- existing and proposed accessory structures with set back from the property line and overall dimensions, including height, such as sheds, cabanas, detached garage, pool equipment and any accessory structures to be removed should be labelled
- 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)
- hard surfaces such as decks, patio stones, interlocking brick, etc., Include elevations and size (provide dimensions in brackets) and set-backs to property lines
- all easements and right-of-ways and their widths (check the property title to confirm)
- existing and proposed fence with self-closing gate location(s)
- construction access

- existing and proposed grading - Use the back door sill as the base point measurement, assign a measurement value, for example 100.00 metres
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
- indicate the drainage flows using directional arrows
- Existing Set-backs Show how far the following existing items are set back from the property line
 - retaining walls, including the height
 - accessory structures such as sheds, cabanas, detached garage, etc.
 - hard surfaces such as decks, patio stones, interlocking brick, etc.
 - Show Proposed Changes
 - indicate proposed construction access
 - indicate proposed pool with elevation and set-back to the property line.
- indicate proposed deck(s) with elevation and size (provide dimensions)
- indicate proposed retaining wall(s) with height and setback from the property line (minimum 0.6 m)

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. Please note that pool heating/filtering equipment must be located a minimum of 0.61m to the property line. Consult with the Municipal Zoning Department for additional Information. Existing drainage patterns must be maintained. All fencing must be in conformity with the municipal Pool Enclosure By-law.

Discharge from pool equipment must not affect neighbouring lands No person shall backwash or drains a swimming pool in a manner that adversely affects any adjacent land. When a swimming pool is drained, it is customary to use a pump, and the water should be disposed by means of a discharge hose to the gutter or ditch in front of the property or into the Municipal Storm Drainage System, being careful to ensure that the water flows away harmlessly.

Hoses or running water should not cross a neighbour's property without first having permission from the neighbours themselves. When completely draining a swimming pool, it is important not to utilize too powerful a pump as large amounts of water are involved. Too much water at any one time will cause problems. A little forethought, and careful disposal of the water, will maintain good relationships in the neighbourhood.

All storm water shall be directed in such a manner that water will not accumulate at or near a building including foundation walls, window, entrances and walkways. Where the existing grade is altered due to grading, excavation, filling or any other related work, all such work shall be undertaken and completed in accordance with good engineering practice to ensure stable conditions and so as not to adversely affect or damage public or private property. All yards shall be graded between 2% and 5%.

Slopes greater than 5% shall utilize transition sodded slopes not greater than 3 to 1. Existing drainage must be maintained during and after construction. Retaining walls shall be set back from a lot line a minimum of 150 mm. Concrete aprons surrounding an in ground pool shall be set back a minimum of 0.6m. Side and rear yard drainage shall be maintained after the installation of the swimming pool. All storm water shall be directed in such a manner to drain away from all structures, walkways and so as to not adversely affect or damage public or private property. The apron and water's edge must be a minimum of 1.2 m from any easement.

Our professional engineers prepare accurately scaled site plan and site grading plan, indicating the following:

- Property lines with dimensions.
- Legal description and municipal address of the property.
- Existing buildings/structures, both above and below grade, labeled and complete with size / dimensions.
- Proposed pool location.
- Minimum dimensions from the proposed pool to house, fences, property lines, septic tank and tile bed and/or other structures on the property, as well as the elevation of the pool relative to the house and grade.
- Existing and proposed fences (including lockable, self-closing gates).
- Existing drainage patterns.
- Existing swales and easements (if any).
- Proposed change in grading (if any).

Our fee for conducting a limited topographic survey and professional engineer stamped swimming pool site plan and site grading plan is \$1,295^{+HST}.

SWIMMING POOL ENCLOSURE PERMIT

Local municipalities regulate the size of the swimming pool and where on the property it can be built. Before planning to build a swimming pool, please check with the local municipal zoning department for required setbacks, land coverage restrictions, easements and other requirements that pertain to construction of a swimming pool. A legal survey will have easements clearly marked. A setback is a distance that must be maintained from the property line that cannot be built upon. Setbacks act as buffer zones to help alleviate development problems such as being too close to the adjacent neighbor. A proposed swimming pool that encroaches into a property setback will most likely need a minor variance application to obtain a pool enclosure permit. Designated sections of land set aside for the purposes of maintaining proper water tables, water runoff, drainage, flood control and for protected areas. The municipality and the conservation authorities may require a pool to be located away from a watershed area. In determining the placement of a pool, the septic system must remain serviceable and able to be replaced in the future.

A building permit is not required to install a pool, hot tub, pond or whirlpool. A pool requires a pool fence enclosure and a Building Permit is required for the construction of a pool enclosure fence on private property. If the pool depth (body of water) is more than 0.6 m (24 inches), then you will be required to install a pool enclosure fence prior to filling the pool. This applies to inflatable pools and manmade ponds as well. For hot tubs, whirlpools and spas, a Pool Enclosure or Pool Enclosure Permit are required if a lockable 2" thick affixed cover capable of holding 90kg (200 lbs) is kept locked when not in use. However no building permit is required to put a hot tub in one's backyard in Ontario including in Ontario including Toronto (City of Toronto), Hamilton (City of Hamilton), Oshawa (City of Oshawa), Pickering (City of Pickering), Clarington (Municipality of Clarington), Ajax (Town of Ajax), Whitby (Town of Whitby), Brock (Township of Brock), Scugog (Township of Scugog), Uxbridge (Township of Uxbridge), Burlington (City of Burlington), Halton Hills (Town of Halton Hills), Milton (Town of Milton), Oakville (Town of Oakville), Brampton (City of Brampton), Mississauga (City of Mississauga), Caledon (Town of Caledon), Vaughan (City of Vaughan), Aurora (Town of Aurora), East Gwillimbury (Town of East Gwillimbury), Georgina (Town of Georgina), Markham (City of Markham), Newmarket (Town of Newmarket), Richmond Hill (Town of Richmond Hill), Whitchurch - Stouffville (Town of Whitchurch-Stouffville), King (Township of King)..

While a swimming pool is being installed, it is a requirement that temporary swimming pool fencing be installed and maintained, preventing unauthorized access to the swimming pool site. Every swimming pool while under construction shall be enclosed with a temporary swimming pool enclosure until such time as construction of the swimming pool is completed and a swimming pool enclosure has been erected. A temporary swimming pool enclosure may have a height of not less than 1.2m (4 ft.) and may be constructed of plastic mesh having openings no greater than 38mm (1.5 in.). A steel T-bar post shall be installed at intervals no less than every 2m (6'-7") and a 9 gauge galvanized steel wire shall be located at the top and bottom of such swimming pool fencing. A temporary swimming pool enclosure shall be replaced by a swimming pool enclosure upon completion of the swimming pool. A temporary fence is not permitted once the swimming pool contains more than 750mm of water. Any swimming pool surrounded by a platform, deck or similar structure that is more than 0.6 m (2 ft) in height shall have a guard. Where there are stairs containing more than three risers that access a platform, deck or similar structure a handrail is required.

Swimming pools shall be located in the rear and side yards only. Retaining walls, concrete walkways and/or raised grades around in-ground swimming pools shall be setback a minimum of 0.45 m from abutting lot lines and/or common lot lines between attached dwelling units. In the case of an in-ground swimming pool, no swimming pool enclosure shall be closer than 1.2 m of the nearest edge of the water contained in the swimming pool. A minimum distance separation of 1.2 m from the nearest edge of the water contained in the swimming pool shall be maintained from all buildings and/or structures.

Amenity uses such as but not limited to swimming pool equipment, diving boards, slides or similar uses shall only be permitted in the interior side yard, exterior side yard or rear yard and in accordance with the following provisions:

- Unenclosed swimming pool equipment shall be setback a minimum of 0.45 m.
- Slides, diving boards or similar uses shall be setback a minimum of 0.6 m.

A pool that is a hot tub or whirl pool and that has a cover that may be locked and that will support a weight of a person is not required to be enclosed by a swimming pool enclosure or temporary enclosure. The owner of a swimming pool that is a hot tub or whirlpool shall ensure that the cover for such swimming pool remains securely closed and locked at all times when such swimming pool is not in use by the owner, its invitees or licensees. No person shall excavate for, or cause or permit excavation for any privately owned swimming pool, or erect, or cause or permit the erection of any privately owned swimming pool without first obtaining a permit issued by the Chief Building Official.

The plans submitted with the permit application shall:

- show the location of the swimming pool in relation to the property lines and to adjacent structures; and
- provide complete details of the swimming pool enclosure.

Where a main building forms part of the swimming pool enclosure, the main entry into the building shall not be located inside the swimming pool enclosure.

Where a building or structure forms part of a swimming pool enclosure, no window or other opening shall open into the area enclosed by the swimming pool enclosure unless such window or opening is capable of being securely closed and latched.

Every gate in a swimming pool enclosure shall be self closing and shall be equipped with a lockable self-latching device located on the top interior side of the swimming pool enclosure. Such gates shall not have any member or attachment that would facilitate the climbing of the gate and shall be supported on substantial hinges. The minimum height of any gate or entry shall be 1.2m (4ft.). Swimming pool enclosures shall be constructed as follows:

a) 1.5 m (5 ft.) high Chain link fences must be constructed of not greater than 40mm (1½") diamond mesh.

b) A wooden fence shall conform to the following:

- vertical boards shall be spaced not more than 38mm (1.5 in.) apart where rails are spaced closer than 1.1m (3'-8") and not more than 100mm (4 in) where rails are spaced at least 1.1m (3ft. 8in) apart.
- vertical boards shall be of not less than 19mm x 89mm (1" x 4" nominal) lumber and shall be attached to rails that are not less than 38mm x 89mm (2" x 4" nominal) in size. The rails shall be supported on substantial posts with a minimum dimension of 89mm x 89mm (4" x 4" nominal) spaced not more than 2.4m (8ft) apart and imbedded to a minimum depth of 900mm (3 ft) below grade.

FENCE SPIKES are not permitted for use with wooden fence posts.

c) Wrought iron or similar fencing must be a minimum height of 1.5m (5 ft) with vertical members spaced no more than 100mm (4") apart. A 0.3m (12") x 0.3m (12") plate must be provided over the gate latch to prevent access to the latch.

Where a swimming pool enclosure or temporary enclosure is a building, accessory building or structure, it shall be constructed of materials that will withstand weathering and will remain in place when reasonable loads are applied. No swimming pool enclosure or temporary enclosure shall have any unprotected openings that would permit the passage of a sphere larger than 100mm (4 in.) in diameter within or below the enclosure.

No swimming pool enclosure or temporary enclosure shall have any members or attachments that could facilitate climbing on the exterior face of a swimming pool enclosure or temporary enclosure for a distance between 100mm (4 in.) and 1.2m (4 ft.) from the grade. No condition that facilitates climbing a swimming pool enclosure or temporary enclosure may be permitted to remain within 1.0m (3.3 ft.) of the exterior of the swimming pool enclosure or temporary enclosure. No part of a Swimming Pool Enclosure shall contain barbed wire, electrical wire, sharp objects or materials, or any other objects or materials that would create a danger to the safety of any persons.

Where an above-ground swimming pool is a swimming pool enclosure:

- The exterior side of the above-ground swimming pool structure and any rail or guard attached thereto shall constitute a swimming pool enclosure. The owner of an above-ground swimming pool shall ensure that the means of entry within the swimming pool enclosure shall be kept closed and locked except when the swimming pool or enclosed area is in use by the owner, it's invitees or licensees. Where such means of entry is a ladder, the ladder shall be removable from the vicinity of the swimming pool or be designed to be lifted and locked or be designed to have a lockable cover when the swimming pool is not in use.
- The exterior sides of the above-ground swimming pool structure and the outside face of any rail or guard shall be constructed as a swimming pool enclosure, in a manner that will not facilitate climbing.
- Where a platform or deck is constructed adjacent to an above-ground swimming pool and such platform or deck is higher than 0.6m (2 ft.) above the adjacent grade, a rail or guard of not less than 0.9m (2.9 ft.) in height shall be provided around the outside perimeter of such deck. The combined height of the exterior sides of the swimming pool structure and any rail or guard attached thereto shall be a minimum of 1.5m (5 ft.) and may be a maximum of 2.5m (8.2 ft.) in height above the adjacent grade.

The following information shall be provided to the municipality to obtain the permit to construct a swimming pool:

- Swimming pool dimensions
- Setback dimensions measured from the water's edge of the swimming pool to all property lines
- Setback dimensions measured from the water's edge of the swimming pool to the house
- Setback dimensions measured from the water's edge of the swimming pool to the house
- Setback dimensions measured from the water's edge of the swimming pool to existing or proposed decks and/or accessory buildings
- Unenclosed swimming pool equipment shall be setback a minimum of 0.45 m from property lines. Enclosed swimming pool equipment shall be subject to the zoning regulations for Accessory Buildings and Uses.
- Height and type of fence construction details and location
- Property drainage patterns with proposed swimming pool
- Scope and details of landscaping work.
- Location and dimension of easements

Following Additional Information may be required:

- Approval from Regional Conservation Authority (if applicable)
- Tree removal permit (if applicable)

- If you live in a new subdivision, or have recently built a new infill home, permission may be required from the Consulting Engineer if the grading has not been certified.
- If the access for the installation of a swimming pool is to be provided from any municipal property other than the public road that the property has frontage on additional municipal access permits may be required.

Where any electrical work is involved in the installation of the swimming pool equipment or any lighting equipment, then a permit is required from the Electrical Safety Authority. Where excavation required to install a swimming pool, the possibility of underground cables or installations being present should be investigated. When planning to install a swimming pool, it is important to look into insurance responsibilities. Most insurance companies recommend that the liability insurance on a property be increased when a swimming pool is installed.

The Homeowner's Checklist

- Does every entrance way that forms parts of the swimming pool enclosure have a bolt or chain latch at a minimum height of 1.83 m (6 ft) above the interior floor level?
- Where is the construction access?
- Is the swimming pool equipment located in an accessory building that requires a building permit?
- Are all of the setback requirements met?
- If installing a chain link fence is it a minimum of 1.52 m (5ft) high with 38 mm (1.5 inch) mesh?
- For other than chain link fence, is there a vertical separation of a minimum of 1.22 m (4 ft) between the top and bottom rail where the opening between the vertical members are greater than 38 mm (1.5 inch) but less than 10 cm (4 inch)?
- Is there less than a 5 cm (2 inch) gap between the swimming pool enclosure and the ground?
- Are the framing and braces on the swimming pool side of the swimming pool enclosure?
- Are all gates self-closing, self-latching and lockable, a minimum 1.52 m (5 ft) from ground level, on the inside of the structure and 1.52 m (5 ft) from the water's edge?
- Is there an easement on your property?
- Is the swimming pool enclosure a minimum of 1.52 m (5 ft) high?
- Are climbable objects, like trees, a minimum of 1.22 m (4 ft) from the proposed swimming pool enclosure?
- Does the swimming pool enclosure comply with the Swimming pool Enclosure By-law?

Where a building or structure forms part of a swimming pool enclosure, all door entrances into the swimming pool area shall be equipped with a dead bolt, chain latch or some other mechanism to secure the door, located at a minimum height of 1.5m (5ft.) above the inside floor level of the building. The swimming pool enclosure should be checked regularly and maintained in good repair, with the gap between the swimming pool enclosure and the ground cover a maximum of 5 cm (2 inches). All gates and accesses to the swimming pool enclosure must be locked at all times when the swimming pool is unsupervised.

Climbable objects, like trees, make it possible for children to get over the swimming pool enclosure when such objects are within 1.22 m (4 ft) of the swimming pool enclosure. Lawn furniture and other moveable objects can be used by children to climb the swimming pool enclosure.

The area around the edge of the swimming pool should be free and clear of any obstacles. Snow should not be piled, or allowed to accumulate in such a way as to make the swimming pool enclosure climbable, or the gates inoperable.

Swimming Pool within Flood Plains

The construction of above ground swimming pools will be permitted by conservation authority provided that:

- there is no alternate location for the above ground pool located outside the flood hazard; and
- the proposed above ground pool would not have an impact on the control of flooding, erosion, pollution or the conservation of land; and
- the above ground pool would not obstruct flood flows; and
- all electrical circuits associated with the above ground pool is flood-proofed.

The construction of in-ground swimming pools may be permitted in a flood plain provided that:

- there is no fill placement associated with the installation of the in-ground swimming pool within riverine flood plains; and
- all electrical services associated with the in-ground swimming pool are flood-proofed.

No person shall demolish or cause to be demolished or fill in an in-ground swimming pool unless a permit has been issued. It is the responsibility of the owner or the person to whom a swimming pool permit has been issued to schedule the following mandatory inspections:

- On site pre-construction of the swimming pool – prior to excavation;
- The relocation of a rear yard drain, catch basin or other means to retain or dispose of surface water to accommodate the swimming pool must be re-inspected, and
- When the swimming pool and swimming pool enclosure is complete and prior to filling with water.

It is the owner/contractor's responsibility to obtain locates for all utilities prior to commencing construction of the swimming pool. A Pool Enclosure Permit application does not constitute notification of the works to any utility, including those owned by the municipality..

All site plans are to illustrate the full extent of landscaping to be completed as part of the associated works. Changes to grade are generally not permitted within 600mm of property lines.

Refundable Pool Enclosure Permit Security deposit - typically \$2,000 - is required if excavating is taking place.

REQUIREMENTS FOR RELEASE OF SWIMMING POOL ENCLOSURE PERMIT SECURITY DEPOSIT:

1. The curb and sidewalk are free from damage.
2. All damaged sod on the boulevard has been removed and replaced to the satisfaction of the municipality (i.e. free of tire tracks or ruts, any dead sod replaced).
3. The actual swimming pool construction has conformed to the approved drawings.
4. The pre-existing drainage pattern of the property has been maintained.
5. The drainage pattern of the adjacent lots has not been affected.

ENGINEERING DRAWINGS STAMPED BY PROFESSIONAL ENGINEERS TO OBTAIN TYPICAL POOL ENCLOSURE PERMIT WILL COST \$1,295 + HST. \$600 discount will apply if we prepare the pool site plan and the site grading plan at the same site.

SWIMMING POOL REQUIREMENTS

No person shall construct or cause to be constructed a swimming pool without first having installed a temporary enclosure, unless a swimming pool enclosure has first been installed.

No person shall construct, cause to be constructed or have a temporary enclosure unless:

- it consists of a minimum 1.2m high mesh fence having a mesh not greater than 38mm, with a steel T-bar support post every 3m maximum horizontal distance and a minimum 9 gauge galvanized steel wire located at the top and bottom of such fence; or
- it is constructed of material that will provide the degree of safety.

No person shall place water in or permit water to be placed in a swimming pool or allow water to remain therein unless the swimming pool enclosure is erected and maintained in good repair.

No person shall place water in or permit water to be placed in a swimming pool or permit the use of a swimming pool unless it is constructed, installed and maintained.

No person shall construct, cause to be constructed or have a swimming pool enclosure closer than 1.2m to any permanent physical object, plantings or geographical feature or any combination thereof that permits or facilitates the climbing from the exterior of such swimming pool enclosure.

No person shall construct, cause to be constructed or have an above ground swimming pool unless:

- all access points are fenced;
- those above ground swimming pools with a minimum height of 1.2m that are constructed in a manner that would not facilitate or permit climbing from the exterior need not have a swimming pool enclosure around the perimeter, provided access points to the swimming pool are fenced
- those above ground swimming pools which are accessed by portable or removable ladders or other similar devices shall have the ladders or other such devices removed from the swimming pool and securely locked and stored so as to prevent ready access to the swimming pool when the pool is not in use.

No person shall construct, cause to be constructed or have a deck or ramp or part thereof serving a swimming pool area with a height greater than 610mm above the grade level unless a continuous guard or other barrier is constructed and maintained around the exterior perimeter of the deck or ramp. Such guard barrier shall be constructed in general conformance with the height and spacing provisions of Section 9.8 of the Ontario Building Code.

Where any swimming pool has been removed or demolished, the owner shall restore the affected land with approved fill material to match existing site grading in a manner that will not adversely affect adjacent properties.

No person shall remove or demolish an in-ground swimming pool without removal of its walls, floor and any other component attached to that which formed part of the swimming pool or its enclosure. Existing drains may remain but shall be capped and inspected prior to backfilling.

Every person shall ensure that a reaching pole or similar device that measures at least half the width of the swimming pool in length is provided in a clear and conspicuous location at all times.

No person shall construct, cause to be constructed or have a swimming pool enclosure or part thereof unless it is constructed of:

- chain link construction;
- vertical panel or metal picket construction;
- such other materials and construction that will provide the degree of safety or
- a combination of (a), (b) and (c) above.

No person shall construct, cause to be constructed or have a swimming pool enclosure unless the maximum dimension from the underside of the swimming pool enclosure to the ground is 50mm or less.

No person shall construct or cause to be constructed or have a swimming pool enclosure of chain link construction having a mesh not greater than **38mm** unless such swimming pool enclosure:

- is a minimum of 1.2m high;
- has mesh consisting of minimum 13 gauge galvanized steel wire, or of 11 gauge steel wire covered with vinyl or other product which has been approved
- has no rails, bracing or exposed attachments on the exterior of the swimming pool enclosure; and
- has minimum 32mm diameter top and bottom rails firmly fastened to the upright posts, which rails shall consist of at least 32 mm galvanized steel pipe provided that a continuous galvanized steel tension rod or wire of at least 5 gauge wire thickness may be substituted for the bottom rail.

No person shall construct, cause to be constructed or have a swimming pool enclosure of chain link construction having a mesh not greater than **50mm** unless such swimming pool enclosure:

- is a minimum of 1.5m high above effective grade;
- has a mesh consisting of minimum 13 gauge galvanized steel wire, or of 11 gauge steel wire covered with vinyl or other product which has been approved
- has no rails, bracing or exposed attachments on the exterior facing for a height of 760mm above grade that could facilitate or permit climbing from the exterior; and
- has minimum 32mm diameter top and bottom rails firmly fastened to the upright posts, which rails shall consist of at least 32mm galvanized steel pipe provided that a continuous galvanized steel tension rod of at least 5 gauge wire thickness may be substituted for the bottom rail.

No person shall construct, cause to be constructed or have a swimming pool enclosure of panel construction unless such swimming pool enclosure:

- has panels of at least 25mm thickness attached to supporting rails in such a manner as to not facilitate or permit climbing from the exterior,
- is supported by posts at least 89mm x 89mm spaced not more than 2.45m apart, which posts shall extend at least 600mm into the ground for any swimming pool enclosure having a height of 1.2m and shall extend at least 900mm into the ground for any swimming pool enclosure having a height greater than 1.2m and which posts shall be securely embedded into the soil and any portion thereof below grade consisting of wood shall be treated with a suitable wood preservative or be of pressure treated wood.

No person shall construct, cause to be constructed or have a swimming pool enclosure of vertical panel construction unless such swimming pool enclosure:

- Is a minimum of 1.2m in height with panels spaced no more than 100mm apart with no intermediate horizontal rails or diagonal supports, or
- Is a minimum of 1.5m in height with an intermediate horizontal rail constructed of 38mm x 89mm located no less than 760mm measured vertically from top of said rail to top of the next rail with vertical panels spaced not more than 100mm apart, or
- Is a minimum of 1.5m in height with an intermediate horizontal rail constructed of 38mm x 89mm located less than 760mm measured vertically from top of rail to top of the next rail with the exterior vertical panels spaced not more than 38mm apart.

No person shall construct, cause to be constructed or have a swimming pool enclosure of horizontal panel construction unless such swimming pool enclosure has horizontal panels spaced not more than 25mm apart.

No person shall construct, cause to be constructed or have a swimming pool enclosure of metal picket or tube construction unless such swimming pool enclosure has vertical members spaced not more than 100mm apart which are attached to a supporting structure which does not contain any diagonal members or framework that would facilitate or permit climbing from the exterior;

a) is supported by posts firmly embedded into the ground and spaced not more than 2.44m apart, such posts shall extend:

- at least 600mm into the ground for any swimming pool enclosure having a height of 1.2m or less, or
- at least 915mm into the ground for any swimming pool enclosure having a height greater than 1.2m; and

b) has a minimum 30mm x 6mm top and bottom rails permanently connected to the vertical members, such that the top of the bottom rail to the top of the next rail is not less than 760mm.

No person shall construct, cause to be constructed or have a swimming pool enclosure which contains barbed or razor wire, electrified wire, sharp projections, or any other unsafe or dangerous feature on either side of the swimming pool enclosure.

Except when the swimming pool is in use and being supervised by an adult the entrance(s) which form part of a swimming pool enclosure shall be kept locked at all times.

No person shall construct, cause to be constructed or have a swimming pool enclosure containing an entrance consisting of double gates, unless:

- both gates are supported on operable hinges of a quantity and quality to safely and adequately support them at all times;
- with at least one of the gates equipped with an operable self-closing device,
- such gate is equipped with an operable self-latching device, located a minimum of 1.2m above grade on the interior of the entrance;
- such gate is equipped with an operable locking device that locks both gates; and
- the remaining gate shall be anchored with a ground pin to mechanically secure that section of the gate.

No person shall construct, cause to be constructed or have an entrance that forms part of a swimming pool enclosure unless such entrance:

- is of a type and height equivalent to that of the required swimming pool enclosure;
- is supported on operable hinges of a quantity and quality to safely and adequately support the entrance at all times;
- is equipped with an operable self-latching device located a minimum of 1.2m above grade on the interior of the entrance;
- is equipped with an operable self-closing device; and
- is equipped with an operable locking device.

No person shall have the wall of an attached or detached accessory building as part of the required swimming pool enclosure unless the door or entrance in that wall has a self-closing door equipped with a self-latching device (ie. lockset) and shall be locked when the pool is not in use and being supervised by an adult.

No person shall construct, cause to be constructed or have a hot tub unless:

- the hot tub complies with the swimming pool enclosure requirements or;
- the hot tub has a cover that prevents access to the hot tub and the cover is in place and locked when the hot tub is not in use.

Every person shall:

- maintain their swimming pool, hot tub or pond and any accessory or parts thereof, including covers, in good repair and working condition, and maintain the swimming pool, hot tub, pond and any covers so that they are free from accumulation of stagnant water;
- maintain any deck, railings, guards, etc. in good repair and structurally sound condition,
or
- remove the swimming pool, hot tub, pond and any accessories or parts thereof.

No person shall place, pile, attach or lean any object or material against or near the exterior side of a swimming pool enclosure which may:

- facilitate climbing of the swimming pool enclosure,
- diminish the structural integrity of the swimming pool enclosure, or
- render the swimming pool enclosure in non-conformity with this By-law.
- The owner of any lands on which a swimming pool is located or constructed shall maintain in good repair a swimming pool enclosure around the entire swimming pool area.

Swimming Pool Enclosure Permit Submission Requirements:

Fully-dimensional plans, with supporting documentation:

- describing complete details of the proposed pool enclosure, including location and the construction specifications of the proposed pool fence and gate or gate(s);
- identifying and describing in detail the work to be covered by the swimming pool enclosure permit;
- describing the property on which the pool is to be constructed;
- showing the location of the pool, all accessory equipment and proposed landscape features in relation to the pool enclosure, including but not limited to property lines, buildings and structures (including decks, sheds, and sheds electrical vaults), rights-of-way, easements, septic beds and tanks, catch basins, wells, swales and ,retaining walls, and; distance to overhead electrical conductors;

- describing complete details of any existing pool fence or building proposed to be part of the pool enclosure, including details of the pool fence construction type, location and type of gates, doors and windows;
- any proposed changes to grade including landscaping
- The manufacturer's specifications for a "safety cover" for a hot tub, if applicable
- Approval from the Conservation Authority (if applicable)
- Tree removal permit (if applicable)
- Park Access Permit or Road Occupancy Permit (if applicable)
- If the property is located in a new subdivision, or have recently built a new infill home, permission may be required from the Consulting Engineer if the grading has not been certified.
- Any other documents that pertain to the proposed swimming pool (Committee of Adjustment approval, etc.)

Any structure accessory to the use of the swimming pool having floor area exceeding 10 sq m (108 sq ft) will require a building permit. An accessory building having floor area not exceeding 10 sq m (108 sq ft) but containing plumbing will also require a building permit (for both the structure and the plumbing work).

Deck Permit

For decks in conjunction with hot tubs and swimming pools, a deck permit may be required. A municipal building permit is required for large decks or any deck that is 600mm (23 5/8 inches) or greater above grade..

The construction of a deck consists of the following main components each of which have corresponding requirements regulated by the Ontario Building Code:

- Foundation of the Deck
- Deck Structure
- Stairs, handrails and guards of the Deck

Foundation of the Deck

- Most decks must be anchored to foundations (ie. piers);
- Deck Piers must extend 1.2m (3' 11") into ground and be sized according to the load they carry;
- Deck Piers must be founded on undisturbed soil having a minimum bearing capacity of 75 kPa (1500 psf);
- Precast 'deck blocks' can be used where the deck does not support a roof and does not exceed 55sq m (595sq ft) in area or 600mm (1' 11") in height; and deck is freestanding and not attached to another structure.

Where deck blocks are not allowed concrete piers (sonotubes) are required and shall be minimum 1.2 m (4ft) below finished ground, concrete pier diameter varies according to deck joist span and deck pier spacing,

Deck Structure

- Deck beams and joists must be sized according to the grade & type of lumber and the deck span & load they carry; All deck lumber must be a species of wood that is resistant to decay (eg. Cedar); treated with a preservative to prevent decay or pressure treated.
- Minimum dimensional lumber for deck joist material is 2" x 8" (38mm x 184mm)
- Maximum deck spans must comply with the Ontario Building Code;
- Landings are required at the top of all exterior stairs except where the stair does not contain more than 3 risers, it serves a secondary entrance and the door to the stair is sliding or swings inward;
- Deck Posts must be 89mm by 89mm (4" by 4") or 140mm by 140mm (6" by 6") depending on their height;
- Free standing decks exceeding 0.6m (1' 11") in height must be designed or braced (ie. knee braces) to resist lateral loads and movement;
- Decking may be 2 by 4, 2 by 6 or 5/4 lumber. Where 5/4 lumber is used joist must be spaced at 400mm (16") on centre maximum;
- Composite decking materials may be used provided they have been approved by the Canadian Construction Materials Centre. Not all composite decking and PVC guards systems have been approved for use in Ontario. If you are thinking of using this type of material for your project, call the Municipality before making your purchase. For deck materials that have been approved, you will still need to provide the applicable manufacturer's installation manual and engineering date and/or Building Material Evaluation Commission (BMEC) approval.

Deck Stairs

Deck Stairs must be designed for safe navigation. Deck Stairs must have uniform treads and risers throughout their length and be designed so that the path of travel down the deck stair is perpendicular to the tread;

- Minimum deck stair width 860mm (2' 10")
- Maximum rise is 200mm (7 7/8"); minimum rise is 125mm (4 7/8");
- Maximum tread depth is 355mm (14"); minimum tread depth is 235 (9 1/4");
- Maximum run is 355mm (14"); minimum run is 210mm (8 1/4").

Deck Handrails and Deck Guards

There is a distinction between deck handrails and deck guards required by the Ontario Building Code. Deck Handrails are used for support to assist in negotiating a stair. Deck Guards are structural barriers to help prevent accidental falls from one deck level to another but they can also serve as handrails.

- Deck Handrails are required on stairs having more than 3 risers;
- Deck Guards are required on stairs and on raised decks where the walking surface is more than 600mm (1' 11") above the adjacent ground or other deck surface;
- Deck Guards must be solid barriers or include vertical elements (ie. pickets) spaced not more than 100mm (4");
- Where a deck guard is not required, vertical pickets must be spaced at not more than 100mm (4") or they must be spaced at more than 200mm (7 7/8");
- Deck Guards must be designed so as not to facilitate climbing;
- Deck Guard height must be 900mm (2' 11") minimum where the difference in elevation is not more than 1800mm (5' 11") and 1070mm (3' 6") where the difference exceeds 1800mm (5' 11");

- Deck Guards must be structurally adequate to resist horizontal and vertical loads (ie. from people leaning or falling against them). Deck must be designed to meet the loads prescribed by the Ontario Building Code or in accordance with the Supplementary Standards SB-7; Glass used in a deck guard must be laminated or tempered. Such deck guards must be designed by a professional Engineer.
- Manufactured guards (i.e. aluminium, glass, etc) must comply with the Ontario Building Code (OBC). Not all products sold in Ontario comply with the OBC; it is advised that before purchasing a deck guard system to contact the manufacturer to determine this.
- If the difference between grade and the top of deck boards is less than 5'-11", the minimum guard height is 2' -11"
 ~ If the difference between grade and the top of deck boards is greater than 5'-11", the minimum guard height is 3'-6"

The Ontario Building Code does not permit any deck guards / support members that may facilitate climbing. For example, some lattice designs can easily permit climbing and so may not be used. The "rule of thumb" is that no cross member or attachment that shall facilitate climbing can be used between 6" and 2'-11" from the top of the deck boards.

Deck Permit - Drawing Requirements

Site Plan

- Location of existing/proposed buildings
- lot lines including dimensions
- location of deck dimensioned to other building and lot lines with overall dimensions and include setback dimensions to property lines and adjacent buildings.
- municipal address / legal description
- location of on-site sewage (septic) system, if applicable
- lot area, right-of-way or easements (referenced to a current survey)
- Summary of permitted and proposed zoning provisions to include lot area, building area (GFA), coverage, and grade elevations to confirm height.
- Dimensioned parking areas, driveways, hard & soft landscape treatments, accessory structures (sheds, decks, detached garages, etc).

Deck Foundation/ Floor Plan

- deck footing size, location and dimensions
- structure with full dimensions, including deck beams, deck floor joist size, deck floor joist span and direction

Elevations/ Cross Section

- deck footing depth and construction
- height of deck walking surface above grade
- height of deck guard above walking surface
- deck stair details/dimensions
- deck and/or guard construction details
- support details such as deck to house connection

If required, proper deck permit drawings signed and stamped by a Professional Structural Engineer (P. Eng.) will cost \$795^{+HST}. \$350 discount will apply if we prepare the drawings for the pool enclosure permit and/or pool site plan and the site grading plan at the same site.

Retaining Walls

The use of retaining walls shall be avoided, wherever possible. Where required, retaining walls shall conform to the following requirements:

- Retaining walls are generally required where 3 : 1 slope cannot be achieved
- All retaining walls shall be constructed from dry stone (interlocking, stacking type no tiebacks), when adjacent to public property. Construction materials shall be acceptable to the Municipality.
- Timber retaining walls are permitted only for internal grading of blocks or lots and between properties and shall be constructed of pressure treated lumber only
- A minimum setback of 1 m shall be maintained from the tiebacks to the foundation of any structure and underground services
- Retaining walls, in INFILL areas, shall be constructed completely on the higher property, adjacent to the property line and in such a manner not to block the property line drainage. Retaining walls, in NEW Subdivision areas, shall be constructed completely on the lower property, adjacent to the property line
- Drainage swale shall be constructed along top and bottom of retaining wall to divert flows to an acceptable outlet.
- All retaining walls shall be constructed with a minimum setback of 150 mm from the property line.
- Details of retaining walls over 0.90 m in height shall be submitted with the Grading Plans and stamped by a Professional Structural Engineer stating that the retaining wall is designed and constructed to meet the most recent design standards as to granular backfill, structural integrity, materials, tie backs, line and grade is required
- Letter of Credit is required for retaining walls over 0.9 m

If required, proper structural drawings signed and stamped by a Professional Structural Engineer (P. Eng.) for the design and structural stability of the retaining walls over 0.90 m in height may cost \$975^{+HST}. \$500 discount will apply if we prepare the drawings for the pool enclosure permit and/or pool site plan and the site grading plan at the same site.

A building location survey is required if available. The municipality reserves the right to request a survey of the property or part of the property to establish property lines. A property survey plan (Surveyors Real Property Report) prepared under Sections 28, 29 and 30 of Ontario Regulation 216/10 of the Surveyors Act, RSO, 1990 shows the location and dimensions of property lines of a private property, survey monumentation (bars), buildings, garages, decks, pools, fences, retaining walls and other major improvements to the property as well as easements, rights-of-way and other property interests.

All legal boundary survey work in Ontario must be carried out under the supervision of a licensed Surveyor of the Association of Ontario Land Surveyors. Legal boundary surveying is also known as cadastral surveying is commonly used in the process of purchasing real estate and the legal boundary survey plan certified by the surveyor confirms that extensive boundary research has been conducted, boundary corners have been marked with iron survey bars.

A legal boundary survey plan is a representation of the physical conditions of the site at a specific point in time and reliance on any old survey plan should be done with caution, and with an awareness that physical conditions of any site can change with the erection of fences, building additions, and the passage of time.

A copy of an old survey may not reflect the way your property is now, and may not be useful for municipal and legal purposes in Ontario including Toronto (City of Toronto), Hamilton (City of Hamilton), Oshawa (City of Oshawa), Pickering (City of Pickering), Clarington (Municipality of Clarington), Ajax (Town of Ajax), Whitby (Town of Whitby), Brock (Township of Brock), Scugog (Township of Scugog), Uxbridge (Township of Uxbridge), Burlington (City of Burlington), Halton Hills (Town of Halton Hills), Milton (Town of Milton), Oakville (Town of Oakville), Brampton (City of Brampton), Mississauga (City of Mississauga), Caledon (Town of Caledon), Vaughan (City of Vaughan), Aurora (Town of Aurora), East Gwillimbury (Town of East Gwillimbury), Georgina (Town of Georgina), Markham (City of Markham), Newmarket (Town of Newmarket), Richmond Hill (Town of Richmond Hill), Whitchurch - Stouffville (Town of Whitchurch-Stouffville), King (Township of King).

Boundary Plan of Survey (Legal Boundary Surveying)

Cadastral surveyors provide an expert opinion on the location of boundaries. Cadastral surveyors use historical research, knowledge of statute and common law, and the latest technology in measurement and data processing.

Required Boundary Plan of Survey Scale: Metric Scale

Boundary Plan of Survey must be drawn to a standard scale (1:100, 1:200, 1:500) and preferably at same scale as Site Plan Drawing

General Details included in Boundary Plan of Survey

- Legal description of the property
- All existing construction (up-to-date and showing distances from lot lines), including underground vaults Boundaries, dimensions and lot area calculations of the parcel(s) of the site
- Boundaries and dimensions of any abutting lots
- Municipal address of buildings on or adjacent to the lot
- Spot elevations along the boundary of the lot and in adjacent public boulevards
- Ravine by-law limit, if applicable Underlying lot fabric, including lot and registered plan numbers (part lot control exemption applications only)

Easements, Reserves, Widening

- Location, width and area of any rights-of-way and easements affecting the site and any elements within the easements; (identification of any widenings)

Site Circulation, General Parking, Accessible Parking and Driveways

- Location, width and names of all roads or highways within or abutting the site

Public & Private Servicing Information

- Location of existing above and below grade utilities within the adjacent street boulevard (Site Plan Control Applications only)
- Location of any fire hydrants on property or in close proximity to property
- Landscaping, Grading & Retaining Walls and Lighting
- Location of all vegetation, watercourses, natural features, artificial features; including Municipal appurtenances and paved areas on or adjacent to the site
- Location and grade of all existing trees including trees on adjacent properties within six metres of the subject site's property lines

A legal boundary survey plan is a very important document for non-condominium property owners and potential purchasers of non-condominium properties. Title insurance is not a substitute for an up to date legal boundary plan of survey of a residential home. If you need a new legal boundary survey plan and a topographical survey plan of a residential lot prepared by an Ontario Land Surveyor the typical cost as follows:

Residential Legal Boundary Survey Plan and Topographic Survey (Topo)

which includes two survey monuments (iron bars)

Lot Size & Cost

Up to 3,000 sq ft - \$1,595

3,000 sq ft to 5,000 sq ft - \$1,795

5,000 sq ft to 8,000 sq ft - \$1,995

8,000 sq ft to 12,000 sq ft - \$2,495

12,000 sq ft to 22,000 sq ft - \$2,995

22,000 sq ft to 45,000 sq ft - \$3,495

45,000 sq ft to 90,000 sq ft - \$3,995

Additional Services:

- Inclusion of Underground Utility Locations: \$145
- Visibly Marking Boundaries with Stakes: \$95 per side
- Additional Monuments: \$95 per monument

\$300 discount will apply if we prepare the pool site plan and the site grading plan at the same site.

ARBORIST REPORT

Municipal by-laws respecting trees provide for the protection of trees situated on both private and municipal property. Retention and appropriate protection of existing trees is expected to be considered when developing plans and whenever possible, buildings, driveways and utilities are to be diverted around trees. Municipalities in Ontario including Ontario including Toronto (City of Toronto), Hamilton (City of Hamilton), Oshawa (City of Oshawa), Pickering (City of Pickering), Clarington (Municipality of Clarington), Ajax (Town of Ajax), Whitby (Town of Whitby), Brock (Township of Brock), Scugog (Township of Scugog), Uxbridge (Township of Uxbridge), Burlington (City of Burlington), Halton Hills (Town of Halton Hills), Milton (Town of Milton), Oakville (Town of Oakville), Brampton (City of Brampton), Mississauga (City of Mississauga), Caledon (Town of Caledon), Vaughan (City of Vaughan), Aurora (Town of Aurora), East Gwillimbury (Town of East Gwillimbury), Georgina (Town of Georgina), Markham (City of Markham), Newmarket (Town of Newmarket), Richmond Hill (Town of Richmond Hill), Whitchurch - Stouffville (Town of Whitchurch-Stouffville), King (Township of King).require that trees within the following five categories be reported upon in arborist reports for development applications:

- Trees with diameters of 30 cm or more situated on private property on the subject site.
- Trees with diameters of 30 cm or more situated on private property, within 6 m of the subject site.
- Trees of all diameters situated on municipal parkland within 6 m of the subject site.
- On lands designated under Municipal Bylaws, Ravine and Natural Feature Protection, trees of all diameters situated within 10 m of any construction activity.
- Trees of all diameters situated within the municipal road allowance adjacent to the subject site.

Trunk diameter typically measured using a calibrated diameter tape. The measurement is usually taken at 1.4 m above ground level, generally referred to as the diameter at breast height (DBH). Trees located on adjacent property usually viewed from the subject site and DBH was estimated. Trees are typically assessed by visual inspection from the ground. Trees are evaluated in consideration of overall health and structural integrity and assigned a condition rating ranging from good to fair to poor. Trees are tagged using metal number-stamped tags. Tags are affixed to trees at the 1.5m – 2m mark.

A stand-alone inventory of trees on the site is not considered adequate information for an Arborist Report. In addition to identifying the species, size, condition and category of trees, Arborist Report is required to provide a tree preservation plan which provides recommendations for tree protection and preservation measures for all trees that are to be retained.

The Arborist needs relevant site, construction and grading plans in order to determine the potential impact of construction activities on trees and to recommend required tree protection measures in the Arborist Report. The 'Arborist Report' will be considered incomplete unless the required tree preservation plan is submitted. The submission of Arborist Reports that are adequately detailed will enable a more efficient and effective review of proposals by municipal staff.

Please note that the following are guidelines and that all listed information need not be included in every Arborist Report as each individual situation warrants an individual level of detail.

TYPICAL INFORMATION INCLUDED IN AN ARBORIST REPORT:

- ✓ Location of tree(s) in relation to existing and any proposed structures, lot boundaries, or relative proximity to other tree(s), e.g. Southeast corner of rear lot, between fence and shed. Include tree(s) on neighbouring properties if they fall within 6 m of the site.
- ✓ Species: Identify the tree(s) in question by common English name and scientific name
- ✓ Size: Diameter of the tree must be provided in centimetres (measured 1.4 m from ground). Measurements must be accurate.
- ✓ Nature of Work: Explain what arboricultural work is to be undertaken on the tree(s), e.g. pruning, tree removal, root pruning, tree protection measures required for construction, etc. If the trees are a part of a woodlot, explain the silvicultural effect of the proposed work, e.g. disturbing the natural edge, thinning, creating a canopy opening to provide better light conditions, slope destabilization, etc.
- ✓ Condition: Always provide detailed information about the condition of the tree(s) especially in instances where it is determined that the tree(s) is not in good condition. The determination of the condition rating will be based on some of the following factors:
- ✓ Structural Integrity (Have there been recent limb failures? Is there evidence of structural weaknesses, noticeable stress cracks, frost cracks, weak unions, and included bark unions?)
- ✓ Deadwood (%)
- ✓ Vigour (Is the tree healthy and in leaf, or in decline and struggling?)
- ✓ Are there any insects infecting? (What?)
- ✓ Are there any pathological concerns? (What?)
- ✓ Are fungal fruiting bodies evident? (Where?)
- ✓ Is decay evident at unions, base, or elsewhere? A bore test, ultrasound or resistograph may be required to determine extent of decay.
- ✓ Is the tree causing damage to structures? (Which structures? How? Has an engineer determined that the tree is responsible for the damage? If so, attach the report.)
- ✓ Does the tree have a significant lean?
- ✓ Reason For Removal:
- ✓ For construction purposes, e.g., new house, addition, landscaping, etc.
- ✓ Safety (Is the tree hazardous? If yes, identify the concern)
- ✓ Damage to structure (If damage to a structure is the reason, an engineers report may be required).
- ✓ The tree is in decline and is no longer viable to maintain.
- ✓ Tree Replacement Information: The planting of large growing shade trees using a variety of species is encouraged in order to ensure achievement of a diverse, sustainable urban forest. Native trees and shrubs must be planted in ravines and natural areas to help maintain biodiversity.
- ✓ Arborist Recommendation: Recommend removal and replacement, recommend preservation, etc.

TYPICAL TREE RETENTION AND PROTECTION INCLUDED IN AN ARBORIST REPORT:

Where trees are to be retained and protected, a tree preservation plan which identifies and details tree protection methodology to be implemented prior to construction and maintained for the full duration of construction shall be included in the Arborist Report. Please note that all tree protection measures must be in place prior to the commencement of any construction activity. All ash trees infested with Emerald Ash Borer (EAB), are exempt from requiring a permit for removal.

Our typical arborist report and tree protection plan may cost \$595 plus \$25 per tree. \$200 discount will apply if we prepare the drawings for the pool enclosure permit and/or pool site plan and the site grading plan at the same site.

Still have questions?

Call Us Anytime: 416 332 1743

Text Messages: 416 727 8336

Email: buildingexpertscanada@yahoo.com

[BUILDING EXPERTS CANADA](#)

5215 FINCH AVENUE EAST, TORONTO ON M1S 0C2

www.buildingexpertscanada.com

Our service area includes [Toronto \(City of Toronto\)](#), [Hamilton \(City of Hamilton\)](#), [Oshawa \(City of Oshawa\)](#), [Pickering \(City of Pickering\)](#), Clarington ([Municipality of Clarington](#)), [Ajax \(Town of Ajax\)](#), [Whitby \(Town of Whitby\)](#), Brock ([Township of Brock](#)), Scugog ([Township of Scugog](#)), Uxbridge ([Township of Uxbridge](#)), [Burlington \(City of Burlington\)](#), Halton Hills ([Town of Halton Hills](#)), Milton ([Town of Milton](#)), Oakville ([Town of Oakville](#)), Brampton ([City of Brampton](#)), Mississauga ([City of Mississauga](#)), Caledon ([Town of Caledon](#)), [Vaughan \(City of Vaughan\)](#), [Aurora \(Town of Aurora\)](#), East Gwillimbury ([Town of East Gwillimbury](#)), Georgina ([Town of Georgina](#)), [Markham \(City of Markham\)](#), Newmarket ([Town of Newmarket](#)), [Richmond Hill \(Town of Richmond Hill\)](#), [Whitchurch - Stouffville \(Town of Whitchurch-Stouffville\)](#), [King \(Township of King\)](#)