



Residential Swimming Pools

Building Permit Information Guide

Revised August 2026

Municipal Office

Mail to: Box 70, 263 Main St.
Odessa, Ontario
K0H 2H0
Phone: 613-386-7351
www.loyalist.ca

**18 Manitou Cres
Amherstview, ON**

Office Hours

Winter
September through April
Mon – Fri 8:30 am – 4:30 pm

Summer
May through August
Mon – Thu 8:15 am -4:30 pm
Fri 8:15 am – 12:15 pm

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Introduction

The following guide has been developed to assist homeowners in obtaining a building permit for a swimming pool. Any pool capable of holding a minimum of 24" of water requires a building permit.

Once an application is received it will be reviewed by staff for sufficiency of completion. If the application is not accompanied by the plans, specifications, information and documents as outlined in this information pamphlet, the applicant will be notified of the of the outstanding information required.

Incomplete applications will be placed on hold until all of the required information is received. Complete applications will be reviewed within 10 business days.

Permit Fees

Pool building permit fees for 2026 are calculated at \$18.73 per \$1,000 of construction cost. The minimum building permit fee of \$100 applies to all pools. A \$200 fee will be added to any pool that is installed without a permit.

Decks

If you also plan to build a deck, please refer to the deck permit information package. A separate building permit application is required for a deck.

Site Inspections

A Building Inspector may visit the property prior to issuing the pool permit. This helps to identify any potential issues prior to the pool installation such as overhead wires or lot grading concerns.

Commitment to Accessibility

If you are a person with a disability and need Loyalist Township information in another format, please contact 613-386-7351, extension 100, during office hours or email info@loyalist.ca.

Building Department

Development Services Analyst

Ashley Watson
ext.128
awatson@loyalist.ca

Chief Building Official

Stephen Mailloux
ext. 127
smailloux@loyalist.ca

Building Inspectors

Amy Grenier
ext. 136
agrenier@loyalist.ca

Erica Smith
ext. 143
esmith@loyalist.ca

Chris Beeg
ext. 125
cbeeg@loyalist.ca

Administrative Assistant

Jane Austin
ext. 126
jaustin@loyalist.ca

Additional Approvals & Design Considerations

Approvals from Other Agencies

In some circumstances, approvals are required from other agencies before the Township is able to issue a building permit. Applicants are encouraged to contact the Building Department prior to applying for a permit to determine if other approvals may be required for a specific project.

Cataraqui Region Conservation Authority

Approval may be required from the CRCA if your project is within 15 m of a floodplain; 50 m of the top of bank of a water course; 120 m of a Provincially significant wetland or 30 m of all wetlands greater than 0.5 ha. Please contact Andrew Schmidt, Development Technician, at 613-546-4228 for additional information.

Septic Systems

Structures shall be a minimum of 1.5m from a septic tank and 5m from a tile bed. For further information please visit our website or call 613-386-7351, ext. 170.

Ministry of Transportation Approval

If your property is located near a Provincial Highway approval may be required from MTO. For additional information, please contact the MTO Corridor Management Office at 1-888-362-1770.

Underground Utility Locates

Contact Ontario One Call to locate underground utilities before you dig. To request a free locate call 1-800-400-2255 or visit www.on1call.com.

Electrical Safety Authority

All electrical work requires a permit from the Electrical Safety Authority (ESA). A copy of the ESA final certificate is required in order to finalize your building permit. Contact the ESA at 1-877-372-7233 to obtain a permit.

Entrance Permit/Damage Deposit

Where a project fronts on a Township road an entrance permit/damage deposit is required for construction in excess of \$10,000. The entrance permit must be approved prior to building permit issuance. Please contact Loyalist Township to apply.

Lot Grading

Lot grading approval may be required from the Township's Engineering Department if the lot grading is being altered.

Zoning By-law Requirements

-A swimming pool is a permitted structure in association with a permitted residential use.

-The swimming pool shall be a minimum of 1.2m to any rear or interior side lot line.

-The swimming pool shall not be located closer to the front lot line than the dwelling house.

-No water circulating, treatment, or heating equipment shall be located closer than 2.0m to any interior side or rear lot line.

-A swimming pool shall not be considered as part of the lot coverage provided no part of the pool, excluding its railing, protrudes more than 1.5m above the ground level surrounding the swimming pool.

Fencing Requirements as per By-law 2022-053

-Height

A pool fence shall be between 1.5m (5'-0") and 2m (6'-6").

-Gates

All gates must be self-closing, self-latching and lockable. The gate must only be operable from the pool side and must be locked when not in use.

-Location

The pool fence may occur on the property line but in no case closer than 1.2m (4'-0") to the pool or any climbable structure.

-Construction

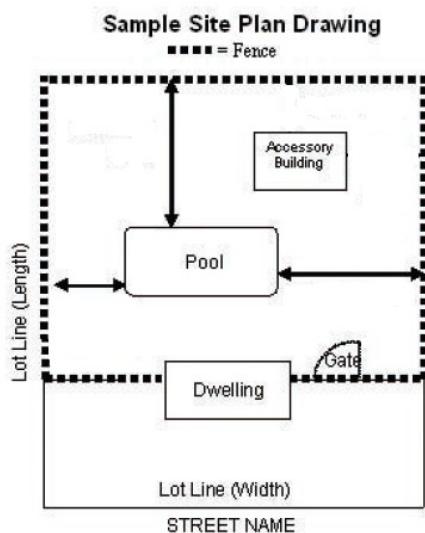
The pool fence shall be of vertically boarded wood construction, chain link construction or of other materials and construction of an equivalent degree of safety. Chain link fence shall be not greater than 39mm (1 ½") diamond mesh.

Building Permit Application Checklist

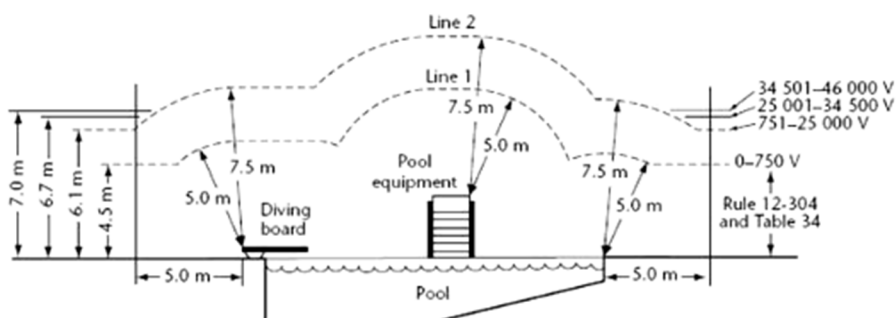
Items required for a complete building permit application submission:

- ☐ Completed building permit application
- ☐ Schedule 1: Designer Information form
- ☐ Copy of Deed/Land Transfer (copies may be obtained at Service Ontario)
- ☐ Agent Authorization form (required if the property owner is not submitting the application)
- ☐ Approvals from other agencies as required
- ☐ Site plan indicating the following:
 - Property address;
 - Dimensions and area of the property;
 - Location and square footage of all existing structures on the property;
 - Location of proposed pool and distances to property lines, fence, pool pump, and any existing structures
 - Location of fence and gates
 - Location of any overhead wires on the property
 - Location of septic tank and tile bed and distance from proposed pool
 - Site plans may be hand drawn but must be clear and drawn to scale.
- ☐ Fence details including type of fence (wood or chain link) and height
- ☐ Grading Plan (required if lot grading is being altered)
- ☐ Entrance permit/damage deposit (required if construction value is in excess of \$10,000)

Sample Drawings



Overhead Wire Clearances



Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

For use by Principal Authority				
Application number:		Permit number (if different):		
Date received:		Roll number:		
Application submitted to: _____ (Name of municipality, upper-tier municipality, board of health or conservation authority)				
A. Project information				
Building number, street name			Unit number	Lot/con.
Municipality	Postal code	Plan number/other description		
Project value est. \$		Area of work (m ²)		
B. Purpose of application				
New construction	Addition to an existing building	Alteration/repair	Demolition	Conditional Permit
Proposed use of building		Current use of building		
Description of proposed work				
C. Applicant				
Applicant is: Owner or Authorized agent of owner				
Last name		First name	Corporation or partnership	
Street address			Unit number	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number	Fax	Cell number		
D. Owner (if different from applicant)				
Last name		First name	Corporation or partnership	
Street address			Unit number	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number	Fax	Cell number		

E. Builder (if known)				
Last name		First name	Corporation or partnership (if applicable)	
Street address			Unit number	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number	Fax		Cell number	
F. New home construction licensing requirement				
i. Is the proposed construction for a new home as defined in the <i>New Home Construction Licensing Act, 2017</i> ? If no, go to section G.			Yes	No
ii. Is a licence required under the <i>New Home Construction Licensing Act, 2017</i> ?			Yes	No
iii. If yes to (ii) provide licence number(s): _____				
G. Required Schedules				
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.				
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.				
H. Completeness and compliance with applicable law				
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.			Yes	No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .			Yes	No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.			Yes	No
iv) The proposed building, construction or demolition will not contravene any applicable law.			Yes	No
I. Declaration of applicant				
I _____ declare that: (print name) - The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge. - If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership. _____ Date Signature of applicant				

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 12th Floor. Toronto, ON M7A 2J3 (416) 585-6666.

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information				
Building number, street name			Unit no.	Lot/con.
Municipality	Postal code	Plan number/ other description		
B. Individual who reviews and takes responsibility for design activities				
Name		Firm		
Street address			Unit no.	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number	Fax number		Cell number	
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]				
House	HVAC – House		Building Structural	
Small Buildings	Building Services		Plumbing – House	
Large Buildings	Detection, Lighting and Power		Plumbing – All Buildings	
Complex Buildings	Fire Protection		On-site Sewage Systems	
Description of designer's work				
D. Declaration of Designer				
I _____ declare that (choose one as appropriate): (print name) I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories. Individual BCIN: _____ Firm BCIN: _____ I review and take responsibility for the design and am qualified in the appropriate category as an “other designer” under subsection 3.2.5. of Division C, of the Building Code. Individual BCIN: _____ Basis for exemption from registration: _____ The design work is exempt from the registration and qualification requirements of the Building Code. Basis for exemption from registration and qualification: _____ I certify that: 1. The information contained in this schedule is true to the best of my knowledge. 2. I have submitted this application with the knowledge and consent of the firm. _____ Date _____ Signature of Designer				

NOTE:

1. For the purposes of this form, “individual” means the “person” referred to in Clause 3.2.4.7(1) (c). of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Professional Engineers Ontario.



AGENT OF RECORD LETTER

(If the owner is NOT the applicant)

(If multiple owners, an Authorization Letter from each owner is required)

---PLEASE PRINT CLEARLY---

If an agent is representing the owner(s), they must complete the following:

I, (we) _____
(name(s) of owner, individuals or company)

being the registered owner(s) of the subject property, hereby authorize _____
(name of agent)

To prepare, submit and obtain a building permit, on my behalf, for the project at:

(property address)

(Please check appropriate box)

☐ Construct ☐ Install ☐ Alter ☐ Renovate

(Describe work below)

(print name of owner)

(print name of agent)

(signature of owner)

(signature of agent)

_____/_____/_____
(day) (month) (year)

ENTRANCE PERMIT / DAMAGE DEPOSIT APPLICATION FORM

NAME: _____ DATE: _____
CURRENT ADDRESS: _____ PHONE: _____

BLDG. PERMIT #: _____

R-PLAN #: _____
APPLICATION ADDRESS: _____ LOT #: _____

CONCESSION #: _____

ENTRANCE APPLICATION / DAMAGE DEPOSIT : (Check appropriate selection)

- ☐ New Entrance Permit (for building permit)
- ☐ Culvert Repair/Replacement
- ☐ Entrance Widening
- ☐ Access for Pool Installation
- ☐ Building construction in excess of \$10,000
- ☐ Paving Resurfacing

****For all new Driveway/Entrance Applications, please provide a quick sketch illustrating proposed location****

APPLICABLE FEES: (as per municipal by-law prescribing miscellaneous fees)

All applications: must include a \$50.00 inspection fee (non-refundable)

New Driveway/Entrance Permit: \$100 application fee (non-refundable)

On approval of application: \$2,500. Refundable Damage Deposit required prior to commencement of work (for Road/Right-of-Way only, does not permit for any crossing or use of any other public lands or public places)

Culvert Installation Cost: \$1,800 per 6 metre culvert and for installations requiring in excess of 6.0 m of pipe the additional fee will be **\$150** for each metre (Size and Length of culvert to be determined by the Township, as per each install)

Applicant signature _____ Date _____

TOWNSHIP USE ONLY

With approval of this Entrance Permit, the owner/applicant agrees that the work will be carried out under the current versions of the Ontario Health & Safety Act, Ontario Traffic Manual and Township Policy & Procedures

		Entrance Permit Approved By: _____	
Inspection Fee**	\$ 50.00		
New Entrance Application	\$ 100.00	Culvert Required: L	Dia.
Culvert Fee **	\$.		
Damage Deposit ***	\$.	Date of Inspection:	_____
Total Fee	\$.		

Application & culvert fee (1-4-310-0148) *Damage deposit: (1-2-023-9711)

☐ If damage deposit collected, scan copy of this form and payment receipt to GL Clerk.

DAMAGE DEPOSIT

PRE-CONSTRUCTION INSPECTION:

Inspection By: _____

Date of Inspection: _____

Comments: _____

Damage Deposit Required: Y: ☐ N: ☐ Date of Deposit _____ Amount \$ _____

Signature

Date

POST-CONSTRUCTION INSPECTION:

Inspection By: _____

Date of Final Inspection _____

Comments: _____

DAMAGE DEPOSIT RELEASE:

Amount \$ _____ Release from 1.2.021.9711

Comments: _____

Signature of Inspector

Date

Signature of Supervisor

Date

Signature of Manager

Date

Signature of Deputy
Treasurer

Date

☐ Copy to GL Clerk

ADDITIONAL DETAILS:

(Pictures to be saved on file) –

P:\01-Public Works\Entrance Permit &
Damage Deposit Applications

(Pictures to be saved on file) –

P:\01-Public Works\Entrance Permit &
Damage Deposit Applications