

THE MUNICIPALITY OF CENTRAL HURON
BYLAW 25-2008

Being a Bylaw to Provide for the Owners of Privately-Owned Outdoor Swimming Pools to Erect and Maintain Swimming Pool Enclosures.

WHEREAS pursuant to Section 11 (3) par. 7 of the *Municipal Act*, S.O. 2001, c.25, as amended, provides that a bylaw may be passed respecting structures, including fences;

AND WHEREAS Section 391 (1) of the *Municipal Act*, S.O. 2001, c.25, as amended, provides that a municipality may pass bylaws imposing fees or charges for services or activities provided or done by or on behalf of it;

AND WHEREAS it is expedient to impose fees for certain services;

AND WHEREAS it is the intention of the Municipality of Central Huron to prevent unintentional injury and drowning caused by the failure of property owners to provide and erect approved and acceptable swimming pool enclosures;

NOW THEREFORE the Council of the Corporation of the Municipality of Central Huron **enacts**:

PART 1 DEFINITIONS AND INTERPRETATION

1. For the purpose of this bylaw, the following terms shall have the meanings indicated:

(a) **“Boundary or Property Fence”** means any barrier or structure constructed of chain link metal, wood, stone, metal, concrete, brick or other similar materials or combination of such materials, which is erected for the purpose of screening, safeguarding, retaining or enclosing property or delineating property lines (see Figure 1);

(b) **“Building”** means any permanent and/or temporary structure used or intended to be used for shelter, accommodation, or enclosure of persons, animals, or goods, but shall not include a lawful boundary fence;

(c) **“Chief Building Official”** means the person appointed by the Municipality of Central Huron to such a position pursuant to the *Building Code Act*;

(d) **“Fence Height”** means the height measured from the finished floor level or ground level at any point along the length of the fencing to the top of the fence, measured on the outside of the fencing;

(e) **“Finished Floor Level”** means a permanent stable surface, such as the top of wood, concrete or brick;

(f) **“Finished Ground Level”** means a permanent ground level, such as grass, soil or gravel;

(g) **“Four-Sided Fence”** means a fence or building wall that fully restricts access to the pool separate from the house. A four-sided fence that uses a building wall for one of its sides may include a window, but not a door (see Figure 2);

(h) **“Gate”** means any part of a swimming pool fence which opens on hinges.

Figure 1: Property Fencing – Three-Sided Fencing

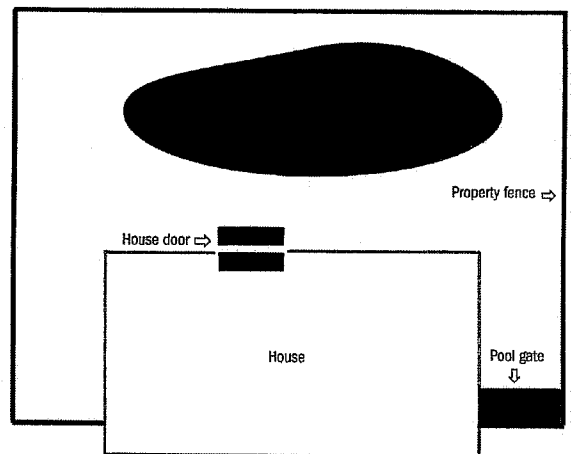
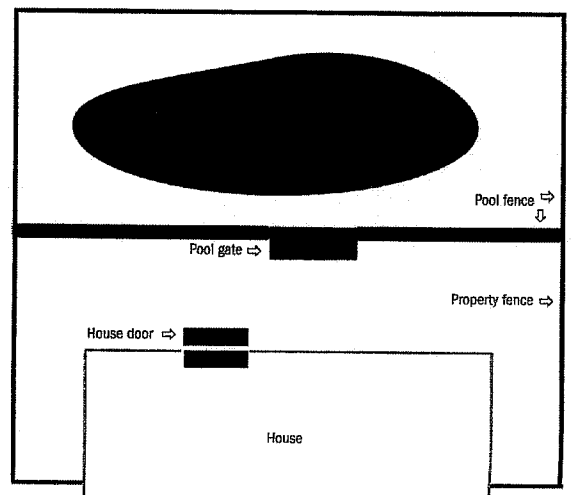
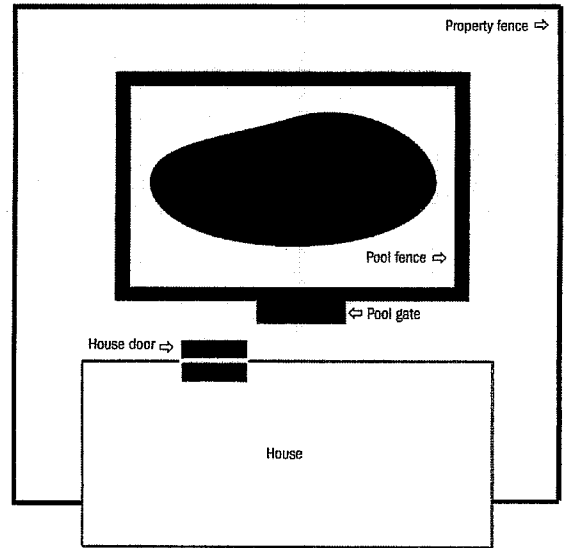


Figure 2: Four-Sided Fencing



- (i) **“Immediate Pool Area”** means the surrounding area that contains items used for pool activities, including pool equipment, changing sheds, patio furniture and similar items used in conjunction with the use of the pool;
- (j) **“Inside of the Pool Enclosure”** means that side of the fence or gate that faces the pool area;
- (k) **“Isolation Fencing”** means a continuous fence that is effectively the same as a four-sided fence except that all ancillary structures (not related to the function of the swimming pool) are excluded from the pool area. The fence completely separates the pool from the house and the rest of the property (see Figure 3);

Figure 3: Isolation Fencing



- (l) **“Maintain”** means to keep a pool enclosure in a condition that meets the requirements of this bylaw and to preserve the condition of the pool enclosure from failure or decline in order to ensure safety and strength.
- (m) **“Outside of the Pool Enclosure”** means that side of the fence or gate that faces away from the pool area;
- (n) **“Owner”** includes the registered owner of any property; the person for the time being managing or receiving the rent of the land or premises in connection with which the word is used, whether on the person’s own account or as agent or trustee of any other person, or who would so receive the rent if such land and premises were leased, and a lessee, tenant, mortgagee in possession, or person occupying or in charge of the property;
- (o) **“Pool Enclosure”** means a permanent four-sided fence, isolation fence or three-sided fence, which includes a self-closing and self-latching gate, and which surrounds a pool with the intention of restricting access from outside the pool enclosure;
- (p) **“Permit”** or **“Pool Enclosure Permit”** means a permit issued under this bylaw by the Chief Building Official;
- (q) **“Replacement”** means the construction of a swimming pool and/or swimming pool fence that takes the place of a swimming pool and/or swimming pool fence previously constructed;
- (r) **“Self-Closing Device”** means a mechanical device or spring that returns a swimming pool enclosure gate to its closed position within 30 seconds after it has been opened;
- (s) **“Self-Latching Device”** means a mechanical device or latch that is engaged each time the gate is secured to its closed position, which will not allow the swimming pool enclosure gate to be re-opened by pushing or pulling, and which will ensure the swimming pool enclosure gate remains closed until unlatched by either lifting or turning the device itself directly or by a key;
- (t) **“Swimming Pool”** or **“Pool”** means an excavation, structure or product, which is:
 - (i) located outdoors on private property;
 - (ii) capable of being used for the purposes of swimming, wading, paddling or bathing;
 - (iii) capable of holding water in excess of 0.76m (2 feet 6 inches) in depth at any point;

but for the purposes of this bylaw does not include any pool which is:

- (1) a pond or reservoir to be utilized for farming purposes or as part of a golf course;
- (2) a pool owned by any public or governmental body, agency or authority, or is under the jurisdiction of the Ontario Building Code;

(3) an existing natural body of water or stream or a privately owned landscape pond;

(4) a privately owned stormwater management facility;

(u) **“Temporary Pool”** means a swimming pool that is designed to be removed periodically on a seasonal or more frequent temporary basis;

(v) **“Three-Sided Fence”** means a fence that uses a wall or side of a building with a door to enclose the pool area.

2. The requirements of this bylaw are expressed in metric measurements. Any imperial measurements included in this bylaw are approximate and are provided for convenience only.

PART 2 GENERAL PROVISIONS

Application of Bylaw

3. This bylaw shall be administered by the Chief Building Official;

4. This bylaw shall apply to all pool enclosures constructed, existing or replaced, within the Municipality of Central Huron;

5. When a Swimming Pool Enclosure is constructed so that it functions as a boundary fence between two or more adjacent properties, in addition to its function as a swimming pool fence, the provisions of this bylaw prevail over any other Municipality bylaw that regulates fences;

6. In the event of any conflict between the provisions of this bylaw and any provision of the Fence Bylaw, as may be amended or replaced from time to time, the provisions of this bylaw shall prevail;

7. Notwithstanding Section 5,

a) nothing in this bylaw permits the location of a pool, deck, platform or other structure in a location that is not permitted under the Town of Clinton zoning bylaw 7-1985, Township of Goderich zoning bylaw 6-1984, and Township of Hullett zoning bylaw 16-1987.

PART 3 PROHIBITIONS

8. No person shall excavate, construct, install, or situate a pool; or cause a pool to be excavated, constructed, installed, or situated; or commence the excavation, construction, installation, placement or replacement of a pool without first obtaining a pool enclosure permit from the Chief Building Official;

9. No person shall excavate, construct, install, or situate a pool; or cause a pool to be excavated, constructed, installed, or situated; or commence the excavation, construction, installation, placement or replacement of a pool that is not completely enclosed by a pool enclosure in accordance with this bylaw;

10. No person shall construct or cause to be constructed any pool enclosure that does not conform to the requirements of this bylaw, or permit such non-conforming pool enclosure to continue to enclose a pool;

11. No person shall fill a pool with water or cause a pool to be filled with water or allow water to remain in a pool unless:

a) the pool is enclosed by a pool enclosure, other than an approved temporary pool enclosure, meeting the requirements of this bylaw; and

b) if the pool is a newly constructed pool, the Chief Building Official has been notified and the pool enclosure has been inspected and approved;

12. No person shall remove, alter or replace a pool enclosure or any part thereof without having first obtained a permit to do so from the Chief Building Official;

13. No owner shall fail to ensure that:

- a) all gates forming part of the pool enclosure meet the standards of this bylaw;
- b) all entranceways to a pool enclosure through a wall of a building meet the standards of this bylaw; and
- c) all gates forming part of a pool enclosure are locked by means of combination or keyed control, when the area is not in active use;

14. No person shall place, pile, attach or lean any object or material against or near a pool enclosure so as to facilitate climbing of the pool enclosure, diminish the structural integrity of a pool enclosure or render the pool enclosure in non-conformity with the provisions of this bylaw;

Prohibited Fences

15. No barbed wire, chicken wire or other barbed or sharp material shall be used in the construction of a pool enclosure.

16. No pool enclosure shall be used as a conductor of electricity.

PART 4 APPLICATIONS FOR PERMITS

17. Every application for a pool/pool enclosure permit shall be in a form specified by the Chief Building Official (attached as Schedule 'A') and accompanied by:

- a) 2 sets of plans in a form satisfactory to the chief Building Official showing the location of the pool in relation to property lines, buildings (including decks and shed), and easements;
- b) complete details of the proposed pool enclosure, including the location and type of proposed fence and gate;
- c) the permit fee(s) specified in bylaw 3 12-2002 as amended (April 10/07) Consolidated Fees Bylaw;
- d) the proposed access route for construction of the pool from any public right of way to the proposed pool location; and
- e) if the proposed pool is within a controlled condominium/plan of subdivision development, the written approval of the developer/owner of the subdivision;

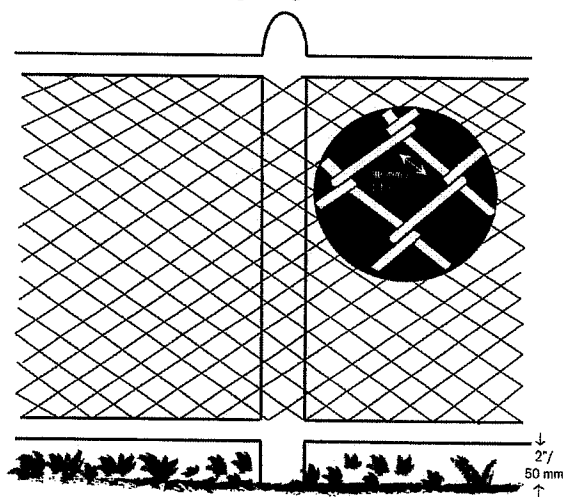
18. The Chief Building Official may issue a permit for a Pool/pool enclosure where the plans submitted comply with the requirements of this bylaw and all applicable regulations, bylaws and approvals.

PART 5 STANDARDS FOR POOL ENCLOSURES

19. The owner of a privately-owned pool shall erect and maintain a pool enclosure that is designed to prevent climbing, restrict access, and satisfies the following standards:

- a) **Height:** the pool enclosure shall extend from the ground to a height of not less than 1.53m (5 feet). Height shall be measured from the finished ground level on the outside (not the pool side) of the pool enclosure.
- b) **Opening and Materials:**
 - i) where the pool enclosure is constructed of chain link fence, the pool enclosure shall not have any openings that would allow the passage of a spherical object having a diameter exceeding 38 mm (1.5 inches) (see Figure 4);

Figure 4: Chain Link Openings



- ii) where the pool enclosure is constructed of vertical and horizontal members, if the horizontal structural members are greater than 114.3 cm (45 inches) apart, the horizontal members can be located on the outside of the pool enclosure and the spacing between each vertical member shall not exceed 100 mm (4 inches) (see Figure 5);
 - iii) where the pool enclosure is constructed of vertical and horizontal members, if the horizontal structural members are less than 114.3cm (45 inches) apart, the horizontal members must be located inside the pool enclosure and the spacing between each vertical member should not exceed 44.45 mm (1.75 inches) (see Figure 6);
- c) **Ground Clearance:** the space at any point between the pool enclosure and the finished ground level and/or finished floor level must not exceed 100 mm (4 inches) and the ground beneath the pool enclosure cannot be loose gravel or other material that can be easily removed so as to afford access under the pool enclosure (see Figure 5);

Figure 5: Vertical and horizontal member spacing and ground clearance

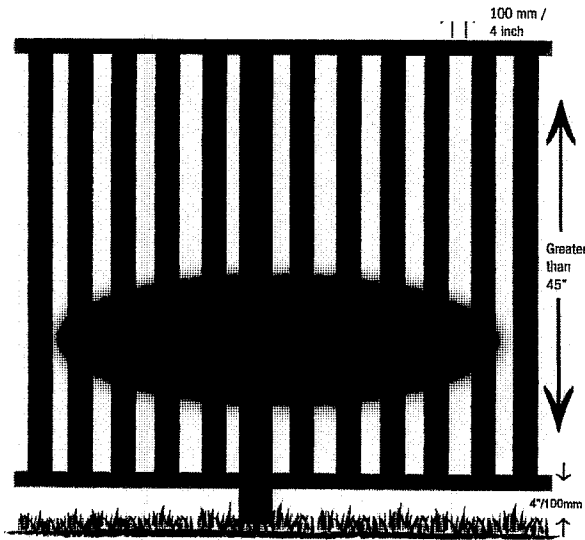
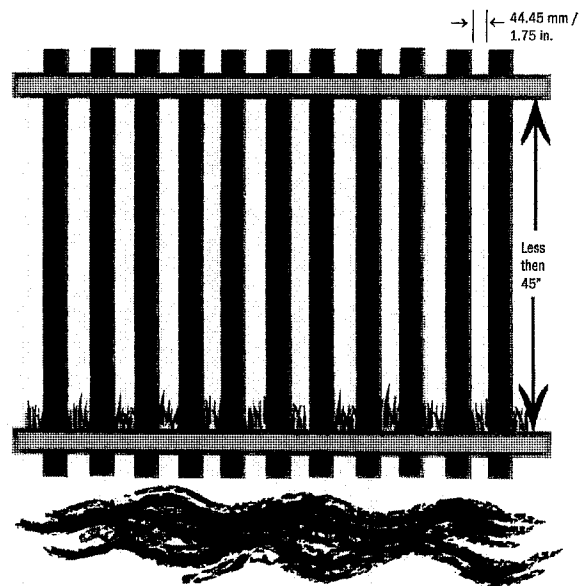


Figure 6: Vertical and horizontal member spacing



- d) **Framing and Braces:** except as specified in Section 20.b) ii) all horizontal structural members must be located inside of the pool enclosure as to prevent easy climbing; and
- e) **Location:** if the pool enclosure only encloses the immediate pool area it shall be located not less than 0.61m (2 feet) from any other fence or structure on the subject property.

GATES AND OTHER ACCESS POINTS

Gates

20. Every owner shall ensure that every gate forming part of a pool enclosure:

- (a) is constructed in accordance with the standards prescribed in section 19 of this bylaw;
- (b) is supported on substantial hinges, capable of supporting 90.72kg (200 lbs.) in body weight;
- (c) is equipped with a self-closing device;
- (d) is equipped with a self-latching device that is located at least 1.22m (4 feet) above the finished floor level and/or finished ground level (see Figure 7);
- (e) is equipped with a lock by means of combination or keyed control;

Figure 7: Self-closing and self-latching gate installation

