



## **BUILDING PERMIT GUIDELINES**

### ***Permanent Non-Seasonal Swimming Pools***

#### **Intent**

Swimming pools are to be placed in a location and constructed in a manner which allows protection from unauthorised entry as per the conditions set forth in these regulations. Owners of swimming pools are responsible for the protection of occupants as well as the general public who may happen to enter onto one's property.

#### **Application and Fee Structure**

##### **Building Permit Fee:**

|                         |   |
|-------------------------|---|
| <b>Residential:</b>     | <b>\$1.00</b> for each <b>\$1000.00</b> of construction value under \$20,000<br><b>\$2.00</b> for each <b>\$1000.00</b> of construction value over \$20,000<br>Minimum charge of <b>\$10.00</b> . |
| <b>Non-Residential:</b> | <b>\$5.00</b> for each <b>\$1000.00</b> of construction value<br>Minimum charge of <b>\$25.00</b> .   |

*Fee to be paid upon submission of application.*

##### **To Apply:**

Applications are available at the Town of Gander Engineering Department or online at [www.gandercanada.com](http://www.gandercanada.com). Complete a Town of Gander Building Permit Application and submit it to the Town's Engineering department in person or by emailing it to the address provided above.

#### **Definitions**

**Swimming Pool** –means an artificial body of water, excluding ponds, of more than **9.3m<sup>2</sup>** in area or **3.43m** in diameter, used for bathing, swimming, or diving.

## **General Information**

- Permanent, non-seasonal pools require a Building Permit from the Town of Gander.
- Where a swimming pool is an accessory use in a residential or commercial zone it shall:
  - Be protected by a barrier or fence having a minimum height of **1.5m** and located a minimum of **1.5m** from the water surface, and have a gate, equipped with self-closing, self-latching devices placed at the top and on the inside of the gate.
  - Not encroach upon any easement
- Please refer to the Town of Gander's *Accessory Building Regulations* for required sideyards.

## **Other Related Regulations**

- Accessory Building
- Fence Regulations
- Patios, Decks and Balconies



### **Powers of Authority**

***Employees of the Town of Gander are required to enforce these regulations and are not permitted to make modifications. If these regulations prohibit a development proposal, the applicant may formally contact Council, by written request, to effect changes to a regulation or by-law.***

This is a guideline prepared for easy reference. The Town's Regulations are subject to periodic amendments. For the most recent and official version of the regulations, please refer to the Town of Gander's Development Regulations.