



Town Planning Update

As the summer months approach, the Town receives several telephone and counter inquiries regarding the Town's regulations regarding decks, sheds and fences. The following information is provided to assist residents planning to build a deck, put in a pool or erect a shed or fence.

DECKS

- Decks and porches are regulated under the Town's Zoning By-law.
- Any deck greater than 100 square feet or any size deck, which is elevated more than 2 feet will generally require a building permit.
- The County issues building permits and the building permit process requires municipal approval from the Town.
- If you are building a deck you will need a plan, which shows the location of the deck and its size.
- Where a deck is less than 2 feet in height it must generally be setback 4 feet from the side yard lot lines and 2 feet from the rear yard lot lines. It must also cover **no more** than 50% of the rear yard area.
- If the deck is higher than 2 feet from the ground it must be setback 4 feet from the side yard lot lines and 13 feet from the rear yard lot line.
- Decks that are 2 feet off the ground require a railing height of 36 inches, if the deck is 5 feet or more off the ground then the railing is required to be 42 inches in height (in accordance with the Ontario Building Code).
- The maximum coverage on a lot by a house and deck is set out in the residential zone provisions of the Town's Zoning By-law and is generally 30 to 45% depending on the zone in which your lot is located.
- The Town will review your plan to ensure that the deck complies with the zoning requirements and will issue a municipal approval, which is taken to the County with the Building Permit application.
- The municipal approval cost for decks and sheds is \$50.

SHEDS

- Any shed greater than 100 square feet will require a building permit and a municipal approval.
- Sheds must be setback a minimum of 4 feet from the side yard lot lines.
- The maximum coverage for a shed is 5% of the total lot area.
- Sheds must also be a minimum of 3 feet from the main building and must be located beyond the main front wall of the house.
- Maximum shed height is 9.84 feet.

FENCES

- Fences do not require building permits but are regulated by the Town's fence by-law. By-law 13-1974 can be found on the Town's website.
- The maximum height of a fence is 6 feet.
- Check with the local utilities and consult the Town before you dig.

POOLS

- Pools require municipal approval from the Town (\$50.00) and a pool enclosure permit from the County.
- Above ground pools with a height of 3 feet or more should be enclosed.
- In-ground pools may also require a grading permit and you must check with the local utilities and consult the Town before you dig.
- A privately owned outdoor swimming pool must be enclosed with a chain link or wooden fence of not less than 5 feet.
- Any access into the fenced area must be secured with self-closing gates.
- It is required that the pool's surface be setback at least 4 feet from the fence.
- The pool enclosure by-law is By-law No. 12-1979 and can be found on the Town's website.

Please feel free to contact the Town of Shelburne at 519-925-2600 or at planning@townofshelburne.on.ca for more information or questions regarding planning matters.