

If you have any questions pertaining to building permits or wish to know appropriate zoning regulations, please contact Township staff for further information.

***Visit Township website at
www.township.wellesley.on.ca***



**THE CORPORATION OF THE TOWNSHIP OF WELLESLEY
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LOCATED AT CROSSHILL, ON**

*NEW HOME OWNER'S GUIDE
FALL 2007*



TOWNSHIP OF WELLESLEY

***NEW HOME OWNERS GUIDE TO:
PLANNING, BUILDING & BY-LAW***

WHAT IS A BUILDING PERMIT?

A building permit is a license, which grants legal permission to start construction of a project.

WHAT PROJECTS REQUIRE A BUILDING PERMIT?

The Building Code Act requires a building permit for the construction of any structure, which results in a building area of over 10 m² (108 square feet) including additions, alterations and renovations AND includes plumbing not located in a structure, a sewage system and other designated structures.

WHY IS IT NEEDED?

Building permits are necessary to ensure that zoning requirements, fire and structural safety standards and other building standards are met as required by the Building Code.

WHO IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT?

Often the contractor will, as part of their contract, apply and obtain a building permit. Any person found constructing or demolishing a building, or causing the construction or demolition without a permit, could be fined. Ultimately, the property owner needs to be aware and responsible for obtaining all required permits.

WHAT YOU MAY NEED TO KNOW ABOUT:

ACCESSORY BUILDINGS (SHEDS, GAZEBO'S, ETC.)

- Cannot be used for human habitation;
- Maximum lot coverage of all accessory structures is 10%;
- Minimum 1.0 metre (3' 3") side and rear yard setback from lot line;
- Cannot be located closer to the street than the house;
- Maximum height is 4.88 metres (16') measured to the peak;
- Shall not be built within 2.0 metres (6' 6") of the house.



POOLS

- Any pool capable of holding equal to or greater than 0.8 metres (30") of water requires a building permit and minimum 1.52 metre (5') high non-climbable fence;
- Only permitted in a side or rear yard;
- No part of a swimming pool shall be located closer than 1 metre (3' 3") to any lot line;
- **Please check with Township staff first if you are planning on installing a pool.**

FENCES

- no part of any fence shall exceed **2.03 metres (6' 8" feet)** in height in a front, side or rear yard;
- no part of any fence shall be erected, nor any shrubs or foliage be planted or maintained that exceed 0.8 metres (2' 6") in height in a driveway daylight triangle or in a corner daylight triangle;
- "Driveway Daylight Triangle" means the triangular area formed by measuring 4.0m (13') down the driveway from the street property line and 4.0m (13') down the property line abutting a street;
- "Corner Daylight Triangle" means the triangular area formed by measuring 6.0m (20') in each direction at the property lines from the point where two property lines intersect at the street property line corner;
- no private fence shall be located on Township or Public lands;
- no private fence shall be located within 1.0 metre (3' 3") of any fire hydrant;
- **Please check with Township staff or the Township Fence By-law for further regulations.**



Before building, be courteous and discuss your project with your neighbour!

DECKS

- Minimum 1 metre (3' 3") setback from side and rear yard lot line;
- Not permitted within front yard depth;
- Does not count towards maximum lot coverage;
- **Please check with Township staff to determine if you require a building permit.**

WHAT IS LOT GRADING?

Lot grading is a designed slope of the lot that ensures surface water runoff is directed away from your home and your neighbour's houses.

WHAT IS A SWALE?

A swale is a designed shallow depression in the ground that channels surface water to proper drainage outlets. Swales are usually located between homes and constructed on the mutual property line between neighbouring properties.

CAN I CHANGE MY LOT GRADING?

Changing your lot grading without approval is not recommended as it can result in ponding, foundation settlement or drainage and dampness in the basement on your property or your neighbour's property. Approval from the Township is required prior to making any changes to your lot grading.

IMPORTANT BY-LAWS TO KNOW

SNOW CLEARING BY-LAW

- You are responsible to clear the snow on the sidewalk bordering your property within 24 hours of a snowfall.

PARKING BY-LAW

- You are not permitted to park overnight on all streets between the hours of 2:30am and 6:00am
- There is a 3 hour maximum parking limit on all streets between 6:00am and 2:30 am

NOISE BY-LAW

- The Noise By-law applies between 10:00 pm and 7:00 am Mondays to Saturdays and 9:00 pm Sundays to 7:00 am Mondays