



Building Permit

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Zoning Information

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By-Law Related to Fees

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Planning a Summer Project?

**Fences, Porches,
Decks, Sheds,
Pools, Spas, Hot
Tubs *and more***

The City of
BARRIE

Questions?

Building and By-law
Services Department
70 Collier Street, 8th Floor,
Barrie, Ontario L4M 4T5

Phone: 705-739-4212
Fax: 705-739-4240
Email: building@barrie.ca
Visit: Barrie.ca/Renovations



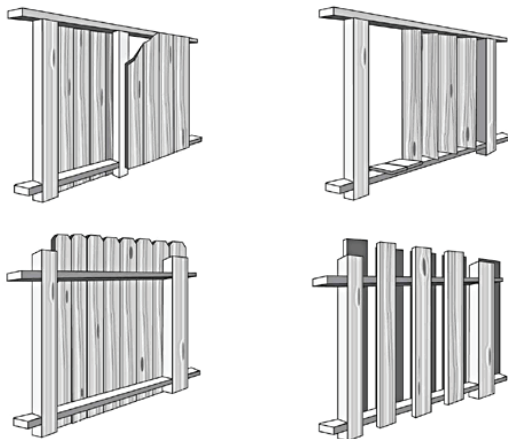
RESIDENTIAL ACCESSORY STRUCTURES & BUILDINGS

The information in this brochure is prepared for purposes of convenience only. Please refer to the official by-laws for full details. Visit Barrie.ca/Renovations for more information.

Boundary Fences

In new plans of subdivision the installation of fences should not be installed until all grading and sodding has been completed on adjacent lots and has been certified by the developer's engineer. Please check with your builder prior to starting this project.

- No permit is required to construct a fence unless it is intended to protect a pool or spa/hot tub
- Fences should not interfere with drainage swales along property lines.
- The fence can be any type or style (excluding electric or barbed wire), with no restriction which way the "Good Side" faces.
- The municipality does not require cost sharing between neighbours. For inquiries regarding cost sharing dispute resolution of a boundary fence under the Line Fences Act please contact By-law Services at 705-739-4241, located at 45 Cedar Pointe Drive, Barrie.



Pools and Spas/Hot Tubs

A pool or spa/hot tub capable of holding water with a depth greater than 0.45m (18") is required to be enclosed by a fence or in the case of a spa/hot tub may be protected by a cover to prevent the accidental drowning of small children.

General requirements for pools and spas/hot tubs are as follows:

- A permit is required prior to installation of any pool or spa/hot tub.
- The fence surrounding the pool or property is required to be non-climbable and at a minimum 1.2m (4 ft.) in height.
- Above ground pools may be exempt from the fence enclosure requirement if the pool walls are non-climbable, a minimum of 1.2m (4 ft.) in height and any access points to the pool are either removed or safely enclosed whenever the pool area is left unattended.
- Outdoor spas/hot tubs need not be enclosed with a fence provided they have a lockable cover.
- Pools and spas/hot tubs cannot be constructed on easements. However, you may be able to have the easement released. For further information on the release of an easement please contact Legal Services 705-739-4220, Ext. 4585.

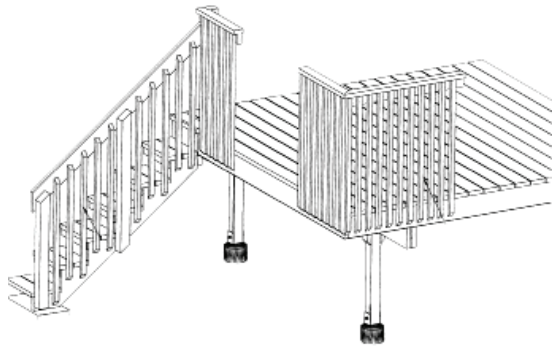
Zoning Standards for Pools, Spa's and Hot Tubs

| Location | Lot Line | Minimum Distance from Lot Line |
|----------------------------------|-----------------------------|--------------------------------|
| Front Yard (inground pools only) | Front | 7.0m (22.96 ft.) |
| | Interior Side | 0.60m (2 ft.) |
| | Exterior Side (corner lots) | 3.0m (9.80 ft.) |
| Interior Side Yards | Interior Side | 0.60m (2 ft.) |
| Exterior Side Yard (corner lots) | Exterior Side | 3.0m (9.80 ft.) |
| Rear Yard | Rear | 0.60m (2 ft.) |
| | Interior Side | 0.60m (2 ft.) |
| | Exterior Side (corner lot) | 1.0m (3.20 ft.) |

Residential properties are subject to a 45% maximum lot coverage. Lot coverage is the percentage of the total lot area covered by the dwelling, including attached garages, porches and decks. Decks less than 1.8 m (5.9 ft.) above grade shall be exempted from lot coverage restrictions.

Setbacks are required from all lot lines regardless if a building permit is required or not.

Decks and porches cannot be constructed on easements. However, you may be able to have the easement released. For further information on the release of an easement please contact Legal Services 705-739-4220, Ext. 4585.



| Zoning Standards for Decks and Porches | | |
|--|-----------------------------|---|
| Location | Lot Line | Minimum Distance from Lot Line |
| Front Yard | Front | 3.0m (9.80 ft.) |
| | Interior Side | 0.60m (2 ft.) |
| | Exterior Side (corner lots) | 1.5m (4.92 ft.) |
| Interior Side Yards | Interior Side | 0.60m (2 ft.) |
| Exterior Side Yard (corner lots) | Exterior Side | 1.5m (4.92 ft.) |
| Rear Yard | Rear | 0.60m (2 ft.) Deck, 5.0m (16.4 ft.) for Porch |
| | Interior Side | 0.60m (2 ft.) |
| | Exterior Side (corner lot) | 1.5m (4.92 ft.) |

| Zoning Standards for Boundary Fences | | | |
|--------------------------------------|-----------------------------|---------------------------------|----------------|
| Location | Lot Line | Minimum Distance from Lot Line* | Maximum Height |
| Front Yard | Front | 0.30m (1 ft.) | 1m (3.20 ft.) |
| | Interior Side | No Requirement | 1m (3.20 ft.) |
| | Exterior Side (corner lots) | 0.30m (1ft.) | 1m (3.20 ft.) |
| Interior Side Yards | Interior Side | No Requirement | 2m (6.50 ft.) |
| Exterior Side Yard (corner lots) | Exterior Side | 0.30m (1 ft.) | 2m (6.50 ft.) |
| Rear Yard | Rear | No Requirement | 2m (6.50 ft.) |
| | Interior Side | No Requirement | 2m (6.50 ft.) |
| | Exterior Side (corner lot) | 0.30m (1 ft.) | 2m (6.50 ft.) |

* 0.30m (1ft.) setback required from all lot lines which abut a street.

Sight Triangle

A site triangle is intended to provide increased visibility at intersections for the safety of pedestrians and motorists at corner lots.

- All corner lots shall provide a sight triangle consisting of an unobstructed triangular area where the front lot line and the exterior side lot line intersects.
- The sight triangle shall be measured from the point of intersection of the lot lines.

| Zoning Standards for Sight Triangles, see figure 1 | |
|--|-----------------------------------|
| Location | Minimum Dimensions |
| Arterial Collector Roads | 5.0m (16.4 ft.) x 5.0m (16.4 ft.) |
| Local Roads | 3.0m (9.8 ft.) x 3.0m (9.8 ft.) |
| Arterial or Collector Road abutting Local Road | 5.0m (16.4 ft.) x 3.0m (9.8 ft.) |

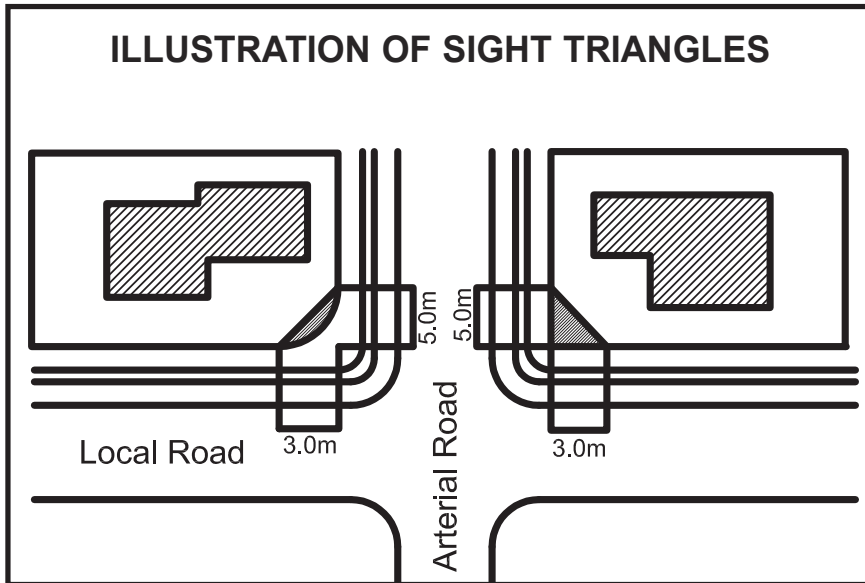


FIGURE 1

Sheds/Detached Garages/Gazebos/Pergolas

Requires a building permit if 10 m² (108 ft.²) in size or larger. Please contact the Building and By-law Services Department regarding fees, application and designer qualification prior to constructing or purchasing your shed/detached garage/gazebo/pergola.

Collectively cannot exceed 10% lot coverage for detached accessory structures or a maximum of 50 m² whichever is lesser.

The 10% lot coverage permitted for Accessory Buildings and Structures is in addition to the lot coverage permitted as set out in the table.

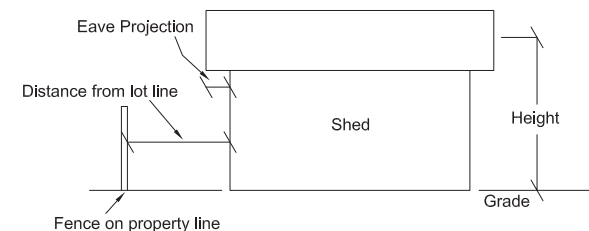
Setbacks are required from all lot lines regardless if a building permit is required or not.

Sheds cannot be constructed on easements. However, you may be able to have the easement released. For further information on the release of an easement please contact Legal Services 705-739-4220, Ext. 4585.

| Zoning Standards for Sheds/Detached Garages/ Gazebos/Pergolas | | | |
|--|-----------------------------|---------------------------------|------------------|
| Location | Lot Line | Minimum Distance from Lot Line* | Maximum Height** |
| Front Yard | Front | Not Permitted | Not Applicable |
| | Interior Side | Not Permitted | Not Applicable |
| | Exterior Side (corner lots) | Not Permitted | Not Applicable |
| Interior Side Yards | Interior Side | 0.60m (2 ft.) | 4m (13.12 ft.) |
| Exterior Side Yard (corner lots) | Exterior Side | 3m (9.80 ft.) | 4m (13.12 ft.) |
| Rear Yard | Rear | 0.60m (2 ft.) | 4m (13.12 ft.) |
| | Interior Side | 0.60m (2 ft.) | 4m (13.12 ft.) |
| | Exterior Side (corner lot) | 1m (3.20 ft.) | 4m (13.12 ft.) |

* The minimum distance is measured from the lot line to the closest main wall of the accessory structure. Any eaves may project a distance of no more than 0.60 m (2 ft.) into a required yard.

** Accessory building height is calculated from the average grade height around the building perimeter to the midpoint of the roof which is between the eaves and the ridge.



Decks and Porches

A deck is an uncovered platform, freestanding or attached to a dwelling.

A porch is a covered entrance to a dwelling that is either enclosed or unenclosed. Requires a building permit if 10 m² (108 ft.²) in size or larger or if it is to be attached to the house or adjacent to an exit door regardless of size or attachment.