



# City of Langford

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## Zoning / Planning / Building Requirements for Residential Swimming Pools

### 3.17.01 Swimming Pools

No permanent swimming pool may be located in any required **setback** from a **front lot line** or within 3.0 m (9.8 ft) of any **side lot line** or **rear lot line**.

### 3.17.02 Underground Structures

The whole or any part of a **structure** below finished ground elevation, other than a **swimming pool**, may be sited on any portion of a **lot**.

## 6.0 POOLS

6.0.1 Every application for a Building Permit for a pool shall be accompanied by a plan showing the location of the proposed pool and all water supply piping, waste piping and related fittings.

6.0.2 (1) For the purposes of this section 6.0 a pool includes a private swimming pool, hot tub or spa, located outdoors, and with a depth at any point of .6 metres (24 inches) or more, but does not include fish or ornamental ponds, irrigation ponds, natural ponds or those constructed along a natural watercourse, sealed tanks or pools fitted with a lockable cover capable of supporting the weight of a 68kg. (150lb) person, when closed.

(2) Every pool shall be enclosed within a fence constructed of close boarded lumber, chain link wire, solid masonry, or plywood of 9mm (3/8") or greater in thickness constructed without foot holds or grips on the outside that children may use to climb into the enclosed area, and having no openings greater than 5cm (2 inches). Spacing of up to 100mm (4 inches) may be permitted where vertical guards are used. All gates to a pool shall be operated by self-latching spring hinge mounted on the inside top portion of the gate.

(3) Notwithstanding 6.0.2(2), a pool, the rim of which is 1.5 metres (4.9 feet) or more above the grade of surrounding ground, need only be protected by a fence enclosing the ladder or other access points to the pool and conforming to the requirements of 6.0.2(2).

(4) Every fence and gate which encloses a pool shall be not less than 1.5 metres (4.9 feet) in height above the ground at any point and clear the ground by not more than 10cm (4 inches) at any point;

(5) Every application for a building permit for a fence enclosing a pool, ladder, or access point to a pool shall be accompanied with a plan showing the location, depth and dimensions of the pool and a plan showing the location or proposed location of the fence and the details of fence construction including height, gate design and closing devices.

6.0.3 No pool designed to be supplied with water from the potable water supply shall have any water inlet below the flood level of the pool unless protected by an approved cross connection control device.

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- 6.0.4 There shall be no direct connection between any potable water supply line and any circulating pump, filter or other device that comes in contact with pool water. Recirculating systems shall take the water supply to the pool from an open surge tank or other system approved by the Chief Building Inspector. The supply to the surge tank shall be above the flood level of the tank, in such manner as to prevent water from the tank from entering the supply line.
- 6.0.5 Pool waste water shall discharge into a sanitary sewer where available.
- 6.0.6 For areas not served by sanitary sewer, the method of waste water disposal shall be approved by the Chief Building Inspector.
- 6.0.7 All pools shall have the bottom and inner walls constructed of smooth non-absorbent materials and be drained through one or more metal grated openings. All such drains shall be equipped with a gate valve located in an accessible sump adjacent to the outer walls of the pool. When the sump is connected to a sewer or is otherwise subject to backflow, a backwater valve shall be installed.
- 6.0.8 No direct connection shall be made between any storm drain, sewer or any other drainage system and any line connected to a pool.
- 6.0.9 Scum gutter drains or floor drains serving pool decks may be installed as special waste pipes provided each outlet is trapped and independent vent pipes are installed on the high ends of the mains in a manner that will ensure circulation of air.
- 6.0.10 For pools constructed below the surrounding grade, a relief valve system is required to prevent damage to an empty pool should the ground water table rise above the level of the base of the pool.
- 6.0.11 The fenced enclosure of the pool area is not required in commercial or institutional occupancies where, in the opinion of the Chief Building Inspector, access to the pool area is restricted and accessible only to the facility patrons.