

Waterfront Deck Plan Pre-Design Checklist

What to confirm before drafting a deck plan on a Lake Simcoe shoreline property in Innisfil

Before You Design

1 Order a current property survey

Check that the survey reflects the shoreline and any structures as they exist today, not an older site condition.

2 Ask whether the Community Planning Permit System applies

Confirm with Innisfil's Building Development office whether the property's Lake Simcoe frontage or Alcona address puts it inside the program.

3 Ask whether the property sits in a conservation authority regulated area

Contact the Lake Simcoe Region Conservation Authority or check its mapping tool before finalizing a footprint.

While the Plan Is Being Drafted

1 Confirm the waterfront yard setback line for the specific zone

Ask the Town which line the setback is measured from for this property, rather than assuming it matches the rear-yard line.

2 Note which review path applies

Whether the project needs a standard permit, the Community Planning Permit System, or a stand-alone minor variance changes what the drawing set includes.

3 Route structural questions to a qualified engineer

Ask about foundation ties, support, and load questions separately from the permit drawing set.

Before You Submit

1 Check the drawing set shows the correct setback line

Confirm the waterfront yard line, not the ordinary rear-yard line, appears on the site plan.

2 Confirm any required conservation authority clearance is attached

Ask whether written clearance needs to be submitted with the building permit application or handled as a separate step.

3 Ask what happens if comments come back

Confirm with your designer how a revision to the same drawing set works, rather than assuming a rejection means starting over.

Bring this checklist to the first conversation with your designer, before a footprint is finalized.

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