

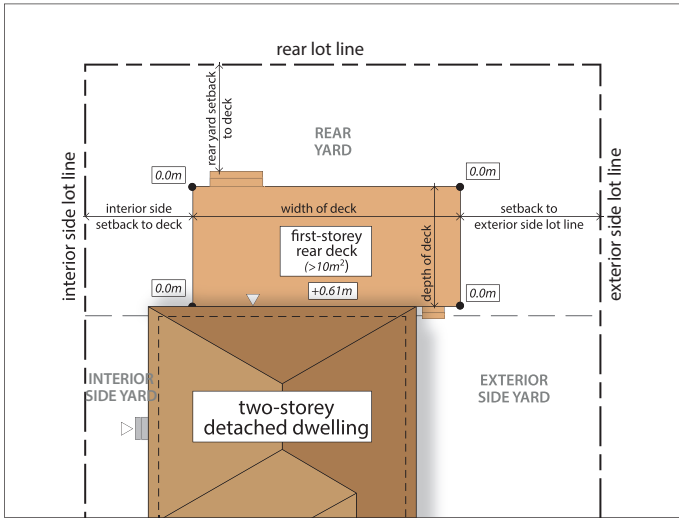
Decks

Defintions

“**Porch**” means a platform, with or without a foundation and/or basement with at least one (1) side open, that may be covered by a roof or other structural element, with direct access to the ground and is attached to the dwelling.

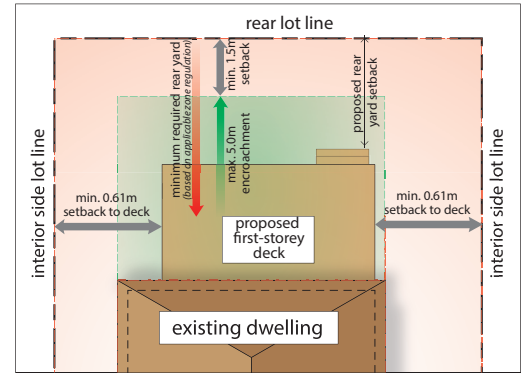
“**Deck**” means a platform, with at least one (1) side open, with or without a foundation, and with direct access to the ground.

“**Lot Coverage**” means the percentage of the lot area covered by all buildings, structures or parts thereof, at or above average grade or established grade, exclusive of overhanging eaves of 0.45 m or less, and outdoor swimming pools, but inclusive of decks greater than 10 m² and higher than 0.61 m above established grade. For lots having two (2) or more zones, lot coverage shall be deemed to apply to only that portion of the lot that is located within each specified zone.

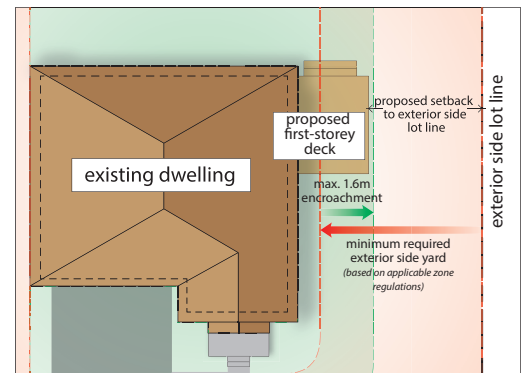


(Right) The illustrations shown at the right outline the maximum permissible encroachments (total projection into a required yard) and minimum setbacks, based on the proposed location of your deck. These illustrations provide a visual representation of the regulations outlined in subsection 4.1.5 - Encroachments and Projections of By-law 225-2007, as

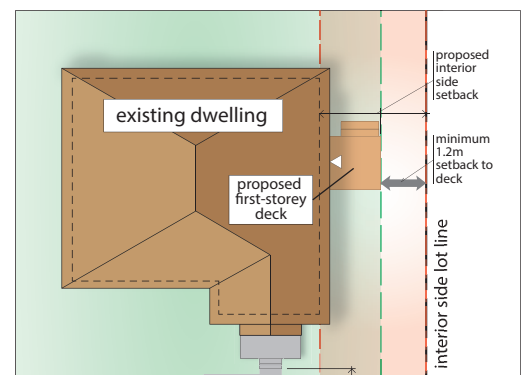
(Left) The illustration left outlines what information must be provided with your building permit application (where required). It includes, but is not limited to: setback requirements, overall coverage calculations, deck dimensions, grade information and in some cases Established grade calculations (required to confirm the first-storey).



Decks located in a Rear yard



Decks located in an Exterior side yard



Decks located in an Interior side yard

Required Information for Decks

Regulations (from 4.1.5 Encroachments & Projections)

- 4.1.5.1** A porch or a deck, located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, may encroach a maximum of 1.6 m into a required front and/or exterior side yard;
- 4.1.5.2** A porch or a deck, located at and accessible from the first storey or below the first storey of the dwelling, inclusive of stairs, may encroach a maximum of 5.0 m into a required rear yard provided that the porch or deck shall have a minimum setback of 1.5 m to the rear lot line. For a lot with a dwelling requiring a 0.0 m interior side yard, the setback to that interior side lot line from a porch or a deck, inclusive of stairs, shall also be 0.0 m. For a lot with a dwelling requiring more than a 0.0 m interior side yard, the setback to the interior side lot line from a porch or a deck, inclusive of stairs, shall be 0.61 m;
- 4.1.5.8.1** A porch or deck, located at and accessible from the first storey or below the first storey of the dwelling inclusive of stairs, shall be permitted in a required interior side yard provided that the minimum setback to the interior side lot line shall be 1.2m;
- 4.1.5.10** A freestanding deck may be located in a rear yard provided that it does not exceed 1.2m in height above grade at any point, is uncovered and is not closer than 0.61m to any side lot line and 1.5m to any rear lot line.

Notes

- no encroachments or projections are permitted within a required setback to a Greenbelt zone.
- a deck less than 0.3m above grade, uncovered and located in the rear yard is permitted an unlimited encroachment into the rear yard.
- decks greater than 0.61m above grade **and** greater than 10m² must be included in overall lot coverage calculations.

Note: The above illustrations are for clarification and convenience only and do not form part of Zoning By-law 225-2007. The Definitions and General Provisions parts of this By-law must be referenced.