



Deck Standards

Definition of a Deck

“an unenclosed structure, terrace or platform, attached to a dwelling at a height above grade.”

Balconies, canopies, steps or decks may encroach into:

- a required front and exterior side yards a distance of 1.5 metres (4.9 feet)

Note: This provision does not apply to lands zoned UR2*19 and UR3*13, in part of Alliston.

- a required rear yard, a distance of 4.0 metres (13.1 feet)

Note: This provision does not apply to lands in CSR-1, CSR-3 and CSR-4 zones, in Greenbriar, Briar Hill and Briar Hill West.

Lot Coverage is:

“the percentage of the lot area covered by the first floor of all buildings and structures on the lot including the principal building or structure and all accessory buildings or structures but shall not include decks with a height less than 1.8 m [5.9 feet] above grade, excluding railings and fencing”

Decks attached to a dwelling, less than 1.8 m (5.9 feet) above grade, are not included in the calculation of lot coverage.

Required Yards

Definitions and an illustration of different yards are provided on page 2. A required yard is the part of a yard that is required as a setback in the zoning by-law. Required front, side and rear yard setbacks vary according to the zone in which the property is situated.

For example: the required rear yard setback of an Urban Residential Zone is 7.5 m. Should a homeowner wish to construct a rear deck, the deck is permitted to encroach 4.0 m into the required 7.5 m, resulting in a rear yard setback of the deck to the rear lot line 3.5 m.

Town Contacts

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Yard

shall mean a space between a building, or structure on a lot and the lot lines of the lot which shall be open, uncovered and unoccupied except for such buildings, structures or uses as are specifically permitted in this By-Law. Any yard requirements shall be the minimum horizontal linear distance from the lot line to the nearest part of the primary building, structure or excavation on the lot as measured perpendicular to such lot line.

Yard, Rear

shall mean a yard extending across the full width of a lot between the rear lot line and the nearest part of the primary building, or structure on the lot.

Yard, Interior Side

shall mean a yard extending from the front yard to the rear yard and from the interior side lot line to the nearest part of the primary building, or structure on the lot.

Yard, Front

shall mean a yard extending across the full width of a lot between the front lot line and the nearest part of the primary building, or structure on the lot.

Yard, Exterior Side

shall mean a yard extending from the front yard to the rear yard and from the exterior side lot line to the nearest part of the primary building, or structure of the lot.

