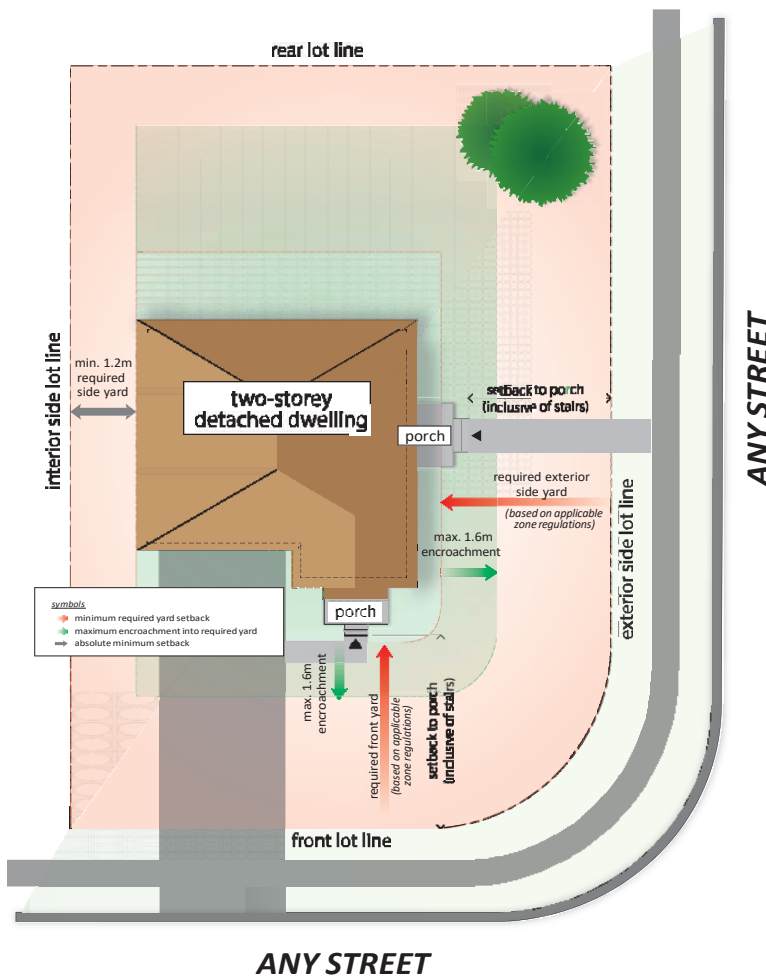


Definitions

"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.



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;

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.