



SECTION 5 DECKS AND PATIOS

5.1 APPLICABILITY

A development permit is required for the construction of any deck 0.6 metre (2 ft.) or more above grade in height. Deck height is measured from the finished grade to the finished floor grade of the deck.

5.2 GENERAL REQUIREMENTS

- (1) A development permit is required for the construction of any deck that is covered or enclosed by a roof and/or walls, regardless of the height;
- (2) a development permit is required for the construction of a deck if it will be attached to a principal building;
- (3) for the purpose of calculating yard setbacks and site coverage requirements as provided in this bylaw, where a structure is attached to the principal building by a roofed structure (open or enclosed), it shall be deemed to be part of the principal building and must meet the required side and rear yard setbacks;
- (4) decks not attached to a building that are not 0.6 metre (2 ft.) or more in height, do not require a development permit provided they meet the minimum setback requirements for accessory structures;
- (5) decks may project into setbacks in accordance with Section 21.2(3)(i) of this Schedule;
- (6) for the purpose of applying these standards of the bylaw:
 - (a) a **deck** means a wooden, or other similar hard-surfaced platform, with or without a roof, walls or railings intended for outdoor living space or amenity area and which is generally attached to a building;
 - (b) a **raised deck** means a horizontal structure with a surface height 0.6 metre (2 ft.) or greater above grade at any point, but generally no higher than the first storey floor level, and is intended for use as a private outdoor amenity space;

- (c) a **ground level deck** means an unenclosed (no roof or walls) amenity area of wood, or other similar material, that is constructed less than 0.6 metre (2 ft.) above grade and is typically attached to a dwelling; and
- (d) a **patio** means an unenclosed (no roof or walls) amenity area of concrete, brick, wood, or other material that is constructed at grade and may or may not be or attached to a dwelling.

SECTION 6 DESIGN STANDARDS

6.1 APPLICABILITY

Design standards relate to the ways that buildings, lots, streets, blocks and neighbourhoods may relate to one another and how they may be laid out overall. These standards provide direction to existing and proposed subdivision and development with a focus on balancing the conventional requirements of this bylaw with a degree of flexibility that is intended to:

- (1) promote a development approach that balances the traditional focus on the automobile with recognition for people as the main users of the built environment;
- (2) be applicable to existing subdivision and development as much as is practical given the context-specific constraints that are present in already built-up areas of the Town; and
- (3) be applicable to proposed subdivision and development in a comprehensive manner.

The design standards contained in this section shall be applicable to all land use districts unless otherwise stated.

6.2 BUILDING SCALE

6.2.1 Overview

The building scale relates directly and indirectly to the lot scale and takes into account, but is not limited to such factors as the:

- (1) relative size and visual interest provided by the building (articulation and scale);
- (2) number and/or size and placement of windows and doors facing private and public outdoor spaces such as but not limited to parking lots, patios, pedestrian and cyclist linkages, and streets (transparency);
- (3) building design including exterior materials and color choices as related to adjacent and area development (character); and
- (4) the orientation and placement of the building and its entrances in relation to required parking and loading areas and pedestrian and cyclist linkages leading to the lot and building (orientation).

In addition to all other applicable requirements of this bylaw, redeveloped and newly constructed buildings are subject to the standards of this section.