

Regulations for Decks

Within the Defined Area of By-law 177-96, as amended

Section 5.3

Decks are permitted only in the *rear yard* of a lot used for residential purposes in accordance with the following regulations:

A) Decks that have a height of between 0.6 metres and 1.0 metre above the lowest ground surface at all points around the perimeter of the platform are permitted to encroach into the *required rear yard*, provided that:

- i) the *deck* is located no closer than 3.0 metres to the *rear lot line*;
- ii) the *deck* is located no closer to the *interior side lot line* than the *interior side yard* requirement for the *main building*;
- iii) the *deck* is located no closer to the *exterior side lot line* than the *main building*; and,
- iv) the floor of the *deck* is not higher than the floor level of the ground floor of the *main building* on the *lot*.

B) Decks that have a height greater than 1.0 metre above the lowest ground surface at any point around the perimeter of the platform are permitted to extend from the wall closest to the *rear lot line* a maximum of 3.0 metres, provided:

- i) the *deck* is located no closer than 3.0 metres to the *rear lot line*.
- ii) the *deck* is located no closer to the *exterior side* and *interior side lot line* than the *main building*; and,
- iii) the floor of *deck* is not higher than the floor level of the ground floor of the *main building*.

Notwithstanding the above provisions, stairs used to access a *deck* shall not be subject to the setback requirements of this Section.

“Deck” is defined as “...an unenclosed *structure* that is accessory to a residential use and used as an outdoor living area, with a foundation holding it erect and a floor which is above finished *grade* and shall not include a landing or a stair.”

“Rear Yard” is defined as “...a yard extending across the full width of the *lot* between the *rear lot line* and the nearest *main walls* of the *main building* or *structure* on the *lot*.”

TOWN OF MARKHAM

Town of Markham Building Department - 101 Town Centre Boulevard, Markham, Ontario L3R 9W3
Telephone: (905) 475-4743 Fax: (905) 479-7765

Q:\Building\Data\Zoning\Decks\Info_sheet.doc
Compiled by A.H.D. Sept. 13/00