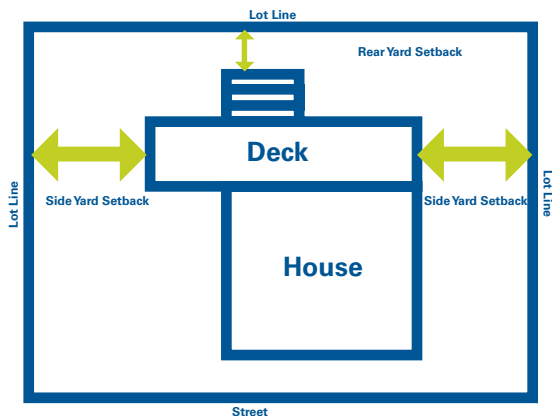




# BUILDING A DECK IN NEWMARKET



“**Deck**” means a platform, with no solid roof or walls, which is constructed on piers or a foundation above finished grade adjacent to a ground floor or walkout basement wall, is used as an outdoor living area, and shall include stairs and privacy screening up to 2.0 metres in height measured from the deck floor to the highest part of the privacy screen including any ornamental features. (Zoning By-law 2010-40, amended by By-law 2012-74).

## DECKS 0M TO 0.6M IN HEIGHT\*

- Not permitted in the front yard.
- Must maintain the side yard setbacks of the zone category.
- Must be at least 1.2m from the rear lot line.
- Side yard setbacks do not apply between two attached units.

## DECKS 0.6M TO 3M IN HEIGHT\*

- Not permitted in the front yard.
- Must maintain the side yard setbacks of the zone category.
- May encroach into the rear yard 3.6m.
- May never be closer than 2.4m to the rear lot line regardless of permitted encroachment.
- Side yard setbacks do not apply between two attached units.

## DECKS OVER 3M IN HEIGHT\*

- Not permitted in the front yard.
- Must maintain the side and rear yard setbacks of the zone category.

## RULES FOR ALL DECKS

- Maximum height of a privacy screen. (including ornamental features is 2m)
- Height of privacy screen is measure from deck floor to highest point.
- Solid roof and/or walls are not permitted. (it then becomes an addition to the house)
- Steps must be outside of the minimum setback requirements.

If there is a Residential Accessory Structure (i.e. gazebo or patio shelter) on top of the deck the Residential Accessory Structure setbacks apply to that structure (separate handout available).

**\*HEIGHT IS MEASURED FROM THE AVERAGE GRADE TO THE DECK FLOOR.**

Your deck may require a building permit. Contact the building Division for more information. [buildings@newmarket.ca](mailto:buildings@newmarket.ca) or call 905-953-5300 ext. 2400

CONTACT the Planning Division for additional information  
[planning@newmarket.ca](mailto:planning@newmarket.ca)  
905-953-5300 Ext. 2450

This summary is prepared for information purposes and convenience only. For accurate reference, Zoning By law 2010 40 as amend should be consulted. Some properties in Newmarket are subject to different Zoning By laws, confirmation can be obtained from th Planning Division.