



**TOWN OF AURORA**  
**BUILDING SERVICES DIVISION**  
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# **ZONING GUIDE**

## **FOR**

### **DECKS, BALCONIES & OPEN-SIDED ROOFED PORCHES**



#### **How to Use This Guide:**

This guide contains part of the general provisions of The Town of Aurora's Zoning By-law that deals with decks, balconies and open-sided roofed porches and must be used in conjunction with the specific zoning requirements as it relates to your property. You can obtain a copy of your zoning requirements from the Town of Aurora Building Services Division. Please contact our zoning staff at (905) 727-3123 ext. 4390 or 4394.

#### **Setback Requirements:**

Decks, balconies and open-sided roofed porches must comply with minimum setback requirements as set out in the Zoning By-law; however these structures may be permitted to encroach into the minimum required front, rear and exterior side yard setbacks as outlined in Section 6.48.1 below. (No encroachment is permitted into a minimum interior side yard setback)

**Note:** Decks less than 2 feet above finished grade do not require a building permit, however, they must comply with the zoning requirements.

Decks attached to the main building, balconies, and open-sided roofed porches are not included in the calculation of lot coverage area.

#### **Maintenance Easement:**

Where a deck complies with all applicable setbacks but encroaches into a maintenance easement, the owner shall provide to the Building Department a copy of the registered maintenance easement document, which outlines the restrictions of the easement. To obtain a copy of the registered maintenance easement document, please visit the *Land Registry Office* located at:

**50 Bloomington Road West, 3rd Floor**  
**Aurora, ON Tel: (905) 713-7798**

#### **Permitted Encroachments:**

Section 6.48.1 of the Town of Aurora's Zoning By-law #2213-78, as amended, provides for encroachments and minimum distance separations, these provisions are outlined below. Please check your specific zoning provisions for exceptions to Section 6.48.1.

#### **Section 6.48.1: Yard and Setback Encroachments Permitted**

Every part of any yard required by this By-law shall be open and unobstructed by any structure from the ground to the sky provided, however, that the structures listed in the following table shall be permitted to project into the minimum yards indicated for the distances specified:

**Structure**

**Yard**

**Maximum Projection**

Open sided roofed porches not exceeding one (1) storey in height, uncovered terraces, patios, decks not exceeding three (3) metres above grade

front and exterior side yards

**two decimal five (2.5) metres** including eaves and cornices and subject to the minimum distance separations and screening provisions set out below

rear yard

**three decimal seven (3.7) metres** including eaves and cornices and subject to the minimum distance separations and screening provisions set out below

Balconies  
*(Balcony means a raised platform or structure in excess of 3.0 metres above grade projecting immediately from the main building)*

front and exterior side yards for detached, semi-detached, duplex and triplex dwellings, and any yard for other residential buildings

**two (2) metres** subject to the minimum distance separations and screening provisions set out below

rear yard for detached, semi-detached, duplex and triplex dwellings

**two decimal five (2.5) metres** subject to the minimum distance separations and screening provisions set out below

Unless specified elsewhere in the Zoning By-law, the above encroachments for open-sided roofed porches, patios, uncovered terraces, decks and balconies shall be subject to a **minimum distance separation of 4.5 metres from the front lot line, 3.8 metres from a rear lot line, 3 metres from an exterior side lot line**, interior side yards shall comply with zoning.

Notwithstanding the above and any provisions to the contrary, in the **R6** zone, a deck, open-sided roofed porch or balcony exceeding 1 metre in height, shall be setback a minimum of 1.2 metres from the interior side lot line or common lot line between attached dwelling units.

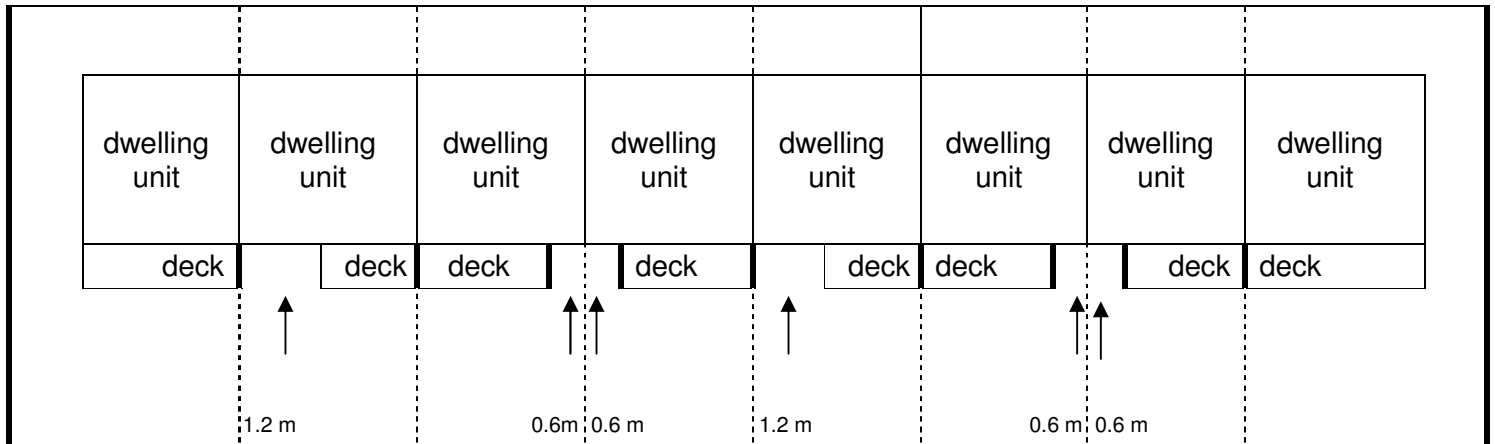
**Privacy Screens:**

Where the zone permits a deck or balcony to be located closer than 1.2 metres to a side lot line, a **privacy screen** with a minimum height of 1.5 metres is required along the full extent of the deck or balcony abutting that lot line.

**Minimum Distance Separation for Townhouse Units:**

On a lot or block with **more than one dwelling unit**, the **minimum distance separation** between balconies, steps, open-sided roofed porches, uncovered terraces, patios and decks shall be 1.2 metres (refer to illustration below). Please note that privacy screens as noted above are required between the decks.

Illustration of decks/balconies in a Townhouse Block (Example only, variations may apply):



┆ - denotes privacy screen