

	<h2>Planning & Design</h2> <h1>POLICY</h1>	<p>Procedure Number</p> <p>2021-03</p>
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Setbacks for Uncovered Decks in Comprehensive Plans: Procedure

Summary

Title of Document:	Setbacks for Uncovered Decks in Comprehensive Plans: Procedure
Title of Designated Responsible Manager:	Development Manager, Planning & Design
Original Date Approved:	Feb 4, 2021
Approved By:	Director, Infrastructure Services
Last Revision:	February 2, 2021
Next Review Date:	Not defined

Purpose:

This procedure clarifies the setback requirements for uncovered decks on parcels where a Comprehensive Siting Plan is in place.

Background:

Some properties within the City located in Land Use Districts where no setback requirements are listed. For these districts the setback requirements are set out in the Comprehensive Siting Plan, which are required (as per Land Use Bylaw 6300 Section 82.9) for R-CL, R-CM, R-CM-20, and R-M Land Use Districts. A Comprehensive Siting Plan (provided by the developer) usually depicts the overall development of a project at a larger site scale (with setbacks based on the designed site), and not at the individual lot scale. However often times homeowners wish to add uncovered decks to their individual properties after the Comprehensive Siting Plan is approved. This procedure will help to accommodate this request and to provide clarity on the requirements for these decks. Land Use Bylaw 6300 allows the Subdivision & Development Authority to “*adopt additional guidelines as a further basis on which to evaluate the comprehensive siting plan*” as per Land Use Bylaw section 82.9 (d). With this in mind, the following ‘Policy Statement’ section describes how the Subdivision & Development Authority will treat uncovered decks on parcels within a Comprehensive siting Plan.

Policy Statement:

For any development enforcement purposes (permits, compliance letters, etc) where an uncovered patio or deck exists (or is proposed) on a parcel located within the R-CL, R-CM, R-CM-20, or R-M Land Use Districts where a Comprehensive Siting Plan is in place:

- **The uncovered patio or deck is permitted to project by the following distance into the rear yard setback of the Comprehensive Site Plan:**

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- Patios and decks under 0.6m in height:
 - Unlimited
- Patios and decks more than 0.6m in height:
 - 2.6m
- All other requirements for the uncovered patio or deck outlined in Land Use Bylaw 6300 must be followed.

Supporting Documents

- Land Use Bylaw 6300

Responsibility for Procedure Implementation

- Development Manager, Planning & Design

Procedure Status:

Current Status: in effect

Date Effective: February 5, 2021

Approval Details: approved by Director, Infrastructure Services

Endorsement Details

Next Review Date: n/a

Procedure Author : Planner 1

Authored date: February 2, 2021

Contacts:

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