



Adding a Deck

A deck can be a great addition to a home, adding to the enjoyment of your property. When considering adding a deck or balcony, property owners should be aware of the regulations, bylaws, and zoning implications.

Zoning Regulation Bylaw

Many of the City's neighbourhoods are zoned for residential use, either single-family dwelling (R1-A, R1-B, R1-G) or duplex (R-2). These zones permit the addition of a deck; however, the following zoning requirements must also be adhered to:

- Decks and any associated structures such as stairs must meet all the minimum setback distances from all property lines. Please note that the setback requirements for a deck addition may be different than the setbacks of the existing house (e.g. when the existing house does not meet the required setbacks).
- The deck is included in the site coverage calculations (see the definition of 'Site Coverage' in [Schedule A – Definitions](#) of the *Zoning Regulation Bylaw*).

- The addition of a deck must not create a non-conformity for an existing accessory building, such as a detached garage or a shed. Accessory buildings must be located in the rear yard with a minimum separation requirement from the principal building (see [Schedule F – Accessory Building Regulations](#) of the *Zoning Regulation Bylaw*).
- In order to determine the zoning requirements for your property, you must first clarify which zone applies. To do this, you can refer to the City's zoning map, which is available online by visiting [Victoria | Community | VicMap](#).

Variances

If the proposed deck addition cannot meet the requirements of the *Zoning Regulation Bylaw*, there are appeal processes available. The Board of Variance is empowered to deal with appeals for

minor variances where undue hardship can be demonstrated. For variances that go beyond the scope of the Board of Variance, City Council can grant variances by way of a Development Variance Permit. For information regarding these processes, please contact Development Services.

Building Permit

Before you can begin construction, you will need to obtain a Building Permit. For more information regarding Building

Permit applications, please contact Permits and Inspections.

This information is provided to assist potential applicants in understanding the zoning regulations related to decks and balconies and is not intended to be a substitute for City bylaws. Staff from

FOR MORE INFORMATION:

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