

Clear Vision Zone Matrix					
Part 2: Table	R-o-W	R-o-W 1			
	R-o-W 2	Road Type	Arterial	Collector	Local
		Arterial	A 40 m (131.2 ft)	17 m (55.8 ft)	17 m (55.8 ft)
			B 2 m (6.6 ft)	2 m (6.6 ft)	2 m (6.6 ft)
			C 2 m (6.6 ft)	2 m (6.6 ft)	2 m (6.6 ft)
			D 17 m (55.8 ft)	17 m (55.8 ft)	17 m (55.8 ft)
		Collector	A 17 m (55.8 ft)	23 m 75.5 ft)	11 m (36.1 ft)
			B 2 m (6.6 ft)	2 m (6.6 ft)	2 m (6.6 ft)
			C 2 m (6.6 ft)	2 m (6.6 ft)	2 m (6.6 ft)
			D 17 m (55.8 ft)	11 m (36.1 ft)	11 m (36.1 ft)
		Local	A 17 m (55.8 ft)	11 m (36.1 ft)	11 m (36.1 ft)
			B 2 m (6.6 ft)	2 m (6.6 ft)	2 m (6.6 ft)
			C 2 m (6.6 ft)	2 m (6.6 ft)	2 m (6.6 ft)
			D 17 m (55.8 ft)	11 m (36.1 ft)	9 m (29.5 ft)

## SECTION 5 DECKS AND PATIOS

### 5.1 APPLICABILITY

A development permit is required for the construction of any deck 0.6 metre (2 ft.) or more above grade in height. Deck height is measured from the finished grade to the finished floor grade of the deck.

### 5.2 GENERAL REQUIREMENTS

- (1) A development permit is required for the construction of any deck that is covered or enclosed by a roof and/or walls, regardless of the height;
- (2) a development permit is required for the construction of a deck if it will be attached to a principal building;
- (3) for the purpose of calculating yard setbacks and lot coverage requirements as provided in this bylaw, where a structure is attached to the principal building by a roofed structure (open or enclosed), it shall be deemed to be part of the principal building and must meet the required side and rear yard setbacks;
- (4) decks not attached to a building that are not 0.6 metre (2 ft.) or more in height, do not require a development permit provided they meet the minimum setback requirements for accessory structures;
- (5) decks may project into setbacks in accordance with Section 14.2(3)(i) of this Schedule;
- (6) for the purpose of applying these standards of the bylaw:

- (a) a **deck** means a wooden, or other similar hard-surfaced platform, with or without a roof, walls or railings intended for outdoor living space or amenity space and which is generally attached to a building;
- (b) a **raised deck** means a horizontal structure with a surface height 0.6 metre (2 ft.) or greater above grade at any point, but generally no higher than the first storey floor level, and is intended for use as a private outdoor amenity space;
- (c) a **ground level deck** means an unenclosed (no roof or walls) amenity space of wood, or other similar material, that is constructed less than 0.6 metre (2 ft.) above grade and is typically attached to a dwelling; and
- (d) a **patio** means an unenclosed (no roof or walls) amenity space of concrete, brick, wood, or other material that is constructed at grade and may or may not be or attached to a dwelling.

## SECTION 6 EASEMENTS

### 6.1 SETBACKS

- (1) All permanent structures shall be located a minimum of 3.1 m (10 ft), or such greater distance as required by the Development Authority, from an easement registered for the protection of municipal water mains and sewer mains or any other such infrastructure, as determined by the municipality.
- (2) No structures shall be located within a registered easement unless expressly allowed under the easement agreement.

## SECTION 7 FENCES, PRIVACY WALLS AND GATES

### 7.1 GENERAL

- (1) Gates shall not open over a public sidewalk unless approved by Council.
- (2) Fences shall be made of suitable building material or decorative metal to the satisfaction of the Development Authority.
- (3) Fences shall be located on or just within property lines.
- (4) Chain link fences may be constructed subject to the approval of the Development Authority.
- (5) For corner lots in all districts, see Schedule 3 Section 4 of this schedule.
- (6) Fencing shall not be permitted to be constructed within any developed or undeveloped roadway or laneway right-of-way. Removal of such fencing will be at the property owner's expense.

### 7.2 RESIDENTIAL DISTRICTS

- (1) No fence, wall, hedge or any combination thereof shall extend more than 1.0 m (3.3 ft.) above the ground in any front yard area, as illustrated in Figure 7.1 labelled as B, without a development permit approved by the Municipal Planning Commission.