



Department of Community Development – Planning Division

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DEVELOPMENT INFORMATION BULLETIN

PATIOS, DECKS, VERANDAHS & BALCONIES

This is one in a series of Development Information Bulletins prepared to assist Property Owners and Developers to undertake specific types of development in the City of Mount Pearl. For further information on other Bulletins available in the series please contact the Planning Division - Department of Community Development.

THE MOUNT PEARL DEVELOPMENT REGULATIONS

“*Balcony*” means a raised structure that is attached to a main building and has a walking surface greater than one storey above the established grade at the ground level of that face of the building and the structure does not have a permanent roof.

“*Deck*” means a raised structure that has a walking surface within one storey of the established grade at the ground level of that face of the building, that may or may not be attached to a main building, and does not have a permanent roof.

“*Patio*” means an exterior structure that is constructed at or slightly above the established grade, that may or may not be attached to the main building, and does not have a permanent roof.

“*Verandah*” means a raised structure that is attached but incidental to the main building, that is attached to or integrated with another structure such as the entry stair, porch, or deck, and that may or may not have a permanent roof or overhang.

A *Patio, Deck, Balcony, and/or Verandah* is a permitted use in the Residential, Rural, and the Mixed Development Use Zones in the City of Mount Pearl, provided it meets specific conditions as outlined in the Use Zone Tables of the Mount Pearl Development Regulations. The conditions for such structures are as follows:

PATIO, DECK, BALCONY, AND VERANDAH

Patios, decks, balconies and verandahs associated with residential uses shall be permitted subject to the following conditions:

1. *Any stairs or steps providing ground level access to a patio, deck, balcony, or verandah shall maintain a 1.0 metre setback from any lot line.*

This is an office consolidation prepared for easy reference. The City’s Regulations are subject to periodic amendments. For the most recent and official version of the regulations pertaining to “Patios, Decks, Verandahs and Balconies”, please refer to the City of Mount Pearl Development Regulations.

2. *A patio shall meet the following development standards:*
 - (i) *Minimum front yard setback: 6.0 m provided the patio does not encroach upon or reduce the number of off-street parking spaces required for the residential use;*
 - (ii) *Minimum side yard: 1.2 m;*
 - (iii) *Minimum rear yard depth: 1.2 m;*
 - (iii) *Maximum height: at ground level or up to a maximum of 0.6 m above ground level.*

3. *A deck shall meet the following development standards:*
 - (i) *A deck is not permitted in a front yard;*
 - (ii) *Minimum side yard: 1.2 m;*
 - (iii) *Minimum rear yard depth: 6.0 m unless otherwise determined by Council;*
 - (iv) *Maximum height: greater than 0.6 m above the established grade and up to but not higher than the first storey of the dwelling.*

4. *A balcony shall meet the following development standards:*
 - (i) *A balcony is not permitted within the building line setback;*
 - (ii) *Minimum side yard width: 2.0 m;*
 - (iv) *Minimum rear yard depth: 6.0 m;*
 - (v) *A balcony shall not extend beyond a maximum projection of 2.0 m into any yard.*

5. *A verandah shall meet the following development standards:*
 - (i) *Minimum side yard width: 2.0 m;*
 - (ii) *A verandah shall not extend beyond a maximum projection of 1.5 m into any yard.*

Building permits are required for all such structures and these structures must meet the following National Building Code of Canada requirements:

1. Structural aspects of patios or balconies to be designed using the same loads as for residential housing.
2. Every structure to which access is provided for other than maintenance purposes, shall be protected by guards on all open sides where the difference in elevation between adjacent levels exceeds 600 mm (24") and every exterior stair with more than 6 risers shall be protected with guards on all open sides where the difference in elevation between the adjacent ground level and the stair exceeds 600 mm (24").
3. All guards shall be at least 1070mm (42") in height.
4. Opening through a guard on a patio or balcony shall be of a size as to prevent the passage of a spherical object having a diameter of 100 mm (4").
5. Guards must be vertical. Horizontal guards are not permitted as they may facilitate climbing.

6. Application for above structures are available at the City of Mount Pearl Planning and Development Department. Form must be fully completed and accompany application.
7. Please note that a patio, deck, balcony, and/or verandah structure requires a building permit and fee. Please see the City's Schedule of Rates and Fees.
8. Required inspections for footings and rough framing.

FOR FURTHER INFORMATION

For more information about the construction of a patio, deck, balcony and/or verandah, or the City of Mount Pearl Development Regulations, please contact the City of Mount Pearl Department of Community Development – Planning Division by:
Email: planning@mountpearl.ca / fax: 709.748.1111 / or tel: 709.748.1017/1022