

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 082-2025

A By-law to amend City of Vaughan By-law 1-88, as amended.

WHEREAS Bill 23, the *More Homes Built Faster Act, 2022* and Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024* amended the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "*Planning Act*"), to expand the permissions for additional residential units;

AND WHEREAS an amendment to Zoning By-law 1-88, as amended, is required to permit the use of additional residential units in accordance with the *Planning Act*;

NOW THEREFORE the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Adding the definition of "Additional Residential Unit" in Part 2.0, in alphabetical order, as follows:

"Additional Residential Unit: Means a Dwelling Unit that is accessory to a principal Dwelling Unit on the same Lot."
 - b) Deleting the definition of "Accessory Building" in Part 2.0 and replacing it with the following:

"Accessory Building: Means a subordinate Building or Structure, whether separate or attached, located on the same Lot as the main Building, the use of which is clearly incidental to that of the main Building, not used for human habitation except where expressly permitted by this By-law, and includes a private garage or carport."
 - c) Deleting the definition of "Secondary Suite" from Part 2.0 in its entirety.
 - d) Deleting Subsection 3.20.c) and replacing it with the following:

"c) In addition to the above, subject to the provisions established in Subsection 4.1.8 Additional Residential Units, a maximum of two (2) Additional Residential Units may be permitted accessory to a Single Family

Detached Dwelling, Semi-Detached Dwelling, or Street Townhouse Dwelling.”

- e) Deleting Subsection 3.31 and replacing it with the following:

“3.31 SHORT-TERM RENTALS

a) A maximum of one (1) Short-Term Rental shall be permitted within a Single Detached Dwelling, Semi-Detached Dwelling, Townhouse Dwelling, Multiple Family Dwelling or Apartment Dwelling.

b) Notwithstanding (a) above, a maximum of one (1) Short-Term Rental shall be permitted on a Lot containing an Additional Residential Unit.”

- f) Deleting Subsection 4.1.3 and replacing it with “Deleted”.

- g) Deleting Subsection 4.1.5.g and replacing it with “Deleted”.

- h) Deleting Subsection 4.1.8 and replacing it with the following:

“4.1.8 Additional Residential Units

An Additional Residential Unit shall be permitted within a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling, subject to the following provisions:

i. An Additional Residential Unit shall only be permitted on a Lot containing municipal water and sanitary services.

ii. A maximum of two (2) Additional Residential Units per Lot shall be permitted which may include either:

a. Two (2) Additional Residential Units located within a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling; or

b. One (1) Additional Residential Unit located within a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling and one (1) Additional Residential Unit located within an Accessory Building in accordance with Subsection 4.1.1.

iii. Except for where an Additional Residential Unit is located within the boundary of a Protected Major Transit Station Area identified on Schedule B1, the minimum required Parking Spaces on a Lot

containing an Additional Residential Unit shall be provided as follows:

- a. The minimum Parking Space rates applicable to the principal Dwelling Unit; and
 - b. A minimum of one (1) Parking Space shall be provided for each Additional Residential Unit.
- iv. An Additional Residential Unit shall not be permitted within a Building containing a Bed and Breakfast Establishment, Home Occupation, or Correctional or Crisis Care Group Home use.
- v. An Additional Residential Unit shall not be permitted as an Accessory Use to an additional dwelling in the A Agricultural Zone.
- vi. The maximum Floor Area of an Additional Residential Unit shall not exceed the Gross Floor Area of the principal Dwelling Unit.
- vii. An entrance to an Additional Residential Unit shall be provided in accordance with the following:
- a. The entrance shall be separate from the main entrance of the principal Dwelling Unit, either as a separate exterior entrance located on a side wall or rear wall of the Building or from an indoor common vestibule.
 - b. The entrance shall be accessible from the Street by an unobstructed Hard Landscaped surface walkway measuring a minimum of 1.2 m in width, or from a Driveway.
 - c. A new entrance shall not be permitted on the same wall as the main entrance to the principal Dwelling Unit; and
 - d. The entrance shall be setback a minimum of 1.2 m from the interior Side Lot Line, except where the minimum Interior Side Yard Setback requirement to an entrance is greater.
- viii. The maximum total permitted Lot Coverage on a Lot in a Residential Zone which contains an Additional Residential Unit shall be 45% or the maximum Lot Coverage indicated in the applicable Zone, whichever is greater.
- ix. Where an Accessory Building contains an Additional Residential Unit,

the Accessory Building shall be located a minimum of 4.0 m from the principal Building on the Lot.”

Voted in favour by City of Vaughan Council this 25th day of March, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

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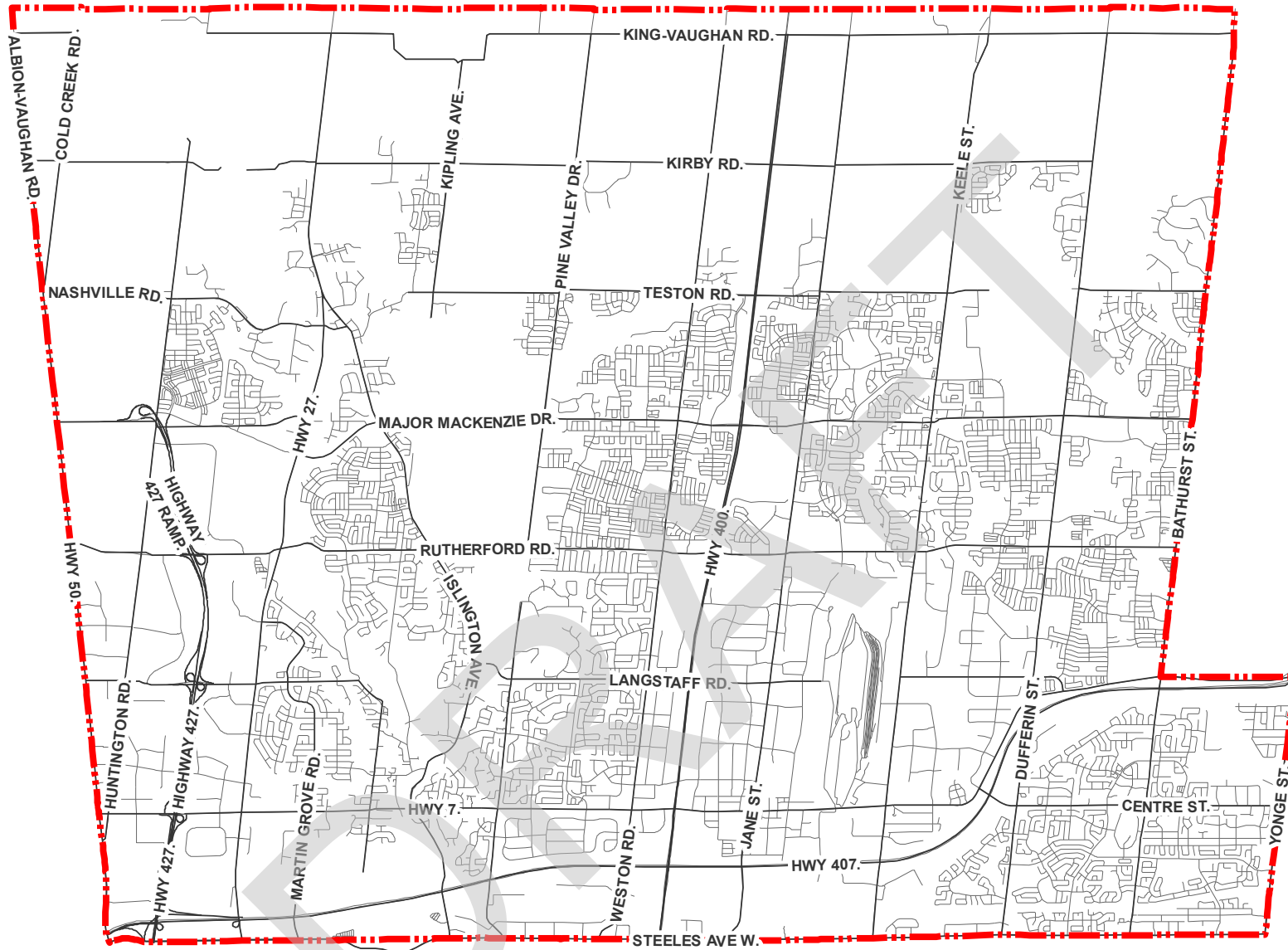
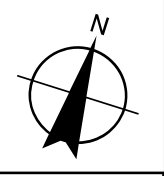
Authorized by Item No. 3 of Report No. 32 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 29, 2024.
City Council voted in favour of this by-law on March 25, 2025.
Approved by Mayoral Decision MDC 004-2025 dated March 25, 2025.
Effective Date of By-Law: March 25, 2025

SUMMARY TO BY-LAW 082-2025

The lands subject to this By-law include all lands within the City of Vaughan, in the Regional Municipality of York where By-law 1-88 is applicable.

The purpose of this By-law is to permit the use of additional residential units in accordance with the *Planning Act*, as amended. A maximum of two (2) additional residential units shall be permitted on a lot in addition to the principal dwelling unit, with a maximum of one (1) additional residential unit in a detached accessory residential building with appropriate development standards.

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FILE: Z.24.018

LOCATION: City - Wide

APPLICANT: City of Vaughan

CITY OF VAUGHAN

LOCATION MAP TO BY-LAW 082-2025

 **Subject Lands**