

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 135-2025

A By-law to amend Fortification of Land By-law 085-2024, as amended, to remove redundant provisions from the Definitions and Interpretation section and update an outdated by-law reference.

WHEREAS sections 11(2)6. and 11(2)8. of the *Municipal Act, 2001*, S.O. 2001, c.25 authorizes a municipality to pass by-laws respecting the health, safety and well-being of persons and the protection of persons and property;

AND WHEREAS the City of Vaughan has Fortification of Land By-law 085-2024, as amended, which prohibits the excessive fortification of land or excessive protective elements being applied to land in relation to the use of the land;

AND WHEREAS the Council of The Corporation of the City of Vaughan deems it necessary to amend the Fortification of Land By-law, as amended, to remove some redundant provisions in the Definitions and Interpretation section and update an outdated by-law reference;

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

1. That the Fortification of Land By-law 085-2024, as amended, be amended as follows:

- (a) delete and replace section 3.0 with the following:

3.0 Definitions and Interpretation

- (1) In this By-law, unless the context otherwise requires, words imparting the singular number shall include the plural, and words imparting the masculine gender shall include the feminine and further, the converse of the foregoing also applies where the context requires.
 - (2) Wherever a word is used in this By-law with its first letter capitalized and the whole word italicized, the term is being used as it is defined in 3.0(6) of this By-law. Where any word appears in ordinary case, the commonly applied English language meaning is intended.

- (3) Any reference to a statute, regulation, by-law or other legislation shall include such statute, regulation, by-law or legislation as amended, re-enacted, replaced, or superseded.
- (4) Where any expression of time occurs or where any hour or other period of time is stated, the time referred to shall be standard time except in periods when daylight saving time is in effect, in which periods it shall be daylight saving time.
- (5) Where measurements are used in this By-law, the metric system shall be deemed to be the official and required system of measurement. Measurements in the imperial system are provided for convenience purposes only.
- (6) In this By-Law:
- “Administrative Penalties By-law” refers to the City’s Administrative Penalties By-law 240-2024;
- “Apply or Application” means the erection, installation, extension or material alteration or repair of, or application to, *Land* and includes to *Construct*;
- “Building Code” refers to *O. Reg. 332/12: Building Code*;
- “Building Code Act” refers to *Building Code Act, 1992*, S.O. 1992, c. 23;
- “Building Inspector” means a person appointed under section 3 of the *Building Code Act*;
- “Chief Building Official” means a person appointed or constituted under section 3 of the *Building Code Act*;
- “City” means the Corporation of the City of Vaughan;
- “Construct” means to do anything in the erection, installation, extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere and “Construction” has a corresponding meaning;
- “Emergency Services Personnel” means any individual employed by a police service, fire service, or ambulance service in Ontario who is acting in the course of their lawful duties or in response to emergency situations and includes any person who is directed by an emergency services personnel

to do or refrain from doing anything and who acts on those directions;

“Excessive Fortification and Excessively Fortify” means *Fortification* which is excessive and includes but is in no manner limited to one or more of the following:

- (a) the *Application* of steel plates, steel bars, bullet-proof shutters or heavy gauge wire mesh to window and other openings on any and all levels of any structures on *Land*;
- (b) the *Application* of concrete block, brick, or other masonry or similar product to partially or completely obstruct or seal any doorway, window, or other exterior entrance or egress to *Land*;
- (c) the *Application* of steel sheeting or plates or other similar products to the interior or exterior walls on *Land* such as to reinforce walls or create a secondary wall such as to protect against firearms artillery, explosives, vehicle contact, shock, and the like;
- (d) the *Application* of any form of break resistant/proof or bullet resistant/proof material to windows or doors that is difficult to break in the event of a fire or emergency;
- (e) the *Application* of armour plated or reinforced doors (exterior or interior) designed to resist against impact of firearms artillery, explosives, battering rams, shock or vehicle contact;
- (f) the *Construction* of pillars, cones or barriers constructed out of concrete, steel, or any other solid building material that are designed to or, which are likely to obstruct, hinder, restrict, or prevent access onto any *Land* by conventional motor vehicles at ordinary points of entry for such vehicles so as to prevent reasonable access by Emergency Services Personnel; or
- (g) the *Construction* of an observation tower designed to enable the visual observation of surrounding areas beyond the perimeter of the *Land* actually owned or leased/rented by the occupant whether the tower is occupied by an individual or a surveillance camera or like equipment;

“Excessive Protective Elements” means Protective Elements which are excessive and includes but is in no manner limited to one or more of the following:

- (a) the *Application* of perimeter warning devices such as “laser eyes” or other types of advanced warning systems be it electronic or otherwise designed to forewarn of the encroachment onto the perimeter of *Land* from adjoining *Lands* or roadways but excluding similar *Applications* to forewarn of entry into a structure located on *Land*;
- (b) the *Application* of electrified fencing or any similar perimeter barrier including hidden traps, electrified doors or windows, land mines or other explosive devices or any weapon or thing that may become a weapon when triggered or activated on encroachment to *Land* whether designed to, or by *Application* in such manner is, likely to cause death or serious injury;

“Fence By-law” refers to the City’s Fence By-law 189-2020;

“Fire Code” refers to *O. Reg. 213/07: Fire Code*;

“Fire Inspector” includes any member of the Vaughan Fire and Rescue Services;

“Fortification and Fortify” means the *Construction* of devices, barriers, or materials in a manner designed to hinder, obstruct or prohibit access to or from *Land*;

“Land” means land, including buildings, mobile homes, mobile buildings, mobile structures, outbuildings, fences, erections, physical barriers and any other structure on the land or in any structure on the land;

“Law Enforcement Officer” includes a *Municipal By-law Enforcement Officer, Chief Building Official, Building Inspector and Fire Inspector*;

“Municipal By-law Enforcement Officer” means a *Person* appointed as a *Municipal By-law Enforcement Officer*, pursuant to section 15 of the *Police Services Act*, R.S.O. 1990, c. P.15 or section 55 of the *Community Safety and Policing Act, 2019*, S.O. 2019, c. 1, Sched. 1, to enforce the provisions

of this By-law;

“Protective Elements” means devices, objects, material components, or any contrivance designed (or is likely) to control, hinder, restrict or prohibit access to or from *Land*;

"Zoning By-law" means the *City's* Zoning By-law 001-2021.

- (b) in section 5.0(1)(i), delete and replace “Fence By-law 189-2020, as amended or its successor by-law” with “*Fence By-law*”.

Voted in favour by City of Vaughan Council this 24th day of June, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 14 of Report No. 23 of the Committee of the Whole.
Report adopted by Vaughan City Council on June 24, 2025.
City Council voted in favour of this by-law on June 24, 2025.
Approved by Mayoral Decision MDC 010-2025 dated June 24, 2025.
Effective Date of By-Law: June 24, 2025