

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 083-2025

A By-law to amend City of Vaughan By-law 001-2021, 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 001-2021, 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 001-2021, as amended, be and it is hereby further amended by:
 - a) Adding the definition of "Additional Residential Unit" in Part 3.0, in alphabetical order, as follows:

"Additional Residential Unit: Means a dwelling unit that is accessory to a principal dwelling unit located on the same lot."
 - b) Deleting the definitions of "Dwelling, Single Detached" and "Residential Accessory Structure" in Part 3.0 and replacing them as follows:

"Dwelling, Single Detached: Means a detached building containing one (1) principal dwelling unit."

"Residential Accessory Structure: Means an accessory structure that is normal and incidental to, subordinate to, or exclusively devoted to, the principal residential use or dwelling on a lot. Without limiting the generality of the foregoing, a residential accessory structure may include an additional residential unit."
 - c) Deleting the definition of "Secondary Suite" from Part 3.0 in its entirety.
 - d) Deleting the word "Secondary suite" from Subsection 4.26.2.g and replacing

it with “Deleted”.

- e) Deleting Subsection 5.1.6 and replacing it with “Deleted”.
- f) Deleting Subsection 5.21 and replacing it with the following:

“5.21 Additional Residential Units

1. An additional residential unit shall only be permitted on a lot containing municipal water and sanitary services.
2. 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 detached dwelling, semi-detached dwelling, or townhouse dwelling; or
 - b. One (1) additional residential unit located within a single detached dwelling, semi-detached dwelling, or townhouse dwelling and one (1) additional residential unit located within a residential accessory structure in accordance with Subsection 4.1.
3. Except for where an additional residential unit is located within the boundary of a Protected Major Transit Station Area identified on Schedule A, 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.
4. An additional residential unit shall not be permitted within a building containing a bed and breakfast or home occupation use.
5. An additional residential unit shall not be permitted within an accessory agriculture dwelling.
6. The maximum floor area of an additional residential unit shall not exceed the gross floor area of the principal dwelling unit.
7. 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.

8. The maximum total permitted lot coverage on a lot in a Residential Zone or a Mixed-Use Zone which contains an additional residential unit shall be 45% or the maximum lot coverage indicated in the applicable zone, whichever is greater.

9. Where a residential accessory structure contains an additional residential unit, the residential accessory structure shall be located a minimum of 4.0 m from the principal building on the lot.

g) Adding the following to Subsection 5.22:

“3. On a lot containing an additional residential unit, a maximum of one (1) short-term rental shall be permitted.”

h) Amending Table 6-2: Parking Requirements for All Zones by deleting the row pertaining to “Secondary suite” and replacing it with a new row for “Additional residential unit” in alphabetical order under the “Specified Accessory Uses” heading as follows:

	Rate Calculation	Other Zone		LMU, KMS, MMS, WMS		MMU, HMU, CMU, GMU, EMU		VMC	
		Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Specified Accessory Uses									
<u>Additional residential unit</u>	Per <u>additional residential unit</u>	1	-	1	-	1	-	-	-

i) Amending Table 7-2: Permitted Uses in the RE, R1, R2, R3, R4 and R5 Zones by deleting reference to “Secondary suite ⁽¹⁾” and replacing it with

“Additional residential unit ⁽¹⁾” in column 1 in alphabetical order under the “Specified Accessory Uses” heading.

- j) Amending Table 7-6: Permitted Uses in the RT and RM Zones by deleting reference to “Secondary suite ⁽²⁾” and replacing it with “Additional residential unit ⁽²⁾” in column 1 in alphabetical order under the “Specified Accessory Uses” heading.
- k) Amending Table 8-2: Permitted Uses in the LMU, MMU, HMU, GMU, CMU and EMU Zones by deleting reference to “Secondary suite ⁽¹⁾” and replacing it with “Additional residential unit ⁽¹⁾” in column 1 in alphabetical order under the “Specified Accessory Uses” heading.
- l) Amending Table 8-4: Permitted Uses in the KMS, WMS and MMS Zones by deleting reference to “Secondary suite ⁽¹⁾” and replacing it with “Additional residential unit ⁽¹⁾” in column 1 in alphabetical order under the “Specified Accessory Uses” heading.
- m) Amending Table 12-2: Permitted Uses in the Environmental Protection, Open Space, and Agriculture Zones by deleting reference to “Secondary suite ⁽¹⁾” and replacing it with “Additional residential unit ⁽¹⁾” in column 1 in alphabetical order under the “Specified Accessory Uses” heading.

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

Steven Del Duca, Mayor

Todd Coles, City Clerk

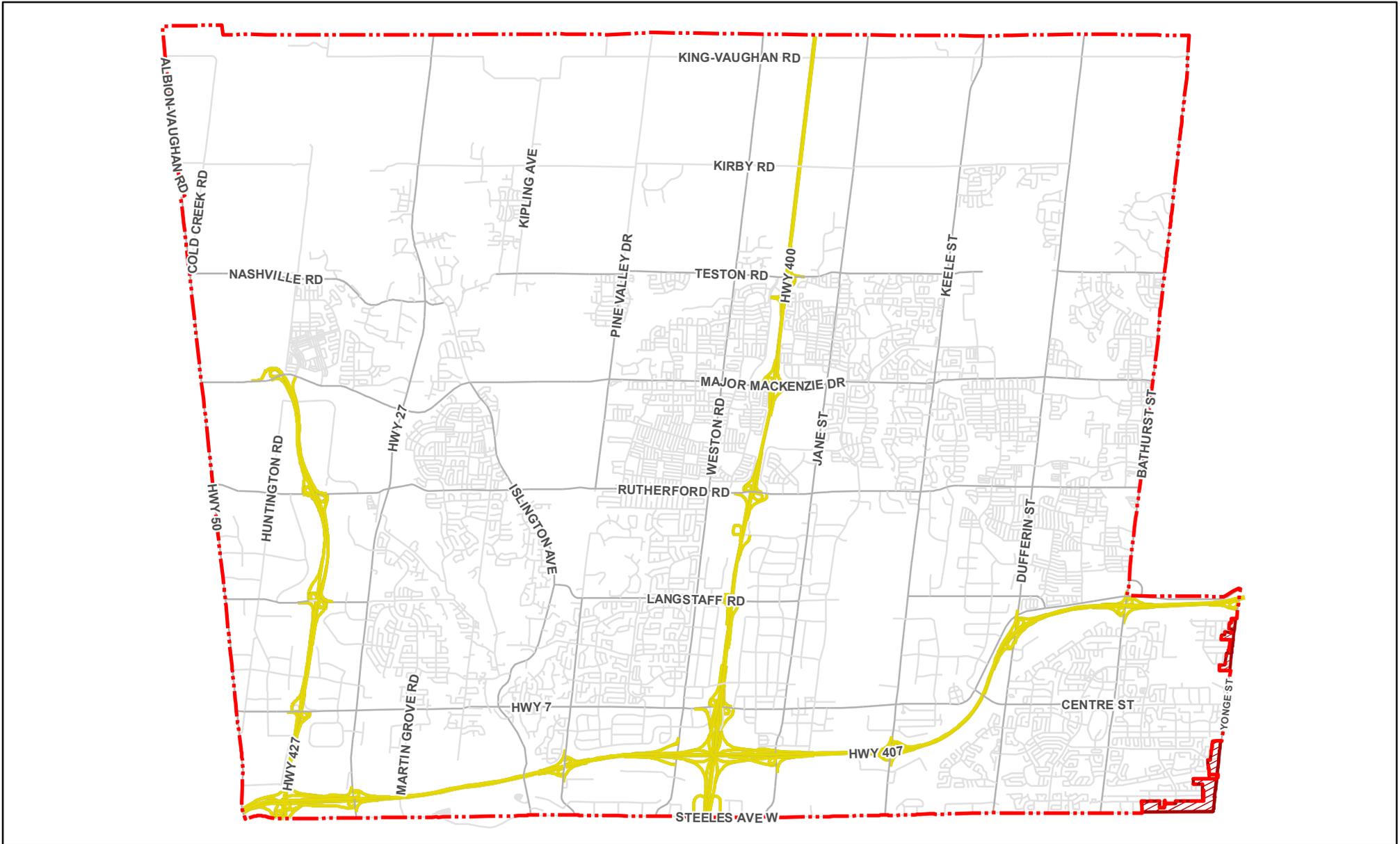
Authorized by Item No. 3 of Report No. 32 of the Committee of the Whole.
Report adopted by Vaughan City Council on October 29, 2024.
City Council voted in favour of this by-law on March 25, 2025.
Approved by Mayoral Decision MDC 004-2025 dated March 25, 2025.
Effective Date of By-Law: March 25, 2025

SUMMARY TO BY-LAW 083-2025

The lands subject to this By-law include all lands within the City of Vaughan, in the Regional Municipality of York where By-law 001-2021 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.

Lands Subject to Comprehensive Zoning By-law 001-2021



-  Lands Subject to Zoning By-law 001-2021
-  Lands Subject to Zoning By-law 1-88



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Kilometers

