

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 238-2025

A By-law to amend City of Vaughan By-law 001-2021, as amended.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this, with which the matters herein set out are not in conformity;

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) Deleting the requirements for Active Use Frontages in the Vaughan Metropolitan Centre from Subsection 4.2 and adding it to a new Subsection 4.28 in Part 4 General Provisions.
 - b) Amending Table 10-3 Lot and Building Requirements for the VMC Zones by deleting and replacing the Active Use Frontage Requirements with the following:

“Applicable where shown on Schedule B-1 and in accordance with Section 4.28.”
 - c) Amending the Additional Requirements to Table 10-3 by deleting and replacing Note 7 with the following:

“7. Where lands are subject to the active use frontage (convertible) or active use frontage (required) as shown on Schedule B-1, the minimum ground floor height requirement shall be in accordance with Section 4.28.”
 - d) Deleting Subsection 4.1.5 Requirements for Detached Privates Garages in Residential Zones in its entirety and replacing it with the word “Deleted”.
 - e) Adding a new Subsection 4.2 as follows:

“4.2 Private Garages and Carports

4.2.1 Requirements for Private Garages and Carports

1. A private garage or carport shall have a minimum interior dimension of 3.0 m x 6.0 m.
2. No encroachment shall be permitted into the minimum required length of a private garage or carport except one step (2 risers) may encroach into the rear portion of the private garage or carport abutting the dwelling unit. No encroachment shall be permitted into the minimum required width of the private garage or carport.

4.2.2 Requirements for Detached Private Garages and Carports

1. The maximum height of a detached private garage or carport shall be 4.5 m.
2. The maximum floor area of a detached private garage or carport shall be 75.0 m².
3. Where a detached private garage or carport is accessed from a driveway crossing the rear lot line, the following requirements shall apply:
 - a. The minimum setback from the rear lot line shall be 0.6 m.
 - b. The minimum exterior side yard shall be subject to the minimum yard requirement for the principal building, as indicated in the applicable zone.
 - c. The minimum setback from the interior side lot line shall be 0.6 m. Where the height of the detached private garage or carport exceeds 3.0 m, the minimum setback from the interior side lot line shall be 1.8 m.
 - d. The minimum distance between the principal building and the detached private garage or carport located in the rear yard shall be 4.0 m.
 - e. The minimum distance between the principal building and the detached private garage or carport located in any other yard shall be 1.8 m.
 - f. Notwithstanding the requirements of this section, a detached

private garage or carport is permitted to be attached to another detached private garage or carport on an abutting lot, and in this case the minimum setback shall be 0.0 m to the lot line where the detached private garages or carports are attached.

4. Where a detached private garage or carport is accessed from a driveway crossing the front lot line, the following requirements shall apply:
 - a. The maximum exterior width of the detached private garage or carport shall be 50% of the lot frontage, and in no case shall the exterior width exceed 8.0 m.
 - b. The minimum setback from the front lot line shall be 6.0 m.
 - c. The minimum setback from the rear lot line shall be 0.6 m.
 - d. The minimum setback from the exterior side lot line shall be subject to the minimum yard requirements for the principal building, as indicated in the applicable zone.
 - e. The minimum setback from the interior side lot line shall be 0.6 m. Where the height of the detached private garage or carport exceeds 3.0 m, the minimum setback from the interior side lot line shall be 1.8 m.
 - f. The minimum distance between the principal building and the detached private garage or carport shall be 1.8 m.
5. Where a detached private garage or carport is accessed from a driveway crossing the exterior lot line, the following requirements shall apply:
 - a. The minimum setback from the front lot line shall be subject to the minimum yard requirements for the principal building, as indicated in the applicable zone.
 - b. The minimum setback from the rear lot line shall be 0.6 m.
 - c. The minimum setback from the exterior side lot line shall be 6.0 m.
 - d. The minimum setback from the interior side lot line shall be 0.6

- m. Where the height of the detached private garage or carport exceeds 3.0 m, the minimum setback to the interior side lot line shall be 1.8 m.
- e. The minimum distance between the principal building and the detached private garage or carport located in the rear yard shall be 4.0 m.
- f. The minimum distance between the principal building and the detached private garage or carport located in any other yard shall be 1.8 m.
- g. Notwithstanding the requirements of this section, a detached private garage or carport is permitted to be attached to another detached private garage or carport on an abutting lot, and in this case the minimum lot line setback shall be 0.0 m on the lot line where the private garages or carports are attached.”

Voted in favour by City of Vaughan Council this 28th day of October, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

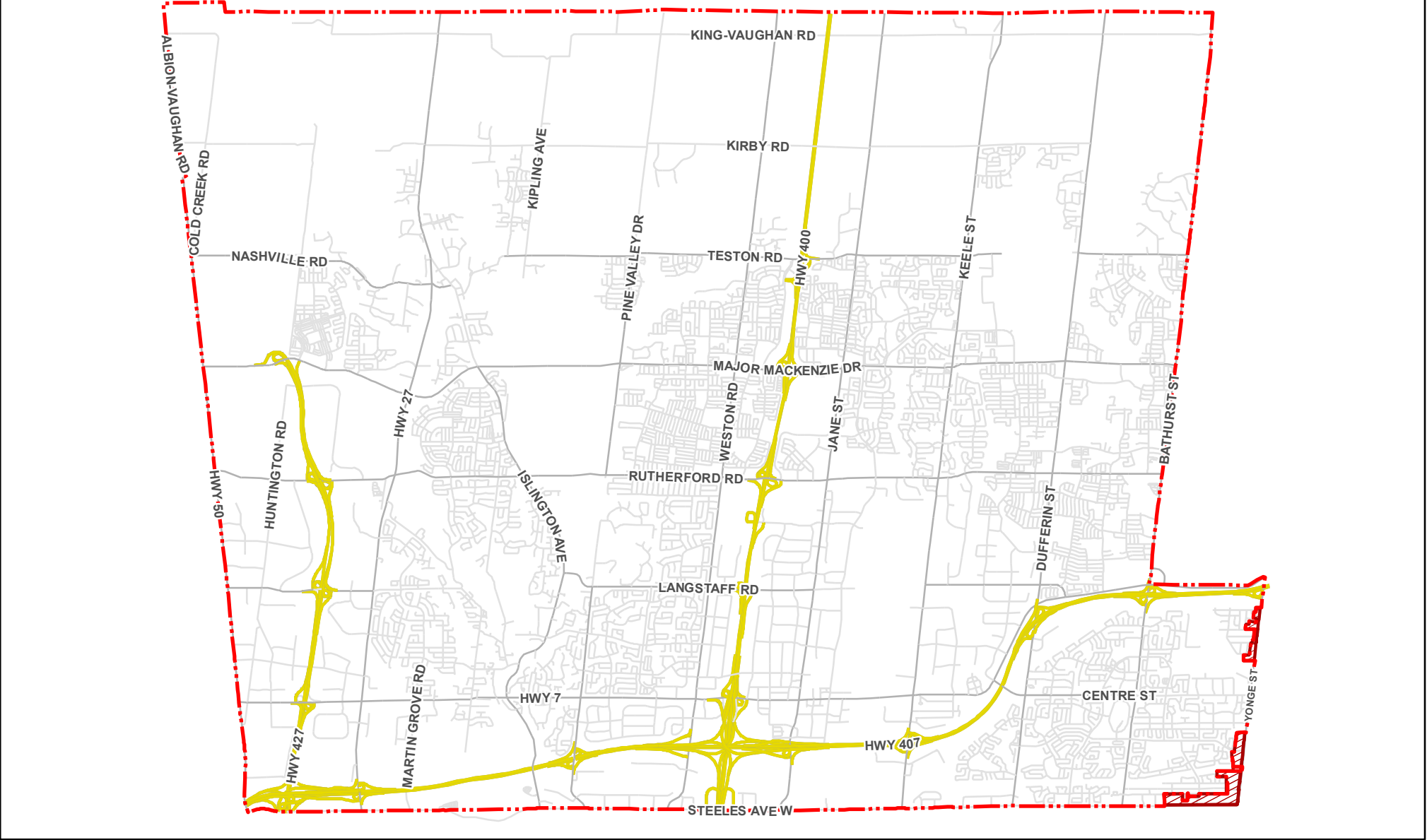
Authorized by Item No. 1 of Report No. 28 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 22, 2025.
City Council voted in favour of this by-law on October 28, 2025.
Approved by Mayoral Decision MDC 016-2025 dated October 28, 2025.
Effective Date of By-Law: October 28, 2025

SUMMARY TO BY-LAW 238-2025

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 amend City of Vaughan Zoning By-law 001-2021 to clarify the requirements for private garages and include references to carports. For ease of reference, the requirements for private garages and carports will be moved to Section 4.2 and the Active Use Frontages in the Vaughan Metropolitan Centre requirements will be moved from Subsection 4.2 to a new Subsection 4.28.

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



0 0.75 1.5 3
Kilometers

