

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 259-2025

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 time, 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 definition of “Residential Accessory Structure” in Part 3.0 Definitions.
 - b) Deleting the title of Subsection 4.1 Accessory Uses, Buildings and Structures in Part 4.0 General Provisions and replacing it with “**4.1 Accessory Buildings and Structures**”.
 - c) Deleting Subsection 4.1.1.3 in Part 4.0 General Provisions and replacing it with the following:

“3. A building or structure shall not be interpreted as an accessory building or structure, respectively, if it is attached to the principal building in any way. Without limiting the scope of the foregoing statement, an attached private garage or an attached carport is not considered an accessory building and is not subject to the requirements of this Section.”
 - d) Deleting Subsection 4.1.2.1 in Part 4.0 General Provisions and replacing it with the following:

“1. In any Residential Zone, the following requirements shall apply with respect to the location of an accessory building or structure:

 - a. An accessory building or structure with a height less than 2.8 m:

- i. Shall be setback a minimum of 0.6 m from the rear lot line or the interior side lot line.
 - ii. Shall be subject to the minimum front yard and exterior side yard requirements for the principal building on the lot, as indicated in the applicable zone.
- b. An accessory building or structure with a height of 2.8 m or greater:
 - i. Shall be setback a minimum of 2.4 m to the rear lot line or the interior side lot line.
 - ii. Shall be subject to the minimum front yard and exterior side yard requirements for the principal building on the lot, as indicated in the applicable zone.”

e) Deleting Subsection 4.1.3 Lot Coverage Requirements in Part 4.0 General Provisions and replacing it with the following:

“4.1.3 Lot Coverage Requirements

- 1. In any Residential Zone, the maximum lot coverage of all accessory buildings and structures excluding an accessory detached private garage or carport shall be 10% or 67.0 m², whichever is less.
- 2. In all zones, the coverage of all accessory buildings, accessory structures, accessory detached private garages and carports shall be included in the calculation of maximum lot coverage, where applicable.”

f) Deleting Subsection 4.1.4 Maximum Height in Part 4.0 General Provisions and replacing it with the following:

“4.1.4 Maximum Height

- 1. In any Residential Zone, the maximum height of an accessory building or structure shall be 3.0 m.
- 2. In all other zones, the maximum height of any accessory structure or accessory building shall be the maximum height permitted in the applicable zone.
- 3. The height of an accessory building or structure shall be calculated from the existing average grade measured around the perimeter of the building or structure.”

- g) Deleting the term “residential accessory structure” in Subsection 5.21.2.b and replacing it with “accessory building”.
- h) Deleting the term “residential accessory structure” in Subsection 5.21.9 and replacing it with “accessory building”.

Voted in favour by City of Vaughan Council this 16th day of December, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

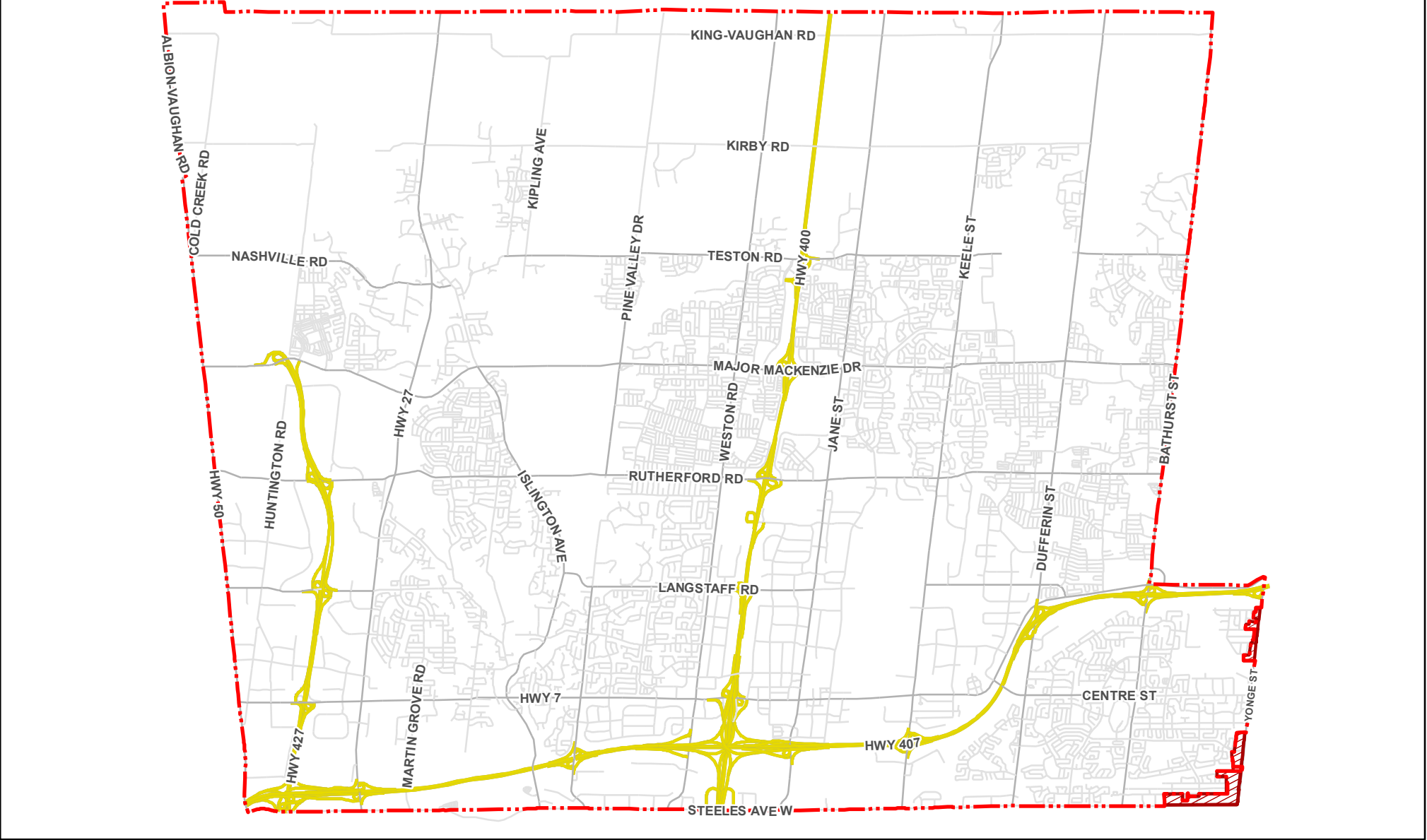
Authorized by Item No. 1 of Report No.28 of the Committee of the Whole.
Report adopted by Vaughan City Council on September 22, 2025.
City Council voted in favour of this by-law on December 16, 2025
Approved by Mayoral Decision MDC 018-2025 dated December 16, 2025.
Effective Date of By-Law: December 16, 2025

SUMMARY TO BY-LAW 259-2025

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 accessory buildings and structures and amend how the height is calculated.

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

