

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 209-2025

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 Figure E-1066 in Subsection 14.654 and substituting therefore Figure E-1066 attached hereto as Schedule “1”.
 - b) Adding Figure “T-105-1” to Subsection 14.654 attached hereto as Schedule “2”.
 - c) Deleting the first sentence in Subsection 14.654.1.1 and replacing it with the following:

“1. The following provisions shall apply to the lands zoned R2, R2A, R3, and R3A, as shown on Figure E-1066:”.
 - d) Deleting the first sentence in Subsection 14.654.1.1.a and replacing it with the following:

“a. Architectural features such as sills, belt courses, cornices, eaves or gutters, chimney breasts, pilasters, roof overhangs, bay windows, and balconies may encroach:”.
 - e) Deleting Subsection 14.654.1.4 and replacing it with the following:

“4. The lands zoned R2, R2A, R3, and R3A as shown on Figure E-1066 shall be developed in accordance with the lot and building requirements

shown on Figure T-105-1.”

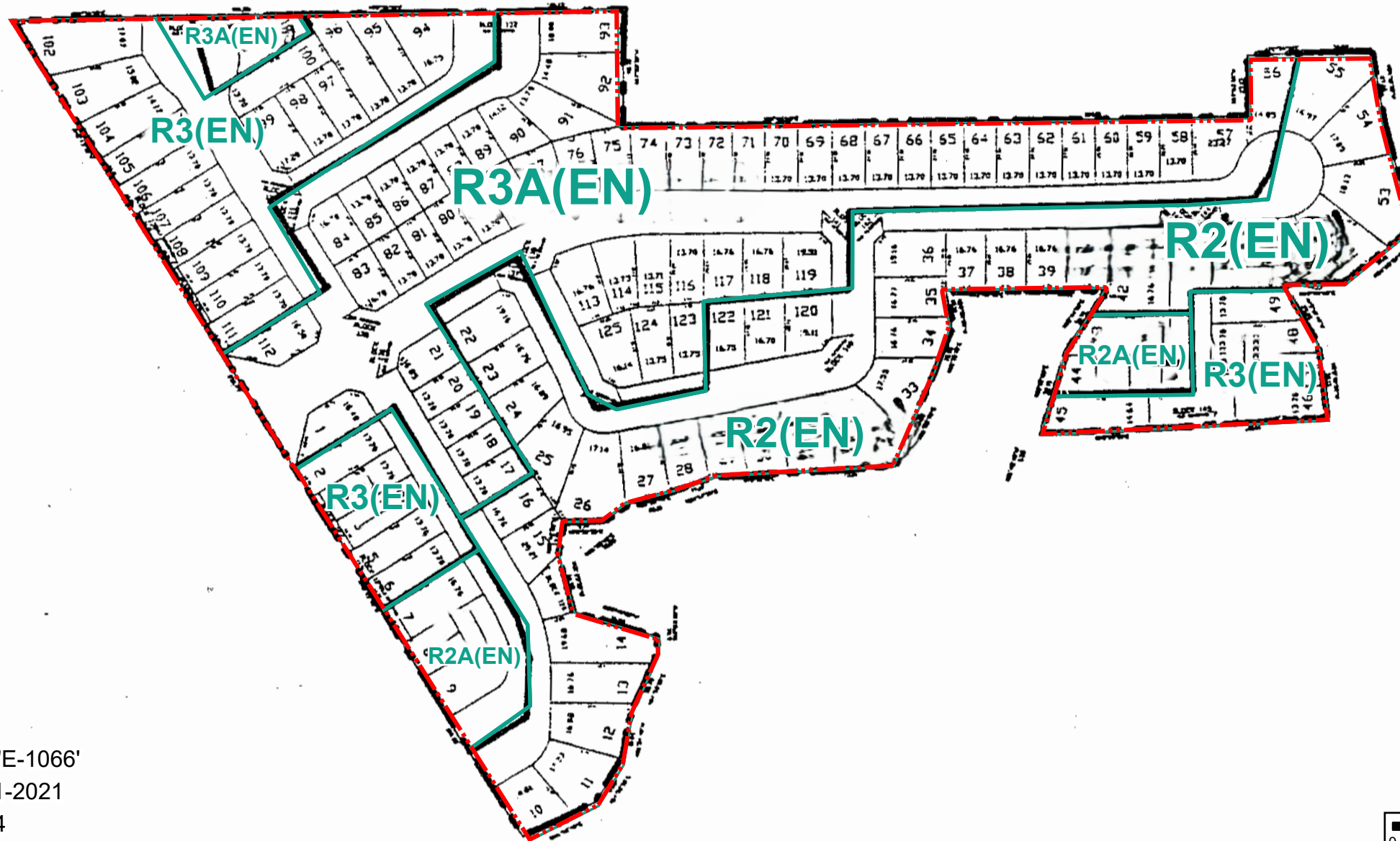
2. Schedules “1” and “2” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 22nd day of September, 2025.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 9 of Report No. 46 of the Committee of the Whole .
Report adopted by Vaughan City Council on October 20, 2021.
Authorized by Item No. 1 of Report No. 18 of the Committee of the Whole.
Report adopted by Vaughan City Council on May 27, 2025.
City Council voted in favour of this by-law on September 22, 2025.
Approved by Mayoral Decision MDC 013-2025 dated September 22, 2025.
Effective Date of By-Law: September 22, 2025



This is Figure 'E-1066'
To By-Law 001-2021
Section 14.654

File: Z.25.005
Location: Part of Lots 14 and 15, Concession 7
Applicant: City of Vaughan
City of Vaughan

This is Schedule '1'
To By-Law 209-2025
Passed the 22nd Day of September, 2025

Signing Officers

Mayor

Clerk

Schedule "T-105-1"

ZONE	USES PERMITTED	MINIMUM LOT FRONTAGE (m) PER UNIT	MINIMUM LOT AREA (m²) PER UNIT	MINIMUM FRONT YARD (m)	MINIMUM REAR YARD (m)	MINIMUM INTERIOR SIDE YARD (m)	MINIMUM EXTERIOR SIDE YARD (m)	MINIMUM LOT DEPTH (m)	MAXIMUM BUILDING HEIGHT (m)	PARKING SPACES PER UNIT
R2A	SINGLE DETACHED DWELLING	16.7 m ⁷	501	3.0 ^{1, 3, 4}	7.5 ⁴	1.2 ⁵	2.4 ^{1, 4, 6}	30	9.5 ⁹	3 ¹
R2	SINGLE DETACHED DWELLING	16.7 m ⁷	393 ¹⁰	3.0 ^{1, 3, 4}	6.0 ^{4, 8}	1.2 ⁵	2.4 ^{1, 4, 6}	23.5	9.5 ⁹	3 ¹
R3	SINGLE DETACHED DWELLING	13.7 m ⁷	411	3.0 ^{1, 3, 4}	7.5 ⁴	1.2 ⁵	2.4 ^{1, 4, 6}	30	9.5 ⁹	3 ¹
R3A	SINGLE DETACHED DWELLING	13.7 m ⁷	322	3.0 ^{1, 3, 4}	6.0 ^{2, 4, 8}	1.2 ⁵	2.4 ^{1, 4, 6}	23.5	9.5 ⁹	3 ¹

NOTES

1.

The minimum setback to the garage which faces a lot line shall be 5.8 metres and the interior dimension of such garage shall not be less than 3.0 X 5.8 metres. A garage or parking space shall be a minimum of 2.7 m x 5.8 m.
2.

The minimum rear yard setback for lot numbers 63 to 74, shall be 8.5 metres; and the minimum rear yard setback for lots 57 to 62, shall be 7.0 metres. Notwithstanding the foregoing, a garage may be located within 6.0 metres of the rear lot line, provided that any part of the dwelling maintains the required rear yard setback.
3.

No garage shall project more than:

3.1

2.5 metres beyond the most distant point of the front wall of a dwelling from the street line at the ground floor level;

3.2

Notwithstanding subparagraph 3.1 above, where a covered and unenclosed porch attached to the front wall or architecturally integrated into the front wall at the ground floor level or a habitable room (not including a bay or bow window) at the ground floor level which projects beyond the most distant point of the front wall of the dwelling to the street line is provided:

a)

No garage shall project more than 2.5 metres beyond the said habitable room or the closest structural element of a covered and unenclosed porch (not including stairs, eaves or gutters) to the street line at the ground floor level;

b)

Where the said habitable room or covered and unenclosed porch is provided, in no case shall a garage project more than 4.5 metres beyond the most distant point of the front wall of a dwelling to the street line, at the ground level;

c)

Notwithstanding, subparagraph 3.2.b) above, a garage may project more than 4.5 metres beyond the front wall at the ground floor level provided:

i)

A minimum of fifty percent (50%) of the width of the front wall, at the ground floor level, is located 4.5 metres or less from the front of the garage;

ii)

A covered and unenclosed porch is located along the entire front wall at the ground floor level;

iii)

A garage shall not project more than 2.5 metres beyond the closest structural element of the said covered and unenclosed porch at the ground floor level;

iv)

The provisions of subparagraph 3.2.c)ii), and iii) shall not apply where the width of the front wall, at the ground floor level, is equal to or greater than the exterior width of the garage.

d)

No garage shall project more than 2.5 metres beyond a second-storey habitable room over the garage or a portion thereof having a minimum width equal to sixty (60%) of the exterior width of the garage;

3.3

In the case of a wide and shallow lot, no garage shall:

a)

Project more than 2.5 metres beyond a second-storey over the garage or a portion thereof having a minimum width equal to sixty percent (60%) of the exterior width of the garage;

b)

Project more than 2.5 metres beyond the closest structural element of the covered and unenclosed porch (not including stairs, eaves or gutters) attached or architecturally integrated into the front wall or a habitable room at the ground floor level;

This is Figure 'T-105-1'
To By-Law 001-2021
Section 14.654

This is Schedule '2'
To By-Law 209-2025
Passed the 22nd Day of September, 2025

Signing Officers

Mayor

Clerk

File: Z.25.005
Location: Part of Lots 14 and 15, Concession 7
Applicant: City of Vaughan
City of Vaughan

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- c) Project more than 3.0 metres beyond the most distant point of the front wall of a dwelling to the street line, at the ground floor level.
- 3.4 Nothing in Note 3, or each subparagraph, shall prevent the construction of any storey above the ground floor level to the minimum front yard except as may be provided for in this by-law.
- 3.5 For the purposes of Note 3 and each subparagraph, front wall means any part of the dwelling, at the ground floor level, which faces the front lot line and is visible when viewed perpendicularly and from any point along the front lot line, not including any part of the garage.
4. The minimum setback for any building or structure to a sight triangle shall be 0.6 metres.
5. Where a garage is located on a lot and no part of the garage projects beyond the most distant point of the front wall of the dwelling to the street line, the interior side yard setback for the garage and the second-storey over the garage, or portion thereof, may be reduced to 0.6 metres where it abuts a yard of a minimum of 1.2 metres, and or Institutional Zone and Open Space Zone. For the purpose of this note, the front wall of a dwelling which faces the front lot line and is visible from any point along the front lot line, not including any portion of the garage, or any part of the principle entrance to the dwelling not exceeding fifty percent (50%) of the width of the front wall. The garage cannot project more than 1.8 metres beyond the portion of the front wall containing the principle entrance.
6. The minimum exterior side yard shall be 3.0 metres if the exterior side yard abuts an arterial, primary or collector road having a right-of-way width of 23 metres or greater or an open space zone.
7. The “Lot Frontage” or Lots 56, 55, 54, 53, 52, and 51 shall be measured at a point 8 metres back from the front lot line.
8. Provided that where the lot depth is 30.0 metres or greater, the minimum rear yard setback shall be 7.5 metres.
9. That the maximum building height may be increased to 11 metres where the rear lot line abuts a non-residential use.
10. The required minimum lot area for Lot 15 shall be 350 m².

This is Figure 'T-105-1'
To By-Law 001-2021
Section 14.654

This is Schedule '2'
To By-Law 209-2025
Passed the 22nd Day of September, 2025

File: Z.25.005
Location: Part of Lots 14 and 15, Concession 7
Applicant: City of Vaughan
City of Vaughan

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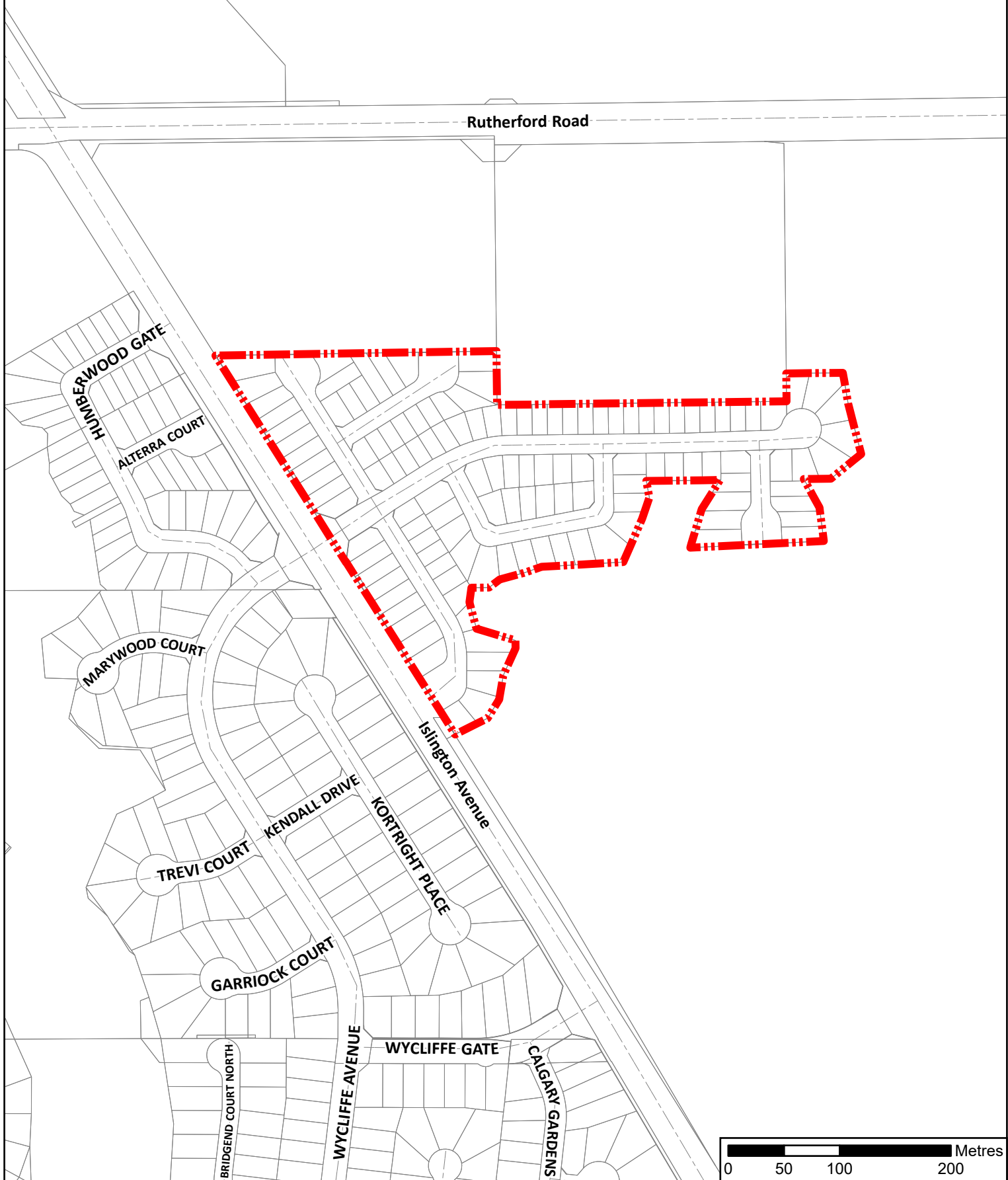
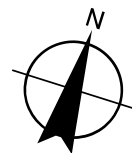
Clerk

SUMMARY TO BY-LAW 209-2025

The lands subject to this By-law are located on the east side of Islington Avenue, south of Rutherford Road, being Part of Lots 14 and 15, Concession 7, City of Vaughan, Regional Municipality of York.

The purpose of this By-law is to amend City of Vaughan Zoning By-law 001-2021 to add Figure T-105-1 to site-specific exception 14.654, which was erroneously omitted, and to update subsection 14.654.1.1.a to remove accessory buildings and structures from the permitted encroachment requirements of subsection 14.654.1.1.

The purpose of this By-law is also to make administrative corrections to Zoning By-law 001-2021 by correcting reference errors in subsections 14.654.1.1 and 14.654.1.4 and by updating the zone symbols from Zoning By-law 1-88 on Figure E-1066 to the applicable zone symbols in Zoning By-law 001-2021. The administrative corrections to Zoning By-law 001-2021 are considered to be corrections to “reference errors” under Policy 10.1.4.7.b of Vaughan Official Plan, 2010.



**Location Map
To By-Law 209-2025**

File: Z.25.005
Location: Part of Lots 14 and 15, Concession 7
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Subject Lands