

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 253-2025

A By-law of the Corporation of the City of Vaughan to amend Sign By-law 140-2018, as amended, to change and add definitions, clarify sign removal and administrative penalty provisions and make other related minor changes and clarifications.

WHEREAS section 8(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25 (“*Municipal Act*”), as amended, provides that the powers of a municipality under this Act shall be interpreted broadly so as to confer broad authority on the municipality to enable the municipality to govern its affairs as it considers appropriate and to enhance the municipality’s ability to respond to municipal issues;

AND WHEREAS Council of The Corporation of the City of Vaughan has determined that it is desirable to make amendments to Sign By-law 140-2018, as amended, to change and add definitions, clarify sign removal and administration penalty provisions and make other related minor changes and clarifications;

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

1. That Sign By-law 140-2018, as amended, be further amended as follows:
 - a) To add the following recital:

AND WHEREAS section 444 of the *Municipal Act*, provides that where a municipality is satisfied that a contravention of a by-law of the municipality passed under this Act has occurred, the municipality may make an order requiring the person who contravened the by-law or who caused or permitted the contravention or the owner or occupier of the land on which the contravention occurred to discontinue the contravening activity;

- b) To add the following definitions to Section 2:

“Fees and Charges By-law” refers to the *City’s Fees and Charges By-law 251-2024*, as amended, or its successor by-law;

“Order” means a written or oral notice issued by a *Municipal By-law Enforcement Officer* directing a *Person* to take some action in order to comply with this By-law or correct a contravention of this By-law;

c) To replace the words “Fees and Charges By-law 171-2003” with the words “*Fees and Charges By-law*” throughout the By-law.

d) To delete the definitions of “Owner” and “Permit Holder” from Section 2 and replace them with the following:

“Owner” means the registered owner of the land on which a *Sign* has been *Erected*;

“Permit Holder” means an *Owner*, the *Person* otherwise in possession of the property or *Premises*, including the lessee, a mortgagee in possession, or a *Person* in charge of the property, who has a valid permit issued under this By-law;

e) To delete section 3.9 and replace it with the following:

3.9 ORDERS, REMOVAL OF SIGNS, ENFORCEMENT

- a. A *Municipal By-law Enforcement Officer* who determines that there has been a contravention of this By-law, may give an *Order* to the *Owner*, the *Person* who *Erected* the *Sign* or any other *Person* who may have contravened the By-law, describing the contravention, specifying the remedy, which can include the removal of the *Sign*, and the time within which the remedy shall be implemented.
- b. A *Person* whom an *Order* was issued to under section 3.9 shall comply with it.
- c. An *Order* issued under this By-law, may be served in person to whom it is directed or sent by registered mail to the last known address of that *Person*, in which case it shall be deemed to have been given on the fifth day after it is mailed.
- d. If an *Order* issued under section 3.9 is not complied with, the *City* may enter upon the lands at any reasonable time and undertake the remedial work outlined in the *Order*, which can include the removal of the *Sign*, without further notice or compensation owing to the *Owner*, the *Person* who *Erected* the *Sign* or any other *Person*.

- e. Notwithstanding section 3.9a., if a *Sign* is in contravention of this By-law and is located on, over, partly on, or partly over *Public Lands*, the *City* may have the *Sign* removed and disposed of immediately without any notice or compensation owing to the *Owner*, the *Person* who *Erected* the *Sign* or any other *Person*;
- f. If removed by the *City* for being in contravention of this By-law, *Signs*, other than a *Poster Sign* and a *Lawn Sign* which will be disposed of immediately upon removal by the *City*, shall be stored by the *City* for a period of sixty (60) days, during which time the *Owner* or the *Person* who *Erected* the *Sign* may be entitled to recover the *Sign* from the *City* subject to:
 - i. paying the applicable fees as set out in the *Fees and Charges By-law*;
 - and
 - ii. executing an acknowledgement and release on a prescribed form.
- g. Where a *Sign* has been removed by the *City* and stored for a period of sixty (60) days and the *Sign* has not been recovered from the *City*, the *City* may dispose of the *Sign* without any further notice or compensation owing to the *Owner*, *Person* who *Erected* the *Sign* or any other *Person*.
- h. Where a *Sign* has been removed and stored by the *City*, all costs and charges for the removal, care and storage of the *Sign* under this By-law are a lien upon the *Sign*, which may be enforced by the *City* in the manner provided by the *Repair and Storage Liens Act*, R.S.O. 1990, c. R.24.
- i. All costs incurred by the *City* for the removal, storage and disposal of a *Sign*, and for undertaking any other remedial work outlined in the *Order* shall constitute a debt payable to the *City*, and if not paid, it may be added to the municipal tax roll and collected in the same manner as municipal taxes.
- j. For the purpose of an inspection, a *Municipal By-law Enforcement Officer* may:
 - i. require the production, for inspection, of documents or things, including drawings or specifications, that may be relevant to the *Sign*;
 - ii. require information from any *Person* concerning a matter related to a *Sign*;
 - iii. be accompanied by a *Person* who has special or expert knowledge in relation to a *Sign*; and

- iv. alone or in conjunction with a *Person* possessing special or expert knowledge, make examinations of the *Sign* necessary for the purposes of the inspection.

f) To delete section 3.10 and replace it with the following:

3.10 ADMINISTRATIVE PENALTIES

- a. Instead of laying a charge under the *Provincial Offences Act, R.S.O. 1990*, Chapter P.33, for a breach of any provisions of this By-law, a *Municipal By-law Enforcement Officer* may issue an administrative penalty to the *Person* who has contravened this By-law.
- b. If an administrative penalty is issued to a *Person* under section 3.10a., no charge shall be laid against that same *Person* for the same contravention.
- c. The amount of the administrative penalty for a contravention of this By-law is \$400.
- d. Notwithstanding subsection 3.10c., the amount of the administrative penalty for any contravention under section 16.1 of this By-law is \$500.
- e. The amount of the administrative penalty for a second contravention under this By-law is \$600.
- f. The amount of the administrative penalty for a third and all subsequent contraventions of this By-law is \$750.
- g. If an *Order* has been issued under this By-law and the *Order* has not been complied with, the contravention of said *Order* shall be deemed to be a continuing offence for each day, or part of a day, that the *Order* is not complied with, and the *Person* to whom the *Order* was issued shall be subject to an administrative penalty in accordance with this section.
- h. A *Person* who is issued an administrative penalty shall be subject to the procedures provided for in the *Administrative Penalties By-law*.
- i. An administrative penalty imposed by the *City* under this By-law constitutes a debt owing to the *City*, and, if not paid, it may be added to the municipal tax roll and collected in the same manner as municipal taxes.

g) To delete section 3.14 and replace it with the following:

3.14 LIABILITY

The provisions of this By-law shall not be construed as relieving or limiting the responsibility or liability of any *Owner, Permit Holder, Applicant* or *Person* who *Erects* a Sign, for personal injury including injury resulting in death, or property damage resulting from such *Sign* or from acts or omissions of such *Person*, or his agents, servants, employees, contractors in construction, *Erection*, maintenance, display, *Alteration*, repair or removal of any *Sign Erected* in accordance with a permit which is issued hereunder. Likewise, provisions of this By-Law shall not be construed as imposing on the *City*, its members of *Council*, officers, employees, servants, and agents any responsibility or liability whatsoever by reason of the approval of or issuance of a permit for any *Sign* or removal, storage or disposal of any *Sign*.

h) To delete section 3.15 and replace it with the following:

3.15 INDEMNIFICATION

The *Owner, Permit Holder, Applicant* and the *Person* who *Erected* the *Sign*, shall be jointly and severally responsible to indemnify the *City*, its members of *Council*, officers, employees, servants and agents, from all losses, damages, costs, expenses, claims, demands, actions, suits, or other proceedings of every nature and kind arising from and in consequence of the construction, *Erection*, maintenance, display, *Alteration*, repair, removal, storage, or disposal of such *Sign*.

i) To delete subsection 4.1j. and replace it with the following:

j. *Lawn Signs* are permitted to be used by *Renovators, Fence Installers, Pavers, Landscapers, Pool Installers* licensed by the *City*, and trades which are licensed or otherwise certified by provincial legislation, provided that *Lawn Signs*:

- i. may only be displayed with the permission of the *Owner*;
- ii. may not exceed 0.6 square metres;
- iii. display the business' municipal licence number, if applicable;
- iv. may only be displayed for the duration of their work;

v. are limited to one (1) per property.

j) To delete section 19.1 and replace it with the following:

19.1 MAINTENANCE

Any Permit Holder or Person who Erects a permitted Sign under this By-law shall maintain the Sign, for which they have obtained permission under this By-law to Erect, or cause it to be maintained, in a proper state of repair and good condition, and in accordance with any applicable Site Plan Agreement(s) or Site Plan Letter(s) of Undertaking, so that such Sign does not become unsafe, unsightly or dangerous, as determined by the City.

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

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 42 of the Committee of the Whole.
Report adopted by Vaughan City Council on November 25, 2025.
City Council voted in favour of this by-law on November 25, 2025.
Approved by Mayoral Decision MDC 015-2025 dated November 25, 2025.
Effective Date of By-Law: November 25, 2025