

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 103-2017

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Vaughan Official Plan 2010 (VOP2010) of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been an amendment to the Vaughan Official Plan adopted by Council, with which the matters herein set out are 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 1-88, as amended, be and it is hereby further amended by:
 - a) Adding the following definition to Section 2.0 DEFINITIONS in alphabetical sequence:
SECONDARY SUITE – Means an accessory dwelling unit which is located within a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling unit.
 - b) Adding the following subparagraph to Subsection 3.20 USE OF RESIDENTIAL LOTS:
“c) In addition to the above, subject to the provisions established in Subsection 4.1.8 Secondary Suite, one (1) Secondary Suite may be permitted accessory to a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling unit.”
 - c) Adding the following sentence to the end of Subsection 4.1.3 Rooms Below Grade:
“Notwithstanding the above, one (1) Secondary Suite may be permitted in a cellar or part of a cellar subject to the provisions established in Subsection 4.1.8 Secondary Suite.”
 - d) Adding the following to the Subsection 4.1.5 Home Occupation:
“g) A Secondary Suite shall not be permitted in the same Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling as a home occupation.”
 - e) Deleting the existing Sub-section 4.1.8 and replacing it with the following:
“4.1.8 Secondary Suite
A Secondary Suite shall be permitted within a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling, subject to the following provisions:
 - i. The addition of a Secondary Suite in a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling unit shall not change the use of the lot.
 - ii. A maximum of one (1) Secondary Suite shall be permitted on a residential lot.
 - iii. A Secondary Suite shall only be permitted within a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling located on a lot with a

minimum lot frontage of 9m.

- iv. A Secondary Suite shall have a minimum floor area of 35m².
 - v. A Secondary Suite shall not exceed forty-five percent (45%) of the total gross floor area of the Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling within which it is located.
 - vi. An entrance to a Secondary Suite shall:
 - A. be separate from the main entrance to the Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling, either as a separate exterior entrance located on the side or rear wall of a dwelling or from a common indoor vestibule;
 - B. be accessible from the street by an unobstructed hard landscaped surface walkway measuring a minimum of 1.2m in width, or a driveway;
 - C. not be located closer to the front lot line than the main entrance of the residential dwelling unit on the abutting lot; and,
 - D. be setback a minimum of 1.2m from the interior side lot line, except where the minimum interior side yard setback requirement to an entrance is greater.
 - vii. A new entrance to a Secondary Suite shall not be permitted on the same wall as the main entrance to the Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling.
 - viii. A minimum of 3 parking spaces, as defined in Sub-section 2.0 DEFINITIONS or as described in Sub-section 4.15.5 PARKING SPACES, shall be provided on a lot where a Secondary Suite is located.
 - ix. A Secondary Suite shall not be permitted in the same Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling as a Home Occupation, Private Home Tutor, Private Home Daycare, Bed and Breakfast Establishment, or Correctional or Crisis Care Group Home.
 - x. A garage attached to the Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling shall not be converted into a Secondary Suite.
 - xi. Notwithstanding the above, a Secondary Suite shall not be permitted:
 - A. On the lands located within the Woodbridge Special Policy Area, as shown on Schedule "C2" attached hereto as Schedule "1".
 - B. Within a Floodplain.
- f) Adding the following Subsection in numerical sequence:

"4.1.9 Residential Zone Requirements

No person shall within a Residential Zone use any land or erect, alter or use any building or structure except for a purpose set forth in the Section referring to the Zone and in compliance with its provisions contained in Subsection 4.1 (General Provisions –

Residential Zones), in Section 3.0 (General Provisions – All Zones), and in Schedule “A”.

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

Enacted by City of Vaughan Council this 26th day of September, 2017.



Hon. Maurizio Bevilacqua, Mayor



Barbara A. McEwan, City Clerk



THIS IS SCHEDULE 'C2'
TO BY-LAW 1-88

Not to Scale

THIS IS SCHEDULE '1'
TO BY-LAW 103 - 2017
PASSED THE 26th DAY OF September, 2017

FILE: CITY-WIDE SECONDARY SUITES STUDY
LOCATION: PART LOTS 5, 8, & 10, CONCESSION 7
APPLICANT: CITY OF VAUGHAN
CITY OF VAUGHAN



WOODBRIDGE SPECIAL
POLICY AREA

SUMMARY TO BY-LAW 103-2017

This by-law affects lands with residential zoning city-wide.

The purpose of this by-law is to permit a Secondary Suite as an accessory use to a Single Family Detached Dwelling, Semi-Detached Dwelling or Street Townhouse Dwelling unit, subject to the specified provisions addressing the minimum and maximum size, location, parking requirement and other development standards. It also restricts the permission of a secondary suite(s) within the Woodbridge Special Policy Area and within the established Floodplain.