

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 152-2002

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

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 Official Plan adopted by Council and 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 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Paragraphs (b) and (c) in Subsection 4.1.1, and replacing therefor with the following:
 - “b) The following provisions shall apply to a detached building used as a garden or storage shed, and which is accessory to the residential use:

<u>Lot Frontage</u>	<u>Maximum Floor Area of a Garden or Storage Shed</u>
Less than 9.0 m	6 m ²
9.0 – 17.99 m	8 m ²
18 m and greater	10 m ²
 - i) the garden or storage shed shall be located in the rear yard;
 - ii) the minimum rear and interior side yard shall be 0.6 metres;
 - iii) the minimum exterior side yard required shall be equal to that required for the main use on the same lot;
 - iv) the maximum height of the garden or storage shed shall not exceed 2.5 metres from finished grade to the highest point of the structure; and,
 - v) notwithstanding (ii) and (iii) above, eaves, gutters and other similar projections appurtenant to the garden or storage shed shall not encroach more than 0.3 metres into the required yard.
 - c) In computing lot coverage, a garden or storage shed shall not be included provided that it is:
 - i) constructed in accordance with the maximum floor area requirements set out in Subsection 4.1.1 (b); and,
 - ii) erected in the rear yard; and,
 - iii) used only as a garden or storage shed.”

a) Adding the following Definition to Section 2.0:

“13a. SHED, GARDEN OR STORAGE – Means a subordinate building or structure, and may include a cabana or gazebo, which is detached and located in the rear yard, not to be used for human habitation.”

READ a FIRST, SECOND and THIRD time and finally passed this 10th day of June, 2002.

Michael Di Biase, Mayor

J. D. Leach, City Clerk

SUMMARY TO BY-LAW 152-2002

The lands subject to this By-law comprise Residential zoned lands in the City of Vaughan.

The purpose of this By-law is to amend the General Provisions of the City of Vaughan Comprehensive Zoning By-law 1-88, respecting the zone standards for Garden or Storage Sheds. This By-law amends Subsections 4.1.1(b) and (c) and Defining Section 2.0, by permitting the following:

- i) stepped increases in the floor area of a garden or storage shed proportionate to lot frontage;
- ii) the same minimum exterior side yard setback for a garden or storage shed as the main building on the same lot; and,
- iii) a new definition for "garden or storage shed".