

TABLE 1

Table 1. Current Markham Zoning By-Laws Accessory Buildings Provisions

By-Laws	Accessory Building Provisions
162-78, 118-79, 72-81, 153-80, 163-78, 72-79, 145-78, 221-81, 184-78, 250-77, 134-79, 90-81	<p>6.2.1 Except as may be provided herein, all accessory buildings which are not part of the main building shall be erected in the rear yard and shall be at least .6 metres from the nearest lot line and shall not occupy more than five (5) percent of the area of the lot, and no person shall erect any accessory building on a corner lot or through lot at a lesser distance from the street line on which adjoining residential lot(s) front than the depth of the front yard required for a dwelling on any adjoining lot.</p> <p>6.2.2 Any accessory building may be erected as part of the main building or attached thereto provided all yard and area requirements of this by-law with respect to a main building are complied with. For the purpose of this paragraph, an accessory building attached to the main building by a breezeway shall be deemed to be part of the main building.</p> <p>6.2.3 No accessory building shall be erected prior to the erection of the main building except where it is necessary for the storage of tools or materials for use in the construction of the main building for which a building permit has been issued, and no such accessory building shall, prior to the erection of the main building, be used for any purpose other than storage.</p> <p>6.2.4 No accessory building erected separately from the main building shall exceed a height of 4.5 metres.</p>
2571, 1767, 151-75, 2150, 2237, 2612, 2489,	<p>4.3.1 Except as may be provided herein, all accessory buildings which are not part of the main building shall be erected in the rear yard and shall be at least 2 feet from the nearest lot line and shall not occupy more than ten (10) percent of the area of the lot, and no person shall erect any accessory building on a corner lot or through lot at a lesser distance from the street line on which adjoining residential lot(s) front than the depth of the front yard required for a dwelling on any adjoining lot.</p> <p>4.3.2 Any accessory building may be erected as part of the main building or attached thereto provided all yard and area requirements of this by-law with respect to a main building are complied with. For the purpose of this paragraph, an accessory building attached to the main building by a breezeway shall be deemed to be part of the main building.</p> <p>4.3.3 No accessory building shall be erected prior to the erection of the main building except where it is necessary for the storage of tools or materials for use in the construction of the main building for which a building permit has been issued, and no such accessory building shall, prior to the erection of the main building, be used for any purpose other than storage.</p> <p>4.3.4 No accessory building erected separately from the main building shall exceed a height of 15 feet.</p>
83-73, 127-76, 122-72,	<p>In any RRH or RR1 zone, no accessory building shall:</p> <ol style="list-style-type: none"> 1. be located in a front or side yard of a residential building;

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194-82	<ol style="list-style-type: none"> 2. be used for human habitation; 3. be considered an accessory building if attached to the main building in any way; 4. be erected prior to the erection of the main building except where it is necessary for the storage of tools or materials for use in the construction of the main building; 5. be situated closer than four (4) feet from the nearest lot line provided that: <ol style="list-style-type: none"> a. in the case of accessory buildings with solid walls with no perforations, such walls may be a minimum of two feet from the nearest lot line; except where such lot line is also a street line; b. in the case of a corner lot accessory buildings shall not be closer to the flanking street (street abutting the side lot line) than the front yard depth required for the lot next adjoining on the flanking street; c. in the case of a through lot having boundaries dividing the lot from the streets of equal length, accessory buildings may be located in one or the other yard adjoining a street but no closer to the street line than the minimum front yard requirement of the main building. In no case shall an accessory building be closer to a street line than the main buildings on adjoining lots; 6. exceed fifteen (15) feet in height; 7. exceed 750 square feet in area, or ten percent coverage of the total lot area, whichever is smaller; 8. be built within six feet of the main residential building.
196-82, 91-79	<p>In any RRH or RR1 zone, no accessory building shall:</p> <ol style="list-style-type: none"> 1. be located in a front or side yard of a residential building; 2. be used for human habitation; 3. be considered an accessory building if attached to the main building in any way; 4. be erected prior to the erection of the main building except where it is necessary for the storage of tools or materials for use in the construction of the main building; 5. be situated closer than 1.2 metres from the nearest lot line provided that: <ol style="list-style-type: none"> a. in the case of accessory buildings with solid walls with no perforations, such walls may be a minimum of .6 metres from the nearest lot line; except where such lot line is also a street line; b. in the case of a corner lot accessory buildings shall not be closer to the flanking street (street abutting the side lot line) than the front yard depth required for the lot next adjoining

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	<p>on the flanking street;</p> <ol style="list-style-type: none"> 6. exceed 4.5 metres in height; 7. exceed 70 square metres in floor area, or ten percent coverage of the total lot area, whichever is smaller; 8. be built within 1.8 metres of the main residential building.
1229	<p>In any residential zone no accessory building or buildings shall:</p> <ol style="list-style-type: none"> 1. exceed a height of 12 feet 2. occupy any part of a front yard 3. occupy more than 10 percent of the total lot area 4. be erected prior to the erection of the main building on the same lot, except as otherwise provided in Section 5.1(c) 5. be erected in any side yard, except for a private garage or car port be erected closer than four feet to any lot line, except where a rear lot line abuts a lane, in which case an accessory building may be erected on rear lot line
2325-68	<p>Accessory buildings shall be erected in the rear yard and shall be at least .6 metres from the nearest lot line. No person shall erect any accessory building on a corner lot at a lesser distance from the street line on which adjoining residential lots from that the depth of the front yard required for a dwelling on the adjoining lot.</p>
19-94	<p>(SD, Semi-D, and Townhouse, 6.2.2)</p> <p>Accessory buildings shall be permitted provided that they:</p> <ul style="list-style-type: none"> -are located in the rear yard -are not less than .6 metres from the nearest lot line -are not less than 4.5 metres from any street line -do not occupy more than 10% of the lot area -do not exceed a height of 4.5 metres -do not exceed more than one story -are not used for human habitation <p>(Cluster housing, 6.2.4)</p> <p>accessory buildings shall be permitted provided that they:</p> <ul style="list-style-type: none"> -are located not less than 6metres from any lot line -do not exceed a height of 4.5 metres
177-96	<p>6.1 ACCESSORY BUILDINGS, STRUCTURES AND USES</p> <p>Where this By-law provides that land may be used or a <i>building</i> or <i>structure</i> may be erected or used for a purpose, that purpose may include any <i>accessory buildings</i>, <i>accessory structures</i> or <i>accessory uses</i> located on the same <i>lot</i> as the primary use to which they are</p>

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	<p>related.</p> <p>6.1.1 Uses permitted in accessory buildings and structures</p> <p>No <i>accessory building</i> or <i>accessory structure</i> shall be used for human habitation or an occupation for gain or profit, except if specifically permitted by this By-law.</p>
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Table 2. Summary of Other Municipal Zoning By-Law Provisions
Relating to Accessory Buildings and Structures

By-Law	Accessory Building Definition	Accessory Building Provisions
City of Brampton, Zoning By-Law 270-2004, 2004	Shall mean a detached building located on the same lot and used for a purpose which is incidental, subordinate and exclusively devoted to the principal use of the lot and buildings on it, and shall include detached garages, sheds, barns and similar storage facilities	<p>10.3 <u>Accessory Buildings</u></p> <p>Accessory buildings or structures other than a detached garage or carport are subject to the requirements and restrictions of this by-law for the particular zone in which said buildings or structures are located, and to the following additional requirements and restrictions:</p> <ul style="list-style-type: none"> (a) shall not be constructed in a front yard, exterior side yard or minimum required interior side yard for the main building, unless otherwise permitted; (b) shall not be constructed upon any easement; (c) shall not be used for human habitation; (d) not more than one swimming pool enclosure and one accessory building other than a swimming pool enclosure shall be permitted on a lot; (e) the gross floor area of any permitted accessory building, other than a swimming pool enclosure shall not exceed: <ul style="list-style-type: none"> (i) 23.0 square metres on a lot in a Residential Hamlet or Residential Estate Zone or on a lot in an Agricultural Zone where the lot area is 2 hectares or less; (ii) 10.0 square metres on a lot in all other Residential Zones; (f) all accessory buildings, except a swimming pool enclosure, may be located: <ul style="list-style-type: none"> (i) only in the rear yard and no closer than 1.2 metres to the nearest lot line on a lot in a Residential

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		<p>Hamlet or Residential Estate Zone on a lot in an Agricultural Zone where the lot area is 2 hectares or less;</p> <p>(ii) in the rear yard and shall be no closer than 0.6 metres to the nearest lot line on a lot in all other Residential Zones; and,</p> <p>(iii) in the interior side yard in all other residential zones provided the building does not encroach on the minimum required side yard for the main building and the accessory building is located no closer to the front wall of the main building than one-half (1/2) the length of the main building wall facing the interior side lot line;</p> <p>(g) a building or structure that covers a swimming pool may be located only in the side or rear yard of a lot provided that it is:</p> <p>(i) no closer than 1.2 metres to a side lot line or a rear lot line; and,</p> <p>(ii) no closer to a street than the required minimum front yard depth or the minimum exterior side yard width for the main building;</p> <p>(h) on a lot in a Residential Hamlet or Estate Zone or an Agricultural Zone, the maximum height of any accessory building shall not exceed 4.5 metres, in the case of a peaked roof, and shall not exceed 3.5 metres in height, in the case of a flat roof; for all other residential zones, the maximum building height of any accessory building shall not exceed 3.0 metres;</p> <p>(i) the exterior design of, and type of any building materials used for, all accessory buildings, other than swimming pool enclosures and greenhouses, shall be compatible with the exterior design and type of building materials used for the</p>
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		<p>main building located on the lot;</p> <p>(j) no person shall store or park an unlicensed or derelict or wrecked motor vehicle, or store or keep any construction vehicles or equipment on land to which these accessory building regulations apply, except within an enclosed building;</p> <p>(k) where a construction shed is necessary for the storage of tools and materials for use in connection with the construction of the main building on a lot to which these regulations apply, the construction shed may be erected on the lot before the erection of the main building, provided that no such construction shed shall be erected until after a permit has been issued for the main building on the lot. Such construction shed shall not be used for any purpose other than the storage of tools and materials for use in the construction of the main building and upon issue of an occupancy permit such construction shed shall be removed or renovated to comply with requirements and restrictions applying to accessory buildings;</p> <p>(l) no doors to accessory buildings shall exceed 2.4 metres in height.</p>
North York, various ages	Means a subordinate detached building or structure that is devoted exclusively to an accessory use, and located on the same lot as the main building	Accessory buildings restricted by accessory building use and zone. For example, pool house, garden shed etc. No standard provisions for accessory buildings.
City of Burlington, Zoning By-Law 2020, 1999	Means a detached building or structure not used for human habitation, the use of which is naturally or customarily incidental and subordinate to, or exclusively devoted to a principal use,	<p>2.2 ACCESSORY BUILDINGS AND STRUCTURES AND UNITARY EQUIPMENT</p> <p>2.2.1 The following regulations shall apply to buildings and structures, when accessory to detached, semi-detached, duplex, triplex, fourplex or street townhouses dwellings:</p> <p>(a) Regulations for accessory buildings up to 10m² in floor area and 2.5 m in height and</p>

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	<p>building or structure and located on the same lot therewith and shall also mean and include a detached private garage or detached carport but which does not include children's play structures and buildings or patios and decks associated with a dwelling.</p>	<p>for accessory structures up to 2.5 m high:</p> <p>Setback from a side lot line abutting a street: 7.5 m</p> <p>Setback from a rear lot line abutting a street: 90 cm</p> <p>Setback from a front lot line: 15 m</p> <p>Setback from any other lot line: no minimum</p> <p>Maximum height: 2.5 m</p> <p>(b) Regulations for accessory buildings greater than 10 m² in floor area and accessory structures greater than 2.5 m high:</p> <p>(i) Not permitted in required front, side, street side yards. Permitted in a rear yard subject to the following:</p> <p>Setback from a rear lot line: 90 cm</p> <p>Setback from a side lot line: 90 cm</p> <p>Setback from a side lot line abutting a street: 7.5 m</p> <p>Maximum floor area: 42 m²</p> <p>Maximum height: 3.7 m</p> <p>(ii) Notwithstanding the required setback from a side lot line, the dividing wall of a semi-detached garage may be constructed on a side lot line.</p> <p>(iii). A detached swimming pool enclosure may be greater than 42 m² in area provided that the yard requirements for a principal building on the same lot shall apply to the pool enclosure.</p> <p>(c) For all other uses and except where specified in the respective zone, the yard requirements for a principal building shall apply to accessory buildings and accessory structures, except that a building or structure for the storage of garbage is permitted subject to the following:</p> <p>(i) Permitted in a rear or side yard only, not within a required landscape area or landscape buffer, subject to the following:</p>
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		<p>Setback from a rear lot line: 1 m Setback from a side lot line: 1 m Setback from a residential zone: 15 m Maximum height: 3.7 m</p> <p>2.2.2 Accessory buildings and accessory structure may not be constructed of concrete or masonry blocks unless the blocks are decorative units or are covered with stucco or siding having a permanent colour finish.</p> <p>2.2.3 Unitary Equipment shall be subject to the following:</p> <ul style="list-style-type: none"> • Setback from a side lot line: 60 cm • Setback from a rear lot line: 60 cm • Setback from a dwelling: 1.5 m maximum from the front wall • A swimming pool filter is not permitted in a front yard • A swimming pool filter is only permitted in a side yard when contained within an accessory building.
City of Vaughan Zoning By-Law 1-88, 1988	<p>BUILDING, ACCESSORY - Means a subordinate building or structure, whether separate or attached, located on the same lot as the main building, the use of which is clearly incidental to that of the main building, not used for human habitation, and includes a private garage or carport.</p>	<p>3.16 ACCESSORY USES, BUILDINGS AND STRUCTURES</p> <p>a) Where this By-law provides that land may be used or a building or structure may be erected or used for a purpose, unless otherwise stated, that purpose shall include any building, structure or use accessory thereto.</p> <p>b) Unless otherwise stated in this By-law, any accessory building or structure shall be subject to the same minimum yard and setback requirements for the main building or use, provided that no accessory building or structure, other than a garage or carport, shall be erected closer to the front lot line than the main use or building on the same lot.</p> <p>c) No accessory building or structure shall be constructed on any lot prior to the time of construction of the main building to which it is accessory.</p> <p>4.1.1 Accessory Buildings and Structures</p> <p>a) The percentage of the lot area covered by all accessory buildings and structures other than</p>

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		those attached to the main building shall not exceed ten percent (10%) or 67 square metres, whichever is the lesser;
		b) The following provisions apply to a detached building used as a garden or storage shed, and which is accessory to the residential use:
		Lot Frontage Maximum Floor Area of a Garden/Storage Shed
		Less than 9.0m

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		<p>Subsection 3.16, not nearer to any rear or interior side lot line than 1.5 metres or to any exterior side lot line than the required setback of the main dwelling unit on the lot, notwithstanding any permitted exterior side yard reductions;</p> <p>e) The maximum height of any accessory building or structure measured from the average finished ground level to the highest point of the said building or structure shall be 4.5 metres. The nearest part of the roof shall not be more than three (3) metres above finished grade;</p> <p>f) Any accessory building or structure shall be located in the rear yard provided, however, that a garage or carport may be erected in a side yard or front yard, in compliance with the provisions of Schedule "A";</p> <p>g) No accessory building or structure shall be used for human habitation;</p> <p>h) Notwithstanding the provisions of Paragraph (e) above, the maximum height of any retaining wall constructed on a property line between two (2) residential lots shall be one (1) metre. Height shall be measured from the finished ground level to the highest point of the wall. A retaining wall which exceeds one (1) metre in height must be set back from the nearest property line a distance equal to its height. If the height of the wall on one side is different than the height on the other side, for the purposes of this paragraph the height of the wall shall be the greater of the two.</p> <p>i) Any architectural or design element, used in the hard landscaping of any yard, which is greater than 1.8 m in height shall be set back from the property line a distance equal to the height of said architectural or design element. Such elements shall not be considered to be structures for the purposes of calculating any minimum yard requirements.</p> <p>6.1.9 Accessory Buildings</p> <p>No accessory building or structure shall be located in</p>
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		any yard, or area abutting a yard, which abuts Jane Street, Langstaff Road, Highway #400, Highway #7, Weston Road, Rutherford Road or a reserve abutting same.
Etobicoke, Zoning By-Law 350-14, 1997	No definition	<p>#350-14 ACCESSORY STRUCTURES AND BUILDINGS. [AMENDED 1970-02-02 BY BY-LAW NO. 1498</p> <p>A. Amended 1973-11-19 by By-law No. 2948; 1985-02-11 by By-law No. 1985-27] Except as otherwise hereinafter specifically referred to, the distance of all accessory buildings or structures from any rear or side lot line shall be a minimum of five-tenths (0.5) metres, provided that:</p> <ol style="list-style-type: none"> 1. Any detached accessory structure in the rear yard shall maintain a minimum of one and zero-tenths (1.0) metre separation between any part of the accessory structure and any part of the main building. 2. Overhang projections (including eavestroughs) from the main side or rear walls of the accessory building shall be not less than fifteen-hundredths (0.15) metre from the side or rear lot line of the lot on which the accessory building is located. [Added 1988-01-25 by By-law No. 1988-21] <p>B. Distance of garages from lot lines</p> <ol style="list-style-type: none"> 1. The distance of any garage in the rear yard from any side or rear lot line shall be a minimum of five-tenths (0.5) metres, save and except where a mutual garage is erected on the common property line between two (2) properties. 2. Where no lane exists at the rear of the lot on which a garage is located, the minimum distance of such building from the rear lot line shall be five-tenths (0.5) metre. Where entrance to the private garage or carport is from a lane, such building shall be a minimum of five-tenths (0.5) metre from the lot line but shall be no closer than seven and five-tenths (7.5)

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		metres from the opposite boundary of the lane.
		<p>C. A private garage or carport must provide a minimum of eighteen (18) square metres of floor space and have a minimum width of three (3) metres.</p> <p>D. An accessory structure or building shall not exceed two and five-tenths (2.5) metres in height, except that for any such building or structure that is constructed with a pitched roof, the maximum height of such building may be three and seven-tenths (3.7) metres, provided that no part of the walls or supporting posts shall exceed two and five-tenths (2.5) metres in height. In addition, no part of any accessory structure or building shall exceed the maximums herein provided.</p> <p>E. Lot coverage</p> <ol style="list-style-type: none"> 1. Subject to Subsection E(2), the total lot coverage of all accessory buildings and structures shall not exceed twelve per cent (12%) of the lot area. No individual accessory building or structure shall exceed two-per-cent coverage of the lot area, except that a private garage, carport or private swimming pool (including a pool enclosure) may cover up to ten per cent (10%) of the lot area. 2. Not more than thirty-five per cent (35%) of the rear yard shall be covered by accessory buildings or structures. For the purpose of this subsection, a private swimming-pool constructed not more than three-tenths (0.3) metre above the natural ground level shall not be included in the calculation of lot coverage. <p>F. Reserved</p> <p>G. On all new dwellings erected on corner lots, any garage or carport must be attached to the dwelling. Where the said garage is not built with the dwelling, a blank wall shall be provided in the first storey and basement, if any, of the building to permit the future construction of the attached garage.</p>

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		<p>H. The distance of any accessory building in the side yard from the side lot line shall be not less than the minimum side yard required for the main building.</p> <p>I. No accessory structure shall be located closer than three (3) metres to a rear lot line abutting a street line or a three-tenths-metre reserve. [Amended 1982-01-11 by By-law No. 1982-12]</p> <p>J. The vertical supports for the roofs of carports shall be of masonry or metal, and any wall or storage wall forming a part of a carport shall be of a similar construction and character to that of the main building. [Amended 1982-01-11 by By-law No. 1982-12]</p> <p>K. No accessory use shall take place, nor shall accessory structure or buildings be constructed, in a required front yard, and in any event not closer than seven and five-tenths (7.5) metres to the front lot line of the property.</p> <p>L. Side lot lines abutting a street or reserve. [Amended 1974-09-09 by By-law No. 3253; 1982-01-11 by By-law No. 1982-12]</p> <ol style="list-style-type: none"> 1. No accessory structure or building shall be located closer to the side lot line abutting a three-tenths-metre reserve or a street line than seven and five-tenths (7.5) metres or the required side yard for the main building, whichever is the lesser. This provision shall not apply to an outdoor private swimming-pool for which the side yard adjacent to a street line or a three-tenths metre reserve shall be one and five-tenths (1.5) metres more than the required side yard for a dwelling on the same lot. 2. Notwithstanding the provisions of Subsections G and L(1) of this section, a dwelling which was erected on a corner lot prior to September 9, 1959, may locate a detached garage at a minimum distance of three (3) metres from the rear lot line and side lot line abutting a street. <p>M. When a private swimming-pool is constructed as an accessory use to a residential dwelling, no part of the pool or pool enclosure shall be</p>
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		<p>located closer than one and five-tenths (1.5) metres to any rear lot or side lot line, nor closer than three (3) metres to any rear lot line which abuts the side yard of another or which abuts a street or three-tenths-metre reserve. Notwithstanding the provisions of this section, outdoor swimming-pools on corner lots shall comply with the provisions of Subsection L(1). [Amended 1974-09-09 by By-law No. 3253; 1982-01-11 by By-law No. 1982-12]</p> <p>N. Air-conditions units. [Amended 1973-01-08 by By-law No. 2616; 1979-09-04 by By-law No. 1979-218; 1979-11-26 by By-law No. 1979-306; 1982-01-11 by By-law No. 1982-12]</p> <ol style="list-style-type: none"> 1. For the purpose of this subsection "central air-conditioning unit" shall mean any device used for the purpose of cooling, dehumidification, circulating and cleaning of air and which utilizes duct work in its operation rather than directly discharging into the conditioned space. 2. No central air-conditioning units shall be constructed closer than six (6) metres to the front lot line of the property. 3. No central air-conditioning unit shall be located closer than one and five-tenths (1.5) metres to any side or rear lot line or closer than three (3) metres to any side or rear lot line abutting a three-tenths-metre reserve or a street line.
Mississauga Zoning By-Law 0225-2007, 2007	Means a subordinate building or structure on the same lot as the main building, or subordinate to part of the main building and used exclusively for an accessory use.	<p>4.1.2 Accessory Buildings and Structures</p> <p>4.1.2.1 A maximum of one (1) accessory building, structure and/or one (1) detached garage and/or one (1) gazebo shall be permitted in R1 to R11, R15, RM1, RM2, RM7 and RM8 zones in compliance with the regulations contained in Table 4.1.2.2 - Accessory Buildings and Structures.</p> <p>4.1.2.2 A maximum of one (1) accessory building or structure, other than a detached garage and/or one (1) gazebo per lot shall be permitted in R16, RM3 to RM6, RM9 and RA1 to RA5 zones, in compliance with the regulations contained in Table 4.1.2.2 - Accessory Buildings and Structures.</p> <p><i>Table 4.1.2.2 - Accessory Buildings and Structures, is</i></p>

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		located at the back of Appendix 'B'
Richmond Hill, various ages	Not Available	<p>Accessory Structures</p> <ul style="list-style-type: none"> • Must be 0.6m from each lot line • Maximum height 4.5m • Lot coverage <ul style="list-style-type: none"> ○ Some parent by-laws have no limits ○ Some allow a maximum of 5% ○ Some allow a maximum of 10% when in conjunction with a swimming pool
Scarborough, various ages	Not Available	<p>Accessory Structures</p> <ul style="list-style-type: none"> • Must be less than 75 square metres • Minimum 18 inches setback from each lot line • Maximum 33% lot coverage • Maximum height, 5m from grade to peak • Maximum height, 3.7m from grade to eaves • Total floor area cannot exceed ground floor area