

Authority: Item 8.1, Planning Committee Minutes 25-003 (PED24208(a))
CM: March 5, 2025 Ward: City Wide
Written approval for this by-law was given by Mayoral Decision MDE-2025-05
Dated March 5, 2025

Bill No. 033

CITY OF HAMILTON

BY-LAW NO. 25-033

To Amend City of Hamilton Zoning By-law No. 05-200, Respecting Modifications and Updates to Additional Dwelling Unit and Additional Dwelling Unit-Detached Regulations to Implement Ontario Regulation 462/24 – Additional Residential Units

WHEREAS Council approved Item 8.1 of Minutes 25-003 of the Planning Committee, at its meeting held on the 5th of March, 2025;

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan.

NOW THEREFORE the Council of the City of Hamilton amends Zoning By-law No. 05-200 as follows:

1. That Section 4: General Provisions be amended as follows:
 - i) By modifying Section 4.33.2 g) i) by replacing “7.5 metres” with “4.0 metres” so it reads:

“Where an Additional Dwelling Unit – Detached is in the Rear Yard, a minimum distance of 4.0 metres shall be required between the rear wall of the principal dwelling and the Additional Dwelling Unit – Detached.”
 - ii) By deleting Section 4.33.2 i) i) in its entirety and replacing it with the following:

“In addition to Sections 4.33.2 i) and 4.33.2 i) ii), and notwithstanding any other provisions of this By-law, the maximum combined lot coverage of all buildings and structures on a lot containing an Accessory Dwelling Unit – Detached shall be 45%.”
2. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.

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3. That this By-law comes into force in accordance with Section 34 of the *Planning Act*.

PASSED this 5th day of March, 2025

A. Horwath
Mayor

M. Trennum
City Clerk

CI 25-B