

**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 5<sup>th</sup> 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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Page 2 of 2

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

**PASSED** this 5<sup>th</sup> day of March, 2025

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A. Horwath  
Mayor

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M. Trennum  
City Clerk

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