

**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. 034**

**CITY OF HAMILTON**  
**BY-LAW NO. 25-034**

**To Amend Zoning By-law No. 87-57 (Ancaster) Respecting  
Modifications and Updates to Secondary Dwelling Unit and  
Secondary Dwelling Unit-Detached Regulations to  
Implement Ontario Regulation 462/24 – Additional Residential Units**

**WHEREAS** the *City of Hamilton Act, 1999*, Statutes of Ontario, 1999 Chap. 14, Sch. C. did incorporate, as of January 1, 2001, the municipality “City of Hamilton”;

**AND WHEREAS** the City of Hamilton is the successor to certain area municipalities, including the former municipality known as the “The Corporation of the City of Hamilton” and is the successor to the former regional municipality, namely, “The Regional Municipality of Hamilton-Wentworth”;

**AND WHEREAS** the *City of Hamilton Act, 1999* provides that the Zoning By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

**AND WHEREAS** Zoning By-law No. 87-57 (Ancaster) was enacted on the 22<sup>nd</sup> day of June, 1987, and approved by the Ontario Municipal Board on the 23<sup>rd</sup> day of January, 1989;

**AND WHEREAS** Council, in approving Item 8.1 of Minutes 25-003 of the Planning Committee, at its meeting held on the 5<sup>th</sup> of March, 2025, recommended that Zoning By-law No. 87-57 (Ancaster), be amended as hereinafter provided;

**AND WHEREAS** this By-law conforms to the Urban Hamilton Official Plan;

**NOW THEREFORE** Council of the City of Hamilton amends Zoning By-law No. 87-57 (Ancaster) as follows:

1. That Section 9: GENERAL PROVISIONS FOR RESIDENTIAL ZONES is amended as follows:

- i) By modifying Section 9.14.2 (h) (i) by replacing “7.5 metres” with “4.0 metres” so it reads:  
  
“Where a Secondary Dwelling Unit – Detached is located in the Rear Yard, a minimum distance of 4.0 metres shall be required between the rear wall of the principal dwelling and the Secondary Dwelling Unit – Detached”.
  - ii) By deleting Section 9.14.2 (j) (i) in its entirety and replacing it with the following:  
  
“In addition to Sections 9.14.2 (j) and 9.14.2 (j) (ii), and notwithstanding any other provisions of this By-law, the maximum combined lot coverage of all buildings on a lot containing a Secondary 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*.
  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

---

A. Horwath  
Mayor

---

M. Trennum  
City Clerk

CI 25-B