

From: Ronald McCrory
Sent: Monday, May 16, 2022 10:56 AM
To: clerk@hamilton.ca
Subject: 2nd dwelling unit

Hamilton has amalgamated the surrounding communities which includes Ancaster where I live. Up until the 1980s we had a zoning law that a building lot had to be a minimum of 70'. We now have lots as small as 35' wide. We need to change the zoning bylaws in Ancaster for basement apartments too. In Ancaster we have more restrictive zoning restrictions than residential areas in Hamilton. We need to align these better so that Ancaster residents can also have basement apartments. This would help alleviate sprawl onto farmland and would also help seniors stay in their homes longer. I was doing a reno 7 years ago and one of the contractors I employed told me he was also working around the corner from my house. He said the homeowner had put a larger window into the basement. The Building Inspector saw this and asked why the larger window. The Homeowner told him he was going to rent out the basement. As he was a young new homeowner this would help with the mortgage payments. The Building Inspector promptly went out to his truck and came back with a document that the homeowner had to sign. This document said the homeowner was now aware he was not allowed to rent out his basement and would be liable for up to a \$20,000 fine if he did so. We need to change the restrictive zoning bylaws in Ancaster. I am retired and if I could rent out my basement it would help me stay in my house. I hope we in the new Hamilton could have all zoning rules applied evenly. Thanks, Ronald McCrory.