

**Authority:** Item  
Report (PED24208(a)) CM:  
Ward: City-wide

**Bill No.**

**CITY OF HAMILTON**  
**BY-LAW NO. \_\_\_\_\_**

**To Amend Zoning By-law No. 464 (Glanbrook) 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 area municipality known as "The Corporation of the Town of Glanbrook" 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 and Official Plans of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;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. 464 (Glanbrook) was enacted on the 16th day of March, 1992, and approved by the Ontario Municipal Board on the 31st day of May, 1993;

**AND WHEREAS** Council, in adopting Item \_\_\_\_\_ of Report \_\_\_\_\_ of the Planning Committee, at its meeting held on the 4<sup>th</sup> day of February, 2025, recommended that Zoning By-law No. 464 (Glanbrook) be amended as hereinafter provided; and

**AND WHEREAS** this By-law will be in conformity with the Urban Hamilton Official Plan.

**NOW THEREFORE** the Council of the City of Hamilton amends Zoning By-law No. 464 (Glanbrook) as follows:

1. That Section 11: General Provisions for all Residential Zones, be amended as follows:
  - i) By modifying Section 11.13.2 (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

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rear wall of the principal dwelling and the Secondary Dwelling Unit –  
Detached".

- ii) By deleting Section 11.13.2 (j) (a) in its entirety and replacing it with the following:

"In addition to Sections 11.13.2 (j) and 11.13.2 (j) (b), and notwithstanding any other provisions of this By-law, the maximum combined lot coverage of all buildings and structures 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 and ENACTED** this \_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
A. Horwath  
Mayor

\_\_\_\_\_  
M. Trennum  
City Clerk

CI 25-B

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*For Office Use Only, this doesn't appear in the by-law - Clerk's will use this information  
in the Authority Section of the by-law*

Is this by-law derived from the approval of a Committee Report? Yes

Committee: Planning Committee      Report No.: PED24208(a)      Date: 02/04/2025

Ward: City-wide      (MM/DD/YYYY)

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