

## Proposed Amendments to the Former Community Zoning By-laws

### New Definition DWELLING, CONVERTED

Means a dwelling altered to contain a greater number of dwelling units.

### LDR Zones - Permitted Uses

All low density residential zones within each Zoning By-law are proposed to be amended to permit an expanded range of uses. As amended, each LDR Zone will permit:

- Single Detached Dwellings;
- Semi-detached Dwellings;
- Duplex Dwellings; and,
- Street Townhouse Dwellings.

The four LDR Zones that only permit Street Townhouse Dwellings will not be amended to introduce further uses. They are:

- Ancaster – Residential Multiple “RM2” Zone;
- Glanbrook – Residential Multiple “RM2” Zone;
- Hamilton – “RT-30” Districts (Street – Townhouse); and,
- Stoney Creek – Multiple Residential “RM2” Zone.

### LDR Zones - Regulations for New Uses

#### Implementation

The existing regulations in each Zoning By-law will inform the regulations that are established for the new uses proposed for each zone. New built form standards are not being developed for any of the new uses proposed as standards already exist in each Zoning By-law. Established standards will be applied to new uses.

When a dwelling type is introduced to an LDR Zone, the existing set of regulations that already apply to that type of dwelling in another zone will be selected, based on a commonality of standards that are considered appropriate to apply to the new dwelling type. Thus, the regulations for minimum lot area and frontage, minimum setback requirements, and height will be taken from an existing zone and applied.

Using semi-detached dwellings as an example, when this use is added to an LDR Zone that does not permit semis, the existing set of regulations for a semi-detached dwelling from another zone that most closely align with the regulations of the zone to which the use is being added, will be applied. There is

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consistency in this approach which recognizes the established standards of the Zoning By-law.

**Structure**

Within each LDR Zone, the regulations for the new dwelling type will refer to the section of the parent zone containing the regulations that will be applied to the new use.

“1.1 Regulations for Semi-Detached Dwellings

1.1.1 The use shall comply with the provisions of Section X.”

**LDR Zones -  
Regulations for Converted Dwellings,  
Secondary Dwelling Units, and  
Detached-Secondary Dwelling Units**

**Implementation**

Secondary Dwelling Unit (SDU) and Detached Secondary Dwelling Unit (D-SDU) regulations are located within the General Provision section of each Zoning By-law. SDUs and D-SDUs are not a primary use, but rather accessory to the principal dwelling on a lot.

The regulations established for converted dwellings are proposed to be located in the General Provisions section. Similar to SDUs and D-SDUs, a converted dwelling does not represent a change of use. Rather, the existing dwelling, if a single detached dwelling, remains a single detached dwelling, converted to contain additional dwelling units. Further, the regulations that apply to the existing dwelling continue to apply after a conversion.

**Structure**

Consistent with the implementation of SDU and D-SDU regulations, in each LDR Zone, a subsection will identify the regulations for converted dwellings and refer to the applicable section within General Provisions.

“1.1 REGULATIONS FOR CONVERTED DWELLINGS

1.1.1 The use shall comply with the provisions of Section X.XX”

**General Provisions –  
Converted Dwellings**

Regulation	Description
1) For the purpose of the converted dwelling regulations, a converted	Dwellings containing three and four dwelling units shall be permitted through conversions

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<p>dwelling shall mean a dwelling, existing as of the date of passage of the implementing by-law, converted to contain greater than two but no more than four dwelling units.</p>	<p>only, thus these regulations apply to existing dwellings only. Furthermore, to align with the existing regulations for SDUs and D-SDUs, converted dwellings shall only apply to conversions of greater than two but no more than four dwelling units.</p>
<p>a) Notwithstanding, a street townhouse dwelling can be converted to contain a maximum of two dwelling units and is subject to the regulations for SDUs.</p>	<p>Given the built form characteristics and typically smaller lot sizes for street townhouse dwellings, it is considered appropriate to limit the number of dwelling units permitted to two. This restriction does not preclude the ability to also have a D-SDU on the lot.</p>
<p>2) In addition to the regulations for converted dwellings, all the regulations of the Zoning By-law that are applicable to the existing dwelling will continue to apply.</p>	<p>While an existing dwelling may be altered to contain a greater number of dwelling units, the built form does not change through a conversion. Thus, the regulations of the existing dwelling will continue to apply, in addition to the converted dwelling regulations.</p>
<p>3) No parking spaces are required for dwelling units within a converted dwelling, provided the required parking spaces which existed on the date of passage of the by-law for the existing dwelling continue to be provided and maintained.</p>	<p>This regulation intends to build on the established parking standards for SDUs and D-SDUs. No additional parking space is required for an SDU or D-SDU if the required parking spaces which existed on May 12, 2021 for the existing dwelling continue to be provided and maintained. This amounts to a possible total of three dwelling units on a property (principal dwelling, SDU, and D-SDU). A commensurate parking</p>
<p>a) Notwithstanding the above, one parking space is required for the</p>	

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fourth dwelling unit in a converted dwelling.

standard is recommended for converted dwellings with the fourth dwelling unit in a converted dwelling triggering the need to provide a parking space.

This regulation is intended to be applied alongside the parking regulations for D-SDUs such that the fourth dwelling unit on a lot, be that the fourth dwelling unit in a converted dwelling or a D-SDU, is required to provide a parking space. The parking regulation for D-SDUs will be amended accordingly.