

Authority: By-law No. 22-217
CM: August 12, 2022
Ward: 8

CITY OF HAMILTON
BY-LAW NO. 25-133-PED

**To Amend City of Hamilton Zoning By-law No. 05-200
Respecting Lands Located at 1020 Upper James Street, Hamilton**

WHEREAS under the provisions of Subsection 29.2(1) of the *Planning Act*, as amended by Bill 13, the *Supporting People and Businesses Act, 2021*, a council of a local municipality may, by by-law, delegate the authority to pass by-laws under Section 34 of the *Planning Act* that are of a minor nature to a committee of council or an individual who is an officer, employee, or agent of the municipality;

WHEREAS the first stage of the new Zoning By-law, being By-law No. 05-200, came into force on the 25th day of May, 2005;

AND WHEREAS the conditions of the Holding Provision for the lands located at 1020 Upper James Street, Hamilton, have been satisfied;

NOW THEREFORE the Director of Planning and Chief Planner of the City of Hamilton enacts as follows:

1. That Map No. 1237 of Schedule "A" – Zoning Maps, is amended by changing the zoning from Mixed Use Medium Density (C5, 822, H131) Zone to Mixed Use Medium Density (C5, 822) Zone, for lands known as 1020 Upper James Street, Hamilton, as shown on Schedule "A" attached to Appendix B of this By-law; and,
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*.

PASSED this 4th day of July, 2025



for Steve Robichaud
Director of Planning and Chief Planner

ZAH-25-017

To Amend City of Hamilton Zoning By-law No. 05-200 Respecting Lands Located 1020 Upper James Street, Hamilton



This is Schedule "A" to By-law No. 25-133-PED
Passed the 4th day of July, 2025

C. G. Gabor
for SR Director of Planning and Chief Planner

Schedule "A"

Map forming Part of
By-law No. 25-133-PED

to Amend By-law No. 05-200
Map 1237

Subject Property

1020 Upper James Street, Hamilton (Ward 8)

 Change in Zoning from the Mixed Use Medium Density (C5, 822, H131) Zone, to Mixed Use Medium Density (C5, 822) Zone

Scale:
N.T.S

File Name/Number:
ZAH-25-017

Date:
May 15, 2025

Planner/Technician:
DB/NB



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT