

Authority: By-law No. 22-217
CM: August 12, 2022
Ward: 1

CITY OF HAMILTON
BY-LAW NO. 25-176 - PED

To Amend Zoning By-law No. 05-200
Respecting Lands Located at 1107 Main Street West, 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 Holding Provision H75 for the lands located at 1107 Main Street West, Hamilton have been satisfied;

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

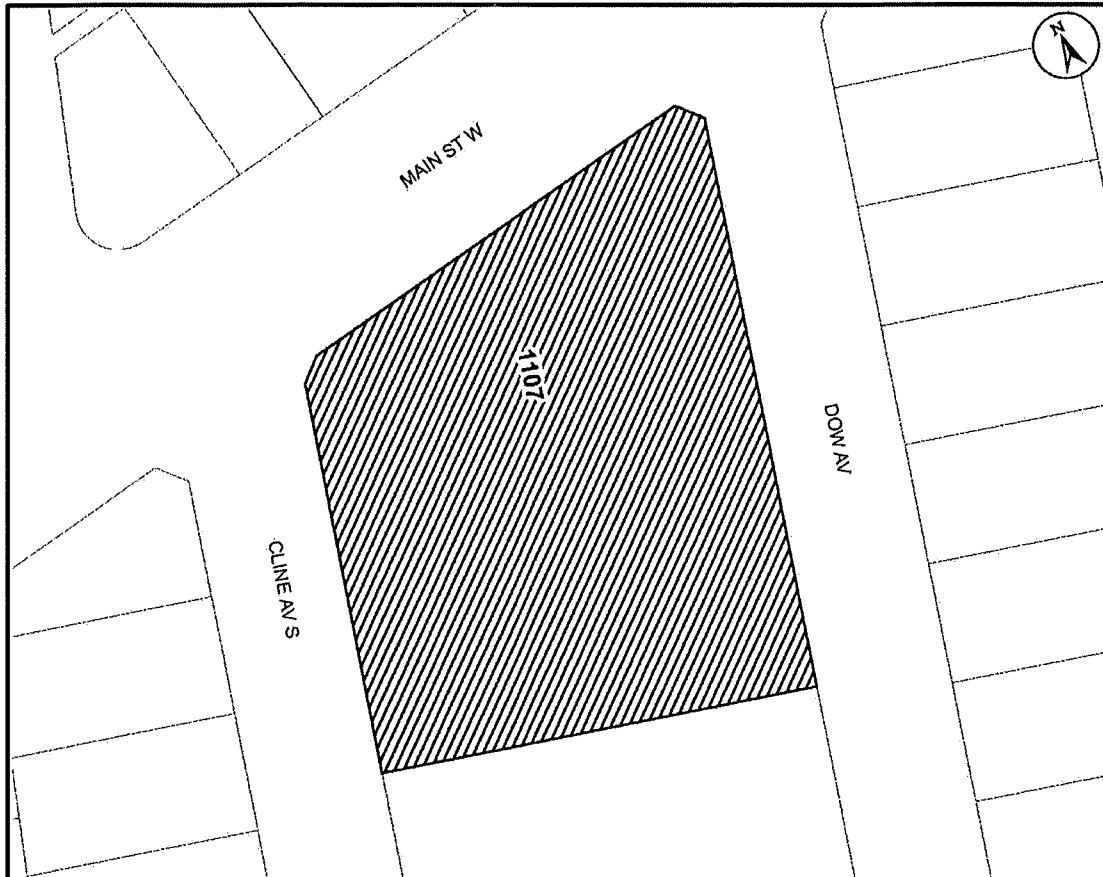
1. That Map No. 949 of Schedule "A" – Zoning Maps is amended by changing the zoning from the Transit Oriented Corridor Mixed Use Medium Density (TOC1, 772, H75) Zone, to the Transit Oriented Corridor Mixed Use Medium Density (TOC1, 772) Zone, for the lands identified in Schedule "A" attached hereto.
2. That Schedule "D" – Holding Provisions is amended by deleting Holding Provision H75 from the lands identified in the Location Map attached as Schedule "A" to this By-law.
3. That the Clerk is hereby authorized and directed to proceed with the giving of notice of passing of this By-law in accordance with the *Planning Act*.

PASSED and ENACTED this 2nd day of October, 2025



Anita Fabac
Acting Director of Planning and Chief Planner

ZAH-23-049



This is Schedule "A" to By-law No. 25- 176-PED

Passed the 2nd day of October, 2025

C. J. G. G. G.

Director of Planning and Chief Planner

Schedule "A"

Map forming Part of
By-law No. 25- 176-PED


to Amend By-law No. 25-176-PED

Subject Property

1107 Main Street West, Hamilton



Change in Zoning from Transit Oriented Corridor
Mixed Use Medium Density (TOC1, 772, H75) Zone,
to Transit Oriented Corridor Mixed Use Medium
Density (TOC1, 772) Zone

Scale: N.T.S	File Name/Number: ZAH-23-049	 <u>Hamilton</u>
Date: September 19, 2025	Planner/Technician: DB/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		