

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

**CITY OF HAMILTON**  
**BY-LAW NO. 24-143-PED**

**To Amend Former City of Hamilton Zoning By-law No. 6593  
Respecting Lands Located at 412 Aberdeen Avenue, Hamilton**

**WHEREAS** under the provisions of Subsection 29.2(1) of the *Planning Act*, as amended by Bill 13, the *Supporting People and Business Act, 2021*, a council of a local municipality may, by by-law, delegate the authority to pass a by-law 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 City of Hamilton is the successor to certain area municipalities, including the former municipality known as the "The Corporation of the City of Hamilton" and is the successor to the former regional municipality, namely, "The Regional Municipality of Hamilton-Wentworth";

**WHEREAS** the *City of Hamilton Act, 1999* provides that the Zoning By-laws of the former area municipalities continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

**WHEREAS** the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 (Hamilton) on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951 (File No. P.F.C. 3821);

**WHEREAS** the conditions of the Holding Provision as outlined in By-law No. 18-095 for the lands located at 412 Aberdeen Avenue, Hamilton have been satisfied;

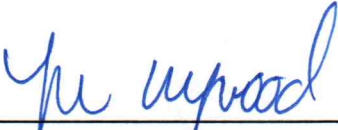
**AND WHEREAS** this By-law is in conformity with the Urban Hamilton Official Plan;

**NOW THEREFORE** the Council of the City of Hamilton enacts as follows:

1. That Sheet No. 992 of the District Maps, appended to and forming part of Zoning By-law No. 6593 (Hamilton) is amended by changing the zoning from "D/S-1758-H" (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Holding, Modified and "D/S-1822" (Urban Protected Residential – One and Two Family Dwellings, etc.) District to "D/S-1758" and "D/S-1822" (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified, on the lands the extent and boundaries of which are shown on Schedule "A" annexed hereto and forming part of this by-law.
2. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building, structure, or part hereof be used, nor shall any land be used, except in accordance with the "D/S-1758" and "D/S-1822" (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified, provisions.

3. 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 18<sup>th</sup> day of July, 2024



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For Anita Fabac  
Acting Director of Planning and Chief Planner

ZAH-23-037




This is Schedule "A" to By-law No. 24-  
 Passed the 25 day of July, 2024

*[Signature]*  
 Director of Planning and Chief Planner

**Schedule "A"**  
**Map forming Part of**  
**By-law No. 24-143-PED**  
**to Amend By-law No. 6593**  
**Map 992**

**Subject Property**  
 412 Aberdeen Avenue

 Change in Zoning "D/S-1758" (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Holding, Modified, to "D/S-1758" (Urban Protected Residential – One and Two Family Dwellings, etc.) District, Modified

Scale: N.T.S	File Name/Number: ZAH-23-037	 Hamilton
Date: November 3, 2023	Planner/Technician: DB/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		