

**Authority:** By-law No. 22-217  
CM: August 12, 2022 Ward: 2

**CITY OF HAMILTON**  
**BY-LAW NO. 25-048-PED**

**To Amend Zoning By-law No. 05-200**  
**Respecting Lands Located at 173 Jackson Street East and 46 Ferguson Avenue**  
**South, 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 25<sup>th</sup> day of May 2005; and,


**AND WHEREAS** the conditions of Holding Provisions 17, 19 and 20 for the lands located at 173 Jackson Street East and 46 Ferguson Avenue South, Hamilton have been satisfied;

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

1. That Map Nos. 953 and 995 of Schedule "A" – Zoning Maps is amended by changing the zoning from Downtown Central Business District (D1, H17, H19 and H20) Zone to Downtown Central Business District (D1) Zone, for the lands identified in Schedule "A" attached hereto.
2. That Schedule "D" – Holding Provisions is amended by deleting Holding Provisions H17, H19 and H20 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*.

To Amend Zoning By-law No. 05-200 (Hamilton), Respecting Lands  
located at 173 Jackson Street East and 46 Ferguson Avenue South,  
Hamilton

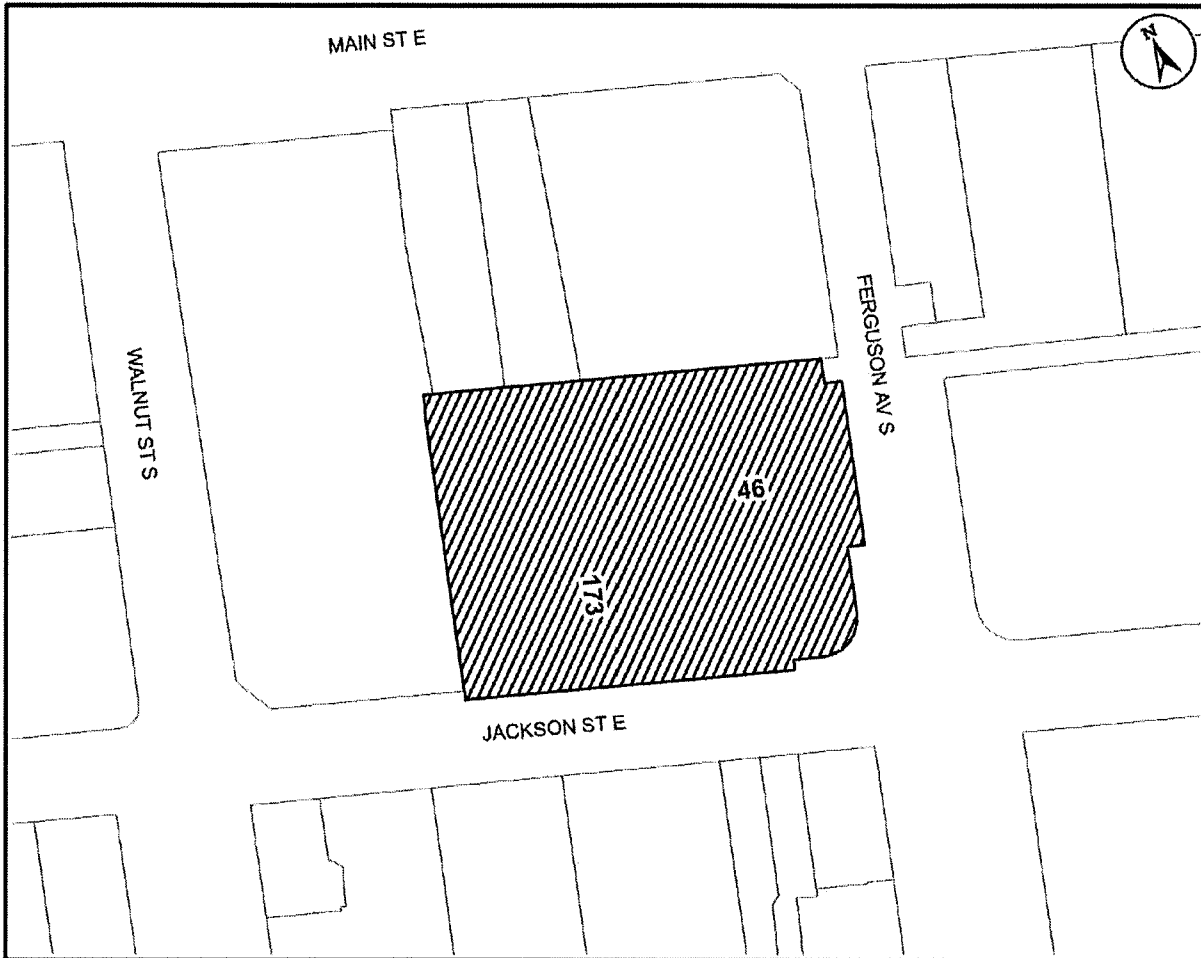
**PASSED and ENACTED** this   21   day of   March  , 2025.



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Anita Fabac  
Acting Director of Planning and Chief Planner

ZAH-25-001


To Amend Zoning By-law No. 05-200 (Hamilton), Respecting Lands located at 173 Jackson Street East and 46 Ferguson Avenue South, Hamilton




This is Schedule "A" to By-law No. 25-  
 Passed the 21<sup>st</sup> day of March, 2025

*Cathy Tubine*  
 Director of Planning and Chief Planner

**Schedule "A"**  
 Map forming Part of  
 By-law No. 25-048-PED  
 to Amend By-law No. 05-200  
 Maps 953 & 995

**Subject Property**  
 173 Jackson Street East and 46 Ferguson Avenue South,  
 Hamilton  
 Change in Zoning from Downtown Central Business District (D1, H17, H19, H20) Zone, Holding, to Downtown Central Business District (D1) Zone

Scale: N.T.S	File Name/Number: ZAH-25-001	
Date: February 19, 2025	Planner/Technician: DB/AL	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT		