



Committee of Adjustment  
Hamilton City Hall  
71 Main Street West, 5<sup>th</sup> floor  
Hamilton, ON L8P 4Y5  
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**COMMITTEE OF ADJUSTMENT**

**NOTICE OF DECISION**

**APPLICATION FOR CONSENT/LAND SEVERANCE**

**APPLICATION NO. FL/B-10:63  
SUBMISSION NO. B-63/10**

**IN THE MATTER OF** The Planning Act, R.S.O. 1990, Chapter P13, Section 53(1);

**AND IN THE MATTER OF** the Premises known as Municipal number 24 McDonald Court, formerly in the Town of Flamborough, now in the City of Hamilton;

**AND IN THE MATTER OF AN APPLICATION** by the agent Rick Cutler on behalf of the owner Keith Weeks, for consent under Section 53(1) of The Planning Act, R.S.O. 1990, Chapter 13, so as to permit the conveyance of a vacant parcel of land measuring 18.59m± (61'±) x 34.74m± (114'±) for single family residential purposes, and to retain a parcel of land measuring 41.25m± (135.34'±) x 22.55m± (74'±) containing an existing single family dwelling for residential purposes.

**THE DECISION OF THE COMMITTEE IS:**

That the said application, as set out in paragraph three above, **IS DENIED** for the following reasons:

1. The Committee is of the opinion that severing the subject parcel into two lots that are both undersized in terms of lot frontage and lot area is not in the interest of proper planning and development and is not in keeping with the existing character of this neighbourhood.
2. The proposal does not comply with the requirements of the Zoning By-law as both the severed and retained lots are deficient in lot frontage and lot area.
3. The proposal does not comply with Section 51(24) of The Planning Act (ie. the dimensions of the proposed lot in comparison to existing lots in the surrounding area).

DATED AT HAMILTON this 24th day of June, 2010.

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M. Dudzic, Chairman

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C. Lewis

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D. Smith

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M. Switzer

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L. Tew

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V. Abraham

THE DATE OF GIVING OF THIS NOTICE OF DECISION IS June 30th, 2010.

NOTE: THE LAST DATE ON WHICH AN APPEAL TO THE ONTARIO MUNICIPAL BOARD MAY BE FILED IS July 20th, 2010.

**NOTE: THIS DECISION IS NOT FINAL AND BINDING UNLESS OTHERWISE NOTED.**