



Hamilton

**COMMITTEE OF ADJUSTMENT**

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**To:** Jamila Sheffield, Secretary-Treasurer, Committee of Adjustment

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**File Number:** "B-24:20"

**Address:** 3751 Highway No.6, Glanbrook

**Subject:** Committee of Adjustment File Comments – "July 23, 2024"

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Recommendation	Approve with Conditions
Proposed Conditions:	Convey new lots with ingress & egress rights by using the existing entrance.
Comments:	MTO will not grant new access from Hwy 6 for the 2 new lots. The existing entrance must be used as a means of access for the 2 new lots.
Notes:	<p>The existing access is not a mutual access as per the definition in the Highway Corridor Management Manual (Sec. 4.4.11) as the new lots have no frontage along Hwy 6, which is a Controlled-Access-Highway. Because these 2 new lots does not front Hwy 6 and there is no new access being proposed to Hwy 6, MTO is supportive of the consent application.</p> <p>Aside: The Surveyors Real Property Report states that the subject property is subject to ingress &amp; egress rights as in Instrument WE1221444 for the 3727 &amp; 3737 Hwy 6 addresses. It is unclear whether MTO was circulated on the easement request. No entrance permit was found for the 3727 &amp; 3737 Hwy 6 addresses. There is already access along Hwy 6, even though there is no entrance permit. Unsure why these rights were granted by the property owner when access already exists along Hwy 6.</p>