The Minutes of the 5th Meeting of the Vaughan Committee of Adjustment for the year 2002

THURSDAY, MARCH 7, 2002

6:00 p.m.

Present at the meeting were:

M. Mauti
L. Fluxgold
S. Perrella

Members of Staff present:

Dianne E.L. Grout, Secretary-Treasurer
Lenore Providence, Assistant to the Secretary-Treasurer
Armine Hassakourians, Planner
Marie Kennedy, Plans Examiner

INTRODUCTION OF ADDENDUM REPORTS

MOVED by S. Perrella
Seconded by L. Fluxgold

That the addendum reports be incorporated into the minutes and be on view at the back of the room in the Report Book.

CARRIED

DISCLOSURE OF PECUNIARY INTEREST

None.

ADOPTION OR CORRECTION OF MINUTES

MOVED by L. Fluxgold
Seconded by S. Perrella

THAT the minutes of the Committee of Adjustment Meeting of February 21, 2002, adopted as circulated.

CARRIED

ADJOURNMENTS AND/OR DEFERRALS

None.

ADMINISTRATIVE CORRECTIONS

MOVED by S. Perrella
Seconded by L. Fluxgold

That the Notice of Application for ITEM NOS. 8 & 9, CITYROCK ESTATES INC. & ROYBRIDGE HOLDINGS INC., File No. B11/02 and B12/02, BE CORRECTED as follows:

should read:

B12/02
Minor Variance  File No. A237/01  APPROVED Sept. 6/01 min. unit size 90m$^2$

NOT:

B12/02
Minor Variance  File No. A232/01  APPROVED Sept. 6/01 min. unit size 90m$^2$

CARRIED.
MINOR VARIANCE PUBLIC HEARING:
1. FILE NO.: A61/02 (Previously adjourned from the Feb. 21st Meeting)
   AMTUL QUAYUM MIAN

LOCATION

Part of Lot 21, Concession 4 (Lot 147, Registered Plan 65M-2086, municipally known as 67 Sterling Drive).

PROPOSAL

The subject lands are zoned R3, Residential subject to the provisions of Exception Number 9 (475) under By-law 1-88 as amended.

The purpose of the application is to request variances to permit the maintenance of an existing two storey single family dwelling, notwithstanding, the lot frontage is 11.95m, rather than the By-law requires the lot frontage be 12.00m; the maximum driveway width is 6.98m
   and the driveway width at the curb (curb cut) will be 6.98m, rather than 6.0m.

Jack Hamilton, 9960 Bayview Avenue, Suite 303, Richmond Hill, Ontario, L4C 2L2; appeared as the agent on behalf of the applicant and gave a brief submission regarding the request.

Letters of opposition were received from the following people: Joseph Belsanti, 71 Sterling Crescent, Maple, Ontario, L6A 1A1; Eileen B. French, 63 Sterling Crescent, Maple, Ontario, L6A 1A1; Mr. Giusppe Panza, 73 Sterling Crescent, Maple, Ontario, L6A 1A1; Mr. and Mrs. C L Marano, 79 Sterling Crescent, Maple, Ontario, L6A 1A1;

Amtul Mian, the applicant, submitted photographs of other expanded driveways on her street and letters explaining the necessity of her requests in response to the letters of opposition submitted.

Mr. Belsanti, also submitted colour printouts of photographs taken of the driveway area.

There was no one else in attendance either in support of or in opposition to the request.

Planning Department made the following written comments:
Given that applicant's lot frontage is only 0.05m deficient of achieving the required minimum 12.0m lot frontage and the driveway width is 6.98m and not the maximum 9.0m, the Community Planning Department is of the opinion that these variances are minor and meet the intent of the By-law.

However, this department does not support the proposed curb cut and has not supported curb cuts applications in the past. As commented by the Engineering Department, a curb cut would not be required if the extent of the widened driveway was contained on the applicant's private property.

The Engineering Department made the following written comments:
Engineering Department staff has visited the site in response to the application to widen the driveway. The Engineering Department has no objection to the widened driveway, as there are no existing boulevard items that would be adversely impacted by the widening. However the applicant is to contact the Construction Services Division of the Engineering Department for a curb cut to match the widened driveway, as the driveway widening encroaches onto the public right-of-way. A curb cut would not be required if the extent of the widened driveway was contained on private property. Please note that the widened driveway is not in conformity with By-Law 263-94.

There were no other objections from any Departments or Agencies and any conditions requested are listed below.

The Committee is of the opinion that the variance sought can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.
MINOR VARIANCE PUBLIC HEARING:  

1. FILE NO.: A61/02 (Previously adjourned from the Feb. 21st Meeting)  
   AMTUL QUAYUM MIAN  
   
   MOVED by L. Fluxgold  
   Seconded by S. Perrella  
   
   THAT Application No. A61/02 – AMTUL QUAYUM MIAN, be APPROVED, subject to the following conditions:  
   
   1. That a Building Permit be issued approving the driveway widening, if required, to the satisfaction of the Building Standards Department;  
   
   2. That the applicant contact the Construction Services Division of the Engineering Department for a curb cut to match the widened driveway, if required, to the satisfaction of the Engineering Department;  
   
   3. That if the conditions listed above are not fulfilled within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.  

CARRIED.

2. FILE NO.: A63/02 (Previously adjourned from the Feb. 21st Meeting)  
   MATT AND KATHY ORLANDO  
   
   LOCATION  
   Part of Lot 19, Concession 4, (Lot 172, Plan No. 5590, municipally known as 5 Weller Crescent, Maple).  
   
   PROPOSAL  
   The purpose of the application is to request a variance to permit the construction of two proposed one storey additions, to be located at the front and rear of an existing one storey single family detached dwelling, notwithstanding, the lot coverage will be 27%, rather than the By-law requires the lot coverage to be 20%.  
   
   Gerry Borean, c/o Parente, Borean, 3883 Highway #7, Suite 207, Vaughan, Ontario, L4L 6C1; appeared as the agent along with the applicants Matt and Kathy Orlando.  
   
   The Committee told Mr. Borean that the application was adjourned to give the applicants time to meet with their contractor and to discuss a reduced variance for lot coverage.  
   
   Mr. Borean, gave a brief submission regarding the requested and told the Committee that the least lot coverage that the applicants can deal with is 26% to accommodate their needs.  
   
   Paul Winter, 3 Weller Cres, Maple, Ontario L6A 1E4 appeared in support of the application and told the Committee that he could possible be requesting a similar variance in the future for his property.  
   
   Joe DiGiuseppe appeared in support of the application on behalf of his parents Rinah and Gaetano DiGiuseppe, 24 Angel View Court, Maple, Ontario, L6A 1G5.  
   
   The Committee suggested that the applicant re-consider the 25% lot coverage.  
   
   Mr. Borean asked the Committee to stand the application down to the end of the meeting, to give him the opportunity to discuss the matter with the applicants.  
   
   MOVED by L. Fluxgold  
   Seconded by S. Perrella  
   
   THAT Application No. A63/02 – MATT & KATHY ORLANDO, be STOOD DOWN to the end of the meeting.  

CARRIED.
CONSENT PUBLIC HEARING:

3. FILE NOS.: B11/02 & B12/02

&

4. CITY ROCK ESTATES INC. & ROYBRIDGE HOLDINGS INC.

LOCATIONS

B11/02 - Part of Lot 11, Concession 5, (Block 3, Registered Plan 65M-3107, municipally known as 8551 Weston Road).

B12/02 – Part of Lot 11, Concession 5, (Block 1, Registered Plan 65M-3427, municipally known as 8611 Weston Road, - formerly 60 Westcreek Drive).

PROPOSALS

B11/02 – The subject and retained lands are zoned C8-(H) subject to the provisions of Exception Number 9(841E) under By-law 1-88 as amended. The subject land is vacant. There is a commercial/industrial building located on the retained land.

The purpose of the application is to request the consent of the Committee of Adjustment to grant a parcel of land as an easement in favour of the land to the north for shared driveway/access purposes and retain the retained lands for commercial/industrial purposes.

B12/02 – The subject and retained lands are zoned EM1, subject to the provisions of Exception Number 9(1059) under By-law 1-88 as amended. The subject land is vacant. There are two service commercial buildings located on the retained lands.

The purpose of the application is to request the consent of the Committee of Adjustment to grant a parcel of land as an easement in favour of the land to the south for shared driveway/access purposes and retain the retained lands for commercial/industrial purposes.

Tina Geraci, appeared as the agent and gave a brief submission in regard to the requests addressing the letters of objection that were submitted to the Committee of Adjustment.

Letters of objection were received from the following people: Mr. and Mrs. N. Rotundo, 242 Bourbon Street, Woodbridge, Ontario, L4L 6Z2 and Loopstra Nixon LLP, Barristers and Solicitors, Attention of Quinto Annibale, 135 Queens Plate Drive, Suite 600, Toronto, Ontario, M9W 8V7

There was no one in attendance either in support of or in opposition to the request.

There were no objections from any Departments or Agencies and any conditions requested are listed below.

MOVED by L. Fluxgold
Seconded by S. Perrella

THAT Application No. B11/02– CITY ROCK ESTATES INC. be APPROVED subject to the following conditions:

1. That the applicant provide to the Secretary Treasurer a letter of undertaking, stating that the easement in question is in favour of lands to the NORTH (being Block 1, Plan 65M-3427, 8611 Weston Road);

2. That the owner shall pay all taxes as levied, if required, to the satisfaction of the Finance Department; (contact Linda Nelson in the Finance Department to have this condition cleared).

3. That Consent Application B12/02 be approved;
CONSENT PUBLIC HEARING:  Cont'd...

3. FILE NOS.: B11/02 & B12/02

4. CITY ROCK ESTATES INC. & ROYBRIDGE HOLDINGS INC.  Cont'd...

4. That this Consent is given on the express understanding that Subsection 3 or Subsection 5 of Section 50 of the Planning Act shall apply to any subsequent conveyance in respect to the subject lands.

5. Submission to the Secretary-Treasurer of three (3) white prints of a registered deposited reference plan of survey, showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan;

6. Upon fulfilling and complying with all of the above-noted conditions, the Secretary-Treasurer of the Committee of Adjustment must be provided with a letter from the Applicant's solicitor confirming the legal description of the subject lands, sufficient for registration purposes. Upon being satisfied with said legal description and upon all other conditions for the consent having been satisfied, the Secretary-Treasurer shall provide a Certificate of Official to the applicant in accordance with Section 53(42) of the Planning Act, R.S.O. 1990, as amended.

7. A fee of $200.00 made payable to the Treasurer City of Vaughan shall be submitted to the Secretary Treasurer for the issuance of the Certificate of Official. It will be necessary to allow up to three (3) working days after all conditions have been fulfilled and documentation filed. Same day service is also available for an additional cost of $100.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30am. that day;

8. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions;

9. Pursuant to Section 53(20) of the Planning Act, the applicant shall have a period of one year from the date of the Committee of Adjustment giving Notice of the herein Decision to the Applicant to fulfil and comply with all of the (above-noted) conditions, if required, of Consent, failing which the application for consent shall thereupon deem to be refused;

CARRIED.

MOVED by L. Fluxgold  
Seconded by S. Perrella

THAT Application No. B12/02 – ROYBRIDGE HOLDINGS INC. be APPROVED subject to the following conditions:

1. That the applicant provide to the Secretary Treasurer a letter of undertaking, stating that the easement in question is in favour of lands to the SOUTH (being Block 3, Registered Plan 65M-3427, 8551 Weston Road);

2. That the owner shall pay all taxes as levied, if required, to the satisfaction of the Finance Department; (contact Linda Nelson in the Finance Department to have this condition cleared).

3. That Consent Application B11/02 be approved;

4. That this Consent is given on the express understanding that Subsection 3 or Subsection 5 of Section 50 of the Planning Act shall apply to any subsequent conveyance in respect to the subject lands.
CONSENT PUBLIC HEARING:  

3. &  
FILE NOS.:  B11/02 & B12/02  
4. CITY ROCK ESTATES INC. & ROYBRIDGE HOLDINGS INC.  

5. Submission to the Secretary-Treasurer of three (3) white prints of a registered deposited reference plan of survey, showing the subject land which conforms with the application submitted and which shows the dimensions and areas of each part shown on the plan;  

6. Upon fulfilling and complying with all of the above-noted conditions, the Secretary-Treasurer of the Committee of Adjustment must be provided with a letter from the Applicant’s solicitor confirming the legal description of the subject lands, sufficient for registration purposes. Upon being satisfied with said legal description and upon all other conditions for the consent having been satisfied, the Secretary-Treasurer shall provide a Certificate of Official to the applicant in accordance with Section 53(42) of the Planning Act, R.S.O. 1990, as amended.  

7. A fee of $200.00 made payable to the Treasurer City of Vaughan shall, be submitted to the Secretary Treasurer for the issuance of the Certificate of Official. It will be necessary to allow up to three (3) working days after all conditions have been fulfilled and documentation filed. Same day service is also available for an additional cost of $100.00, provided all conditions of approval have been fulfilled and all required documents are submitted by 11:30am. that day;  

8. Prior to the issuance of a building permit, if required, the applicant shall fulfil and comply with all of the above noted consent conditions;  

9. Pursuant to Section 53(20) of the Planning Act, the applicant shall have a period of one year from the date of the Committee of Adjustment giving Notice of the herein Decision to the Applicant to fulfil and comply with all of the (above-noted) conditions, if required, of Consent, failing which the application for consent shall thereupon deem to be refused;  

CARRIED.  

MINOR VARIANCE PUBLIC HEARING:  

5. FILE NO.:  A70/02  
GIUSEPPE PORTANOVA  

LOCATION  
Part of Lots 9 & 10, Concession 8, (Lot 28L, Registered Plan No. 65M-2235, municipally known as 148 Jackman Crescent, Woodbridge).  

PROPOSAL  
The subject lands are zoned R4, Residential, subject to the provisions of Exception Number 9(309), under By-law 1-88 as amended.  
The purpose of the application is to request a variance to permit the maintenance of a roof extension over an existing deck (covered patio) at the rear of an existing two storey single family dwelling, notwithstanding, the minimum rear yard setback is 5.8 metres, rather than the By-law requires the minimum rear yard setback to be 7.5 metres.  

Giuseppe Portanova, the owner, appeared and gave a brief submission regarding the request.
5. **FILE NO.: A70/02**  
**GIUSEPPE PORTANOVA**  

There was no one in attendance either in support of or in opposition to the request.

There were no objections from any Departments or Agencies and any conditions requested are listed below.

The Committee is of the opinion that the variance sought can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by L. Fluxgold  
Seconded by S. Perrella

THAT Application No. **A70/02 – GIUSEPPE PORTANOVA**, be **APPROVED**, subject to the following conditions:

1. That a building permit be obtained, if required, to the satisfaction of the Building Standards Department;
2. That the variance for the reduction in the rear yard setback is conditional upon the property being constructed in accordance with the requested variance as shown on the attached sketch forming part of this application, if required, to the satisfaction of the Building Standards Department;
3. That if the conditions listed above are not fulfilled within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.

CARRIED.

6. **FILE NO.: A71/02**  
**LORETO DI DONATO**  

LOCATION

Part of Lot 18, Concession 8, (Lot 102, Registered Plan 65M-3275, municipally known as 70 Tavio Way, Woodbridge).

PROPOSAL

The purpose of the application is to request a variance to permit the maintenance of an uncovered, unenclosed porch with a cold cellar below, to an existing one storey single family detached dwelling with attached garage, notwithstanding, the minimum rear yard setback to the porch is 3.64m, rather than the By-law requires the minimum rear yard setback to porch of 4.20m.

The subject lands are zoned “RV3”(WS) Residential Urban Village Zone Three subject to the provisions of Exception Number 9 (988) under By-law 1-88 as amended.

David Di Donato, c/o 70 Tavio Way, Woodbridge, Ontario, L4H 1R8; appeared along with his father, Loreto Di Donato, the applicant and gave a brief submission regarding the request.

There was no one in attendance either in support of or in opposition to the request.

There were no objections from any Departments or Agencies and any conditions requested are listed below.
MINOR VARIANCE PUBLIC HEARING:  

6. FILE NO.: A71/02
LORETO DI DONATO

The Committee is of the opinion that the variance sought can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by L. Fluxgold
Seconded by S. Perrella

THAT Application No. A71/02 – LORETO DI DONATO, be APPROVED, subject to the following conditions:

1. That a building permit be obtained and the variances are conditional upon the property being constructed in accordance with the requested variances as shown on the attached sketch forming part of this application, to the satisfaction of the Building Standards Department;

2. That if the condition listed above is not fulfilled within (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.

CARRIED.

7. FILE NO: A72/02
PASQUALE VIRGILIO

LOCATION

Part of Lot 20, Concession 4, ( Block B, Plan M-5590 & M-5828, municipally known as 49 Netherford Road, Maple.)

PROPOSAL

The subject lands are zoned “RV1” Old Village Residential and “R1” Residential Zone under By-law 1-88 as amended.

The purpose of the application is to request a variance to permit the maintenance of an accessory building, to an existing one storey single family dwelling with attached garage, notwithstanding, the rear yard setback is 0.67m, the interior side yard setback is 0.60m., rather than the By-law requires rear yard setback of 7.5m., and the interior side yard setback of 1.5m.

Angelo Virgilio, the agent, appeared and gave a brief submission regarding the request.

A letter of support was e-mailed from the agent, Angelo Virgilio, the applicant’s son.

There was no one in attendance either in support of or in opposition to the request.

There were no objections from any Departments or Agencies, and any conditions requested are listed below.

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by L. Fluxgold
Seconded by S. Perrella
7. **FILE NO: A72/02**

**PASQUALE VIRGILIO**

THAT Application No. **A72/02 – PASQUALE VIRGILIO**, be APPROVED, subject to the following conditions:

1. That the variance for the reduction of the rear yard and interior side yard setback is conditional upon the accessory building being constructed and sited in accordance with the requested variance as shown on the attached sketch forming part of this application, if required, to the satisfaction of the Building Standards Department;

2. That if the condition listed above is not fulfilled within (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.

CARRIED.

8. **FILE NO: A73/02**

**FRANK & MARGARET SANT**

**LOCATION**

Part of Lot 33, Concession 10, (municipally known as 11871 Cold Creek Road, R.R.1, Kleinburg).

**PROPOSAL**

The purpose of the application is to request a variance to permit the construction of two additional dwellings for the accommodation of persons necessary to the operation of such farm, rather than the By-law requires no more than one (1) dwelling shall be erected, altered or maintained on any lot regardless of the frontage or area of such lot, provided that on a lot having an area of at least 35 hectares and used principally for farming, one (1) additional dwelling or dwellings may be erected, altered or maintained if used only for the accommodation of person(s) necessary to the operation of such farm.

Margaret Sant, the owner, appeared along with her son David Sant, c/o 11871 Cold Creek Road, R.R.#4, Kleinburg, Ontario, L0J 1C0; and gave a brief submission in regard to the request.

The Committee asked Ms. Sant why it was necessary to build two new homes on the farm.

Mrs. Sant told the Committee that she planned that the existing dwelling will become the main housing for her seasonal off shore help and that she would move into one of the newer dwellings and her son the other.

There was no one in attendance either in support of or in opposition to the request.

The Planning Department made the following written comments:

In an Agricultural Zone for a farming use, no more than one (1) dwelling shall be erected, altered or maintained on any lot regardless of the frontage or area of such lot, provided that on a lot having an area of at least 35 hectares and used principally for farming, one (1) additional dwelling or dwellings may be erected, altered or maintained if used only for the accommodation of person(s) necessary to the operation of such farm.
8. **FILE NO: A73/02 FRANK & MARGARET SANT**  

For the Committee’s information, the Community Planning Department is presently processing an application to amend the Zoning By-law (Z.02.002 – Ronald & Dan Sant) to permit a second dwelling on a lot in an “A” Agricultural Zone. This property is located at 11811 Cold Creek Road, two properties south of the subject lands of this Variance Application A73/02.

The Community Planning Department is of the opinion that this application does not meet the intent of the existing provisions of By-law 1-88. It is this department’s opinion that the proposal should be considered by way of an Application to amend the Zoning By-law and not by way of a Variance Application.

There were no other objections from any Departments or Agencies, and any conditions are listed below.

The Committee is of the opinion that the variance sought can be considered minor and is desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.

MOVED by L. Fluxgold  
Seconded by S. Perrella

THAT Application No. **A73/02 - FRANK & MARGARET SANT**, be APPROVED, subject to the following conditions:

1. That the variance for the two additional dwellings is conditional upon the dwellings being constructed in accordance with the requested variance as shown on the attached sketch forming part of this application, if required, to the satisfaction of the Building Standards Department;

2. That if the condition listed above is not fulfilled within twelve (12) months of the date this decision becomes final and binding, the said decision shall expire and shall be deemed to have been annulled and rescinded by the Committee.

CARRIED.

9. **FILE NO.: A74/02 LINDA MARSHALL & RICHARD HUMMEL**

**LOCATION**

Part of Lot 18, Concession 4, (Lot 151, Registered Plan 65M-3062, municipally known as 33 Muirside Road).

**PROPOSAL**

The subject lands are zoned “R3” Residential and subject to the provisions of Exception Number 9 (893) under By-law 1-88 as amended.

The purpose of the application is to request variances to permit the maintenance of an existing inground swimming pool, notwithstanding, the western interior side yard setback to the pool is 1.46m and southern rear yard setback to the pool is 1.48m, rather than the By-law requires that a private swimming pool shall be constructed not nearer to any lot line than 1.5m.

Linda Marshall & Richard Hummel, the owners, appeared and had gave a brief submission in regard to the requests.
MINOR VARIANCE PUBLIC HEARING:  

9. FILE NO.: A74/02  
   LINDA MARSHALL & RICHARD HUMMEL  

There was no one in attendance either in support of or in opposition to the request.  

There were no other objections from any Departments or Agencies.  

The Committee is of the opinion that the variances sought can be considered minor and are desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will be maintained.  

MOVED by L. Fluxgold  
Seconded by S. Perrella  

THAT Application No. A74/02 – LINDA MARSHALL & RICHARD HUMMEL, be APPROVED.  
CARRIED. 

10. FILE NO.: A75/02  
   ELAINE DI MEGLIO  

LOCATION  
Part of Lot 29, Concession 1, (Lot 85, Plan No. M-2007, municipally known as 80 Franmore Circle, Thornhill).  

PROPOSAL  
The subject lands are zoned “R3” Residential, and subject to the provisions of the Exception Number 9(471) under By-law 1-88 as amended.  

The purpose of the application is to request a variance to permit the construction of a proposed one storey addition, at the rear of an existing two storey single family detached dwelling, notwithstanding, the rear yard setback will be 5.8m to the closest point of a one storey addition, rather than the By-law requires the rear yard setback to be 7.5m to the closest point of the one storey addition.  


Jerry Groyeski, 100 Framore Circle, Thornhill, Ontario, L4J 3B9, appeared in opposition to the request. He told the Committee that he would be interested in seeing more detailed information. However, he has concerns regarding setting a negative precedent, reduced property value and diminished space between the houses.  

The Committee asked Mr. Matthews if he would consider adjourning the application to the March 21, 2002 meeting, to allow the time for him to meet with the Jerry Groyeski the neighbour.  

Mr. Matthews agreed to adjourn the application to the March 21, 2002 meeting.
10. FILE NO.: A75/02
   ELAINE DI MEGLIO

   There was no one else in attendance either in support of or in opposition to the request.
   There were no objections from any Departments or Agencies, and any conditions are listed below.
   
   MOVED by L. Fluxgold
   Seconded by S. Perrella

   THAT Application No. A75/02 - ELAINE DI MEGLIO, be ADJOURNED to the MARCH 21, 2002 MEETING, to give the agent the opportunity to speak with the neighbour:

   CARRIED.

2. FILE NO.: A63/02 (Previously adjourned from the Feb. 21st Meeting)
   MATT AND KATHY ORLANDO

   Mr. Borean returned and asked the Committee to base their decision on the application as originally submitted at 27%.
   
   There were no new petitions submitted.
   
   There was no one else in attendance either in support of or in opposition to the request.
   
   There were no new/revised objections from any Departments or Agencies and any conditions requested are listed below.

   The Committee is of the opinion that the variance sought can not be considered minor and is not desirable for the appropriate development and use of the land. The general intent and purpose of the By-law and the Official Plan will not be maintained.

   MOVED by L. Fluxgold
   Seconded by S. Perrella

   THAT Application No. A63/02 – MATT & KATHY ORLANDO, be REFUSED.

   CARRIED.

OTHER BUSINESS

None.

MOTION TO ADJOURN

MOVED by L. Fluxgold
Seconded by S. Perrella

THAT the meeting of Committee of Adjustment be adjourned at 7:00 p.m., and the next regular meeting will be held on MARCH 21, 2002.

CARRIED.