



City Planning Division
Gary Wright, Chief Planner and Executive Director

Committee of Adjustment
150 Borough Drive
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Tel (416) 396-5280
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Wednesday, March 24, 2010

**NOTICE OF DECISION
MINOR VARIANCE/PERMISSION
(Section 45 of the Planning Act)**

File Number:	A051/10SC	Zoning:	S
Owner(s):	JING ZOU YI JIN	Ward:	Scarborough-Rouge River (41)
Agent:	HENRY CHIU ARCHITECT		
Property Address:	37 FULHAM ST	Community:	Agincourt Community
Legal Description:	PL 2454 LT6		

Notice was given and a Public Hearing was held on Wednesday, March 24, 2010, as required by the Planning Act.

PURPOSE OF THE APPLICATION:

To construct an accessory structure to the rear of the existing dwelling.

REQUESTED VARIANCE(S) TO THE ZONING BY-LAW:

1. To permit a lot coverage of 34%, whereas the Zoning By-law permits a maximum lot coverage of 33%.
2. To permit a floor area for the existing garage and proposed accessory structure of 84.83m², whereas the Zoning By-law permits a maximum floor area of 75 m².
3. To permit the accessory structure to be setback 0.41 m from the south side lot line and 0.36 m from the rear lot line, whereas the Zoning By-law requires a minimum setback of 0.45 m.
4. To permit an accessory structure length of 7.92 m, whereas the Zoning By-law permits a maximum of 7.6 m.

IT WAS THE DECISION OF THE COMMITTEE OF ADJUSTMENT THAT:

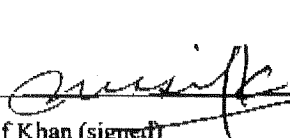

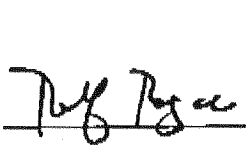
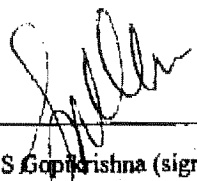
The Minor Variance Application is Refused

It is the decision of the Committee of Adjustment to **NOT** approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variances are not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variances are not minor.

SIGNATURE PAGE

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Asif Khan (signed)
Prabhakar Mahant (signed)
Rick Froner (signed)
Rolf Rogde (signed)
S. Gopikrishna (signed)

DATE DECISION MAILED ON: Monday, March 29, 2010

LAST DATE OF APPEAL TO THE ONTARIO MUNICIPAL BOARD: Tuesday, April 13, 2010

CERTIFIED TRUE COPY



Marilyn Stuart
Manager & Deputy Secretary Treasurer
Scarborough Panel

To appeal this decision to the Ontario Municipal Board, send a completed OMB Appellant Form (A1) to the Manager & Deputy Secretary-Treasurer, Committee of Adjustment. You must pay a filing fee of \$125.00, by certified cheque or money order, in Canadian funds, payable to the Minister of Finance. An additional reduced fee of \$25.00 is required for each connected appeal filed by the same appellant. To obtain a copy of Appellant Form (A1) and other information about the appeal process please visit the Ontario Municipal Board web site at www.omb.gov.on.ca.