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**BOARD OF VARIANCE / PARKING VARIANCE BOARD**  
**APPEAL DECISION**

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**Appeal Decision: 435 SE Marine Drive**

**Appeal Section:** 573(1)(b) - Appeal of Regulation (**Sunroom APPROVED**)  
**Legal Description:** Lot J, Block 5, District Lot 313 and Plan VAP 21087  
**Lot Size:** Lot Area = 7,968.37 sq. feet  
**Zone:** R1-1  
**Related By-Law Clause:** Section 3.2.1.1 (Density and Floor Area)

**Appeal Description:**  
Requesting a zoning relaxation of Section 3.2.1.1 (Density and Floor Area) of the R1-1 District Schedule and a request to retain (keep) a rear sunroom addition at the rear of this existing one-family dwelling site (Related to issued Development-Building Permit No. DB-2024-02812).

**Technical Information:**  
Permitted FSR (R1-1): 0.60 (4,781 sq. ft.)  
Existing: 0.57 (4,505 sq. ft.)  
**Proposed:** **0.63 (5,050 sq. ft.)** (**Sunroom built in 1988**)

**Name of Appellant(s):** Satwant Shoththa

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This appeal was heard by the Board of Variance on **April 15<sup>th</sup>, 2025** and was **ALLOWED**, thereby granting zoning relaxation of Section 3.2.1.1 (Density and Floor Area) of the R1-1 District Schedule and **APPROVED a rear sunroom addition** at the rear of this existing one-family dwelling site (Related to issued Development-Building Permit No. DB-2024-02812), and subject to the following condition:

(1) that the development shall otherwise comply with the requirements and regulations of the Zoning and Development By-law to the satisfaction of the Director of Planning.

**Board’s summary and decision based on the following:**

*-The Board members voted 3-1 (with a majority in support of the appeal) and the board members did find a site hardship to allow the proposed development (and this proposed sunroom addition was built in 1987-1988, and now approved by the Board of Variance on April 15th, 2025).*  
*-The City’s representative confirmed the proposed density & floor area and the development proposal was approved to 0.63 FSR (or to 5,050 sq. feet). The board confirmed with the owners at the meeting, and that they must obtain the required City's development and building permits within one year from April 15th, 2025.*  
*-The Board’s site office received over nine (9+) support letters and no (0) opposition letters from the neighbourhood.*

**\*\*\* IMPORTANT NOTE to the Appellants:**

**The Board’s decision is valid for one-year** and the Owner(s) are required to obtain the City’s Development-Building Permit **by April 15<sup>th</sup>, 2026**. Once the Board’s decision expires, then the Owners are required to appeal (again) to request an extension.

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**Secretary to the Board of Variance**  
Site Address: 435 SE Marine Drive