

2026-02-11



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 76 Marquette Avenue
Legal Description: Lot 112, Registered Plan 4M-27
File No.: D08-02-26/A-00010
Report Date: February 12, 2026
Hearing Date: February 18, 2026
Planner: Dylan Geldart
Official Plan Designation: Inner Urban Transect, Neighborhood Designation
Zoning: R4UA

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the Planning Act, R.S.O. 1990 c. P.13, as amended. Staff are satisfied the requested minor variance meets the “four tests”.

ADDITIONAL COMMENTS

Infrastructure Engineering

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- The surface storm water runoff including the roof water must be self-contained and directed to the City Right-of-Way, not onto abutting private properties as approved by Planning, Development and Building Services Department.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
- Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.

- Existing grading and drainage patterns must not be altered.

Planning Forestry

No direct tree impacts are proposed as part of this application. There is one municipal tree in the Marquette right-of-way, to be retained through development. The Tree Information Report should be updated to provide detailed recommendations and ensure tree protection will be maintained through all works on site.

The proposed development must retain the existing City tree (#1 in the TIR, City ID #8149725), in accordance with the recommendations of the TIR and the City's [Tree Protection Specifications](#). Tree protection fencing must be installed and maintained throughout the entire duration of demolition, servicing, and construction work on site.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. The Owner shall be made aware however, that a private approach permit is required to construct any new entrance, as well as to modify or close an existing entrance that becomes redundant. Please contact the ROW Department for any additional information at rowadmin@ottawa.ca or visit the City webpage [Driveways | City of Ottawa](#) to submit a Private Approach application.

Transportation Engineering

Marquette Avenue along the site frontage is undergoing Road, Sewer, Water Renewal (Construction year, 2026). Construction coordination is required with the City of Ottawa infrastructure project manager. Contact Frederic Lacasse (frederic.lacasse@ottawa.ca) to discuss installation plans and coordination.



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