



The Corporation of the  
City of North Bay  
200 McIntyre St. East  
North Bay, ON P1B 8V6  
[zoning@northbay.ca](mailto:zoning@northbay.ca)

# AGENDA

## COMMITTEE OF ADJUSTMENT

**Meeting Date:** September 17th, 2024

**Time:** 9:30 a.m.

**Location:** City Hall – 200 McIntyre Street East, North Bay - 7<sup>th</sup> Floor  
Executive Boardroom

**1) B-11-24 (Consent to Sever)**

**Applicant:** Melanie Honsberger

**Subject Property Address:** 5440 Hwy 11 North

**2) A-15-24 (Minor Variance)**

**Applicant:** Tulloch Geomatics Inc. on behalf of Jose Sousa

**Subject Property Address:** 1529 Cholette

**3) A-10-24 (Minor Variance) and concurrent B-05-24 (Consent to Sever)**

**Applicant:** Ardprobe Inc. on behalf of Ayesha Tariq

**Subject Property Address:** 1081 Frost Street

For application summaries, see [Appendix A](#) attached to this agenda. If you require additional information on any of the applications listed above, please contact [zoning@northbay.ca](mailto:zoning@northbay.ca)

## **Appendix A - Application Summary(s)**

### **1) B-11 -24 (Consent to Sever):**

A Consent application has been submitted by the property owners of 5540 Hwy 11 N, proposing to sever their current property for the purpose of creating 2 additional lots. The owners intend to build a rental duplex on lot 1 and leave lot 2 vacant.

### **2) A-15-24 (Minor Variance):**

A Minor Variance application has been submitted by Tulloch Geomatics Inc. on behalf of Jose Sousa, seeking relief from Zoning By-law 2015-30 as follows:

1. Section 3.20.1.5, to increase maximum lot coverage for an accessory building from 10 percent to 15.8 percent, to accommodate the proposed detached garage.
2. Section 4.4.1.2, to reduce parking space dimension width, from 2.75m to 2.4m.
3. Enlarge the floor area of the proposed single-detached dwelling from 71.4m<sup>2</sup> to 79.8m<sup>2</sup>.

for the purpose of expanding a legal non-conforming use at 1529 Cholette Street.

### **3) A-10-24 (Minor Variance) and concurrent B-05-24 (Consent to Sever):**

A Consent to Sever application has been submitted by Muhammad Usama, Ardprobe Inc. on behalf of Ayesha Tariq, requesting to sever the property located at 1081 Frost Street, for the purpose of creating one new residential lot to construct a new single detached dwelling. A concurrent Minor Variance application has been filed requesting relief from Table 5B of Zoning By-law 2015-30 to reduce the Minimum Lot Frontage from 13.7m to 10.7 m, to reduce the Minimum Rear Yard setback from 7.5m to 3.2m, reduce the Side Yard setback from the Minimum 1.8m to 1.2m, reduce the Minimum front yard setback from 6.0m to 5.7m and to reduce the Minimum Lot Area from 411sq.m to 195.81sq.m for the severed lot, and to reduce the Minimum Rear Yard Setback from 7.5m to 4.3m and Minimum lot size from 411sq.m to 362.2sq.m for the retained lot.