



The Corporation of the  
**City of North Bay**  
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# **AGENDA**

## **COMMITTEE OF ADJUSTMENT**

**Meeting Date:** July 22<sup>nd</sup>, 2025

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

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

### **1) A-11-25 (Minor Variance)**

**Applicant:** Tulloch Inc.- MacKenzie Van Horn

**Subject Property Address:** 535 Regal Rd

### **2) A-13-25 (Minor Variance)**

**Applicant:** Tulloch Inc.– MacKenzie Van Horn

**Subject Property Address:** 2230 C Peninsula Rd

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) A-11 -25 (Minor Variance):**

A Minor Variance application has been submitted by Tulloch Inc. on behalf of Carmen & Kerry Caruso, seeking relief from Zoning By-law 2015-30, as follows:

- a. Section 3.7.2.1, Reduce Min. Lot Frontage from 60m to existing app. 46m and Reduce Min. lot size from 0.4ha to existing 0.37ha
- b. Section 3.21.1.2, Reduce Min. Side Yard Setback for existing Front Yard accessory buildings from 6 m to 0.5m & 2.6m
- c. Section 3.21.1.5, to recognize two existing accessory buildings within the 15m buffer zone

for the purpose of redeveloping an existing lot located at 535 Regal Road.

### **2) A-13 -25 (Minor Variance):**

A Minor Variance application has been submitted by Tulloch Inc. on behalf of Jeffrey Wilson & Tanya Dedman, seeking relief from Zoning By-law 2015-30, as follows:

- a) Section 3.7.2.1, Reduce Min. Lot Frontage from 60m to existing 50.2m
- b) Section 3.15, Increase Max. permitted encroachment for a deck into the Front Yard Setback from 3m to 3.7m
- c) Section 3.21.1.1, Increase Max. size for an accessory building in the Front Yard from 10m<sup>2</sup> to 12.2m<sup>2</sup>
- d) Table 10B, Reduce Min. Front Yard Setback from 30m to proposed 22m

for the purpose of redeveloping an existing lot located at 2230 C Peninsula Rd.