



The Corporation of the
City of North Bay
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North Bay, ON P1B 8V6

Planning and Building Department
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AGENDA

COMMITTEE OF ADJUSTMENT

Meeting Date: February 17th, 2026

Time: 9:30 a.m.

Location: City Hall – 200 McIntyre Street East, North Bay - 7th Floor
Executive Boardroom

1) A-30-25 (Minor Variance)

Applicant: Goodridge Goulet Planning & Surveying LTD. -Paul Goodridge

Subject Property Address: 475 Anita Ave.

2) A-26-25 (Minor Variance)

Applicant: Tulloch Inc. - Steve McArthur

Subject Property Address: 661 Anita Ave.

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

Appendix A - Application Summary(s)

1) A-30 -25 (Minor Variance):

A Minor Variance application has been submitted by Goodridge Goulet Planning & Surveying LTD. on behalf of Marnie Tremblay & Jared Wells, seeking relief from Zoning By-law 2015-30, as follows:

- a) Section 3.7.2.1, Reduce Min. Lot Frontage from 60m to existing 24m and lot size from 0.4ha to 0.1ha
- b) Section 3.21.1.1, Increase the Max. size for an accessory building in the front yard from 10m² to 16m² and Reduce Min front side yard setback from 6m to 1.97m
- c) Section 3.21.5.1, Increase Max. permitted front yard deck size from 20m² to 28m²
- d) Table 10C, Reduce Min. Front Yard Setback from 30m to existing 13m and Side Yard setback from 6m to 0m
- e) Table 10D, Reduce Min. permitted Side Yard Setback for an accessory building in the rear yard from 3m to 0.73m; and Rear Yard setback from 3m to 1m
- f) Table 10C, Increase Max. permitted lot coverage from 10% to 15% for the purpose of constructing a detached garage located at 475 Anita Ave.

2) A-26-25 (Minor Variance):

A Minor Variance application has been submitted by Tulloch Inc. on behalf of Peter and Andrew Grose, seeking relief from Zoning By-law 2015-30, as follows:

- a) Section 3.7.2.1, Reduce Min. Lot Frontage from 60m to existing 22.8m and lot size from 0.4ha to 0.08ha
- b) Section 3.15.1, Increase Max. permitted encroachment for a deck from 27m to 9.2m into the front yard setback
- c) Table 10C, Reduce Min. Front Yard Setback from 30m to existing 13.4m
- d) Table 10C, Reduce Min. Rear Yard Setback from 15m to existing 2.74m
- e) Table 10C, Reduce Min. Side Yard Setbacks from 6m to 2.96m
- f) Table 10C, Increase Max. permitted coverage from 10% to 23.1% for the purpose of the construction of a new deck built at 661 Anita Ave.