
AGENDA

COMMITTEE OF ADJUSTMENT

Meeting Date: October 13th, 2026

Time: 9:30 a.m.

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

1) A-26-26 (Minor Variance):

Applicant: Goodridge Goulet Planning & Surveying Ltd.

Subject Property Address: 100 Main St. East

2) A-31-26 (Minor Variance):

Applicant: Tulloch Inc.

Subject Property Address: 475 Lakeshore Drive

3) B-30-26 (Consent):

Applicant: Mike Simpson

Subject Property Address: 800 Widdifield Station Rd.

4) B-29-26 (Consent)

Applicant: Matt Parfitt

Subject Property Address: '0' Four Mile Lake Rd.

5) A-32-26 (Minor Variance)

Applicant: Judith and Peter Baldasaro

Subject Property Address: 158 Silver Lady Lane

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-26-26 (Minor Variance):

A Minor Variance application has been submitted by Goodridge Goulet Planning & Surveying Ltd. on behalf of Terrace Management Inc., seeking relief from Special Provision 1 of Table 6B in Zoning By-Law 2015-30 which does not permit residential dwelling units on the ground floor on Main Street. The application also seeks relief from Section 4.14.2 to be exempt from the minimum on-site parking requirement of 25% for residential use on the ground floor. The purpose of the application is to permit five (5) residential dwelling units on the ground floor of a building located at 100 Main Street East.

2) A-31-26 (Minor Variance):

A Minor Variance Application has been submitted by Tulloch Inc. on behalf of Alisha Matheny & Craig Bridges, seeking relief from Zoning By-Law 2015-30, Table 5B, to Reduce the minimum rear yard setback from 7.5m to 6.68m for a proposed addition including an attached garage at 475 Lakeshore Drive.

3) B-30-26 (Consent):

A Consent to Sever application has been submitted by Mike Simpson on behalf of Tracie Ann Bruaneau & Darrin Douglas Bruneau, owners of 800 Widdifield Station Rd., requesting to sever an 18.3-hectare parcel for the purpose of a lot addition to be added to 950 Widdifield Station Rd.

4) B-29-26 (Consent):

A Consent application has been submitted by Matthew Parfitt on behalf of Matthew and Janet Parfitt and Kiri Walkes, owners of the property located at 0 Four Mile Lake Road. The application proposes the creation of two new rural residential lots, each with 61.7m of frontage on Four Mile Lake Road. The proposed lots are located within the Trout Lake Influence Area.

5) A-32-26 (Minor Variance)

A Minor Variance Application has been submitted by Judith and Peter Baldasaro, owners of 158 Silver Lady Lane. The application seeks relief from Table 10C of Zoning By-law 2015-30 to increase the maximum permitted lot coverage from 10% to 12.4%, and from Table 10D to reduce the minimum side yard setback for a rear yard accessory building from 3.0 m to 1.5 m, for the purpose of constructing a detached garage.