



The Corporation of the  
City of North Bay  
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Planning and Building Department  
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# AGENDA

## COMMITTEE OF ADJUSTMENT

**Meeting Date:** October 14<sup>th</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-18-25 (Minor Variance)

**Applicant:** Rui Gong

**Subject Property Address:** 111 West Peninsula Rd

### 2) A-20-25 (Minor Variance)

**Applicant:** Ehren Homes Construction on behalf of Ken Vezeau

**Subject Property Address:** 101 Champlain St.

### 3) A-19-25 (Minor Variance)

**Applicant:** Tulloch Inc. on behalf of Reginald and David Tremblay

**Subject Property Address:** 64 Gertrude St. West

### 4) A-16-25 (Minor Variance)

**Applicant:** Tulloch Inc. on behalf of Benjamin Peacock & Madison Raddatz

**Subject Property Address:** 280 Ross Dr.

### 5) A-21-25 (Minor Variance)

**Applicant:** Tulloch Inc. on behalf of Eric Pearson

**Subject Property Address:** 0 Cooks Mill 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-18-25 (Minor Variance):**

A Minor Variance application has been submitted by Rui Gong, seeking relief from Zoning By-law 2015-30, as follows:

- a) Table 10C, Increase Max. permitted lot coverage from 10.8% to 12.8%
- b) Table 10D, Reduce Min. Side Yard Setback from 3m to 1m for an accessory building in the Rear Yard

for the purpose of constructing an accessory building located at 111 West Peninsula Rd.

## **2) A-20 -25(Consent to Sever):**

A Minor Variance application has been submitted by Ehren Homes Construction on behalf of Ken Vezeau, seeking relief from Zoning By-Law 2015-30, Section 3.6, to permit the enlargement of a legal non-conforming use for the purpose of renovating an existing accessory building into an additional dwelling unit, located at 101 Champlain St.

## **3) A-19 -25(Minor Variance)**

A Minor Variance application has been submitted by Tulloch Inc. on behalf of Reginald and David Tremblay, seeking relief from Zoning By-Law 2015-30, as follows:

- a) Section 3.20.1.7, Reduce Min. Setback for an existing accessory building to a main building from 1.2m to 0.9m
- b) Section 3.21.3, Reduce Min. Side Yard Setback for an existing accessory building from 1.2m to 0.4m
- c) Table 5D, Reduce Min. Lot Frontage from 18m to 16.7m
- d) Table 5D, Reduce Min. Rear yard setback from 7.5m to 0.3m

for the purpose of renovating an existing carport into an attached garage located at 64 Gertrude Street West.

## **4) A-16 -25 (Minor Variance)**

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

- a) Section 3.7.2.1, Reduce Min. Lot Frontage from 60m to existing 27.39m and lot size from 0.4ha to 0.21ha
- b) Table 10C, Reduce Min. Front Yard Setback from 30m to 16.33m
- c) Table 10C, Reduce Min. Side Yard Setbacks from 6m to 2.51m and 5.95m
- d) Table 10C, Increase Max. permitted lot coverage from 10% to 10.4%
- e) Section 3.15.1 Reduce Min. permitted front yard deck encroachment from 27m to 15m

for the purpose of redeveloping an existing lot located at 280 Ross Dr.

## **5) A-21 -25 (Minor Variance)**

A Minor Variance application has been submitted by Tulloch Inc. on behalf of Eric Pearson, seeking relief from Zoning By-Law 2015-30, Table 10D, to increase the Max. height for an accessory building from 6m to approximately 9m, for the purpose of constructing a garage, to store equipment on a property described as Widdifield Con 3 E PT Lot 22, having frontage on Cooks Mill Rd.