

AGENDA

COMMITTEE OF ADJUSTMENT

Meeting Date: April 14th, 2026

Time: 9:30 a.m.

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

1) A-05-26 (Minor Variance)

Applicant: Tulloch. Inc -Steve McArthur

Subject Property Address: 1515 Northshore Rd

2) A-26-25 (Minor Variance)

Applicant: Tulloch. Inc -Steve McArthur

Subject Property Address: 661 Anita Ave.

3) B-03-26 (Consent to Sever)

Applicant: Ashley Meghan Consulting Corp.

Subject Property Address: '0' Lakeshore Drive

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-05-26 (Minor Variance):

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

- 1) Section 3.7.2.1, Reduce Min. Lot Frontage from 60m to existing 45m and lot size from 0.8ha to 0.45ha
 - 2) Table 10C, Reduce Min. Front Yard Setback from 30m to 15m
- for the purpose of constructing a detached dwelling at 1515 Northshore Rd.

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 0.8ha 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 a new deck constructed at 661 Anita Ave.

3) B-03-26 (Consent to Sever):

A Consent to Sever application has been submitted by Ashley Meghan Consulting Corp. on behalf of 2744994 Ontario Inc., requesting to sever their holdings for the purpose of creating (1) new residential lot approximately 0.11 hectares, fronting Lakeshore Dr. along with a servicing easement over the retained parcel.