



The Corporation of the  
**City of North Bay**  
200 McIntyre St. East  
North Bay, ON P1B 8V6

# AGENDA

## COMMITTEE OF ADJUSTMENT

**Meeting Date:** July 9, 2024

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

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

- 1) **A-10-24 (Minor Variance) and concurrent B-05-24 (Consent to Sever)**  
**Applicant:** Ardprobe Inc. on behalf of Ayesha Tariq  
**Subject Property Address:** 1081 Frost Street
  
- 2) **A-13-24 (Minor Variance)**  
**Applicant:** Calvin & Susan Nicholson  
**Subject Property:** 1232 Copeland Street

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 Summaries**

### **1) A-10-24 (Minor Variance) and concurrent B-05-24 (Consent to sever)**

A request to sever 1081 Frost Street to create a residential lot having frontage on McKenzie Avenue. The existing garage will be demolished and replaced with a 2 storey detached dwelling.

The Minor Variance is requesting to reduce the Min. Lot Area for the severed lot, and to reduce the Min. Rear Yard setback for the retained lot.

### **2) A-13-24 (Minor Variance)**

The Minor Variance is to increase the Max. Lot Coverage for a proposed garage from 10% to 14.2%