

AGENDA

COMMITTEE OF ADJUSTMENT

Meeting Date: September 1st, 2026

Time: 9:30 a.m.

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

1) Concurrent A-24-26 (Minor Variance) & B-12-26 (Consent to Sever)

Applicant: Tulloch Inc.

Subject Property Address: 5235 Hwy 11 N

2) Concurrent A-19-26 (Minor Variance) & B-24 -26 (Consent to Sever):

Applicant: Ashley Megan Consulting Corp

Subject Property Address: 1030 C Peninsula Rd.

3) A-20-26 (Minor Variance):

Applicant: Ashley Megan Consulting Corp

Subject Property Address: 1040 A Peninsula Rd.

4) A-21-26 (Minor Variance)

Applicant: Evan McCrory

Subject Property Address: 403 Anita Ave.

5) A-22-26 (Minor Variance)

Applicant: Corbin Patten Design Inc.

Subject Property Address: 189 Parsons 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) Concurrent A-24 -26 (Minor Variance) & B-12-26 (Consent to Sever):

A consent application has been submitted by Tulloch Inc. on behalf of Mano Aggregates Inc, requesting to sever the property located at 5235 Highway 11N, for the purpose of creating one new rural lot approximately 3.89 ha in area with 190 m of frontage, along with an access easement over the retained parcel. A concurrent minor variance application for the proposed severed parcel has been filed requesting relief from Zoning By-law 2015-30 as follows:

- a) Table 10B: Reduce the minimum lot area from 10 ha to 3.89 ha;
- b) Table 10B: Reduce the minimum lot frontage from 200 m to 190 m;
- c) Table 10B: Reduce the minimum front yard setback from 60 m to 15 m;
- d) Table 10B: Reduce the minimum side yard setback from 60 m to 4.5 m;
- e) Table 10B: Reduce the minimum side yard setback from 60 m to 12 m.

2) Concurrent A-19 -26 (Minor Variance) & B-24 -26 (Consent to Sever):

A consent application has been submitted by Ashley Megan Consulting Corp. on behalf of David Neil, requesting to sever the property located at 1030 C Peninsula Rd , for the purpose of a lot addition 0.076ha in size with 14.11m of frontage on Trout Lake to be added to 1040 A Peninsula Rd. A concurrent minor variance application has been filed, requesting relief from Table 10 C in Zoning By-law 2015-30, requesting to reduce the minimum required lot area from 0.8ha to 0.26ha and minimum required frontage from 60m to 41.7m.

3) A-20-26 (Minor Variance):

A minor variance application has been submitted by Ashley Megan Consulting Corp. on behalf of David Neil, requesting relief from Zoning By-law 2015-30 as follows:

- a) Section 3.31.1: Reduce the minimum setback of a sewage disposal system from the shoreline of Trout Lake from 32 m to 26 m;
- b) Table 10C: Reduce the vegetative buffer zone from water's edge of Trout Lake from 30 m to 26 m to accommodate a proposed sewage disposal system.

The purpose of the application is to facilitate the redevelopment of 1040A Peninsula Road, including the installation of a new sewage disposal system.

4) A-21-26 (Minor Variance):

A Minor Variance application has been submitted by Evan McCrory requesting relief from Zoning By-law 2015-30 as follows:

- a) Table 10D: Reduce the minimum interior side yard setback from 3.0 m to 1.22 m;
- b) Table 10D: Reduce the minimum rear yard setback from 3.0 m to 0.64 m;
- c) Section 3.20.1.6: Increase the maximum permitted height from 4.1 m to 4.45 m; and
- d) Table 10C: Increase the maximum permitted lot coverage for an accessory structure from 10% to 29.9%.

The purpose of the application is to permit the construction of a detached garage at 403 Anita Avenue.

5) A-22-26 (Minor Variance):

A Minor Variance application has been submitted by Corbin Patten Design Inc. on behalf of Lou Ann Blahey, requesting relief from Zoning By-law 2015-30 as follows:

- a) Section 3.7.1.2: Permit the enlargement of a legal non-complying dwelling by increasing the building height to one storey while maintaining a side yard setback of 0.77 m; and
- b) Reduce the minimum required rear yard setback from 7.5 m to 1.69 m to accommodate an attached garage.

The purpose of the application is to permit the construction of an attached garage and renovations to the existing dwelling at 189 Parson Avenue.