

AGENDA

COMMITTEE OF ADJUSTMENT

Meeting Date: September 29st, 2026

Time: 9:30 a.m.

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

1) Concurrent A-29-26 (Minor Variance) & B-19-26 (Consent to Sever)

Applicant: Tulloch Inc.

Subject Property Address: 328 Dudley Ave.

2) B-20-26 (Consent to Sever):

Applicant: Tulloch Inc.

Subject Property Address: 9 Charles St. East

3) Concurrent A-17-26 (Minor Variance) & B-21-26 (Consent to Sever):

Applicant: Tulloch Inc.

Subject Property Address: 79 Lee Ave.

4) Concurrent A-18-26 (Minor Variance) & B-22-26 (Consent to Sever):

Applicant: Tulloch Inc.

Subject Property Address: 82 Lakeshore Dr.

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-29-26 (Minor Variance) & B-19-26 (Consent to Sever):

A Consent application has been submitted by Tulloch Engineering Inc. on behalf of George and Alura Waitthaka, owners of the property located at 328 Dudley Avenue. The application proposes the creation of one new residential lot, together with an easement to accommodate one parking space.

2) B-20-26 (Consent to Sever):

A Consent application has been submitted by Tulloch Inc. on behalf of Hilre Investments Limited, requesting to convey a 96.5m² lot addition to 9 Charles Street East. The proposed lot addition is a former municipal laneway now owned by the applicant.

3) Concurrent A-17-26 (Minor Variance) & B-21-26 (Consent to Sever):

A consent application has been submitted by Tulloch Inc. on behalf of Hilre Investments Limited, requesting to divide their combined holdings at 72, 78, 86, 88 Lakeshore Drive and 79, 81, 87 Lee Avenue. The properties have merged under common ownership; the application aims to re-establish them as four (4) separate parcels, along with access easements over two of the severed parcels. A concurrent minor variance application for the proposed severed and retained parcels has been filed requesting relief from Zoning By-law 2015-30 as follows:

- a) Table 6C: Relief from Special Provision #1 to permit a minimum side yard setback of 2m for Retained Lot #1 and Severed Lot #3;
- b) Table 6C: Reduce the minimum side yard setback from 4m to 0.66m for Severed Lot #4;
- c) Table 6C: Reduce the minimum side yard setback from 4m to 0.64m for Severed Lot #5.

4) Concurrent A-18-26 (Minor Variance) & B-22-26 (Consent to Sever):

A consent application has been submitted by Tulloch Inc. on behalf of Stephen Cerisano, requesting to sever the property located at 82, 84 Lakeshore Drive, for the purpose of conveying two separate lot additions. Lot addition B would be conveyed to 87 Lee Avenue, along with an access easement in favour of 79, 81 Lee Avenue. Lot addition C would be conveyed to 86, 88 Lakeshore Drive. A concurrent minor variance application for the proposed retained parcel has been filed requesting relief from Zoning By-law 2015-30 as follows:

- a) Table 6C: Relief from Special Provision #1 to permit a minimum side yard setback of 2m;
- b) Table 6C: Reduce the minimum side yard setback from 2m to 0.62m.