



**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: November 25, 2025

Time: 9:30 a.m.

Location: City Hall – 200 McIntyre Street East, North Bay
- 6th Floor Boardroom

1) B-11-25 (Consent to Sever)

Applicant: Tulloch Inc. on behalf of Tom Richardson

Subject Property Address: 116 Highland Rd.

2) Concurrent A-25-25 (Minor Variance)

Applicant: Tulluch Inc. on behalf of Tom Richardson

Subject Property Address: 104 Highland 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

Appendix A - Application Summary(s)

1) B-11 -25 (Consent to Sever):

A Consent to Sever application has been submitted by Tulloch Inc. on behalf of 1000509704 Ontario Inc. owner of 104 and 116 Highland Rd., requesting to sever 439.7m², in order to create separate parcels as a result of the properties merging under the Planning Act. A concurrent Minor Variance application (A-25-25) has been submitted with this application.

2) Concurrent A-25-25 (Minor Variance):

A Minor Variance application has been submitted by Tulloch Inc. on behalf of 1000509704 Ontario Inc, seeking relief from Zoning By-Law 2015-30, as follows:

- a) Table 6C, Reduce Min. Front and North Side Yard Setbacks from 7m to 0.25m
 - b) Table 6C, Reduce Min. South Side Yard Setback from 7m to 0.65m and Rear Yard Setback from 10m to 0.65m
 - c) Table 6C, Increase Max Lot Coverage from 30% to 35%
 - d) Section 4.13.1, Reduce the required onsite parking from 30 spaces to 3 spaces, with the intent to provide 22 spaces on abutting leased land.
 - e) Section 3.45 & 3.45.2, Remove the required 3m landscaped strip along lot lines.
- for the purpose of constructing a 3-storey professional office building at 104 Highland Rd. A concurrent Consent to Sever application (B-11-25) has been submitted with this application.