

---

# AGENDA

## COMMITTEE OF ADJUSTMENT

**Meeting Date:** April 28<sup>th</sup>, 2026

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

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

**1) B-09-26 (Consent to Sever)**

**Applicant:** Tulloch. Inc -Steve McArthur  
**Subject Property Address:** 456 Bell Street

**2) B-10-26 (Consent too Sever)**

**Applicant:** Jack Drinkwalter  
**Subject Property Address:** 686 Front Street

**3) A-07-26 (Minor Variance)**

**Applicant:** Near North Real Estate Corporation  
**Subject Property Address:** 1781 Cassells St

**4) A-08-26 (Minor Variance)**

**Applicant:** Shea Horning  
**Subject Property Address:** 1070 Main St West

**5) A-06-26 (Minor Variance)**

**Applicant:** Goulet Contracting  
**Subject Property Address:** 570 Riverbend Rd.

## **Appendix A - Application Summary(s)**

### **1) B-09-26 (Consent to Sever):**

A Consent to Sever application has been submitted by Tulloch Inc. on behalf of Patricia McVicars requesting to sever their holdings at 456 Bell Street for the purpose of creating one new residential lot. A concurrent Zoning By-law Amendment has been submitted, seeking to rezone the property from a Residential Second Density Zone to a Special Residential Fifth Density Zone, recognizing the reduced lot sizes and decreased setback requirements.

### **2) B-10-26 (Consent to Sever):**

A Consent to Sever application has been submitted by the owners, Jack Drinkwalter, Laurence, and Joline Snoddon, seeking to divide their combined holdings at 686 Front Street and 527 Douglas Street. The properties have merged under common ownership; the application aims to re-establish them as separate parcels.

### **3) A-07-26 (Consent to Sever):**

A Minor Variance application has been submitted by John King on behalf of Near North Real Estate Corp., requesting relief from Zoning By-law 2015-30. The application seeks to reduce the required number of parking spaces from 36 to 34, obtain an exemption from the requirement to provide a loading space, and permit a reduced aisle width from 7m to 3.12m to allow access to designated doctor parking at 1781 Cassells Street.

### **4) A-08-26 (Minor Variance)**

A Minor Variance application has been submitted by Shea Horning on behalf of Christopher Wilson seeking relief from Section 4.8 of Zoning By-law 2015-30. The application requests an increase in the permitted front yard parking coverage from 62% to 70.69% to allow for the addition of a roof over the existing front deck at 1070 Main St. West.

### **5) A-06-26 (Minor Variance)**

A Minor Variance application has been submitted by Goulet Contracting on behalf of Gary Reed, requesting relief from Zoning By-law 2015-30. The application seeks relief from Table 10D, to increase the max. height for an accessory building from 6m to 7.8m and section 3.20.1.6 requesting a second storey within an accessory building for the purpose of constructing an additional dwelling unit at 570 Riverbend Rd.