
AGENDA

COMMITTEE OF ADJUSTMENT

Meeting Date: June 23rd, 2026

Time: 9:30 a.m.

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

1) B-17-26 (Consent to Sever)

Applicant: Tulloch Inc.

Subject Property Address: 2635 Trout Lake Road

2) B-16-26 (Consent to Sever)

Applicant: John and Sandra Best

Subject Property Address: 700 Tower Drive

3) A-11-26 (Minor Variance)

Applicant: Robert Lukach

Subject Property Address: 19 Tweedsmuir Drive

Appendix A - Application Summary(s)

1) B-17 -26 (Consent to Sever):

A Consent to Sever application has been submitted by Tulloch Engineering Inc. on behalf of Farquhar Real Co. Ltd., the owner of 2635 Trout Lake Road, requesting to sever the existing property to re-establish one (1) commercial lot following the merger of the properties under the Planning Act. The proposed severed lot will have an area of approximately 1.38 hectares and approximately 141.8 metres of frontage on Trout Lake Road.

2) B-16-26 (Consent to Sever):

A Consent to Sever application has been submitted by John and Sandra Best, owner of 700 Tower Drive, requesting to sever their holdings for the purpose of creating (2) new rural lots, each approximately 2.6ha, with 68m fronting on Tower Drive. The proposed lots are within the Trout Lake Influence Area.

3) A-11-26 (Minor Variance)

A Minor Variance application has been submitted by Robert Lukach seeking relief from Zoning By-law 2015-30 for a proposed garage at 19 Tweedsmuir Drive. The application requests a variance from Section 3.20.1.5 to increase the maximum permitted lot coverage for an accessory building from 10% to 15.7%, and a variance from Section 3.20.1.6 to increase the maximum permitted building height from 4.1 m to 5.7 m.