



The Corporation of the
City of North Bay
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North Bay, ON P1B 8V6

Planning and Building Department
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AGENDA

COMMITTEE OF ADJUSTMENT

Meeting Date: June 10th, 2025

Time: 9:30 a.m.

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

1) A 10-25 (Minor Variance)

Applicant: Paul Goodridge- Goodridge Goulet Planning & Surveying Ltd. on behalf of Terrace Management Inc.

Subject Property Address: 111 Cartier Ave.

2) B-03-25 (Consent)

Applicant: Steve McArthur - Tulloch Inc. on behalf of Robert Jr & Kathleen Hutson

Subject Property Address: Unaddressed lot on Tower Drive

3) B-04-25 (Consent)

Applicant: Paul Goodridge- Goodridge Goulet Planning & Surveying Ltd. on behalf of Stefano Marmina

Subject Property Address: 368 Lansdowne 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) A-10-25 (Minor Variance):

A Minor Variance application has been submitted by Goodridge Goulet Planning & Surveying Ltd. on behalf of Terrace Management Inc., seeking relief from Zoning By-law 2015-30, Section 4.13.1. The applicant has requested a reduction in the minimum parking requirements for apartment units from 1.5 to 1.25 parking spaces per dwelling unit, a reduction of (28) spaces, from the required (231) to (203) spaces in order to permit a mixed-use (multi-residential and institutional) development at 111 Cartier Street.

2) B-03-25 (Consent):

A Consent application has been submitted by Tulloch Inc. on behalf of Robert & Kathleen Hutson, the property owners of an unaddressed lot on Tower Dr., requesting to sever for the purpose of two (2) lot additions, to be added to 1400 & 1440 Tower Drive.

3) B-04-25 (Consent):

A Consent to Sever application has been submitted by Goodridge Goulet Planning & Surveying Ltd. on behalf of Stefano Marmina, owner of 368 Lansdowne Ave and 911 O'Brien St, seeking to re-separate the two residential properties that have merged under the Planning Act and split the rear yard lane to include the portion behind each of the two properties with the abutting lands. The application also seeks to sever for the purpose of a lot addition, of (5) square meters, to be added to 360 Lansdowne Ave, legalizing the encroachment of an existing dwelling and chimney.