



The Corporation of the
City of North Bay
200 McIntyre St. East
North Bay, ON P1B 8V6

Planning and Building Department
Direct Line: (705) 474-0400, ext. 2401
Toll Free: 1-800-465-1882
sasha.fredette@northbay.ca

AGENDA

COMMITTEE OF ADJUSTMENT

Meeting Date: November 12th, 2025

Time: 9:30 a.m.

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

1) A-24-25 (Minor Variance)

Applicant: Goulet Contracting on behalf of Robin Tonna

Subject Property Address: 349 Wigston Dr.

2) A-23-25 (Minor Variance)

Applicant: Marianne Vander Dussen

Subject Property Address: 492 McIntyre St. East

3) A-22-25 (Minor Variance)

Applicant: John Miller

Subject Property Address: 805 Morin St.

4) B-10-25 (Consent to Sever)

Applicant: Cynthia Rowe

Subject Property Address: 8 Price 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-24-25 (Minor Variance):

A Minor Variance application has been submitted by Goulet Contracting on behalf of Robin Tonna, seeking relief from Zoning By-Law 2015-30, Section 3.21.1.2, to Reduce the Min. exterior side yard setback for an accessory building on a lakefront property from 3m to 1.2m for the purpose of constructing a detached garage at 349 Wigston Dr.

2) A-23 -25(Consent to Sever):

A Minor Variance application has been submitted by Marianne Vander Dussen, seeking relief from Zoning By-Law 2015-30, Table 5B, to Reduce the Min. frontage required for a fourplex from 22.8m to 19.5m, and the Min. lot size from 684m² to 585m² for the purpose of constructing a fourth dwelling unit at 492 McIntyre St East.

3) A-22-25(Minor Variance)

A Minor Variance application has been submitted by John Miller, seeking relief from Zoning By-Law 2015-30, Section 3.20.1.6, to allow for a second storey in an accessory building for the purpose of converting an existing garage into an additional dwelling unit at 805 Morin St.

4) B-10-25 (Minor Variance)

A Consent Application has been submitted by Cynthia Rowe, 8 Price Avenue, requesting to sever 0.04ha, for the purpose of a lot addition to be added to the adjacent property, 4 Price Avenue.