

AGENDA

COMMITTEE OF ADJUSTMENT

Meeting Date: July 21st, 2026

Time: 9:30 a.m.

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

1) B-04-26 (Consent to Sever)

Applicant: Tulloch Inc.

Subject Property Address: 131 Gladstone Ave

2) A-16-26 (Minor Variance)

Applicant: Tulloch Inc.

Subject Property Address: 1875 Northshore Rd

3) A-15-26 (Minor Variance)

Applicant: Ashley Meghan Consulting Corp.

Subject Property Address: 1101 Hwy 17 East

3) A-14-26 (Minor Variance)

Applicant: James Barber

Subject Property Address: 361 Princess St West

Appendix A - Application Summary(s)

1) B-04 -26 (Consent to Sever):

A Consent to sever application has been submitted by Tulloch Inc. on behalf of Zachary Tremere, Jack Masters & Erin Takagi, requesting to sever their holdings at 131 Gladstone Ave. for the purpose of creating (1) new residential lot approximately 350m² with 10.6 m of frontage.

2) A-16-26 (Minor Variance):

A Minor Variance application has been submitted by Tulloch Inc. on behalf of Dwayne & Sandra Ouellet, seeking relief from Section 3.20.1.6 of Zoning By-Law 2015-30 to permit the construction of a second storey within a proposed accessory building at 1875 Northshore Road. The second storey is intended to provide additional storage space.

3) A-15-26 (Minor Variance):

A Minor Variance application has been submitted by Ashley Meghan Consulting Corp. on behalf of Kenneth & Stephanie Coughlin, seeking relief from Section 3.20.1.11 of Zoning By-Law 2015-30. The application seeks to reduce the front yard setback for an accessory building from 15m to 8m for the construction of a detached garage at 1101 Hwy 17 East.

4) A-14-26 (Minor Variance):

A Minor Variance application has been submitted by James Barber, requesting relief from Section 3.7.1.2 of Zoning By-law 2015-30 to permit the vertical expansion of a legally non-complying dwelling. The existing dwelling has side yard setbacks of 0.5 m and 1.2 m, whereas the Zoning By-law requires a minimum side yard setback of 1.8 m. The requested relief would permit the construction of a second storey while maintaining the existing deficient side yard setbacks at 361 Princess Street.