



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

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# AGENDA

## COMMITTEE OF ADJUSTMENT

**Meeting Date:** March 3<sup>rd</sup>, 2026

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

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

### 1) Concurrent A-01-26 (Minor Variance) & B-01-26 (Consent to Sever)

**Applicant:** Pascuzzo Planning Inc.

**Subject Property Address:** 2230 D Peninsula Rd

### 2) A-02-26 (Minor Variance)

**Applicant:** Goodridge Goulet Planning & Surveying Ltd.

**Subject Property Address:** 100 Main Street East

### 3) A-03-26 (Minor Variance)

**Applicant:** Travis Luxton

**Subject Property Address:** 17 Summit Drive

### 4) A-04-26 (Minor Variance)

**Applicant:** Richard Van De Wall

**Subject Property Address:** 594 Nipissing Street

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](mailto:zoning@northbay.ca)

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

### **1) Concurrent A-01-26 (Minor Variance) & B-01 -26 (Consent to Sever):**

A consent application has been submitted by Pascuzzo Planning Inc. on behalf of Andrea Williams, requesting to sever the property located at 2230 Peninsula Rd (D), for the purpose of creating one new lot, 1.01ha in size with 50.6m of frontage on Trout Lake. A concurrent minor variance application has been filed, requesting to be exempt from section 3.2 in Zoning By-law 2015-30 as follows:

- a) Section 3.2.1 to reduce the minimum lot frontage on a municipality-maintained road from a Min. of 4.5m to 0m for the proposed severed lot;
- b) Section 3.2.2 to be exempt from the requirement to have frontage on an open public road or highway for the purpose of erecting a building or structure;
- c) Section 3.2.3 be exempt from the requirement to have registered access to an open public road or highway for the purpose of erecting a building or structure

### **2) A-02 -26 (Minor Variance):**

A Minor Variance application has been submitted by Goodridge Goulet Planning & Surveying Ltd. on behalf of Terrace Management Inc., seeking relief from Section 4.14.2 of Zoning By-Law 2015-30. The application requests an exemption from the minimum on-site parking requirement of 25% for residential use in order to permit a change of use from commercial to residential on the second and third floors of an existing commercial building located at 100 Main St. East.

### **3) A-03-26 (Minor Variance):**

A Minor Variance application has been submitted by Travis Luxton on behalf of Lauren Belanger, seeking relief from Section 3.20.1.6 of Zoning By-Law 2015-30. The application requests an increase in height for an accessory building from Max. 4.1m to 5.2m to allow for the construction of a garage at 17 Summit Drive.

### **4) A-04 -26 (Minor Variance):**

A Minor Variance application has been submitted by Richard Van De Wall, seeking relief from Table 5B in Zoning By-Law 2015-30 to reduce the minimum rear yard setback from 7.5m to 5.48m for the purpose of constructing a single-family dwelling with attached garage at 594 Nipissing St.