



The Corporation of the  
City of North Bay  
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Planning and Building Department  
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# AGENDA

## COMMITTEE OF ADJUSTMENT

**Meeting Date:** April 15<sup>th</sup>, 2025

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

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

### 1) A- 06-25 (Minor Variance)

**Applicant:** Christal Watkins on behalf of Luke Culin

**Subject Property Address:** 7 Passmore Ave

### 2) A-05-25 (Minor Variance)

**Applicant:** Jesse Shortt on behalf of 2555897 Ontario Inc.

**Subject Property Address:** 79 & 87 Kenreta Drive

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) A-06-25 (Minor Variance):**

A Minor Variance application has been submitted by Christal Watkins on behalf of Luke Culin, requesting relief from Zoning By-law 2015-30, Section 3.20.1.5, to increase the total lot coverage for accessory buildings from 10% to 13.7% for the purpose of building a two-car garage located at 7 Passmore Ave.

### **2) A-05-25 (Minor Variance):**

A Minor Variance application has been submitted by Jesse Shortt on behalf of 2555897 Ontario Inc. seeking relief from Section 11.1.53.3 i) of Residential First Density Special Zone No. 53 (R1 Sp.53), requesting to increase the Max. number of finished storeys above finished grade from (1) to (2), with a maximum height restriction of 10.7m for the proposed dwellings located at 79 & 87 Kenreta Drive.