



Staff Report

Planning & Building Services – Planning Division

Report To: Committee of Adjustment
Meeting Date: October 22, 2025
Report Number: PBS.25.093
Title: Recommendation Report – Minor Variance A18-2025 – 495972
Grey Rd 2 (NW Property Corp.)
Prepared by: Manuel Rivera, Planner I

A. Recommendations

THAT the Committee of Adjustment receive Staff Report PBS.25.093, entitled “Recommendation Report – Minor Variance A18-2025 – 495972 Grey Rd 2 (NW Property Corp.)”;

AND THAT Committee of Adjustment GRANT Application for Minor Variance A18 - 2025 in order to permit the replacement of the existing stone patio, approximately 50 m² in size with the construction of a 66.8 m² wooden patio, subject to the following conditions:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. That this variance to the Zoning By-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. Should a building permit not be issued by the Town within two years, the variance shall expire on October 22, 2027.

B. Overview

The subject lands are known as the Ravenna General Store, located at 495972 Grey Rd 2. The property is bounded by Grey Rd 119 to the north, Grey Rd 2 to the east, commercial use to the south, and a single detached dwelling to the west. The lands are approximately 1,198 m² (0.3 acres) in size, with a lot frontage of 31.83 m. The subject lands contain an existing 300.9 m² commercial-residential building, a 50 m² stone patio that is accessory to the commercial building, and an existing 25.50 m² accessory structure.

On September 18, 2024, a planning report ([PDS.24.120](#)) was submitted to the Committee of Adjustment. The purpose of the application was to consider a 66 m² addition on the northeast corner of the building to expand the level of retail service offered to the immediate and surrounding community of Ravenna. At the time of writing PDS.24.120, no comments had been received from Grey County. Once comments were submitted, Town Staff had questions and

required clarification regarding the encroachment, sight lines, and the use of on-street parking. A meeting was arranged with County Transportation Staff to discuss these matters. Following the meeting, revised comments were provided by the County; however, Town Staff still did not have sufficient information to make a recommendation to the Committee.

As a result, and in cooperation with the applicant, Town Staff recommended deferral of the application until the outstanding issues could be resolved and the matter brought forward to a future Committee of Adjustment meeting.

The following month, an addendum report ([PDS.24.129](#)) their proposal to construct a 60 m² addition, which reduced the minimum parking space requirement from four (4) spaces to three (3) spaces. The three required parking spaces for the building addition can be accommodated on-site using a tandem parking arrangement. This revised proposal was brought forward to the Committee of Adjustment and was approved, including the variances requested by the applicant.

The owner now requests permission to replace the existing stone patio, approximately 50 m² in size with a 66.8 m² wooden patio which will be expanding the patio floor area. The applicant is requesting an expansion of a non-complying building/structure.

C. Analysis

Section 45(2) of the Planning Act outlines powers of the Committee of Adjustment distinct from those for granting minor variances. Under this section, and clarified through existing case law, the Committee of Adjustment may grant expansions to legal non-conforming buildings, structures, and uses provided the change does not result in undue adverse impacts to the surrounding neighbourhood and is desirable for the development and use of the lands. This type of request is not beholden to the four tests of minor variance.

Will the proposal result in undue adverse impacts to the surrounding neighbourhood?

The proposal involves replacing the existing 50 m² stone patio with a 66.8 m² wooden patio, increasing the area by 16.8 m². The new patio is approximately aligned with the footprint of the original patio and is set back 1.82 m from the front lot line and 5.18 m from the exterior side lot line. It will square off the northern portion of the building, creating a more unified and connected appearance. Unlike the original patio, which appeared separate, the new patio will clearly show that it belongs to the commercial building. Commentary from Grey County's Transportation Department is essential in determining whether the proposed wooden patio will have an adverse impact on the surrounding neighbourhood. If the Grey County Transportation Department concludes that the proposed wooden patio will not cause any negative impacts, Planning Staff are satisfied with the intent of the proposal.

Is the proposal desirable for the development and use of the lands?

The proposed patio expansion will continue to function as an outdoor amenity space for customers, visitors, and seasonal passersby—whether traveling by bicycle or snowmobile. It

offers a scenic rural setting and serves as a rest stop for food and drinks, enhancing the property's role as a welcoming and functional space for the community.

Additional Comments

At time of writing this report, comments from external agencies, internal town departments, the general public have not been received. The Committee will need to consider all comments received prior to making a decision and developing necessary conditions to approval.

D. Attached

1. Draft Decision

Respectfully submitted,

Manuel Rivera
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Report Approval Details

Document Title:	PBS.25.093 Recommendation Report - Minor Variance A18-2025 - 495972 Grey Road 2 (NW Property Corp.).docx
Attachments:	- A18-2025 Draft Decision.docx - Draft Decision - A18-2025.docx
Final Approval Date:	Oct 17, 2025

This report and all of its attachments were approved and signed as outlined below:

Shawn Postma - Oct 17, 2025 - 9:08 AM