



Staff Report

Planning & Building Services – Planning Division

Report To: Committee of Adjustment
Meeting Date: November 19, 2025
Report Number: PBS.25.108
Title: Recommendation Report – Minor Variance A23-2025 – 495970
Grey Rd 2 (2722809 Ontario Inc.)
Prepared by: Manuel Rivera, Planner I

A. Recommendations

THAT the Committee of Adjustment receive Staff Report PBS.25.108, entitled “Recommendation Report – Minor Variance A23-2025 – 495970 Grey Rd 2 (2722809 Ontario Inc.)”;

AND THAT the Committee of Adjustment GRANT Application for Minor Variance A23-2025 in to permit the construction of a 74.77 m² three-storey, three-unit hotel with a portion of a 1.8 m wide planting strip located where a commercial zone abuts a residential zone and a portion of a two-way aisle to be 4 m wide, subject to the following conditions:

1. That the site development be constructed in a manner substantially in accordance with the submitted site plan;
2. That the owner submit and obtain approval of a Site Plan Control Application prior to the issuance of a Building Permit; and
3. 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 November 19, 2027.

B. Overview

The subject property is located at 495970 Grey Rd 2, adjacent to residential and commercial uses to the north, residential uses to the west and south, and Grey Rd 2 to the east. The property spans approximately 1,126.77 m² (0.28 ac) and slopes gently downwards towards the rear with 15.36 m of frontage on Grey Rd 2. It currently hosts the 150 m² historic Ravanna Forge, which is used by Toja Patio Furniture, and there are two existing parking spaces as the property is legally non-conforming. Presently, the site relies on private services for water and wastewater.

The owner plans to build a 74.77 m² three-storey, three-unit hotel on the site. The Town conducted a pre-consultation in January 2024, which provided comments on the initial proposal. It was identified that a Site Plan Application and a Minor Variance Application would be necessary to proceed with the proposed hotel.

The applicant submitted a minor variance with a revised proposal for the three-storey, three-unit hotel, taking into account comments from the pre-consultation. The following variances have been requested to enable the construction of the proposed hotel:

1. Permit a 1.8 m wide planting strip, whereas Section 4.27.1(a) requires a 3 m wide full-length planting strip where a Commercial Zone abuts a Residential Zone; and
2. Allow a portion of a two-way parking aisle to be 4 m wide, whereas Section 5.1.6(a) requires a minimum width of 6 m for a two-way parking aisle.

C. Analysis

In accordance with Section 45(1) of the Planning Act, the Committee of Adjustment is authorized to grant minor variances to by-laws enacted by the Town to implement the Official Plan. Staff have reviewed the proposal against relevant planning documents, including the four tests of a minor variance, as detailed below.

Does the proposal maintain the general intent and purpose of the Official Plan?

The subject lands are designated Hamlet Area (HA) in the 2016 Town of The Blue Mountains Official Plan. The HA designation supports residential, small-scale commercial, and retail uses serving the local and surrounding agricultural community. It encourages small-scale commercial and tourism-related uses that are compatible with the area's character and scale (Section B4.5.1). Accommodation facilities, including hotels, are permitted within this designation and must comply with Section B2.5.1 regarding Short-Term Accommodation Uses, as outlined in Section B4.5.3.

The intent of the HA designation is to maintain these areas as small, vibrant centers within the Town. The policy promotes limited, compatible mixed-use development that aligns with the existing character while protecting and enhancing natural and historical features (Sections B4.5.4(a) and (b)).

Section D4.5.5.1 requires that new development in the HA designation be serviced in compliance with the Ontario Building Code and/or the Ministry of the Environment, Conservation, and Parks' D-Series Guidelines, or successors. Where development is proposed on private services, suitability must be demonstrated.

The hotel use is permitted within the HA designation, consistent with Section B4.5.3, as it supports tourism and local economy. The existing building will be retained, preserving its historical and architectural integrity. Site Plan Approval will address private servicing matters in

accordance with Section D4.5.5.1, as well as other detailed design considerations through the Site Plan Approval process.

Planning staff are satisfied that the proposal maintains the general intent and purpose of the Official Plan.

Does the proposal maintain the general intent and purpose of the Zoning By-law?

The subject lands are zoned Rural Commercial (C7) in the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65. Table 7.1 lists all permitted uses in the C7 zone, and a hotel is a permitted use as of right. The first variance requests permission for a 1.8 m wide planting strip, where Section 4.27.1(a) requires a 3 m wide strip where a Commercial Zone abuts a Residential Zone. This provision intends to screen differing land uses, reducing visual, noise, and light impacts on residential areas. Due to the site configuration, a full planting strip along the south property line is not feasible; the proposal includes a partial planting strip adjacent to the existing single detached dwelling to the south. The planting strip will consist of eastern white cedars and a 3.7 m (12 ft) opaque privacy fence, screening the existing adjacent dwelling. See Figure 1, which outlines the proposed 1.8 m wide planting strip in green.

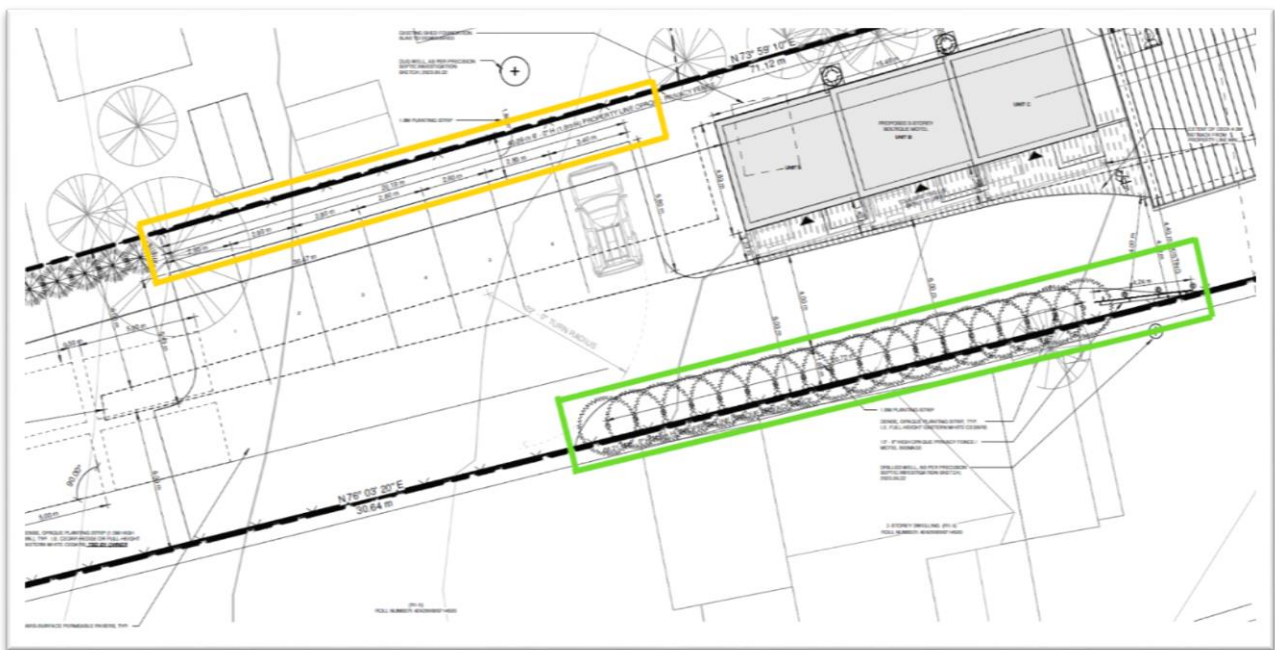


Figure 1. Proposed portions 1.8 m wide planting strip locations. The green outline indicates the proposed planting strip along the south lot line, and the yellow outline indicates the proposed planting strip along the north lot line.

Along the north property line, a 1.8 m planting strip will run along the proposed parking spots with a combination of a 1.8 m high opaque privacy fence and cedar hedge and/or eastern white cedars. See Figure 1 which outlines the proposed 1.8 m wide planting strip in yellow. This combination reduces visual, noise, and light impacts associated with parking adjacent to

residential property. From the western lot line, the subject lands appear to meet the required 3.0 m wide planting stipulation with either a cedar hedge or full-height eastern white cedars.

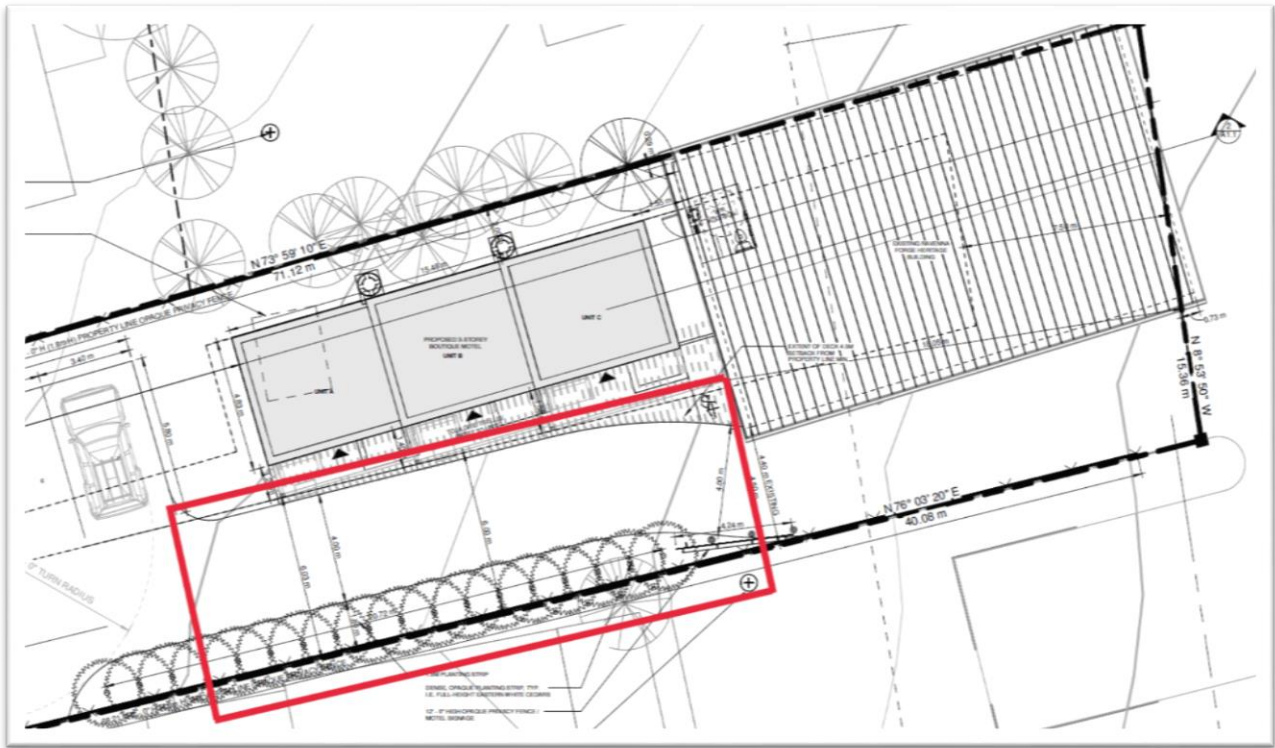


Figure 2. The proposed portion 4 m wide two-way parking aisle outlined in red.

The second variance permits a section of a two-way parking aisle to be 4 m wide, in contrast to Section 5.1.6(a), which mandates a minimum width of 6 m. This provision ensures enough space for two vehicles, facilitating traffic movement within the parking area and ease of access to parking spaces. The proposed reduction in aisle width is due to the 1.8 m planting strip along the south lot line and the proposed building's location. Consequently, a portion of the parking aisle is reduced to 4 m. Refer to Figure 2. However, the rest of the parking aisle widens to the required 6 m as it extends towards the western lot line and into the proposed parking lot.

Planning staff are satisfied that the proposal maintains the general intent and purpose of the Zoning By-law.

Is the proposal minor in nature?

A variance may be considered “minor” where the scale is marginal and the proposed relief has no greater than minor adverse impact on adjacent properties, uses, or areas.

The proposed hotel is to be built within the existing building envelope on the site. The structure will have a height of 10.14 m, below the allowed maximum height of 11 m. The proposed deck will project up to 4.5 m from the south lot line, where a 6 m setback is required due to proximity to a residential zone. However, per Section 4.12, an uncovered deck may project into

any yard by up to 1.5 m. Thus, the deck appears compliant. Lot coverage requirements do not apply in the C7 Zone.

Seven parking spaces are needed. The proposal includes four new parking spaces, two existing legal non-conforming spaces, and one barrier-free parking space in accordance with Section 5.6.1 of the Zoning By-law. The proposed use will maintain adequate screening between the hotel, parking area, and adjacent residential zone to minimize potential disturbances.

The reduction in parking aisle width applies only to a section where it will be 4.0 m due to the hotel and 1.8 m planting strip along the southern lot line. Despite this, the layout appears to allow sufficient maneuverability for vehicles. Occasionally, driver courtesy may be needed due to varying vehicle widths; however, safe access and egress are expected without causing traffic issues.

Planning staff are satisfied that this proposal is minor in nature.

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

Planning staff are satisfied that the proposal is beneficial for the development and use of the lands. The proposed hotel will support tourism and aid local businesses within the surrounding Ravanna area and Town. Screening from adjacent residential zones will minimize the impact. The proposal provides adequate width for a two-way parking aisle, with rare occasions requiring driver courtesy.

Based on the above, Planning staff are satisfied that the proposal meets all four tests for a minor variance.

D. Attached

1. Draft Decision

Respectfully submitted,

Manuel Rivera
Planner I

For more information, please contact:
Manuel Rivera, Planner I
planning@thebluemountains.ca
519-599-3131 extension 308

Report Approval Details

Document Title:	PBS.25.108 Recommendation Report - Minor Variance A23-2025 - 495970 Grey Road 2 (2722800 Ontario Limited).docx
Attachments:	- A23-2025 Draft Decision.docx
Final Approval Date:	Nov 13, 2025

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

No Signature - Task assigned to Shawn Postma was completed by delegate Tim Murawsky

Shawn Postma - Nov 13, 2025 - 10:41 AM