

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. ####-25**

Official Plan Amendment No. XX

Firstly: Part Lot 99 of Township Plan 86 Niagara Being Part 1 of Plan 30R3361 in the Town of Niagara-on-the-Lake, known municipally as 222 Gate Street

A BY-LAW PURSUANT TO SECTION 17 OF THE ONTARIO PLANNING
ACT TO AMEND THE TOWN OF NIAGARA-ON-THE-LAKE OFFICIAL
PLAN

WHEREAS the Town of Niagara-on-the-Lake Council is empowered to enact this By-law by virtue of the provisions of Section 17 of the *Planning Act, R.S.O. 1990, c.P.13, as amended*;

The Council of The Corporation of the Town of Niagara-on-the-Lake, in accordance with the provisions of Section 17 of the *Planning Act* hereby enacts as follows:

1. Amendment No. XX to the Official Plan for the Town of Niagara-on-the-Lake consisting of the attached explanatory text and schedule is hereby adopted.
2. Amendment No. XX to the Official Plan for the Town of Niagara-on-the-Lake is exempt from the approval of the Regional Municipality of Niagara and will come into force and take effect on the day of the final passing thereof.

Enacted and passed this ____th day of XX, 2025.

LORD MAYOR GARY ZALEPA

TOWN CLERK GRANT BIVOL

**Amendment No. XX to the Official Plan
for the Town of Niagara-on-the-Lake**

PART A – THE PREAMBLE

Part A does not constitute part of this amendment. Part A describes the purpose and basis for this amendment.

PART B – THE AMENDMENT

Part B constitutes Amendment No. XX to the Official Plan for the Town of Niagara-on-the-Lake.

**PART C – ADDITIONAL
INFORMATION**

Part C does not constitute part of this amendment but outlines additional information available upon request.

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PART A - THE PREAMBLE

The preamble does not constitute part of this amendment.

PURPOSE

The purpose of this amendment is to redesignate lands from “Established Residential” to site specific “General Commercial” to permit the proposed hotel use.

BASIS

The basis of the amendment is as follows:

1. The subject lands are located in the Urban Area of Old Town and located on the east side of Gate Street, south of Queen Street, north of Johnson Street, and west of Victoria Street;
2. The proposed hotel is compatible with existing and planned development in Old Town while maintaining the general character of the area;
3. The proposed hotel abuts the existing tourist commercial core area of Old Town Queen-Picton commercial area.
4. The proposal is consistent with the Queen-Picton Heritage Conservation District policies;
5. The proposal is not anticipated to have a significant adverse impact on the overall function of the existing neighbourhood; and
6. The amendment is consistent with the Provincial Planning Statement (2024), the Niagara Official Plan (2022) and the general intent of the Town’s Official Plan (2017 Consolidation, as amended).

PART B - THE AMENDMENT

Part B – The Amendment, consisting of the following text and Schedule, constitutes Amendment No. XX to the Official Plan for the Town of Niagara-on-the-Lake.

DETAILS OF THE AMENDMENT

1. Schedule D to the Official Plan be amended by redesignating lands from “Low Density Residential” to “General Commercial (EX-COM-XX) with site-specific exemption to permit a hotel use, as shown on ‘Schedule 1’ attached hereto.
2. That the following is added to Part 3 – Land Use Policies, Section 10: Commercial under Section “10.5 EXCEPTIONS”:

“EX-COM-XX The lands identified as General Commercial EX-COM-XX on Schedule B, located on the east side of Gate Street, south of Queen Street, north of Johnson Street, and west of Victoria Street shall be permitted to be developed for the use of a hotel.”

PART C – ADDITIONAL INFORMATION

The following additional information is available upon request:

1. Community and Development Services Report XXXX
2. Council Meeting Minutes dated XXXX

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QUEEN STREET



GATE STREET

VICTORIA STREET

PART 1

LEGEND

 **PART 1 - FROM ESTABLISHED RESIDENTIAL TO SITE SPECIFIC GENERAL COMMERCIAL (EX-COM-XX)**

222 GATE STREET
SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT No. ____

MAYOR: _____

CLERK: _____

