



May 9, 2025

Development Services
1593 Four Mile Creek Road
P.O Box 100
Virgil, ON L0S 1T0

To Development Services:

RE: OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT SUBMISSION PACKAGE
95 JOHNSON STREET, TOWN OF NIAGARA-ON-THE-LAKE
OUR FILE: 24209B

On behalf of our client, the Scotsman Hotel Inc., (the "Owner"), we are pleased to submit the enclosed Official Plan Amendment ("OPA") and Zoning By-law Amendment ("ZBA") Applications for the Scotsman, municipally addressed as 95 Johnson Street, in the Town of Niagara-on-the-Lake (hereinafter referred to as the "Subject Lands"). The proposal will allow registered patrons of the existing 6-room Country Inn on the Subject Lands to purchase and consume alcoholic beverages and enjoy food on select areas of the ground floor and courtyard of the existing Inn on the Subject Lands. The area proposed to be licensed for this purpose is to be defined as a *Hospitality Area*. There are no changes to the existing site contemplated through this proposal.

SUBMISSION DOCUMENTS

The following materials have been submitted to the Town in support of the OPA and ZBA Applications for the Subject Lands:

Material	Doc. #	Date	Consultant
Application Forms	-	May 2025	MHBC Planning/Owner
Planning Justification Report including, Draft Official Plan and Zoning By-law Amendment	-	May 8, 2025	MHBC Planning
Floor Plans/Occupancy Drawings	A1-A3	November 2024	A.C.K Architects Studio Inc.
Property Index Map		May, 2025	Service Ontario
Parcel Register		May, 2025	Service Ontario
Parking Review Letter	-	May 2, 2025	R.J. Burnside & Associates

EXISTING SITE AND CONTEXT

The Subject Lands are located within the delineated built-up area of the settlement area of NOTL, at the southeast intersection of Johnson Street and Victoria Street. The Subject Lands consist of an L-shaped lot that has an area of 0.1152 hectares, with frontage of approximately 19.81 metres along Johnson Street and 48.21 metres along Victoria Street. The Subject Lands are located within the Queen-Picton Heritage Conservation District, that protects the commercial core and recognizes the collection of residential buildings in Old Town NOTL.

PROPOSAL

Official Plan Amendment

An OPA and ZBA to the Town of NOTL Official Plan ("OP") and Zoning By-law 4319-06 ("ZBL") are required to support the proposal. According to the OP, the Subject Lands are designated "Established Residential (ER)," which permits low-density residential uses such as single-detached, semi-detached, and duplex dwellings, along with select secondary uses including bed and breakfasts, accessory apartments, group homes, home occupations, and accessory buildings and structures. Several buildings within the ER Designation—such as the Scotsman—are designated under the *Ontario Heritage Act*.

The OPA seeks to amend the current policy with a site-specific "Established Residential (ER-XX)" exception to allow for select areas of the ground floor and courtyard area of the existing Country Inn to be used as a *Hospitality Area*. The *Hospitality Area* will expand the amenities offered in select parts of the Inn, enhancing the guest and patron experience and, in turn, support the Inn's economic viability and long-term operations, including the preservation of its heritage features.

Zoning By-law Amendment

The Subject Lands are currently zoned "Old Town Community Zoning District– Established Residential (ER-12) Site-Specific Zone" under the ZBL. The ER-12 Zone permits the operation of a 6-room Country Inn on the Subject Lands. The proposed ZBA seeks to amend the text of the ER-12 Zone in the NOTL ZBL to define and permit a *Hospitality Area* as an associated secondary use. As part of this application, a new definition for *Hospitality Area* has been introduced to establish clear parameters around its intended use and operation, ensuring it aligns with the Town's requirements.

Proposal

Currently, patrons (registered guests and visitors) of The Scotsman Inn are not permitted to purchase or consume alcoholic beverages outside of their rooms and are only served breakfast with their stays. The proposed OPA and ZBA applications will allow patrons of the Inn to purchase and consume alcoholic beverages and enjoy a higher level of food on the ground floor and courtyard area of the existing Inn on the Subject Lands. The proposed changes will also allow registered patrons to attend small gatherings or charitable events which are hosted at the Inn. The area proposed to be licensed for this purpose is to be defined as a "*Hospitality Area*".

The *Hospitality Area* will be defined as a private, controlled area within the ground floor and courtyard area of the Inn, where food and alcohol can be purchased and consumed by registered patrons of the Inn, but does not include the use of commercial cooking equipment on site. The *Hospitality Area* will have a maximum capacity based on the occupancy limits set out in the Building Code which cannot exceed 57 occupants. This capacity would be inclusive of all staff. The *Hospitality Area* will only be accessible to registered patrons of the Inn. Patrons of the Inn as noted will either be: (1) registered guests of the Inn who have booked a room for one or more evenings; (2) members of the Inn who may attend for small gatherings or charitable events and who will be governed by specific rules.

Operational matters including the hours of operation, reservations, and other administrative matters related to the function of the *Hospitality Area*, will be outlined in an operations agreement. The operations agreement will be created in collaboration with the Town of NOTL to ensure that it meets the regulations and standards of the Town and will be registered on title. All patrons of the Inn will abide by a code of conduct, including respecting all by-laws and rules associated with the Inn's permission to operate as issued by NOTL. The proposal will not impact the ability for The Scotsman to continue functioning as a Country Inn, licensed and regulated by the Town of NOTL Short Term Rental By-law 4634-13.

The *Hospitality Area* will offer a welcoming space for patrons to meet and gather, enhancing both the social and culinary experience at the Inn. This will not only diversify the offerings within the Inn but also generate a stream of revenue for the Inn that will directly support the Inn's financial sustainability and operations. The added local area utilization of the Inn will ensure that the Inn is able to continue offering overnight accommodations and maintain the historic charm and aesthetic of the building. The additional revenue from the *Hospitality Area* can be reinvested into maintaining the heritage property, ensuring the continued preservation of its historical value and its contributions to the Queen-Picton HCD.

A cheque in the amount of \$16,020 has been couriered to the Town in fulfilment of the required fee for the development application.

We trust the enclosed documents provide sufficient information for your review, and we ask that the proposal be scheduled for discussion at the Council Meeting on June 24, 2025. Should you require any additional information, please do not hesitate to contact us.

Sincerely,

MHBC

A handwritten signature in black ink, appearing to read 'Dana', with a stylized flourish at the end.

Dana Anderson, MA, FCIP, RPP
Partner