



February 3<sup>rd</sup>, 2026

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

Dear Mr. Federici:

**RE: OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT  
 3<sup>RD</sup> SUBMISSION  
 95 JOHNSON STREET, TOWN OF NIAGARA-ON-THE-LAKE  
 OUR FILE: 24209B  
 TOWN FILE: OPA-04-2025 & ZBA-06-2025**

On behalf of our client, the Scotsman Hotel Inc., (the "Owner"), we are pleased to submit the enclosed resubmission materials in support of the 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").

### **RESUBMISSION MATERIALS**

In support of this updated submission, please find enclosed the following materials:

<b>RESUBMISSION MATERIALS</b>		
<b>Document</b>	<b>Date</b>	<b>Consultant</b>
Parking Justification Study	February 3, 2026	RJ Burnside & Associated Limited
Draft Operations Agreement	January 2026	Ownership
Draft Code of Conduct	January 2026	Ownership
Comment Response Matrix	February 2026	MHBC

## **BACKGROUND**

As stated in the formal submissions for the application, and at the open houses and public meeting, 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.

As outlined in the Town's Official Plan, the definition of a "*Country Inn*" states that "*any additional activity (e.g., a restaurant, spa, shop, etc.) will only be permitted by way of an amendment to this Plan.*" The proposed application conforms to this requirement through the submission of an OPA and ZBA Application to permit the Hospitality Area, which is an associated use within the existing Country Inn. This additional use of the existing area is intended to support the functionality and long-term viability of the Inn, while remaining clearly subordinate to its primary use as a Country Inn operating within a single-detached dwelling. As the Town is aware, the Draft Town of NOTL Official Plan and the STR By-law remove the ability to permit supporting activities within Country Inns. While we understand the Town's intent behind this change—to ensure that Country Inns do not operate as substantial venues or restaurants—restricting all forms of gathering or small-scale commercial activity within Country Inns would impact the viability of these businesses and their ability to continue operating. This issue could be addressed through an amendment to the definition of a Country Inn in both the STR By-law and the Draft Official Plan, to bring the definitions into conformity with the Official Plan. This is further detailed in the Comment Matrix enclosed with this application.

We would like to re-emphasize that the proposed Hospitality Area is not intended to function as a commercial venue and will not host large-scale events. The Hospitality Area is a small-scale, private space located within the existing Inn, accessible exclusively to patrons of the Inn. The patrons include overnight guests who have booked a room at the Inn for one or more nights as well as guests of the Hospitality Area, who will be subject to specific rules and conditions. The scale and operation of the Hospitality Area will be regulated through an Operations Agreement—registered on title—and a Code of Conduct. These documents have also been included as part of this resubmission to provide greater transparency and to support the Town's understanding of how the Hospitality Area will function. As a note, the occupancy within the Hospitality Area has been reduced to only permitting 45 patrons, rather than the 57 patrons previously permitted, due to an update in the occupancy calculation under the Ontario Building Code.

An updated Parking Letter has been included with this resubmission, in response to staff comments received on the 2<sup>nd</sup> submission. The updated Parking Letter includes a review of available on-street and public off-street parking, a parking survey, and parking demand analysis. In an effort to increase access to parking spaces, the Owner has reached an agreement with the owners of a nearby property, located at 129 Johnson Street, to lease 4 parking spaces, bringing

the overall supply of parking to 12 parking spaces available for the Scotsman. The Parking Letter confirms that given the scoped nature of the proposed use, the 12 parking spaces provided will be sufficient to meet the parking needs of the use.

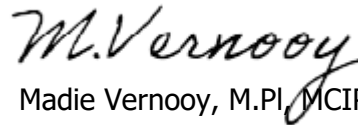
A Community Meeting for the proposal was held on April 29, 2025, and a Public Meeting was later held by the Town on July 8, 2025. Prior to the Public Meeting, the Town received over 40 letters of written support for the proposal from residents of NOTL and neighbouring properties surrounding the Scotsman. The letters expressed support for the proposal, noting its positive impact on the existing neighbourhood, its compatibility with the existing Country Inn, and the meaningful community and cultural benefits it would bring to NOTL.

We would like to request a meeting with staff at the Town to discuss the resubmission materials included in this submission and request that the matter be brought back to Council for consideration once staff have reviewed. Should you require any additional information, please do not hesitate to contact us.

Sincerely,  
**MHBC**



Dana Anderson, MA, FCIP, RPP  
Partner



Madie Vernooy, M.Pl, MCIP, RPP