

	What:	Notice of Public Meeting for an Official Plan Amendment and Zoning By-law Amendment (under Section 22 and Section 34 of the <i>Planning Act, R.S.O. 1990, c. P.13</i> , as amended)
	When:	Public Meeting: Tuesday, June 2, 2026 at 6:00 pm
	Where:	Public Meeting: In-person at the Town Hall, Council Chambers, 1593 Four Mile Creek Road, Virgil, or electronically via the directions below
	Regarding:	Files OPA-04-2025 and ZBA-06-2025 95 Johnson Street, Niagara-on-the-Lake

What is this?

Applications have been received for an Official Plan Amendment and Zoning By-law Amendment on the subject lands, municipally known as 95 Johnson Street (see location map).



The applications initially proposed to facilitate the addition of a “Hospitality Area” use to the existing Country Inn, to be located on the ground floor and outdoor courtyard area. The applicant has since revised the proposal to facilitate the conversion of the existing Country Inn to a Hotel, which would include a hospitality area where food and alcohol could be served as contemplated by the initial proposal. The proposal, as initially presented, has not changed and the revisions to the proposal are respecting the classification of the use only.

The Official Plan Amendment proposes to redesignate the subject lands from “Established Residential” to site-specific “General Commercial”, with a site-specific exception to permit a hotel use, hospitality area and a residential dwelling unit. The Zoning By-law Amendment proposes to rezone the subject lands from “Established Residential (ER-12) Site Specific Zone”, to a site-specific “Queen Picton Commercial (QPC) Zone” to permit and implement site-specific definitions for the proposed Hotel and Hospitality Area, in addition to permitting accessory buildings and structures and a residential dwelling unit. A range of site-specific provisions are proposed to recognize the existing configuration of buildings on the lot, and for bicycle and vehicle parking, loading areas, amenity areas, permitted yard projections and encroachments, and residential uses in a non-residential building.

Dialogue is encouraged:

You are invited to attend the Public Meeting to gather information and provide input regarding this matter.

Town Hall is open for the public to register in advance to attend Committee of the Whole and Council Meetings, including Public Meetings, in-person. Alternatively, the public will continue to have the option to register in advance to participate electronically.

If you wish to participate electronically at the Public Meeting, you must register in advance with the Town Staff noted below. You will receive an email on the date of the meeting with instructions to connect to the Public Meeting on your computer, tablet or telephone.

- Public Meeting – Clerks Department (clerks@notl.com or 905-468-3266) (register as soon as possible but prior to 12 noon on Monday, June 1, 2026)

If you wish to attend the Public Meeting in-person, registration with the Clerk is appreciated.

If you wish to view the Public Meeting for information purposes, registration is not required. The meetings will be recorded and available for viewing after the meetings on the Town’s

website at <https://www.notl.com/council-government/mayor-council/meetings-agendas-minutes>

Please Note: Written comments on the application are encouraged and must be submitted to the Town Clerk, at 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0 or via email at clerks@notl.com referencing the above file numbers. Unless indicated otherwise, all submissions, including personal information, will become part of the public record.



For more information:

A copy of the applications and supporting documents for the proposal may be obtained on the Town's website at <https://www.notl.com/business-development/public-planning-notices>, or at the Planning, Building and Development Services Department within Town Hall.

Please contact John Federici, Senior Planner, at 905-468-6441 or via email at john.federici@notl.com if additional information is required.



If you wish to be notified of the future decision with respect to the application, you must submit a written request to the Town Clerk including your name and the address to which such notice should be sent.

If a person or public body does not share their views in writing to the Town Clerk or orally at a statutory Public Meeting before a decision is made, the person/public body:

- a) Is not entitled to appeal the decision of the Town of Niagara-on-the-Lake to the Ontario Land Tribunal; and
- b) May not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that third party appeals are restricted for this application as per Bill 185, Cutting Red Tape to Build More Homes Act, 2024. *Planning Act* appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a "specified person" (as defined by the *Planning Act 1(1)*), and any "public body" (as defined by the *Planning Act 1(1)*).

Dated at the Town of Niagara-on-the-Lake, May 13, 2026
Grant Bivol, Town Clerk