

**THE CORPORATION OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. ####-26**

Official Plan Amendment No. XX

95 Johnson Street

Roll No. 262701000310300

Part of Lot 101 TP Plan 86, Niagara As in RO484501 in the Town of Niagara-on-the-Lake,
Regional Municipality of Niagara, known municipally as 95 Johnson 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 XXth day of XXXX, 2026.

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.

PART A - THE PREAMBLE

The preamble does not constitute part of this amendment.

PURPOSE

The purpose of this amendment is to re-designate the Subject Lands from “Established Residential” to a site specific “General Commercial” designation to permit a hospitality area in the existing inn on the lands located at 95 Johnson Street in the Town of Niagara-on-the-Lake (hereinafter referred to as the “subject lands”)

BASIS

The basis of the amendment is as follows:

1. The subject lands are located in the Urban Area of Old Town Niagara-on-the-Lake, on the east side of Johnson Street, south of Victoria Street, north of Regent Street, and west of Queen Street;
2. The proposal will enhance guests’ experiences at the inn to support the economic viability and long-term operations of the inn on the subject lands;
3. The proposal will not result in any physical changes to the subject lands and is supported by sufficient municipal servicing and transportation infrastructure;
4. The proposal is consistent with the Queen-Picton Heritage Conservation District policies;
5. The proposal will not have any adverse impact on the existing neighbourhood; and
6. The amendment is consistent with the Provincial Planning Statement (2024), conforms to the Niagara Official Plan (2022) and 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. That Schedule “B” to the Official Plan, as amended, is further amended by redesignating the subject lands from “Established Residential (ER)” to site-specific “General Commercial (EX-COM-**XX**)” as shown on ‘Schedule 1’ attached hereto.
2. That the following is added to Part 3 – Land Use Policies, Section 10: General Commercial under Section “10.5 EXCEPTIONS”:

“EX-COM-**XX** The lands identified as “General Commercial EX-COM-**XX**” on Schedule B, municipally known as 95 Johnson Street, shall be subject to the following:

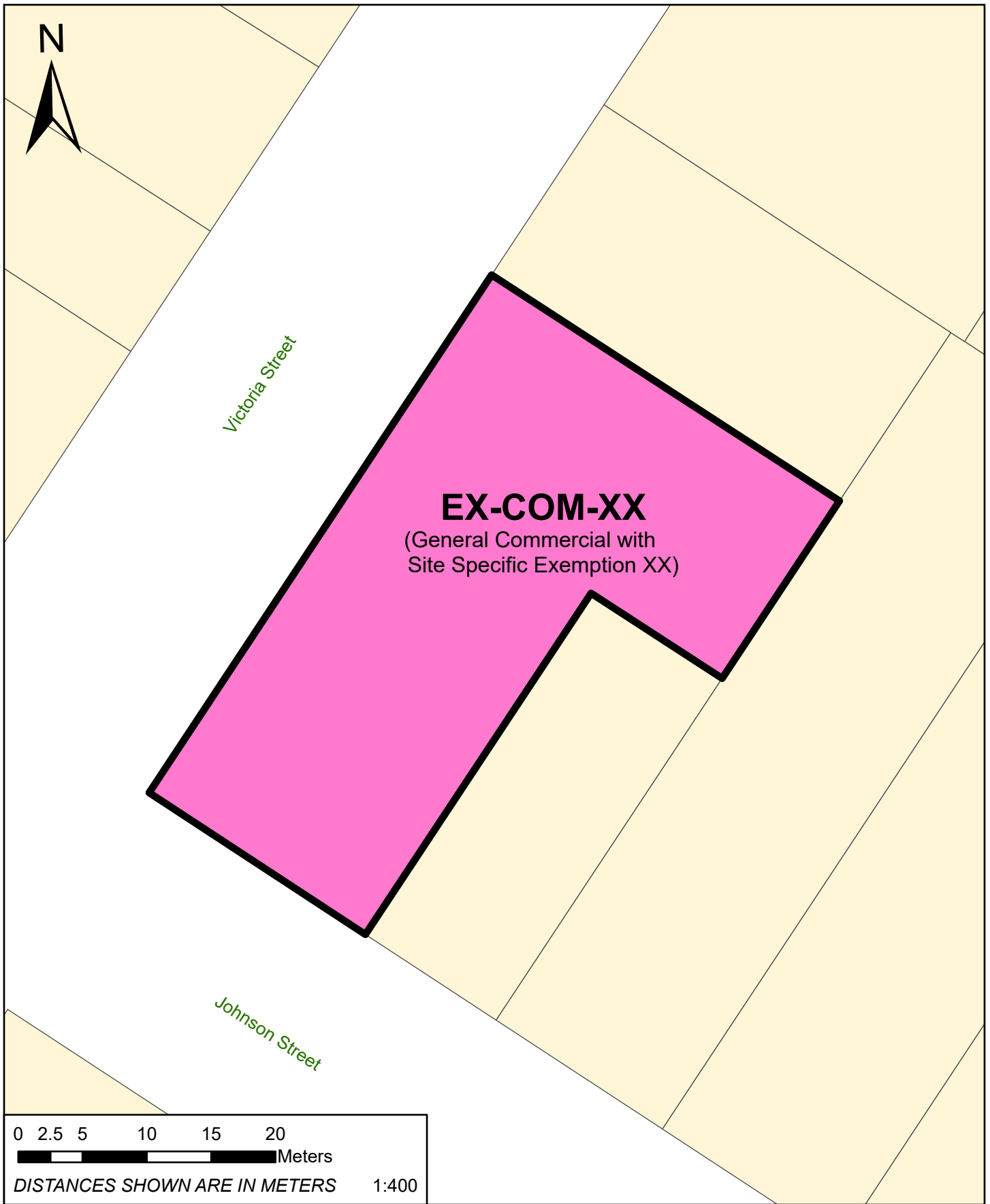
1. The following shall be permitted:
 - a) hotel;
 - b) hospitality area; and
 - c) dwelling unit;
2. The hotel and hospitality area as permitted in 1(a) and 1(b) shall be defined and regulated through the implementing Zoning By-law;
3. Policy 10.4(4) shall not apply; and
4. Policy 10.4(10) shall not apply.

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

DRAFT



SCHEDULE 1 ATTACHED TO OFFICIAL PLAN AMENDMENT #XX, BEING AN AMENDMENT TO SCHEDULE "B" - LAND USE PLAN (NIAGARA/OLD TOWN), OF THE OFFICIAL PLAN OF THE TOWN OF NIAGARA-ON-THE-LAKE.

LORD MAYOR
GARY ZALEPA

TOWN CLERK
GRANT BIVOL