



May 11, 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 PLANNING
JUSTIFICATION ADDENDUM LETTER
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 this Planning Justification Report Addendum Letter in support of the revised 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"). This resubmission is essentially a reframing of the application and maintains the same request for the hospitality area use.

The Subject Lands are occupied by the Scotsman, an existing two-storey residential dwelling that operates as a 6-bedroom Country Inn. The initial OPA and ZBA Applications were intended to allow for patrons of the Inn to purchase and consume alcoholic beverages and food within the licensed areas of the ground floor and courtyard areas of the existing Inn and be defined as "*Hospitality Areas*".

This Planning Justification Addendum has been prepared to update the initial Planning Justification Report ("PJR") submitted by MHBC on May 8, 2025. It responds to comments provided by Town of NOTL staff through the second and third submissions, which identified that a commercial designation and zone would be a more appropriate policy framework to accommodate the proposal. The purpose of this Planning Justification Addendum is to demonstrate that, while the overall intent and function of the proposed Hospitality Area remains unchanged, the analysis has been updated to ensure conformity with the applicable commercial policies of the Town of NOTL Official Plan and the commercial regulations of the Zoning By-law.

1.0 Site Context

The Subject Lands

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, in the Urban Area of Old Town NOTL. The lands are municipally addressed as 95 Johnson Street and are legally described as Part of Lot 101 TP PL 86 Niagara as in R0484501, in the Town of NOTL (**Figure 1**). The Subject Lands consist of an L-shaped lot that has an area of 0.1152 hectares (1,152 m²), with frontage of approximately 19.81 metres along Johnson Street and 48.21 metres along Victoria Street.



Figure 1: Location Map

The Scotsman

The Subject Lands are occupied by The Scotsman, an existing 2-storey residential home that operates as a Country Inn. Currently, the Scotsman consists of a 6-room Country Inn with ground floor common areas, a servery, six guest suites, an outdoor courtyard and associated on-site parking. Each guest room can accommodate a maximum of two guests at any time, and each has a private bathroom and a licensed mini bar. Guests at The Scotsman are offered breakfast with their stays and can purchase and consume alcoholic beverages from the mini bars in their rooms. Patrons of the Inn are not permitted to purchase or consume alcoholic beverages outside of their rooms and are not offered any meals with their stays, other than breakfast.

2.0 Development Application History

An OPA and ZBA application was initially submitted to the Town of NOTL on May 8, 2025, and was subsequently deemed complete by the Town on June 6, 2025.

An Open House was later held on June 23rd, 2025, by the Applicant at the Scotsman, and a Public Meeting was held by the Town of NOTL on July 8, 2025. At the public engagement opportunities, members of the public and Council were welcome to ask questions and provide feedback on the proposal. Prior to the Public Meeting, several letters of support were received from members of the public, that conveyed the positive impacts that the proposal would have on the community, should it be approved.

A second submission was made on July 28, 2025, in response to community, Council, and staff feedback. Among several comments from Staff, was the request for a parking survey as part of a future submission. A 3rd submission including, a supplemental parking analysis with the requested parking survey, was made to the Town on February 3rd, 2026.

The following list identifies the key areas of concern that were identified by Town Staff through the review process:

- The impact of the proposed use on the conformity of the existing Country Inn with the Town's Short-Term Rental ("STR") By-law;
- Clarification regarding how and why a "Hospitality Area" is considered a residential use;
- The appropriateness of maintaining the "Established Residential" designation, rather than redesignating the lands to a Commercial designation;
- The adequacy of the proposed parking supply; and,
- The compatibility of the proposed use with the surrounding residential community.

The Applicant sought to address these comments through the second and third submissions. Staff have indicated that the proposed use would be more appropriately accommodated within a Commercial designation and zone and the application should be reframed as such. This approach would resolve conformity concerns related to the Town's Short-Term Rental ("STR") By-law, as the Scotsman would no longer operate as a Country Inn licensed under that By-law as it would be designated and zoned within a commercial policy and regulatory framework.

3.0 The Revised Proposal

This Planning Justification Addendum has been prepared in support of a revised approach to the OPA and ZBA applications, at the request of Town of NOTL Staff. There are no changes proposed to the scale, function, or intent of the proposed use. Rather, the revisions relate solely to the planning policy framework through which the proposal is being implemented.

Staff have advised that the proposed use would be more appropriately accommodated within a commercial designation and zone, rather than through a site-specific amendment to the Established Residential designation and zone. Accordingly, the revised proposal seeks to amend the Town's Official Plan and Zoning by-law as follows:

- Amend the Official Plan designation of the site from the “Established Residential” designation to a site-specific “General Commercial” designation;
- Amend the zoning of the Subject Lands in the Town of NOTL Zoning By-law through rezoning the site from “Established Residential (ER-12) Site Specific Zone” to “Queen Picton Commercial (QPC-XX) Site Specific Zone”.

Collectively, the proposed OPA and ZBA applications are intended to allow for the continued operation of the Scotsman and the existing dwelling unit on the site, while enabling the introduction of the Hospitality Area within a defined portion of the existing building and courtyard.

Defining the Hospitality Area

There is no change to the definition of the proposed hospitality area. The applications will permit patrons of the Inn to purchase and consume alcoholic beverages and food within licensed areas of the ground floor and courtyard areas of the existing Inn, defined as “*Hospitality Areas*”. These areas will enhance the overall guest experience and support the long-term viability of the Scotsman.

The Hospitality Areas will consist of private, controlled spaces within the ground floor and courtyard of the Scotsman. These areas are intended to function as ancillary amenities, providing a gathering space for guests that complements the existing use while maintaining the neighbourhood’s character and respecting the heritage attributes of the building. The proposal does not include any alterations to the interior or exterior of the existing structure.

Benefits to the Community

The proposed Hospitality Area will provide a welcoming, small-scale space for guests to gather, enhancing the offerings of the Scotsman, contributing to the local character of, and tourism experiences in, Old Town. This added amenity will diversify the services available on-site and generate additional revenue to support the ongoing operation and financial sustainability of the Scotsman. Importantly, this revenue will assist in maintaining the existing heritage building and preserving its contribution to the Queen-Picton Heritage Conservation District (“HCD”).

Land Use Compatibility

The proposed site-specific General Commercial designation and zone will permit the existing Scotsman Inn and residential dwelling unit to continue operating and allow for the introduction of the proposed Hospitality Area. As the proposed Hospitality Area will be entirely contained within the existing building and courtyard, there are no physical changes to the site that would introduce built form, massing or layout concerns. As such, the compatibility of the physical design of the Scotsman with the surrounding community remains unchanged. The Scotsman will continue to

conform to the relevant municipal by-laws including, the Town's Noise By-laws, which ensure that commercial uses maintain conformity with, and respect, surrounding residential use.

The scale of the proposed Hospitality Area is inherently constrained by the size and configuration of the existing structure on the Subject Lands, as well as the capacity of the on-site facilities. In particular, the existing kitchen is not designed or equipped as a full commercial kitchen and, therefore, cannot support the intensity or scale of operations typically associated with a standalone restaurant use. The Hospitality Area is appropriately limited in function and intensity, reinforcing its role as a subordinate component of the overall use. This built-in limitation helps ensure that the proposal remains compatible with the surrounding context and will not generate any adverse impacts.

Parking

As part of the 3rd submission package, a revised Parking Justification Review Letter was provided by R.J. Burnside which included parking surveys, as requested by the Town of NOTL. The Parking Letter states that the existing 8 parking spaces will continue to be provided on the site, with an additional 4 parking spaces to be secured through a lease agreement, resulting in a total of 12 parking spaces being provided. The Letter concludes that, given the proposal and the limitation on the occupancy of the use, the 12 parking spaces will be sufficient to accommodate the proposed use.

Accordingly, appropriate language has been included in the Draft Zoning By-law Amendment to ensure that the existing parking spaces continue to be provided, and the additional 4 parking spaces be secured through an appropriate lease agreement.

Short Term Rental By-law

As the proposed OPA and ZBA will redesignate and zone the Scotsman to a commercial designation and zone, the Scotsman will no longer be a "Country Inn", subject to the licensing and regulatory requirements of the Town's Short-Term Rental (STR) By-law 2025-032.

4.0 Planning Instruments

Official Plan Amendment

The proposed OPA seeks to amend the mapping and text of the NOTL Official Plan to allow for a *Hospitality Area*, to support the Scotsman. The Subject Lands are currently designated as "Established Residential (ER)" on Schedule B, Land Use Plan of the NOTL OP. The OPA seeks to re-designate the Subject Lands from "Established Residential (ER)" to a "General Commercial" designation, with site-specific exceptions. The site-specific exceptions will permit the proposed Hospitality Area within the existing Inn and permit it as a "hotel" use. The existing residential

dwelling unit on the Subject Lands will continue to be permitted. The *hospitality area* and *hotel* will be defined through the accompanying Zoning By-law Amendment.

The Draft OPA is enclosed with this submission.

Zoning By-law Amendment

The Subject Lands are zoned as “Old Town Community Zoning District – Established Residential (ER-12) Site-Specific Zone” under The Town of NOTL ZBL 4319-06. The ER-12 Zone permits the operation of a six-room Country Inn on the Subject Lands. The proposed ZBA seeks to re-zone the Subject Lands to the Queen Picton Commercial (QPC-XX) Zone, with site-specific provisions to permit the existing uses on the site and define and permit the proposed hospitality area and hotel. Site specific amendments have also been proposed to amend the regulations of the QPC Zone to allow for the existing site to be in conformity with the zone provisions.

The site-specific definition of a “*hotel*” is proposed as follows:

“a commercial establishment in which accommodation is provided for the traveling public and having a minimum of six (6) guest sleeping rooms or suites and may include among its internal functions a hospitality area.”

The definition of the proposed “*Hospitality Area*” is as follows:

“a private, controlled area within the ground floor and courtyard area of the existing hotel, where food and alcohol can be purchased and consumed by patrons of the hotel but does not include the use of commercial cooking equipment on site.”

The proposed definition of a *Hospitality Area* is informed by the existing definitions of *Hospitality Patios* and *Hospitality Rooms* in the Town’s ZBL 4319-06. These existing uses—permitted in select wineries within the Town—share similar functions and objectives with the proposed *Hospitality Area*. To support this application, a new definition has been introduced to provide additional control over the intended use and operations of the space, ensuring it is regulated in a manner that meets the Town’s requirements. The terminology has been thoughtfully chosen to clearly define the proposed use, contribute to the ongoing preservation of the Queen-Picton HCD, and ensure compatibility with the surrounding neighbourhood context.

The Draft ZBA is enclosed with this submission.

5.0 Policy Analysis

As the nature and intent of the proposal remains unchanged including, that the proposal is to permit a use entirely within an existing structure, the policy analysis provided in the Planning Justification Report (May 2025) remains applicable with respect to the *Planning Act*, Provincial Planning Statement, and the Niagara Region Official Plan. The rationale supporting consistency and conformity with the applicable policy framework remains valid, including that the proposed

use supports opportunities for culture-based tourism and place-making within the existing urban area, appropriately serviced by full municipal infrastructure.

An assessment of the proposals conformity with the Town of NOTL Official Plan and Zoning By-law has been provided below given that the site is now proposed to be reframed through a re-designated and rezoned site specific permission.

Town of NOTL Official Plan

The NOTL Official Plan (“OP”) was adopted by Town Council in 1994, with the most recent consolidation dated July 17, 2017. The OP outlines the policies and objectives for future development and infrastructure to shape the Town’s long-term growth from 1994 to 2014. The Plan is a foundational document that provides a framework for orderly and sustainable development, while protecting the interests and well-being of the Town’s residents.

The following designations of the Town of NOTL OP (1994) apply to the Subject Lands:

- **Schedule B: Land Use Plan, Niagara/Old Town**
 - Established Residential
- **Map G: Transportation Plan**
 - Frontage along Local Roads
- **Map H: Archaeological Potential**
 - Areas of Archaeological Potential
- **Schedule I-1: Old Town, Official Plan Amendment #43**
 - Built-Up Areas

The proposal is seeking an amendment to the OP to re-designate the Subject Lands from “Established Residential” to a site-specific “General Commercial” designation. As such, the following policy assessment has been prepared to assess the conformity of the proposal with the General Commercial policies.

Section 10.2, Goals and Objectives states that commercial areas are to be developed in an orderly manner to meet the shopping and service needs of both residents and tourists. These areas are intended to accommodate a mix of local-serving and tourist-serving commercial uses, reflecting the historical importance of commercial areas within the community. In particular, the Queen–Picton Street area is identified as the primary focus for tourist-serving commercial uses within Old Town Niagara-on-the-Lake.

The proposed development will facilitate the use of an existing space within the Scotsman for a hospitality use that contributes to meeting the recreational and experiential needs of both residents and visitors. The proposal will complement and enhance the existing range of commercial uses and experiences in Old Town, reinforcing its unique character and identity.

Section 10.3.1, General Commercial, outlines the policies of the General Commercial designation. This designation permits a range of retail commercial uses and business offices as primary uses, with accessory buildings and structures and dwelling units permitted as secondary uses. The implementing Zoning By-law may exclude specific uses or categories of uses deemed incompatible with the goals, objectives, and policies of the Plan, particularly within the Queen–Picton Heritage Conservation District, where there is a strong emphasis on pedestrian-oriented shopping and streetscape character.

Policy 10.3.1.3 recognizes that certain established tourist-serving commercial uses within Old Town, such as Pillar and Post Inn & Spa, Kiely House, and Oban Inn, have been designated General Commercial despite not forming part of a contiguous commercial area. These uses may be zoned to permit hotels, restaurants, and a limited amount of accessory retail associated with the hotel function and may also be permitted to expand within their existing sites. However, it is not the intent of the Plan that these uses function as nodes for broader General Commercial expansion. Rather, tourist-serving commercial uses may be limited through zoning to maintain a balanced distribution of commercial activities and ensure that other areas continue to serve the needs of local residents.

As part of the proposed OPA, a site-specific policy has been introduced to explicitly permit the existing Inn on the Subject Lands as a hotel use and permit the proposed hospitality area. Both the hotel and hospitality area are defined in the implementing Zoning By-law. An additional site-specific provision allows for the existing dwelling unit on the property. The intent of this site-specific policy framework is to permit the proposed use within the General Commercial designation in a manner consistent with other similar, standalone tourism uses in Old Town, despite the Subject Lands not forming part of a contiguous commercial area.

Redesignating the Subject Lands to a site-specific General Commercial designation is appropriate given the property’s location at the edge of, and in close proximity to, the Queen Street commercial core, as well as the limited scale and contained nature of the proposed use. The proposal does not seek to establish a new commercial node, but rather to permit a modest, controlled use that contributes to the local economy and enhances the visitor experience in Old Town. The scale and function of the proposed Hospitality Area is regulated through the implementing Zoning By-law.

The Town’s Official Plan recognizes that certain tourist-oriented uses may be appropriately located outside of contiguous commercial areas, such as Queen Street. Policy 10.3.1.3 above identifies that existing hotels such as the Pillar and Post and Oban Inn are designated General Commercial despite not forming part of a contiguous commercial corridor and permit a mix of hotel, restaurant, and limited retail uses. Similarly, the lands located at 222 Gate Street recently underwent an OPA

and ZBA application to permit a hotel use, a block south of Queen Street. These examples illustrate the appropriateness of introducing small-scale, tourism-oriented commercial uses in the vicinity of larger commercial areas, that introduce additional controlled commercial activities while remaining compatible with the existing community.

Section 10.4, Commercial outlines the general commercial policies applicable to all commercial designations. These policies state that lands designated General Commercial are intended to provide a broad range of goods and services to meet the needs of residents.

Table 1 below demonstrates the conformity of the proposal with Policies 10.4.1 through 10.4.11. Policies 10.4.12 through 10.4.14 have not been addressed, as they relate specifically to new major retail developments, which are not contemplated as part of this proposal.

TABLE 1: TOWN OF NOTL OFFICIAL PLAN, CONFORMITY ASSESSMENT OF GENERAL COMMERCIAL POLICIES		
Policy Number	Policy	Conformity Assessment
10.4.1	<i>The Commercial designation of land shall mean that the predominant use shall be the buying and selling of goods and services.</i>	The proposal will allow for the sale and purchase of food and alcoholic beverages within select areas of the existing Inn, consistent with the intent of the Commercial designation.
10.4.2.	<i>To provide for differing ranges of commercial use and differing forms of development, there are five Commercial designations:</i> General Commercial: <i>intended to provide the residents of the municipality with a wide range of goods and services. Tourist uses are also permitted but may be restricted in the implementing zoning by-law to specific locations so as not to detract from providing for the needs of local residents.</i>	The proposal conforms to the intent of the General Commercial designation through expanding the permitted uses within the existing Inn to include a Hospitality Area, that will contribute to amenities within the Old Town area. The Hospitality Area is intended to be utilized by both local-residents and will be limited in scope and scale through the implementing zoning by-law.
10.4.3.	<i>The character of each individual commercial area, and the character of its surrounding uses, shall be considered in determining the zoning regulations to apply to that area, so that a cohesive character may be promoted which will be in keeping with adjoining areas. Zoning regulations will</i>	The proposal will maintain compatibility with the surrounding community, as the use is wholly contained within an existing building and does not involve any physical alterations to the site. As such, no adverse impacts related to built form, massing, or site layout will result.

	<i>also take into consideration limiting the use of land at the fringe of a commercial area designation.</i>	The operations of the Hospitality Area are scoped to ensure that the use continues to support the established character of the surrounding community. The proposed use will be subject to, and compliant with, all applicable municipal by-laws, including noise control regulations, thereby ensuring that the use operates in a manner that is compatible with adjacent land uses.
10.4.4.	<i>Adequate off-street parking shall be provided for all new commercial development. In existing developed commercial areas, where inadequate parking has been provided, and where additional off-street parking is difficult to achieve, or would negatively affect the pedestrian character of the area, Council may consider accepting payments of cash-in-lieu of parking spaces from new or intensified commercial development.</i>	The Zoning By-law Amendment includes appropriate provisions to ensure that the existing 8 parking spaces provided on-site remain, and that 4 additional parking spaces are secured through appropriate agreements. As stated in the Parking Justification Letter enclosed with this letter, the 12 parking spaces are sufficient to accommodate the needs of the proposed use.
10.4.5.	<i>It is recognized that the downtown core in Old Town/Niagara lacks adequate parking arrangements. While there may be a sufficient supply of parking spaces their location and number in a particular area may not be appropriate or effective. The Council shall undertake to prepare a Municipal parking strategy for the Old Town.</i>	
10.4.6.	<i>Off-street parking areas for commercial uses will be designed to facilitate the efficient offstreet movement of vehicles and not to negatively impact on abutting or near-by residential uses.</i>	
10.4.7.	<i>Vehicular accesses for new commercial developments will be restricted, as necessary, to minimize the effect of turning movements on adjoining roadways. Wherever possible, joint accesses will be designed to serve multiple commercial uses.</i>	No changes to the existing building or site design are proposed through this application. As such, access to the Subject Lands will remain through an existing driveway along Victoria Street.
10.4.8.	<i>Requirements for building setbacks, minimum landscaped areas, buffer strips, maintenance of existing trees, privacy screening and other appropriate measures to enhance the</i>	This provision is not applicable given that there are no proposed changes to the existing building or site design.

	<i>"greening" of commercial areas and to protect adjoining residential areas from the effects of commercial activity shall be applied in all new commercial development or redevelopment.</i>	
10.4.9.	<i>Every effort shall be made to preserve heritage resources if they are affected by an application for commercial development or redevelopment and an inventory of heritage features deemed by Town Council to be impacted by a development application shall be made before changes are undertaken and the conservation of such features shall be encouraged.</i>	There are no physical changes to the existing Inn on the Subject Lands as part of the proposed applications. The existing heritage structure on the site will be maintained, with the intent that the economic investment generated from the proposed use be re-invested into the maintenance of the heritage structure.
10.4.10	<i>Dwelling units permitted in any commercial designation may be restricted in the implementing Zoning By-law to the second and upper floors of a building or to only a single dwelling unit so as not to detract from the prime function of the commercial designation</i>	As part of the site-specific exceptions within the OPA and ZBA, exceptions have been requested to allow the single dwelling unit on the Subject Lands to continue to be a permitted use. This amendment is appropriate given that the dwelling currently exists on site and is accessory to the primary use of the site.
10.4.11	<i>In keeping with the desire to maintain the small town, small-scale character of Niagara/Old Town the intensification of commercial businesses in the "Queen and Picton Street" and "Dock Area" commercial district will be closely monitored and should such monitoring indicate a negative impact in this regard the Council will consider imposing restrictions through the implementing zoning by-law.</i>	The proposal maintains the intent of the Old Town Area, through allowing for a controlled, hospitality use that contributes to the small-town character and unique experiences in Old Town NOTL.

Town of NOTL Zoning By-law 4316-09

Existing Zoning

The Town of NOTL Zoning By-law ("ZBL") 4316-09 governs development for the lands located within the urban boundary areas of Virgil, Old Town, Queenston, St Davids, and Glendale. As per ZBL 4316-09 the Subject Lands are zoned as "Established Residential (ER-12) Site-Specific Zone". A Zoning By-law Amendment was approved through By-law 4316FN-24 to the Town of NOTL ZBL on May 28, 2024, to amend the ER-12 Zone to allow an additional guest room (6 rooms total) within the existing dwelling on the site. The By-law also included amendments to recognize the location of an existing accessory structure and remove the requirement for an employee parking space.

As per By-law 4316FN-24, the ER-12 Zone states the following (Section 7.14.12):

Notwithstanding the provisions of the Established Residential (ER) Zone, for lands identified as ER-12 on Schedule 'A-1', the following permitted uses and zone requirements shall apply:

7.14.12.1 Permitted Uses:

- a) six (6) room Country Inn in accordance with Section 6.10.*

7.14.12.2 Zone Parking Requirements:

- a) A minimum of eight (8) parking spaces shall be provided on-site at the rate of:
 - 1) One (1) space per each guest room*
 - 2) Two (2) spaces per dwelling unit**
- b) Stacked parking is not permitted*

7.14.12.3 Zone Requirement:

In lieu of the corresponding provision of Subsection 7.1.2, the following provision shall apply on lands identified as ER-12 on Schedule 'A-1'.

- f) Minimum rear and interior side yard setback for an existing accessory building shall be 0.35 metres*

Proposed Zoning

The proposed ZBA seeks to rezone the Subject Lands from ER-12 to "Queen Picton Commercial (QPC)", with site-specific exceptions. The proposed site-specific exceptions will be to the permitted uses and zone requirements of the QPC zone.

The permitted uses of the proposed QPC zone include the existing Inn (identified as a "hotel" with a specific definition), the existing residential dwelling unit, the existing accessory building and structures, and the proposed Hospitality Area. The amendment will introduce a definition of "hotel" and the "hospitality area", as a site-specific definition, that is consistent with the definition previously proposed.

The definition of a "hotel" is proposed as follows:

A "hotel" is defined as a commercial establishment in which accommodation is provided for the traveling public and having a minimum of six (6) guest sleeping rooms or suites and may include among its internal functions a hospitality area.

The definition of the "Hospitality Area" is proposed as follows:

A "hospitality area" is defined as a private, controlled area within the ground floor and courtyard area of the hotel, where food and alcohol can be purchased and consumed by patrons of the hotel, but does not include the use of commercial cooking equipment on site.

The proposed definition of *hotel* is based on the definition contained within the Town's Zoning By-law, with minor modifications to recognize the existing six guest rooms currently provided within the Scotsman, as well as to permit the proposed *hospitality area* as part of the overall use.

The proposed definition for a *Hospitality Area* is derived from the existing definitions of "*Hospitality Patios*" and "*Hospitality Rooms*" in the Town's ZBL. These existing uses, permitted in select wineries within the Town, are similar in both function and intent to the proposed *Hospitality Area*. As part of this application, a new definition has been introduced to clearly articulate the intended operations and functions of the space, ensuring they are appropriately regulated to the satisfaction of the Town.

The Draft ZBL enclosed with this application includes site-specific provisions for off-street parking. The provisions require that the 8 existing parking spaces continue to be provided on site, and that 4 additional parking spaces will be provided through a shared parking lease agreement.

As the proposal involves a change to the parent zone applicable to the Subject Lands, without introducing any physical modifications or alterations to the existing site or building, several site-specific exceptions to the parent QPC Zone are required to recognize and permit the existing conditions on the property. Specifically, the requested site-specific provisions relate to matters such as yards and setbacks, building height, lot coverage, landscaping requirements, permitted yard encroachments, loading requirements, and bicycle parking. The amendments are appropriate and context-specific, as they reflect the established conditions of the property and facilitate the continued operation of the existing use, while accommodating the proposed Hospitality Area.

6.0 Conclusion

This Planning Justification Addendum has been prepared to update the original Planning Justification Report ("PJR") submitted by MHBC to the Town of NOTL in May 2025, in response to comments provided by Town staff. Specifically, the Draft OPA and ZBA have been revised to redesignate the Subject Lands to a site-specific General Commercial designation in the Town's Official Plan, and to rezone the lands to a site-specific Queen-Picton Commercial Zone in the Town's Zoning By-law. The application continues to seek permission to establish and define a "Hospitality Area" within the existing Inn on the Subject Lands, known as the Scotsman. The proposed Hospitality Area will allow patrons of the Scotsman to purchase and consume alcoholic beverages and food within licensed areas of the Inn.

In conclusion, based on the existing physical context and surrounding area, the technical assessment of the proposal, and the analysis of the proposal within the current and proposed policy and regulatory context, the proposal and associated OPA and ZBA applications:

1. Continues to have regard for the *Planning Act*;
2. Continues to be consistent with the Provincial Planning Statement (2024);
3. Continues to conform to the Region of Niagara Official Plan;
4. Conforms to the Town of NOTL Official Plan (1994);
5. Supports the operations and longevity of the existing Inn that lies within the built boundary of the Town of NOTL;
6. Contributes to the preservation of the existing heritage structure on the Subject Lands by generating revenue that can be reinvested into its maintenance, ensuring the continued preservation of its historical value and its contribution to the character of the local community;
7. Will not result in any physical changes to the Subject Lands and is supported by sufficient municipal servicing and transportation infrastructure;
8. Will serve as a gathering space that promotes social interaction, community connectivity, and local culture;
9. The use, function, and operations of the *Hospitality Area* will be controlled through the appropriate mechanisms;
10. Is appropriate for the Subject Lands and represents good planning and is in the public interest.

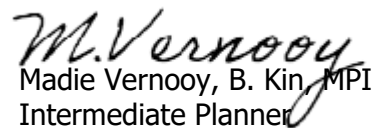
Based on these conclusions, it is recommended that the proposed OPA and ZBA be approved.

Sincerely,

MHBC



Dana Anderson, MA, FCIP, RPP
Partner



Madie Vernooy, B. Kin, MPI
Intermediate Planner