



May 11, 2026

John Federici, MCIP, RPP
 Planning, Building & Development Services
 1593 Four Mile Creek Road
 Virgil, ON L0S 1T0

Dear Mr. Federici:

**RE: OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT- 4th 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, an existing Country Inn municipally addressed as 95 Johnson Street, in the Town of Niagara-on-the-Lake (hereinafter referred to as the "Subject Lands").

The Applications have been revised in response to feedback received from Town Staff, that the proposed use, defined as a "hospitality area", would be more appropriately accommodated within a commercial designation and zone in the Town of NOTL Official Plan and Zoning By-law. There are no changes proposed to the intent, function, or scope of the hospitality area.

RESUBMISSION MATERIALS

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

RESUBMISSION MATERIALS		
Document	Date	Consultant
Draft Official Plan Amendment	May 11, 2026	MHBC Planning
Draft Zoning By-law Amendment	May 11, 2026	MHBC Planning
Planning Justification Addendum Letter	May 11, 2026	MHBC Planning

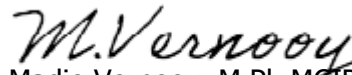
It is our understanding that the proposed applications will be brought to Council for Consideration on June 2nd, 2026 once staff at the Town have had a chance to review. Should you require any additional information, please do not hesitate to contact us.

Sincerely,

MHBC



Dana Anderson, MA, FCIP, RPP
Partner



Madie Vernooy, M.PI, MCIP, RPP
Intermediate Planner