

DRAFT
THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
NO. XX-23
OFFICIAL PLAN AMENDMENT
325 KING STREET

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** of the Town of Niagara-on-the-Lake Official Plan, consisting of the attached explanatory text is hereby adopted.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed this ____ day of _____, 2023.

LORD MAYOR

TOWN CLERK

Certified that the above is a true copy of By-law **No. XX** as enacted and passed by the Council of the Town of Niagara-on-the-Lake.

TOWN OF NIAGARA-ON-THE-LAKE

PART A – THE PREAMBLE –

This part does not constitute part of this Amendment.

PART B – THE AMENDMENT –

This part consists of text and schedule, which constitutes Official Plan Amendment No. XX to the Town of Niagara-on-the-Lake Official Plan, approved on _____, 2023.

PART A – THE PREAMBLE

The preamble does not constitute part of this Amendment.

Purpose

The purpose of this Amendment is to re-designate approximately 1.65 ha (4.06 ac) of land bound by King Street, Centre Street, Regent Street, and Gage Street, in the Old Town Settlement Area, from Open Space & Community Facilities to General Commercial, subject to a site-specific exception. The lands to be re-designated form a full Town block, and are municipally addressed as 325 King Street (the “subject site”).

Basis

The basis of this Amendment is as follows:

1. The Provincial Policy Statement sets the policy foundation for the development and use of land while protecting resources of provincial interest, public health and safety, as well as the natural and built environment.

The subject site is located within the Built-up Area of the Old Town settlement area within Niagara-on-the-Lake, an area already serviced. The subject site is also located along King Street, which is identified as a Regional Arterial at the periphery of a neighbourhood.

The proposal to develop the subject site with a four-storey hotel building represents a gentle form intensification that will result in an efficient use of land and existing services. The subject site is strategically located in an area with numerous amenities, retail and community services and will introduce new employment opportunities in the Town within a walkable area that will further strengthen the Town’s tourism economy.

2. The Growth Plan for the Greater Golden Horseshoe provides a policy framework for building strong prosperous communities. The Growth Plan sets out a long-term framework for how and where the Region of Niagara will grow with a growth horizon to the year 2051. The Growth Plan also provides policy guidance for supporting the development of complete communities, prioritizing growth in urban areas, and supporting a mix of uses.

The subject site is located within the Town’s Old Town Settlement Area and Built-up Area, where growth is to be directed. The proposed development of the subject site will further assist in the continued growth of a vibrant complete community within Niagara-on-the-Lake by providing

new employment and tourism opportunities in an area that is served by transit, and within walking distance of the Town's Downtown.

The proposed development represents gentle form of intensification of compact built form in a manner that minimizes impacts on adjacent properties.

3. The Niagara Region Official Plan, 2022, sets out high-level land uses, as well as direction with respect to agriculture and rural areas, climate change, growth management, housing, the Greenbelt, transportation, water resources, and other policies. The Niagara Region Official Plan, 2022, provides a planning horizon to the year 2051, with updated population and employment forecasts for the Town, as well as a new intensification target. The Niagara Region Official Plan, 2022, identifies the subject site as being within the Delineated Built-Up Area.

The proposed development consists of a 4-storey hotel with 129 rooms. The proposed hotel will introduce new employment opportunities within Town, assisting the Town in meeting the employment forecast.

4. The subject site is located along a Regional Arterial per the Official Plan, serviced by transit. The proposed development reflects the location benefits of being along an arterial at the periphery of a neighbourhood close to the Town's Downtown. The proposed General Commercial designation and proposed hotel development will introduce new employment opportunities and will further assist in the development of a vibrant community, support the growing tourism economy, and introduce a large new landscaped, privately-owned and publicly accessible open space.

PART B – THE AMENDMENT

All of this part of the document entitled 'Part B – The Amendment' consisting of the following text and map changes constitutes Amendment No. XX to the Official Plan of the Town of Niagara-on-the-Lake.

Details of the Amendment

1. That Schedule "B" Land Use Plan – Niagara / Old Town is amended by Schedule "1" attached hereto and forming part of this amendment, identifying the location of the lands to be redesignated from "Open Space & Community Facilities" to "General Commercial", and identified as being subject to Amendment No. **XX**.
2. That a new Section "10.3.9 General Commercial (Parliament Oak Inn)" be added to the Official Plan, as follows:

"10.3.9 General Commercial (Parliament Oak Inn)

1. In the General Commercial (Parliament Oak Inn) designation, the following land uses shall be permitted:

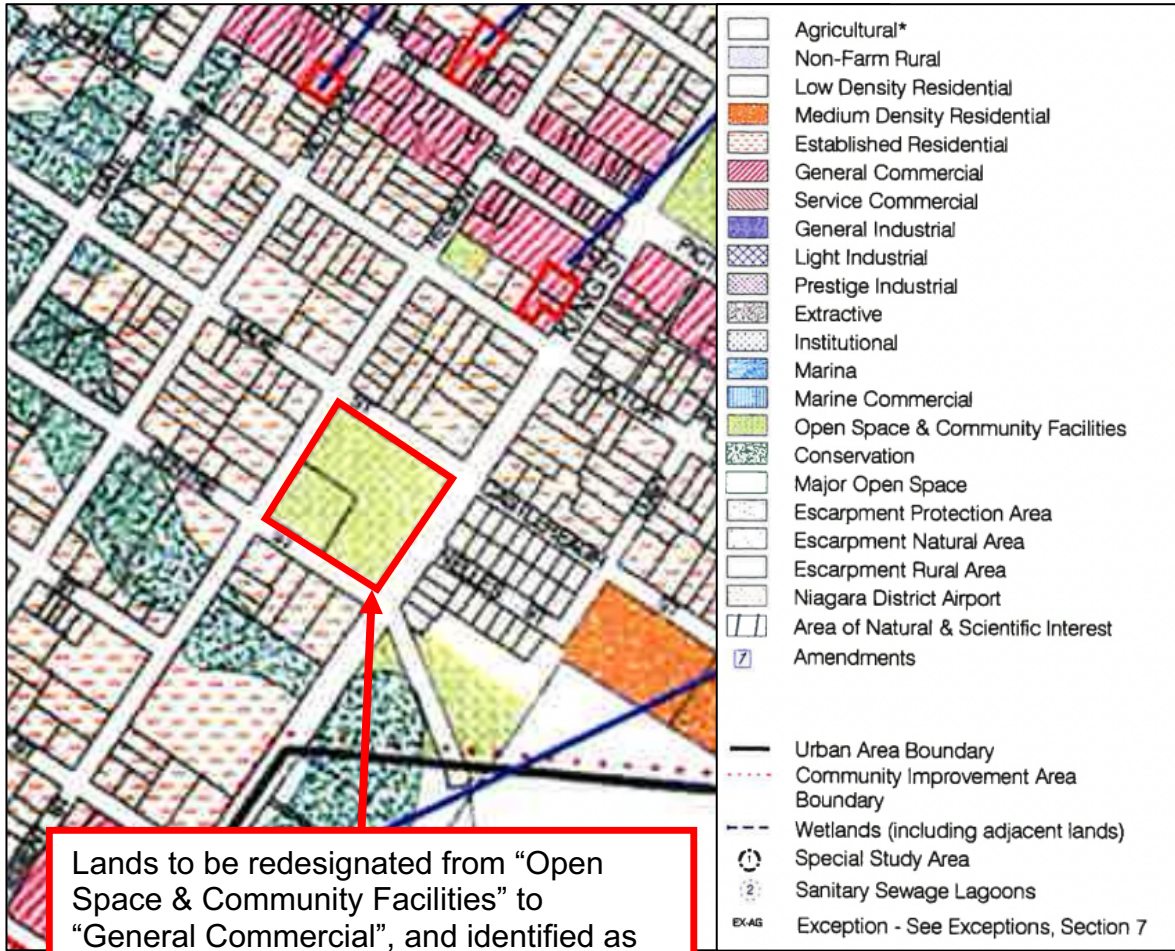
Main Uses:

- a) Hotel
- b) Spa
- c) Restaurant
- d) Banquet and Conference Facilities

Secondary Uses:

- a) Complimentary uses associated with the main Hotel use.
2. Retail uses that are not associated with the main Hotel use shall not be permitted.
3. The main hotel building shall be sited and oriented towards King Street, and appropriate landscaping shall be provided around the property, to be detailed at Site Plan approval stage.
4. Access to any driveway leading to a parking area shall be provided from King Street.
5. Access to loading areas from Gage Street and Centre Street are permitted, and must be well screened and landscape to minimize visual impacts from the street.

6. Prior to Site Plan approval, a Cultural Heritage Impact Assessment shall be prepared to identify a plan for how cultural heritage elements of the site will be considered and incorporated into any redevelopment of the site.



Lands to be redesignated from “Open Space & Community Facilities” to “General Commercial”, and identified as being subject to Amendment No. **XX**

SCHEDULE 1 ATTACHED TO OFFICIAL PLAN AMENDMENT NO. XX BEING AN AMENDMENT TO SCHEDULE “B” OF THE OFFICIAL PLAN OF THE TOWN OF NIAGARA-ON-THE-LAKE

LORD MAYOR

TOWN CLERK