

# The Scotsman Inn

- 95 Johnson Street
- Application for Site Specific Zoning By-law  
Amendment & Site Plan Approval

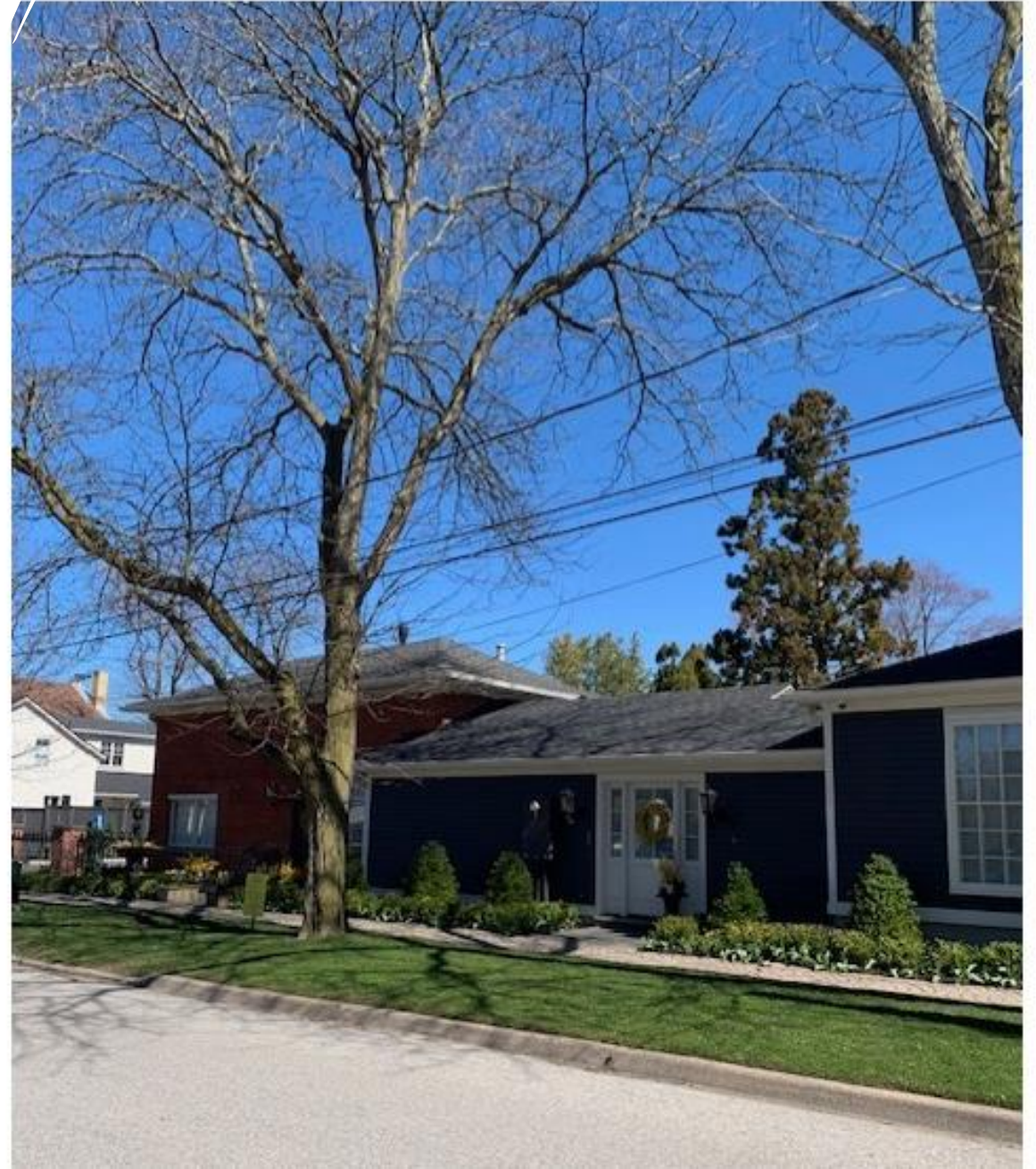
# Johnson Street Facade

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# Victoria Street Facade

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# Location Map

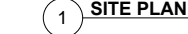
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# The Inn

- Many of you will be familiar with this venerable heritage home located at the corner of Johnson Street & Victoria Streets.
- Built in approximately 1835, the Scotsman was previously known as the Post House as it served as the Town's Post Office early in the century.
- The Scotsman is located in the Queen Picton Heritage District and is designated under Part V of the Ontario Heritage Act.
- Some of you will have already had the opportunity to view the restoration of this heritage home first-hand.

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# Background

- A site-specific Zoning By-law amendment was approved by the Town in 2002 to permit a 5-room Country Inn.
- The dwelling has been operated as a Country Inn by the previous two owners, continuously since 2002.
- Although the interior and exterior of the heritage home have been restored, no new construction or additions have been added to the residence.

# Restoration

- The current owners acquired the subject property in 2021.
- Over the past 3 years the heritage home has been carefully restored with the assistance of the Municipal Heritage Committee permitting process.
- An Arborist Report was prepared and a new Landscape Plan was designed to replace the landscaping in the rear parking area and the new amenity area.
- The amenity space has been enhanced by the removal of the old swimming pool and the parking area has been newly fenced and landscaped.
- New decorative wrought iron fencing and extensive landscaping screens the parking area from Victoria Street.



# Planning Approvals

- We are now applying for planning approvals for a site-specific Zoning By-law amendment and Site Plan approval to permit 1 (one) additional guest room within the existing residence.
- The residence has always had six (6) bedrooms, however the current zoning, dating back to 2002, permitted only 5 guest bedrooms to be licensed.
- The property is currently zoned site-specific Established Residential ER-12 that permits 5 guest rooms and a total of 8 parking spaces to accommodate 5 (five) guest rooms, 2 (two) parking spaces for the residence and 1 (one) parking space for an employee.
- The Zoning amendment would permit an additional guest room to bring the total to 6 with 1 (one) parking space for each guest and 2 (two) parking spaces for the residence.
- The requirement for an employee parking space is no longer required.

# Rear Parking Area

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# Amenity Area

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# Conclusions

- The request to add a 6th guest room to the existing Country Inn conforms to the requirements of both the Official Plan and Comprehensive Zoning By-law.
- The number of parking spaces is consistent with the Comprehensive Zoning By-law that requires 1 (one) parking space for each guest and 2 (two) parking spaces for the residence.
- The parking area is screened from view from Victoria Street by decorative fencing and landscaping. A landscaped island separates the parking area to soften its appearance from the street.

# Thank You!

- I would be pleased to respond to any questions or concerns that Committee members or members of the public may have regarding our application for planning approvals.