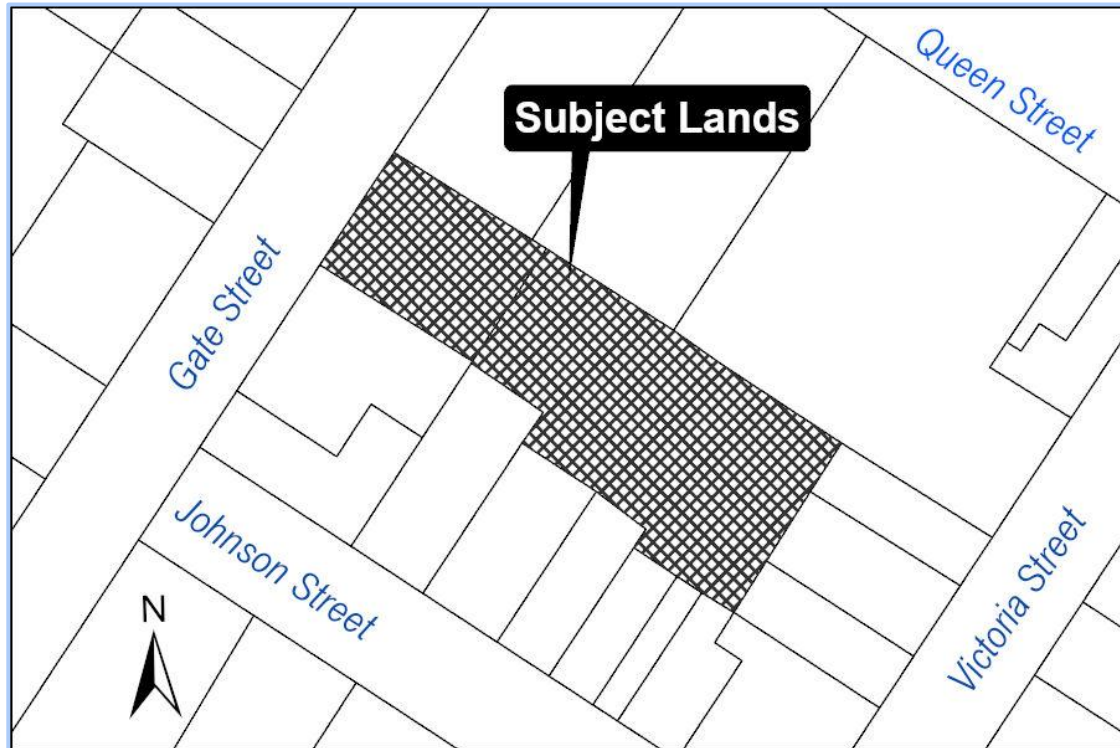


Public Meeting: 222 Gate Street and Unaddressed Parcel Official Plan Amendment (OPA-02-2025) Zoning By-law Amendment (ZBA-02-2025)

June 3, 2025

John Federici, MCIP, RPP – Senior Planner

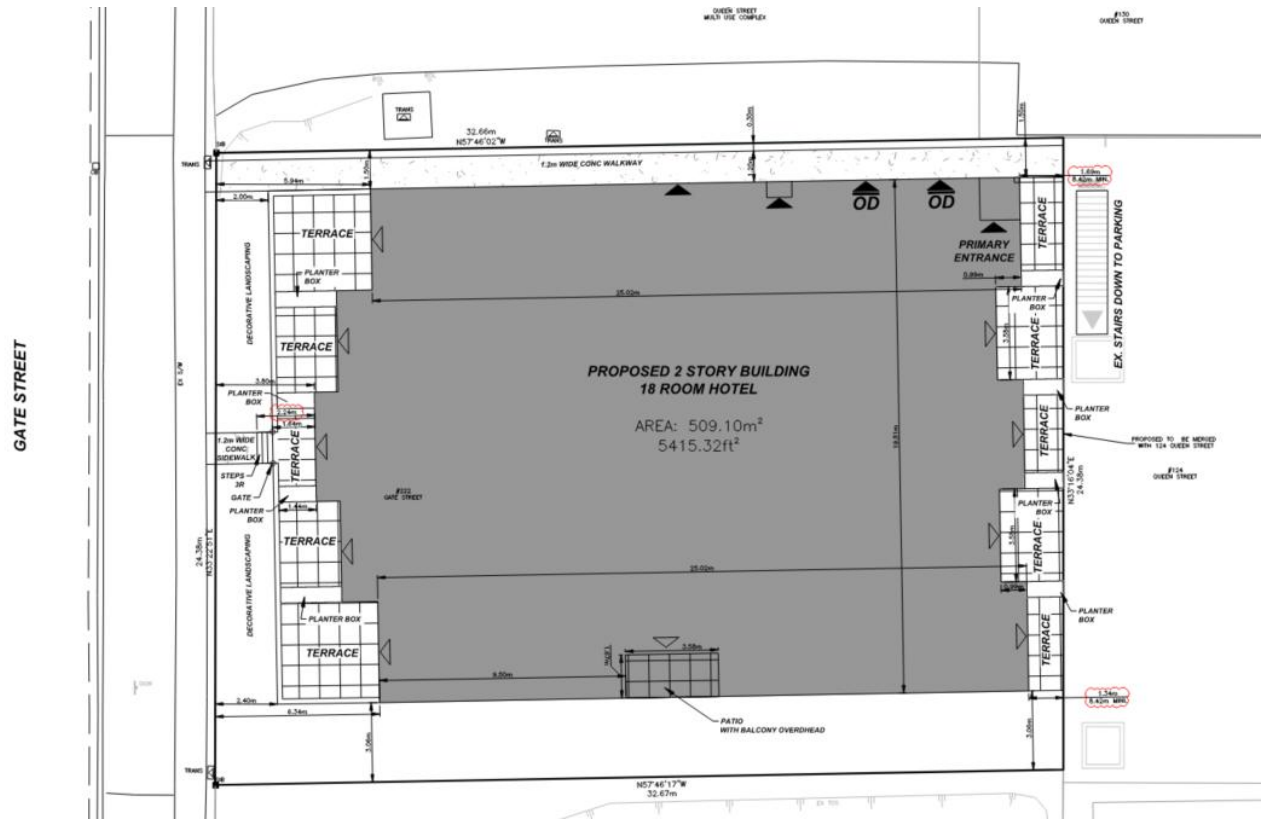
Location: 222 Gate Street and Unaddressed Parcel



Location: 222 Gate Street and Unaddressed Parcel



Proposal



Requested Amendments: Official Plan Amendment and Zoning By-law Amendment

Official Plan Amendment: Redesignate 222 Gate Street to site-specific “General Commercial” to permit a hotel use

Zoning By-law Amendment: Rezone 222 Gate Street to “Queen-Picton Commercial (QPC) Zone” to permit the hotel with associated site-specific provisions, in addition to adding permissions for a “wedding ceremony” use to lands currently zoned “Open Space (OS-88) Site-Specific Zone”

Consultation: Town and Agency

No Objections: Building, Finance, Fire and Emergency Services, Niagara Peninsula Conservation Authority, Niagara Region, Enbridge Gas

Review ongoing:

- Town Heritage: It is noted that the proposal is exempt from the Queen-Picton HCD Study Area By-law. A Heritage Impact Assessment and Streetscape Analysis were submitted which require review from Heritage Staff in consultation with the Municipal Heritage Committee. A heritage permit is required to consider the development proposal and impacts to adjacent heritage resources
- Town Operations: Updates are requested to the Functional Servicing Report to address water servicing and stormwater management comments
- Town Forestry: A Tree Inventory and Protection Plan is required at the Site Plan Approval stage.

Consultation: Public

- Open House on April 28, 2025, attended by seven (7) members of the public to provide comments and ask questions, in addition to written comments received from ten (10) residents:
 - Questions and concerns regarding the proposed “wedding ceremony” use
 - Residents understood that the landowner committed to replacing previous dwelling that was demolished. Concerns regarding past commitments made by landowner
 - Concerns of commercial activities encroaching into the residential area/land use compatibility
 - Concerns regarding the massing and size of hotel and impacts to the residential area
 - Concerns regarding the proposed underground parking garage and impacts to adjacent properties
 - Questions regarding use of the Smithy building (residential or commercial)
 - Request for significant tree plantings for buffering and prohibiting the serving of food and alcohol
 - Concerns regarding negative impacts to the Heritage Conservation District
 - Concerns regarding negative impacts to the character of the residential area
 - Residents were of the understanding that the Open Space Zone was to serve as a buffer between the hotel and the surrounding residential area, and would not be used for commercial activities

Next Steps

1. Ongoing review of the Application
2. Comments have been provided to the Applicant, opportunity to respond and make revisions
3. Future recommendation report to Council, including an analysis of all applicable policies and consideration of all received comments
4. Pending approval of the redesignation and rezoning by Council, a Site Plan Amendment application will be required to implement the proposal

Thank you! Any questions?

John Federici, MCIP, RPP – Senior Planner

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