

**THE CORPORATION  
OF THE  
TOWN OF NIAGARA-ON-THE-LAKE  
BY-LAW NO. 2026-010**

Official Plan Amendment No. 104  
222 Gate Street  
Roll No. 262701000418300

Part Lot 99 Township Plan 86 Niagara Part 1 30R3361 in the Town of Niagara-on-the-Lake, Regional Municipality of Niagara

A BY-LAW PURSUANT TO SECTION 17 OF THE ONTARIO PLANNING ACT  
TO AMEND THE TOWN OF NIAGARA-ON-THE-LAKE OFFICIAL PLAN

WHEREAS the Town of Niagara-on-the-Lake Council is empowered to enact this By-law by virtue of the provisions of Section 17 of the *Planning Act, R.S.O. 1990, c.P.13, as amended*;

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. 104 to the Official Plan for the Town of Niagara-on-the-Lake consisting of the attached explanatory text and schedule is hereby adopted.
2. Amendment No. 104 to the Official Plan for the Town of Niagara-on-the-Lake is exempt from the approval of the Regional Municipality of Niagara and will come into force and take effect on the day of the final passing thereof.

Enacted and passed this 24th day of February, 2026.

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LORD MAYOR GARY ZALEPA

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TOWN CLERK GRANT BIVOL

**Amendment No. 104 to the Official Plan  
for the Town of Niagara-on-the-Lake**

**PART A – THE PREAMBLE**

Part A does not constitute part of this amendment. Part A describes the purpose and basis for this amendment.

**PART B – THE AMENDMENT**

Part B constitutes Amendment No. 104 to the Official Plan for the Town of Niagara-on-the-Lake.

**PART C – ADDITIONAL  
INFORMATION**

Part C does not constitute part of this amendment but outlines additional information available upon request.

## **PART A - THE PREAMBLE**

The preamble does not constitute part of this amendment.

### **PURPOSE**

The purpose of this amendment is to redesignate the subject lands from “Established Residential” and “Conservation” to site-specific “General Commercial” to facilitate the development of a hotel.

### **BASIS**

The basis of the amendment is as follows:

1. The subject lands are located in the Urban Area of Old Town, located on the east side of Gate Street, north of Johnson Street, south of Queen Street, and west of Victoria Street, on lands municipally known as 222 Gate Street.
2. Provincial and local policies encourage a range and mix of uses within settlement areas. The proposed commercial use is supported by Provincial policy direction.
3. Provincial and local policies require the conservation and protection of archaeological and cultural heritage resources as part of new or redevelopment proposals. All archaeological and cultural heritage matters have been considered and have been or will be protected and conserved as part of the redevelopment of the subject lands.
4. The Amendment is required to redesignate the subject lands to facilitate the development of a two-storey hotel consisting of eighteen (18) guest rooms or suites. The parcel is proposed to be merged with lands to the east to facilitate a connection to the underground parking lot operated by the 124 on Queen Hotel and Spa, located at 114-126 Queen Street.
5. Studies submitted as part of the application to support the development, address land use compatibility with surrounding existing commercial and residential land uses. The size, scale and design of the hotel provide an appropriate transition between commercial and residential uses.
6. The proposal will attract visitors to the commercial areas of Old Town to support the Town’s economic development and allow for transitional and compatible development along Gate Street.
7. The Amendment is consistent with the Provincial Planning Statement (2024) and conforms with the Niagara Official Plan (2022) and the general intent of the Town’s Official Plan (2017 Consolidation, as amended).
8. A future application for Site Plan Approval is required to facilitate the development of the proposed hotel, in addition to a Heritage Permit application.

## **PART B - THE AMENDMENT**

Part B – The Amendment, consisting of the following text and Schedule, constitutes Amendment No. 104 to the Official Plan for the Town of Niagara-on-the-Lake.

### **DETAILS OF THE AMENDMENT**

1. That Schedule “B” to the Official Plan, as amended, is further amended by redesignating the subject lands from “Established Residential” and “Conservation” to site-specific “General Commercial – EX-COM-8,” as shown on ‘Schedule 1’ attached hereto.
2. That the following is added to Part 3 – Land Use Policies, Section 10: Commercial under section “10.5 EXCEPTIONS:”

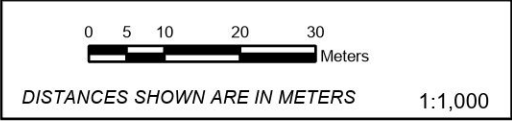
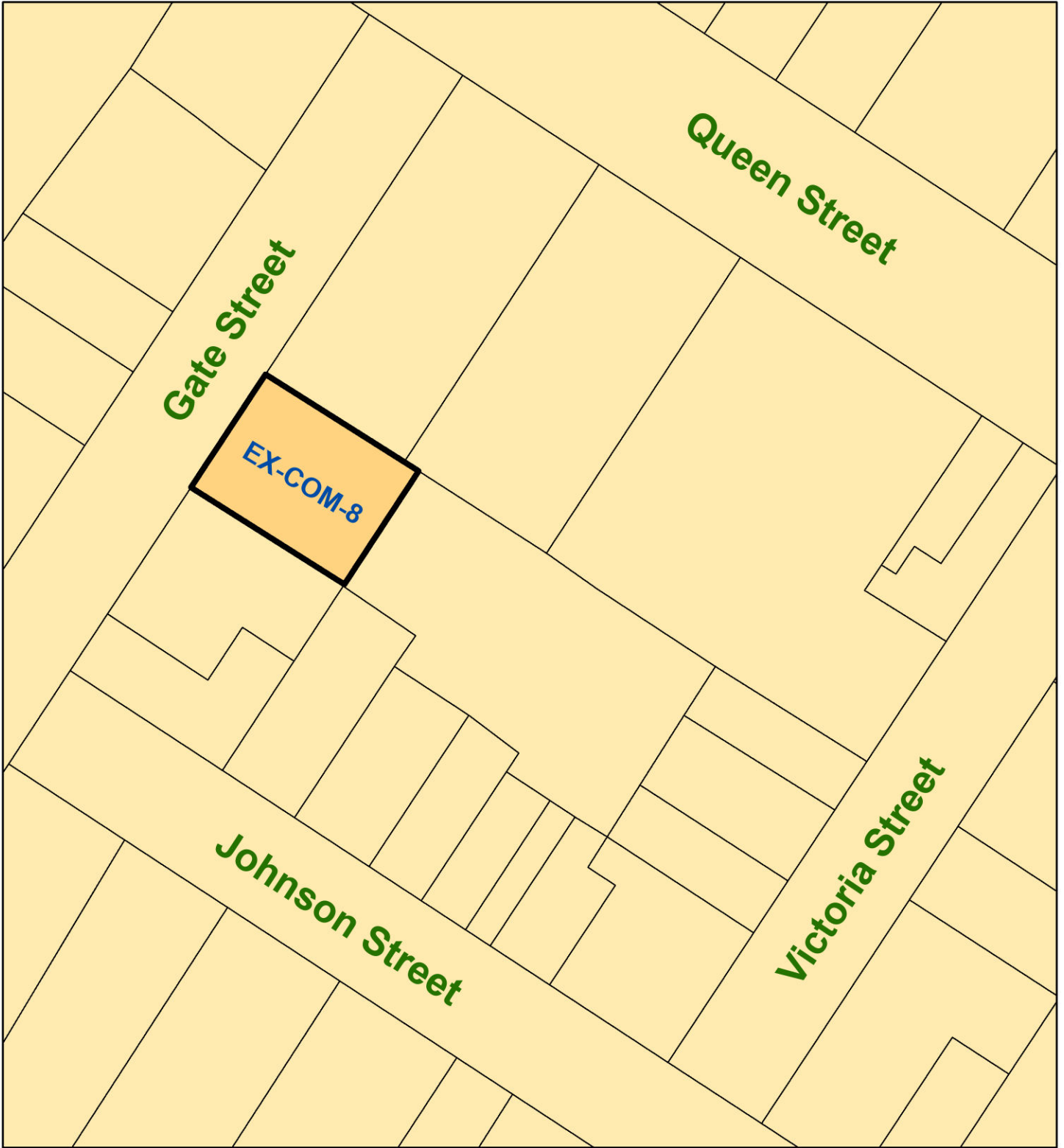
“EX-COM-8      The lands identified as “EX-COM-8” on Schedule B, municipally known as 222 Gate Street, shall be subject to all requirements of the “General Commercial” designation and any other general requirements of this Plan, except the following shall apply:

- a) In lieu of the permitted uses under Subsection 10.3.1 (1) of the Official Plan, a hotel with a maximum of eighteen (18) guest rooms or suites shall be permitted on the subject lands.
- b) For the purposes of this Amendment, a “hotel” is defined as a commercial establishment in which accommodation is provided for the traveling public, having a minimum of ten (10) guest rooms or suites and shall not include among its internal or external functions a banquet hall, meeting rooms, licensed lounge, convenience store, gift shop, indoor or outdoor commercial recreation facilities, restaurant facilities, or commercial entertainment facilities.

## **PART C – ADDITIONAL INFORMATION**

The following additional information is available upon request:

1. Information Report to Council – Public Meeting – 222 Gate Street and Unaddressed Parcel east of Gate Street, north of Johnson Street, south of Queen Street and west of Victoria Street (CDS-25-072)
2. Committee of the Whole – Planning Meeting Minutes dated February 3, 2026
3. Community and Development Services Report CDS-26-004
4. Council Meeting Minutes dated February 24, 2026



**SCHEDULE 1 ATTACHED TO OFFICIAL PLAN AMENDMENT #104  
BEING AN AMENDMENT TO SCHEDULE "B" OF THE OFFICIAL  
PLAN OF THE TOWN OF NIAGARA-ON-THE-LAKE**

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**LORD MAYOR  
GARY ZALEPA**

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**TOWN CLERK  
GRANT BIVOL**