

Parliament Oak Site

- designated Open Space and Community Facilities under Official Plans
- Institutional under Zoning By-Law
- Surrounded by Established Residential and Residential





- property was built as a private home in 1824 by Captain Duncan Milloy of Oban, Scotland
- turned into a hotel by his son in 1895
- Established Residential to the south, west and east
- A fire on Christmas Day 1992 destroyed the inn. It was rebuilt as an exact replica and reopened in November of 1993
- compatible and similar in massing, detail and scale to the neighbourhood

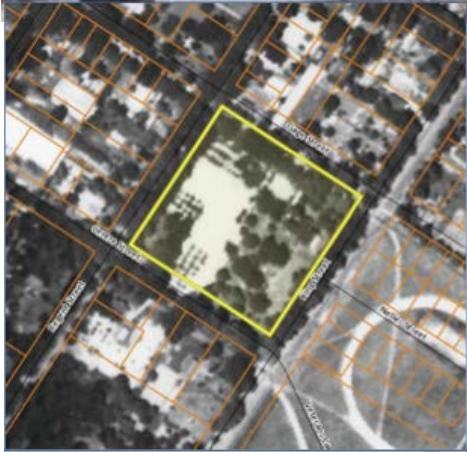


The Oban Inn





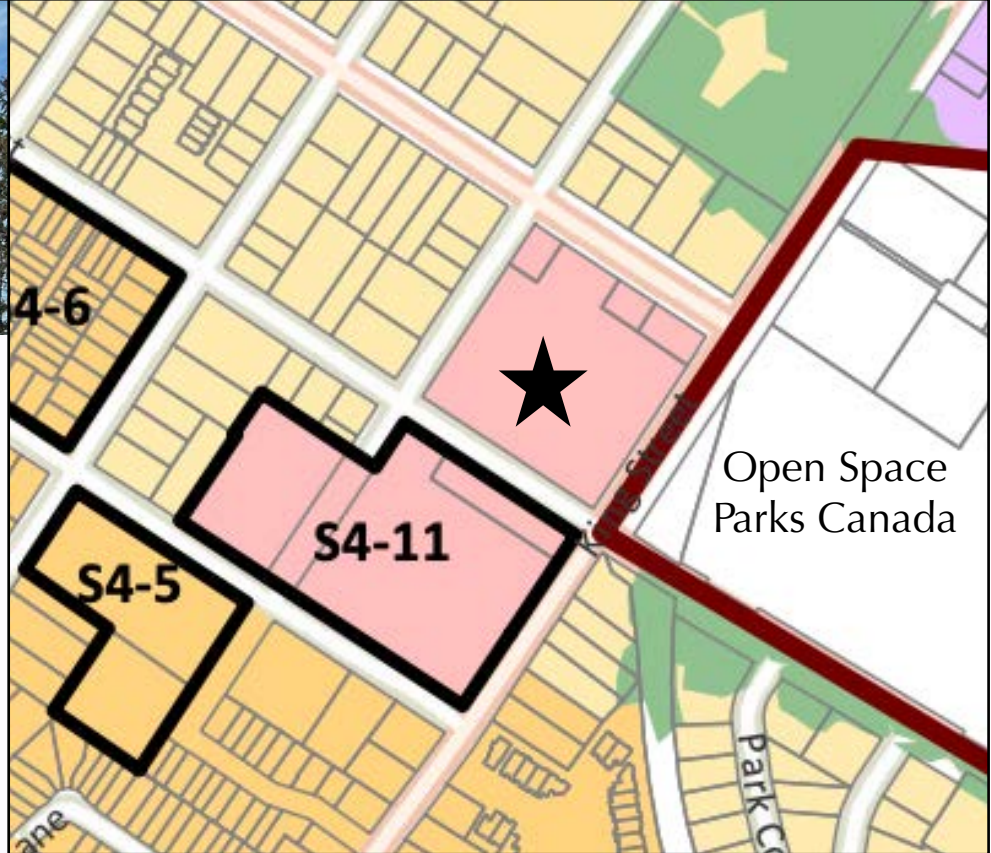
Private Home built by Captain Duncan Milloy from Oban, Scotland becomes the Oban Inn in 1895 with 28 guest rooms



Josiah Plumb Home and Property

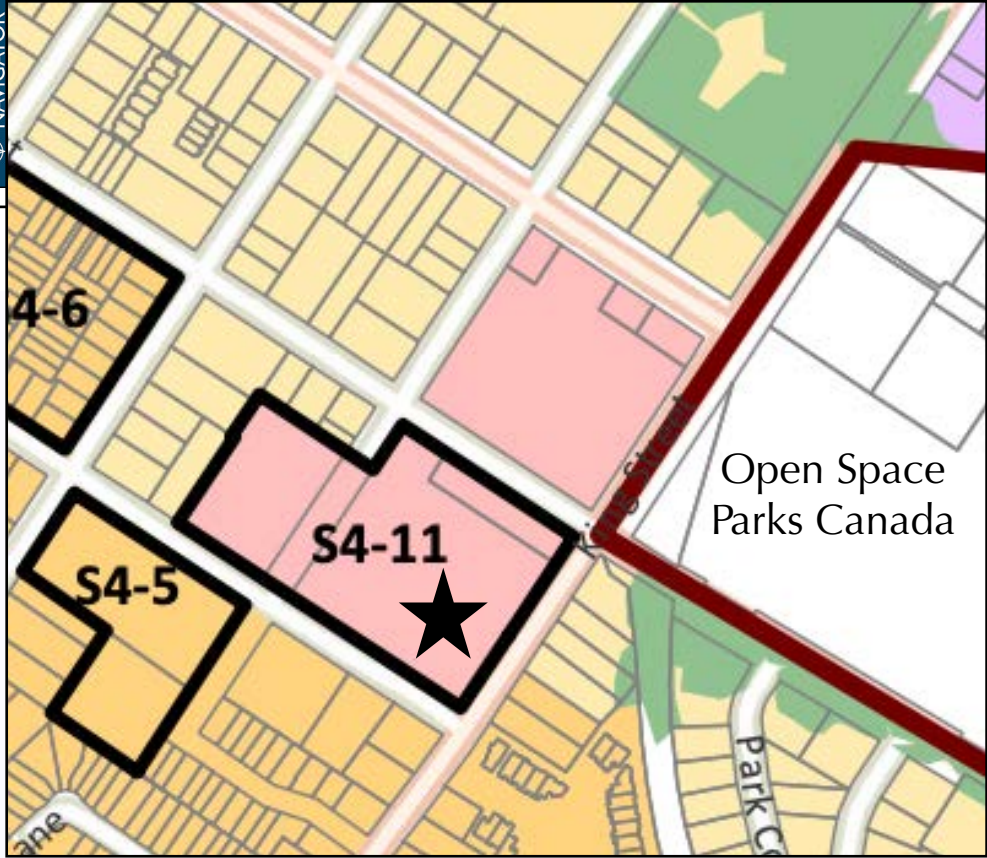


KING STREET ELEVATION
SCALE: 1/8" = 1'-0"



The Pillar and Post

- built in 1890's as a canning factory on the periphery of town
- ceased operation in 1957
- purchased in 1972 and converted to the Pillar and Post Inn
- to the south was a ship building industry (where the gardens are today)
- Open Space Parks Canada to the east
- residential has grown to the north and west
- compatible and similar in massing, detail and scale to the neighbourhood

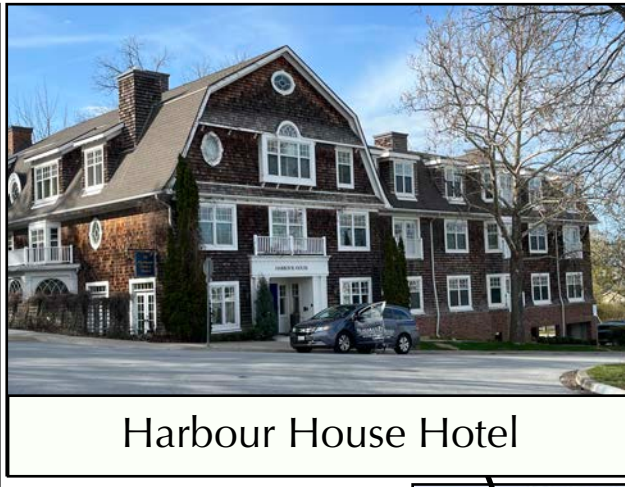


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Queen's Landing



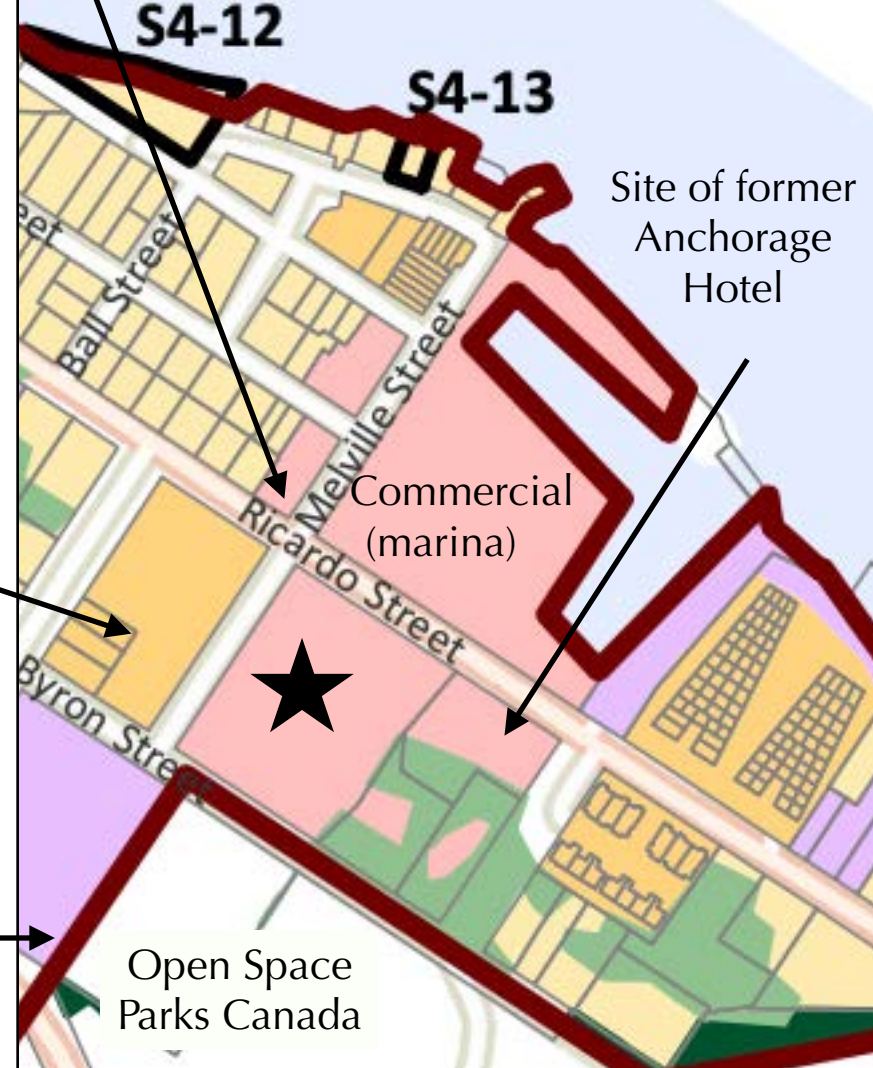
Harbour House Hotel



Niagara Long Term Care Residence

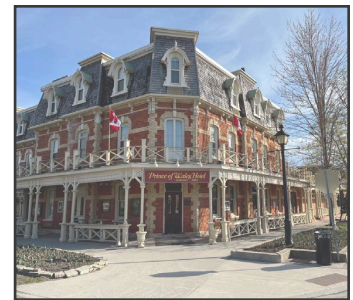


Institutional - Royal Oak School





Prince
of
Wales
Hotel



PROPOSAL



- Large setbacks do not diminish the height
- Existing trees are drawn to scale - visit the neighbourhood and imagine a building the same height or higher than the existing trees

a-mend-ment

noun

a minor change or addition designed to improve a text or piece of legislation

- based on the verb to amend, which means to change for the better

Why is the town and planning staff forced to consider a proposal where the amendments to the Official Plan and Zoning By-law are diametrically opposed to the existing? How does a property deemed '**Open Space and Community Facilities**' (intended for uses that serve the residents and future residents of the town) become '**General Commercial**' (serving instead the needs of tourists and enriching the owner)? Tourism is very important to the town - but it should not be its *raison d'être*. **The town's Official Plan states one of its 'Goals and Objectives for Commercial Areas is 'To prevent the intrusion of commercial uses into residential areas'**. The definition of *amendment* is '*a minor change or addition designed to improve a text or piece of legislation*'. It is based on the verb to *amend*, which means to change for the better. These proposed changes are enormous, not minor and certainly not changes for the betterment of the town, its residents, nor ultimately for the tourists who visit to enjoy our small town atmosphere. This application should never have been accepted. This is an attempt to disguise a wholesale rewriting of both the Official Plan and Zoning By-Law by asking for amendments to these documents. The requests do not qualify in any way as **amendments**.



some things just do not belong. . .