

Date: 15 August 2025
Project No: 25071

Town of Niagara on the Lake
Planning and Building Services
1593 Four Mile Creek, NOTL, ON.

Attn: Mr. Alex Boekestyn - Planner

Re: Staff Comments Responses for 1523 Niagara Stone Road, ON – Zoning Compliance to facilitate Outdoor Patio License.

Dear Alex,

We acknowledge receiving the pre-consultation comments posted on the Town on June 6th, 2025. Please accept the responses to the agency's comments and reference to the revised drawings that address the comments.

Comment	Response / Action Drawing Reference
A. Outdoor Patio Restaurant Provisions	
1. No outdoor patio restaurant shall accommodate more than fifty per cent (50%) of the licensed capacity of the restaurant or dining lounge with which the patio is associated to a maximum size of 90 m ² ;	107SQ.M provided Indoor occupancy limit – 60 Licensed ground floor patio (northwest side of building) – 21 seats. Licensed outdoor capacity – Back patio (annual temporary license) – 45 seats. Please find justification letter attached.
2. No outdoor patio restaurant shall be permitted in a yard that abuts a residential zone;	More than required rear yard setback available to provide additional privacy to the residents. 12m rear yard setback is required and 26.4m setback distance has been provided. Appropriate location for the patio. Please find justification letter for more information.
3. An outdoor patio restaurant shall be located a minimum of 3.0 m (9.84 ft) from any loading area, parking spaces, internal road or driveway located on the lot;	Does not meet – only with the existing driveway on site. Please find justification letter attached for more details.
4. No commercial cooking equipment is permitted on an outdoor patio restaurant;	Noted.



Comment	Response / Action Drawing Reference
5. Any outdoor lighting shall be directed toward or onto the patio area and away from adjoining properties and streets;	String lights are provided for the patio and appear to be adequate, and do not direct light onto adjoining properties nor onto the street. Note that there is light spilling onto patio from neighbors parking lot light standards which are on a timer. The owner of Silversmith does not object to this additional light being provided at this time.
6. Despite Section 6.27, Loading Spaces Requirements, no additional loading space shall be required for an outdoor patio restaurant;	Noted.
7. An outdoor patio restaurant shall be defined by a wall or fence with a minimum height of 0.8 m (2.62 ft) above the patio floor;	1.093m and 1.7m high wood fence provided for privacy.
8. No outdoor patio restaurants shall operate before 8:00 a.m. and after 11:00 p.m., and seasonally each calendar year before March 1 and after October 31;	Noted.
9. Outdoor entertainment, public address or music systems shall not be permitted in conjunction with an outdoor patio restaurant;	Noted.
B. BUFFER STRIP	
10.10.7.3 Buffer Strip: Where the interior side yard or rear lot line of a lot zoned Village Commercial (VC) abuts a residential zone, a strip of land adjacent to the adjoining lot line being a minimum of 3.0 m (9.84 ft) in width shall be used as a buffer strip in accordance with Section 6.6.	Provided.

If you have any questions or comments, please contact me directly.

Thank you,

Zamima Khan
Intern Urban Planner