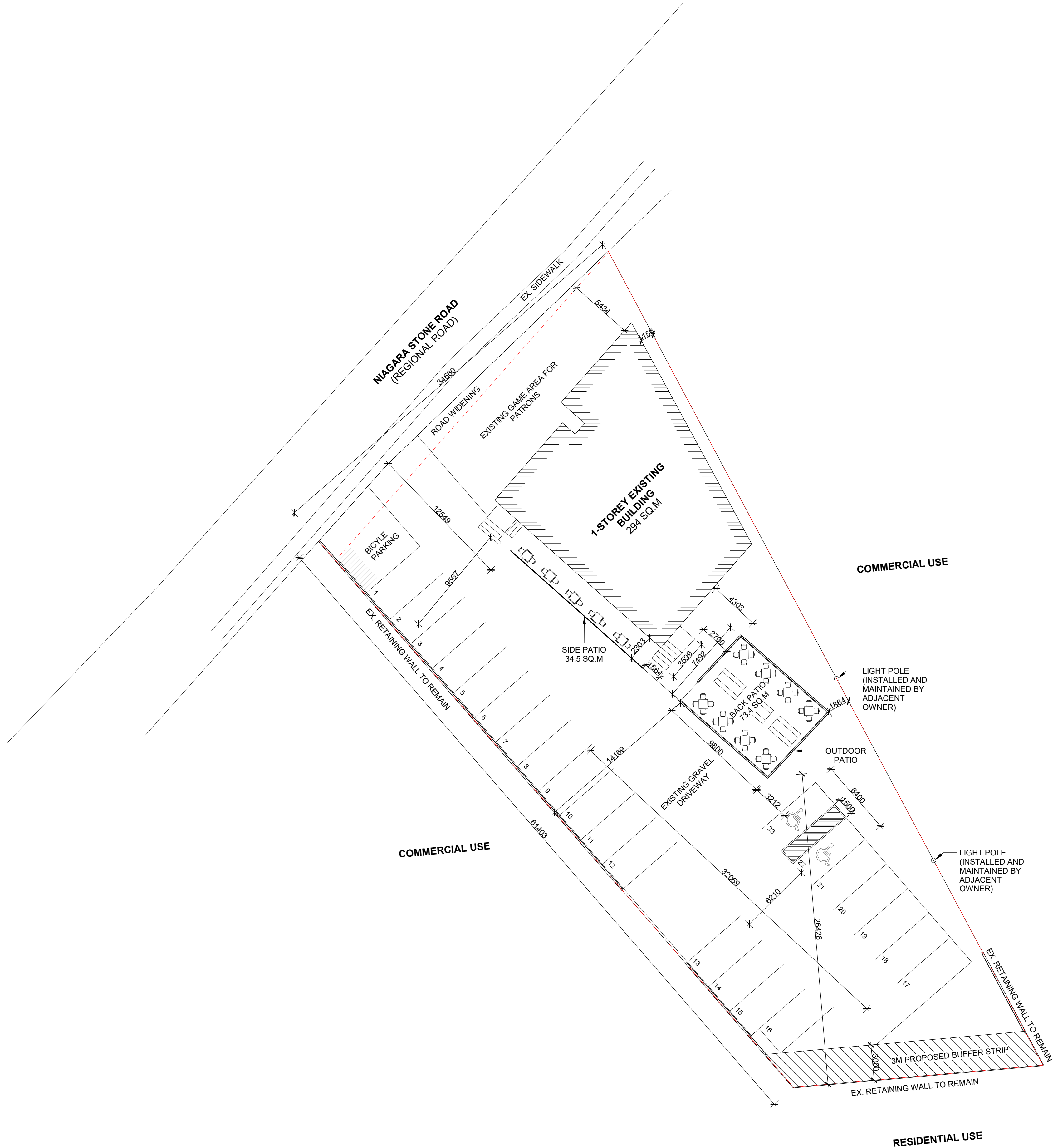


P:\2025 Projects\25071 Silversmith 1523 Niagara Stone Rd\Drawings\Architectural\25071 - SilversmithBrewery SitePlan 24 JUL 2025.rvt

1 SITE PLAN - MINOR VARIANCE ONLY  
A1 1 : 200



KEY MAP



ADDRESS

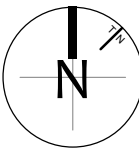
CIVIC ADDRESS	1523 NIAGARA STONE ROAD, NOTL, ON
LEGAL DESCRIPTION	NIAGARA TWP PT LOTS 112 AND;113

ZONING MATRIX

ZONING DESIGNATION:	VILLAGE COMMERCIAL ZONING	
BYLAW NUMBER	4316-09	
PERMITTED USES:	OUTDOOR PATIO - SECONDARY USE	
	REQUIRED:	PROPOSED:
LOT FRONTAGE (MIN AND MAX)	15M	34.6M
LOT AREA (MIN AND MAX)	700 SQ.M	1837 SQ.M
LANDSCAPE OPEN SPACE (MIN)	20%	20%
FRONT YARD (MIN AND MAX)	0M	5.4M (EXISTING)
SIDE YARD INTERIOR (MIN)	0M	0M
SIDE YARD EXTERIOR (MIN AND MAX)	6M	N/A
REAR YARD (MIN)	12M (RESIDENTIAL)	26.4M
BUILDING HEIGHT (MAX)	10.5M	N/A (OUTDOOR PATIO)
ACCESSORY BUILDING YARDS SETBACK	1.2M	N/A
MINIMUM ACCESSORY BUILDING EXTERIOR SIDE YARD SETBACK (MIN)	6M	N/A
LOT COVERAGE (MAX)	50%	16%
LANDSCAPE BUFFER TO RESIDENTIAL ZONE (MIN)	3 M	3M PROVIDED
PARKING (MIN)	_ STALLS	21 STALLS
EXISTING BUILDING	1 PER 18.5M2 GFLA	16 STALLS
OUTDOOR PATIO	1 PER 30M2 GFLA	5 STALLS
ACCESSIBLE PARKING (MIN)	1 FOR 1-25 PARKING STALLS	2 STALLS
BICYCLE PARKING (MIN)	8 STALLS	12 STALLS

OUTDOOR PATIO RESTAURANT PROVISIONS

a)	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 m²;	NON-COMPLIANT (Minor Variance)
b)	No outdoor patio restaurant shall be permitted in a yard that abuts a residential zone;	NON-COMPLIANT (Minor Variance)
c)	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;	NON-COMPLIANT (Minor Variance)
d)	No commercial cooking equipment is permitted on an outdoor patio restaurant;	COMPLIANT
e)	Any outdoor lighting shall be directed toward or onto the patio area and away from adjoining properties and streets;	COMPLIANT
f)	Despite Section 6.27, Loading Spaces Requirements, no additional loading space shall be required for an outdoor patio restaurant;	COMPLIANT
g)	Parking spaces shall be required for the gross leasable floor area associated with the outdoor patio restaurant at a rate of one (1) space for every 30 m² of outdoor patio area;	COMPLIANT
h)	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;	COMPLIANT
i)	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;	COMPLIANT
j)	Outdoor entertainment, public address or music systems shall not be permitted in conjunction with an outdoor patio restaurant;	COMPLIANT
k)	The surface of an outdoor patio restaurant shall be limited to a maximum height of 1 m (3.28 ft) above grade.	COMPLIANT



A	MINOR VARIANCE	15AUG2025	ZK
Issue	Issued for	Date	Int.

Seal

Do not scale drawings. Report any discrepancies to Quartek Group Inc. before proceeding.  
Drawings must be sealed by the Architect and / or Engineer prior to the use for any building permit applications and / or government approval. Seals must be signed by the Architect and / or Engineer before drawings are used for any construction.  
All construction to be in accordance with the current Ontario Building Code and all applicable Ontario regulations.  
All drawings and related documents remain the property of Quartek Group Inc., all drawings are protected under copyright and under contract.

Architects

Engineers

Planners

Project Managers

905 984 8676

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St. Catharines, ON, L2R 3M3  
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Project Title

SILVERSMITH BREWING COMPANY - OUTDOOR PATIO RESTAURANT

1523 NIAGARA STONE ROAD, NOTL., ON

Drawing Title

SITE PLAN

Drawn ZK      Designed by ZK

Scale As indicated      Date Created 03/28/11

Job Number 25071      Issue A

Drawing Number