



September 23, 2025

Victoria Nikoltcheva
Senior Planner
Town of Niagara-on-the-Lake
1593 Four Mile Creek Road, P.O. Box 100
Virgil, ON L0S 1T0

Dear Ms. Nikoltcheva,

**RE: 224 Regent (46 Market Street), 226 Regent Street, and 42 Market Street
Zoning By-law Amendment Application Submission**

We are pleased to submit the enclosed Zoning By-law Amendment Application for the properties municipally known as 224 Regent Street (or 46 Market Street, colloquially known as the Angel Inn), 226 Regent Street, and 42 Market Street, in the Town of Niagara-on-the-Lake ("the Subject Lands").

As you know, the Owner is proposing to convert the existing temporary outdoor patio on 226 Regent Street (which is secondary to the restaurant use on 224 Regent) to a permanent outdoor patio, as well as to recognize the existing cottage rentals on 226 Regent Street. No parking spaces are provided for the permanent outdoor patio. The cottage rentals will have a total of two (2) parking spaces, with a combined 205.4 m² of outdoor amenity areas. The existing buildings and structures on the Subject Lands will be retained; no new buildings or structures are proposed.

The proposed development will require a site-specific Zoning By-law Amendment to rezone the Subject Lands from the current Queen-Picton Commercial (QPC) Zone to a site-specific Queen-Picton Commercial (QPC-XX) Zone.

The Zoning By-law Amendment Application will:



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- Rezone from the Queen-Picton Commercial (QPC) Zone to a site-specific Queen-Picton Commercial (QPC-XX) Zone for 224 Regent Street (46 Market Street) to recognize the deficient lot frontage and provide relief for the rear yard setback, lot coverage, and sight triangle;
- Rezone from the Queen-Picton Commercial (QPC) Zone to a site-specific Queen-Picton Commercial (QPC-XX) Zone for 226 Regent Street to permit the permanent outdoor patio as a secondary use to the existing Angel Inn restaurant on 224 Regent Street, permit the existing legal non-conforming cottage rentals, and to provide site-specific relief for lot frontage, lot depth, buffer strip, on-site amenity area for cottage rentals, number of cottage rentals on the property, fencing, patio size, patio abutting a residential zone, number of parking spaces for patio use, length and location of parking spaces, width and location of drive aisle, and number of accessible parking spaces for patio use; and,
- Rezone from the Queen-Picton Commercial (QPC) Zone to a site-specific Queen-Picton Commercial (QPC-XX) Zone for 42 Market Street to recognize the deficient lot frontage and provide relief for the rear yard setback.

As part of our submission, please find enclosed the following:

- One (1) copy of the signed and commissioned Zoning By-law Amendment Application Forms;
- One (1) copy of the Pre-Consultation Agreement dated May 1st, 2025;
- One (1) copy of the Draft Zoning By-law Amendments and associated Schedules;
- One (1) copy of the Planning Justification Report and enclosed Community Benefit Analysis, prepared by NPG Planning Solutions Inc., dated September 2025;
- One (1) copy of the Existing Site Plan prepared by 2M Architects Inc., dated August 19th, 2025;
- One (1) copy of the Existing Landscape Plan prepared by 2M Architects Inc., dated August 19th, 2025;
- One (1) copy of the Angel Inn's Existing Floor Plans prepared by 2M Architects Inc., dated August 19th, 2025;
- One (1) copy of the Court House Cottage and Swayze Cottage Floor Plans prepared by 1812 Cottages;

- One (1) copy of the Parking Impact Analysis Letter prepared by UrbanTrans Engineering Solutions Inc., dated September 4th 2025;
- One (1) copy of the Parcel Registry and PIN Maps dated September 8th, 2025; and,
- One (1) cheque for the Zoning By-law Amendment Application, payable to the Town of Niagara-on-the-Lake in the amount of \$8,260.

Should you require anything further or have any questions, please do not hesitate to contact the undersigned.

Sincerely,



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