



---

December 17, 2025

John Federici, MCIP, RPP

Senior Planner

Town of Niagara-on-the-Lake

1593 Four Mile Creek Road, P.O. Box 100

Virgil, ON L0S 1T0

**RE: File No. ZBA-23-2025: 224-226 Regent Street and 42 Market Street  
Zoning By-law Amendment Applications Resubmission**

---

Dear Mr. Federici,

Please find enclosed our 2<sup>nd</sup> resubmission package as our response to Town Staff's comments on the Zoning By-law Amendment Applications dated November 17<sup>th</sup>, 2025.

The resubmission package includes the following:

- Comment/Response Table;
- Updated Site Plan prepared by 2M Architects Inc., dated December 10<sup>th</sup>, 2025;
- Current and Past AGCO Licenses for the Angel Inn Restaurant; and,
- Updated Draft Zoning By-law Amendments.

### Site Plan Changes

We have provided an updated site plan enclosed with this submission to address Town Staff's comments. Notably, the updated site plan provides for a reduced patio size and increased cottage rental amenity area space, which resulted in a reduction in parking requirements for the outdoor patio from the nine (9) required spaces to seven (7) spaces.

In summary, the updated site plan includes the following changes:

- Reorientation of the cottage rental parking spaces;



NPG Planning Solutions  
4999 Victoria Ave | Niagara Falls, ON L2E 4C9  
npgsolutions.ca

(905) 321 6743  
info@npgsolutions.ca

- Turning template demonstrating how vehicles can access the proposed cottage rental parking spaces;
- Fire access route for the Subject Lands per the requirements of the Ontario Building Code;
- Proposed planters between the Court Cottage amenity space and the outdoor patio to delineate distinct spaces between uses;
- Reduction in patio size to 209.1 m<sup>2</sup>; and,
- Increase in total cottage rental amenity area to 239.2 m<sup>2</sup>.

## Updates to Draft Zoning By-law Amendments

In response to Town Staff's comments and further outlined in Comment/Response table, we have updated the draft Zoning By-law Amendments accordingly to:

### 224 Regent Street

- Propose parking requirements for a restaurant to be recognized through seating capacity; and,
- Recognize the legal non-conforming status of zero (0) parking spaces for the Angel Inn restaurant with a licensed capacity of 139 persons.

### 226 Regent Street

- Remove relief for length of cottage rental parking space;
- Update relief for width of drive aisle for cottage parking spaces;
- Include relief for cottage rental parking requirements;
- Update relief for total cottage amenity area size;
- Update relief for patio size;
- Identify that the patio will only operate as secondary to the principal restaurant use on 224 Regent Street; and,
- Provide an alternate definition for secondary use that permits a secondary use to operate on a separate property abutting the principal use, as identified through the site-specific ZBA.

## Conclusion

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

Sincerely,



---

**Lichheng Lim, MCIP, RPP**  
Senior Planner  
**NPG Planning Solutions Inc.**  
C 647-676-3738  
[llim@npgsolutions.ca](mailto:llim@npgsolutions.ca)



---

**Mary Lou Tanner, FCIP, RPP**  
Senior Partner  
**NPG Planning Solutions Inc.**  
C 289-776-8904  
[mtanner@npgsolutions.ca](mailto:mtanner@npgsolutions.ca)