

NOTICE OF PUBLIC MEETING

5204 & 5190 Stanley Avenue
Assessment Roll Nos.: 272502001217300 & 272502001217200
Official Plan Amendment & Zoning By-law Amendment Application
City File: AM-2026-004
Owner: 2742556 Ontario Ltd.
Agent: Greg Taras (Urban Environmental Management Inc.)

COUNCIL MEETING

Public Meetings may be attended remotely and electronically or in person.

A Public Meeting of Council has been scheduled for:

Date: Tuesday, July 14th, 2026

Time: Public Meetings start at 3:00 PM

The Public Meeting will take place in accordance with Council's agenda. Please be aware that this Public Meeting is one of several to be heard at the July 14th Council Meeting. It may be dealt with at any time beginning at 3:00 PM, until such time as all of the Public Meetings have been presented to Council.

Place: City Hall, Council Chambers, 4130 Queen Street

Visit <https://niagarafalls.ca/city-government/city-council-and-mayor/agendas-minutes-and-schedule/> to watch the Council Meeting.

Any public individual/group interested in making comments on the application or viewing and/or participating in this meeting are encouraged to use the methods noted further below.

PROPOSED AMENDMENTS

An Official Plan Amendment and Zoning By-law Amendment application has been submitted to facilitate an addition to the existing convenience store and gasoline bar consisting of three new ground floor commercial units and two dwelling units above, as shown on Schedules 1 and 2.

The subject properties are designated Residential in accordance with the City's Official Plan. An Official Plan Amendment is proposed to redesignate the lands to Minor Commercial. A Zoning By-law Amendment is also proposed to rezone the lands to General Commercial (GC) Zone with site-specific regulations that will add a Gasoline Bar as a permitted use, subject to the regulations of Section 8.9.3 of Zoning By-law No. 79-200, reduce the front yard depth for the existing gasoline bar, and reduce the interior side yard width and rear yard depth for the proposed addition.



HAVE YOUR SAY

Public input on the application is invited. Written comments are the preferred method of receiving public input. Written comments may be sent by mail or email. You can also provide oral input by joining the electronic meeting or by attending in person.

WRITTEN SUBMISSIONS

Please provide written input or request notice of Council's decision by mailing your comments to the Planning, Building & Development Department, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or by sending an email to mceci@niagarafalls.ca. Comments are preferred to be provided before noon on **Friday, July 10th, 2026** to be included in Council's agenda package.

ORAL SUBMISSIONS

To participate remotely and electronically or in person at the Public Meeting, please pre-register with the City Clerk by sending an email to billmatson@niagarafalls.ca before 4:30 PM on **Monday, July 13th, 2026**. All registrants wishing to attend remotely and electronically will be provided with instructions on how to participate in the Public Meeting using an electronic platform. Registrants will also be notified of Council's Decision.

VIEW THE MEETING

The Public Meeting can be live-streamed on the City's webpage of the Council Meeting Schedule at <https://niagarafalls.ca/city-government/city-council-and-mayor/agendas-minutes-and-schedule/> on the day of the event. The meeting will also be archived on the same webpage for viewing after the event.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364 or by email at mceci@niagarafalls.ca. A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available at <https://niagarafalls.ca/city-government/city-council-and-mayor/agendas-minutes-and-schedule/> after 4:00 PM the Thursday before the meeting.

LEGAL NOTICE

Sections 17 and 34 of the *Planning Act*

In accordance with Bill 185, which received Royal Assent on June 6th, 2024, the Minister, the applicant, or a specified person, public body, or registered owner of any land to which the Official Plan Amendment/By-law will apply, who made oral submissions at a Public Meeting or written submissions to the Council of the City of Niagara Falls prior to the adoption of the Official Plan Amendment and/or passage of the By-law, may appeal the Official Plan Amendment and/or the By-law to the Ontario Land Tribunal. **Third-party appeals are no longer permitted.**

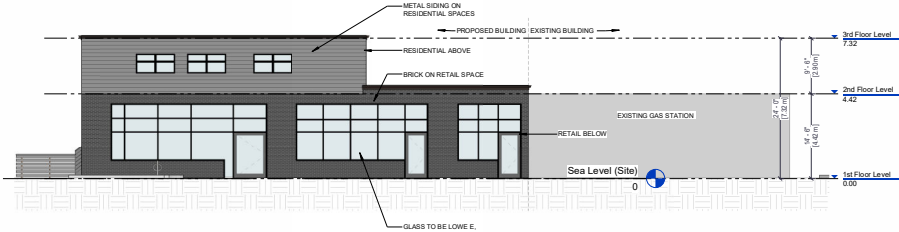
If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Niagara Falls to the Ontario Land Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls before the Official Plan Amendment is adopted or the By-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the City of Niagara Falls before the Official Plan Amendment is adopted or the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

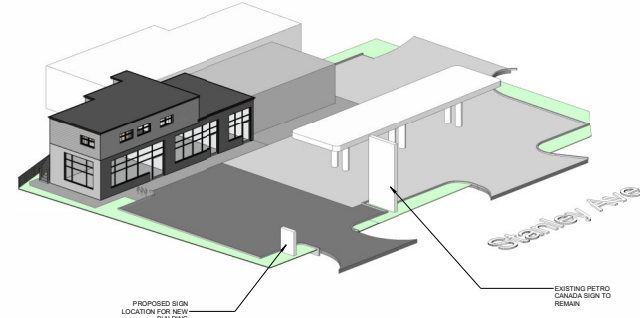
If you rent your property to seven (7) or more tenants, please post a copy of this notice in a location on your property which is visible to all of the residents.

Dated at the City of Niagara Falls this 12th day of June, 2026.

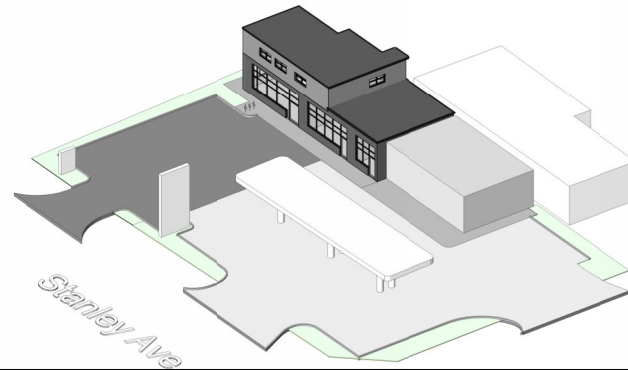
SCHEDULE 2 ELEVATIONS



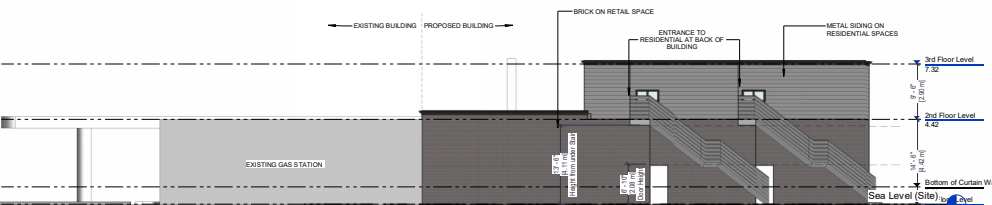
West Elevation - Front of Building



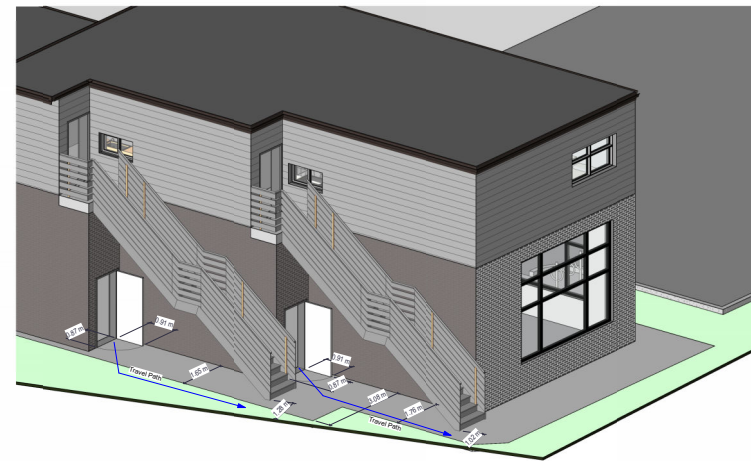
3D Aerial View 2



3D Aerial View



East Elevation - Back of Building



3D Back View

1	May 05, 2025	Issued for Permits
2	Nov 17, 2025	Revision 1
3	Nov 26, 2025	Revision 2
4	May 07, 2026	Revision 3
5		Revision 4

RAIMONDO
+ ASSOCIATES
ARCHITECTS INC.

4687 Queen Street Suite 2,
Niagara Falls, ON, L2E 2L0
T: (905) 351-4441
F: (905) 357-9203
W: www.raimondorarchitects.com
E: mail@raimondorarchitects.com

CLIENT NAME
Wang

PROJECT NAME
5190 Stanley Avenue

PROJECT ADDRESS
5190 Stanley Ave, Niagara Falls, ON L2E 2L0

SHEET NAME
Elevation & Renders

DRAWN BY: AL

DATE: 2025-05-08 2:31:36 PM

SCALE: 1" = 1/8"

PROJECT NO.: 24-102

CHECKED: ER

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SHEET #
A1-003

REV. #