



NOTICE OF APPLICATION - OPEN HOUSE & PUBLIC MEETING

The City's Planning, Building & Development Department has received an application for a Minor Zoning By-law amendment for the lands noted below.

5791-5853 Royal Manor Drive
Assessment Roll No.: 272509000107801
Zoning By-law Amendment Application – City File: AM-2025-005
Applicant: Tarek Elmansoury

OPEN HOUSE

The City invites you to attend an Open House to learn more about a development proposal, ask questions, and share your comments. Your input will help inform the staff recommendation report that will be presented at a future Public Meeting.

Open House Details:

Date: June 12, 2025

Time: 4:30 PM

Location: City Hall – Committee Room 2, 4310 Queen Street and/or via Web-based Platform

City staff and the applicant will be available to present the proposal and answer questions. Comments may be provided verbally at the meeting or submitted in writing. Details on how to participate or provide input are included below.

PUBLIC MEETING

A Statutory Public Meeting will be held under the requirements of the *Planning Act* by the General Manager of Planning, Building and Development (or their designate).

Public Meeting Details:

Date: Wednesday, June 25, 2025

Time: 4:30 PM

Location: City Hall – Committee Room 2, 4310 Queen Street and/or via Web-based Platform

To participate in person or virtually, please email jabraham@niagarafalls.ca by 12:00 PM on June 25, and include the relevant file number(s) in your request.

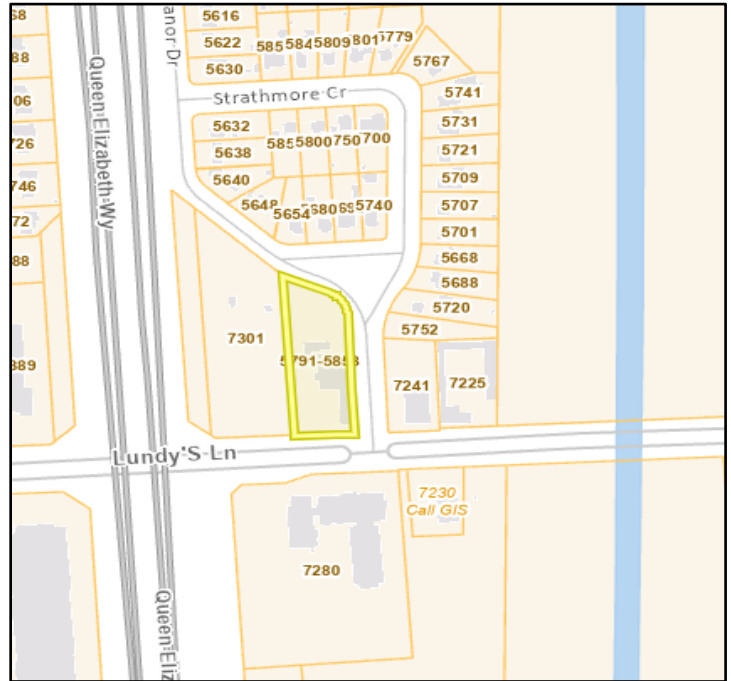
PROPOSED AMENDMENT

A Minor Zoning By-law Amendment application has been submitted to permit a medical clinic on the subject property along with a pharmacy, which is permitted within the current zoning. Schedule 1 shows details of the proposal. The application proposes to address zoning deficiencies in the parking and loading area requirements. Where the required is 24 parking spaces, the proposed is 21, and where 1 loading area is required, the proposed is none.

The subject land is zoned Tourist Commercial (TC) under Zoning By-law 79-200, as amended by Committee of Adjustment Decision A-2021-042 to permit an accessory storage building use, 2 dwelling units on the main floor and an increase in maximum floor area for dwelling units in a commercial building. The applicant is requesting to place the land under a site-specific TC zone to add the use of a Medical Clinic and Pharmacy.

HAVE YOUR SAY

Public input on applications 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 attending in person or by joining the electronic meeting.



WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to jabraham@niagarafalls.ca on or before June 12th, 2025.

ORAL SUBMISSION - If attending remotely using web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email to jabraham@niagarafalls.ca before 12 noon on June 12th, 2025. All registrants will be provided with instructions on how to participate in the remote electronic Open House.

MORE INFORMATION

For more information please contact Jessica Abraham, Planner 1, at (905)356-7521, extension 4334, between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at jabraham@niagarafalls.ca

Dated at the City of Niagara Falls this 16th day of May, 2025.

SCHEDULE 1

