

FOR SALE

CORNER DEVELOPMENT SITE

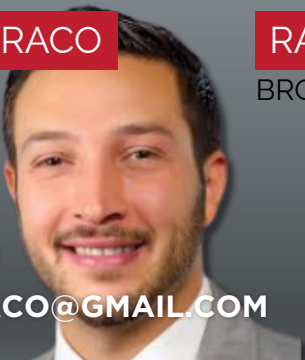


📍 **6499 LUNDY'S LANE**
NIAGARA FALLS, ON



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DEVELOPMENT POTENTIAL

A Development Permission was completed in October 2025 with the summary as follows:

Zoning: General Commercial (GC) Zone

Record of Site Condition (RSC) completed in 2012

Permitted Uses: Wide range of commercial uses

Residential Uses:

- **Allowed only in mixed-use buildings**
- **Must be above ground-floor commercial**
- **May occupy up to 66% of total floor area**
- **Standalone residential requires a Zoning By-law Amendment**

Existing Use:

- **Current automobile service station is legal non-conforming**
- **Can continue operating but new stations not permitted**

Height:

- **Up to 12 m / 4 storeys permitted as-of-right**
- **Up to 8 storeys possible through a Zoning Amendment**

Site Design:

- **No required setbacks (0.0 m from all lot lines)**
- **70% maximum lot coverage allowed**

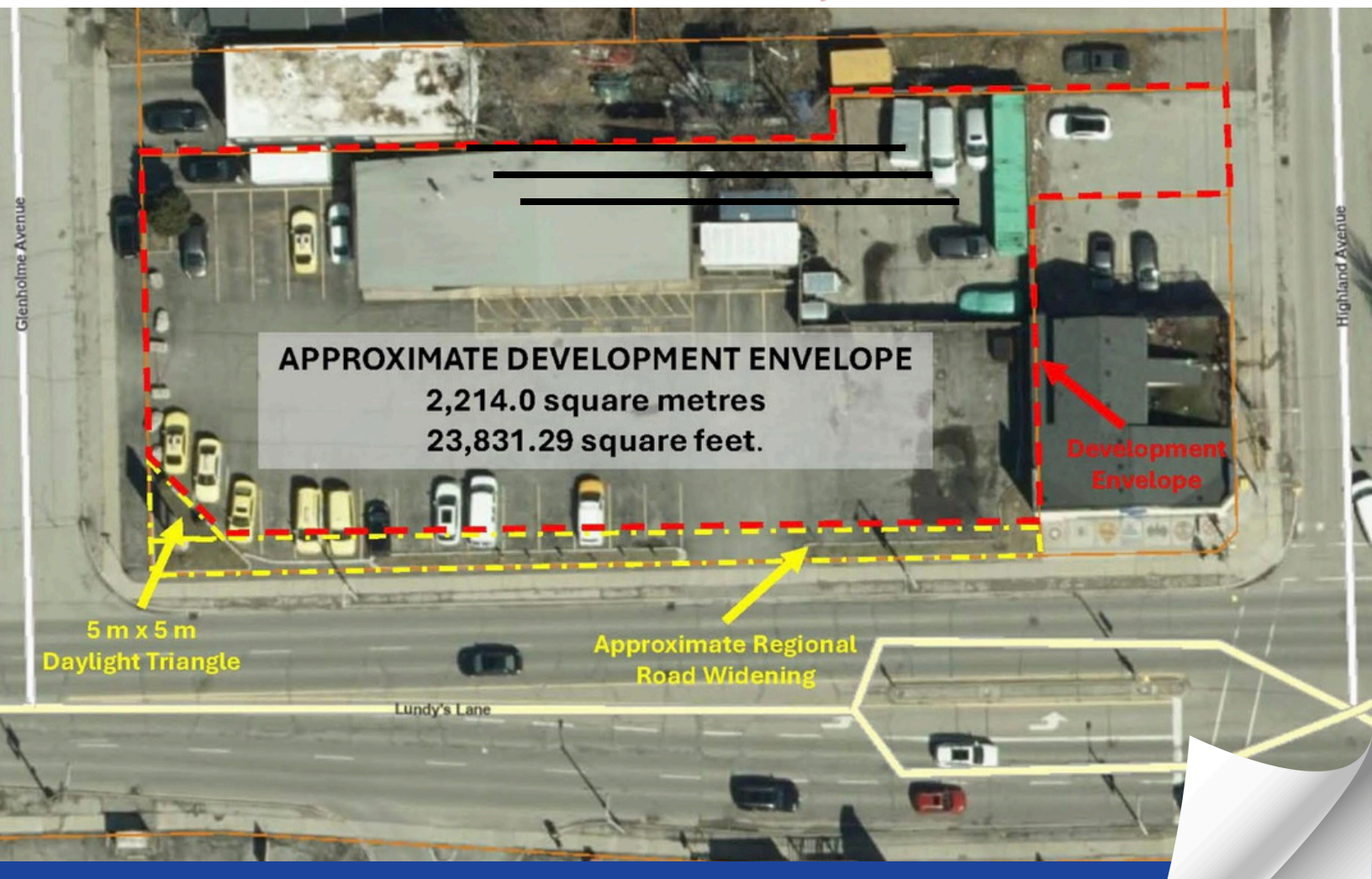
Road Requirements:

- 2.5 m widening along Lundy's Lane (Niagara Region)
- 0.5-1.0 m widening along Highland & Glenholme Avenues (City)
- 5 m x 5 m daylight triangle at Glenholme/Lundy's intersection (may increase subject to review)

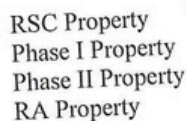
Easement:

- Right-of-way easement on east portion of property — requires review for development impact
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Additional Approvals Needed for development which may include Transportation Impact Study, RSC, Servicing & Stormwater Plans, etc.



SURVEY



CURRENT ZONING

8.2 GENERAL COMMERCIAL ZONE (GC ZONE).

8.2.1 PERMITTED USES: No person shall within any GC Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- (a) Assembly hall
- (b) Auctioneering establishment
- (c) Bake shop
- (d) Bank, trust company, credit union, currency exchange (2002-061)
- (e) A building supplies shop and yard
- (f) Car rental establishment, truck rental establishment
- (g) Car wash, interior and exterior hand car cleaning (2002-061)
- (h) Clinic
- (i) Community building
- (j) Day nursery
- (k) Drive-in restaurant
- (l) Dry cleaning establishment
- (m) Farmer's market
- (n) Funeral home
- (o) Health centre
- (p) Hotel
- (q) Laundry
- (r) Library
- (s) Motel
- (t) New car agency
- (u) Nursing home
- (v) Office
- (w) Parking lot
- (x) Personal service shop
- (y) Photographer's studio
- (z) Place of entertainment
- (aa) Place of worship
- (bb) Printing shop
- (cc) Private club
- (dd) Public garage, mechanical
- (ee) Receiving home within the meaning of The Child Welfare Act
- (ff) Recreational uses
- (gg) Restaurant
- (hh) Retail store
- (ii) Service shop
- (jj) Tavern
- (kk) Used car lot
- (ll) Animal clinic (2011-136)

- (mm) Adult store provided the adult store is separated from another adult store by a minimum distance of 100 metres and from an adult entertainment parlour or body-rub parlour by a minimum distance of 300 metres, except for any adult stores situated at or between properties municipally known as 6443 and 6395 Lundy's Lane which shall be allowed to be separated from each other by a minimum distance of 30 metres (2002-199)
- (nn) Dwelling units in a building in combination with one or more of the uses listed in this section provided not more than 66% of the total floor area of such building is used for dwelling units and further provided that such dwelling units except entrances thereto are located entirely above the ground floor. (2002-061)
- (oo) Body-rub parlour (98-03) (Repealed by By-law 2002-201)
- (pp) Dancing studio (2002-061) Tattoo studio (2002-061) Art gallery (2008-23) Museum (2008-23)
- (qq) A garden centre which is an accessory use to a retail store (2016-03)
- (rr) Outdoor patio which is an accessory use to a drive-in restaurant, hotel, place of entertainment, a restaurant and a tavern, in accordance with section 4.25A (2016-03)
- (ss) A bed and breakfast in an existing detached dwelling or dwelling unit, that complies with the provisions set out in section 4.37 (2018-91)
- (tt) Vacation rental unit within an existing detached dwelling or dwelling unit, that comply with the regulations set out in section 4.38 (2018-92)
- (uu)
- (vv)
- (ww)

8.2.2 REGULATIONS: Subject to section 8.2.3 and 8.2.4, no person shall within any GC Zone use any land or erect or use any building or structure except in accordance with the provisions of section 4 and the following regulations:

| | | |
|-----|--|---|
| (a) | Minimum lot frontage | 6 metres (19.7 ft.) |
| (b) | Minimum front yard depth | in accordance with section 4.27.1, where applicable |
| (c) | Minimum rear yard depth | 10 metres (32.8 ft.) whichever is greater plus any applicable distance specified in section 4.27.1 |
| | (i) where any part of the building is used for residential purposes | |
| | (ii) where no part of the building is used for residential purposes | 3 metres (9.8 ft.) plus any applicable distance specified in section 4.27.1, provided that no rear yard is required where the rear lot line abuts a public land or a public parking lot |
| (d) | Minimum interior side yard width | |
| | (i) where the side lot line abuts a residential, institutional or open space zone | 3 metres (9.8 ft.) |
| | (ii) where the side lot line does not abut a residential, institutional or open space zone | None required |
| (e) | Minimum exterior side yard width | in accordance with section 4.27.1 where |

| | |
|--|---|
| | applicable |
| (f) Maximum lot coverage | 70% |
| (g) Maximum height of building or (h) structure | 12 metres (39.37 ft.) subject to section 4.7 not specified |
| (i) Maximum floor area | in accordance with section 4.19.1 |
| (j) Parking and access requirements | in accordance with sections 4.20 |
| Loading area requirements | |

8.2.3 REGULATIONS FOR CAR WASHES, DRIVE-IN RESTAURANTS AND MOTELS: The regulations in clauses (a) to (g) inclusive of section 8.2.2 shall not apply to car washes, drive-in restaurants or motels in GC Zones. The remaining provisions of section 8.2.2 and all of the supplementary regulations for car washes in section 4.22 and all of the supplementary regulations for drive-in-restaurants in section 4.23 and all of the supplementary regulations for motels in section 4.25 shall apply to car washes, drive-in-restaurants and motels, respectively, in GC Zones.

8.2.4 REGULATIONS FOR BODY-RUB PARLOURS: (98-03)

- (a) No body-rub parlour shall be located closer than 100 metres measured in a straight line from the nearest part of the body-rub parlour building(s) to the lot line of a Residential zone, an Institutional zone, or Open Space zone, or to any of the following uses: place of worship; nursery school; day nursery; community building; or school. (98-03) (Repealed by By-law 2002-201)
- (b) No body-rub parlour shall have a floor area greater than 300 square metres. (98-03)(Repealed by By-law 2002-201)



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