

## NOTICE OF APPLICATION & OPEN HOUSE

The City's Planning, Building & Development Department has received applications for a Zoning By-law Amendment and Draft Plan of Subdivision for the lands noted below.

**Lands Between Kalar Road and Pin Oak Drive (PID 3628)**  
**Assessment Roll No.: 272511000204000**  
**Zoning By-law Amendment & Draft Plan of Subdivision Applications**  
**City File: AM-2023-008 & 26T-11-2023-003**  
**Owner: Pin Oak Holdings Inc.**  
**Applicant: Penta Properties Inc. (Dave Pitblado)**  
**Agent: Peter De Iulio (Metropolitan Consulting Inc.)**

### OPEN HOUSE

The Applicant/Agent is hosting a Public Open House to provide an opportunity to learn about the proposal and ask questions. Input received will be considered by City Staff as part of the review of these applications before a Staff Recommendation Report is prepared and presented to Council at a future Public Meeting. Comments may be provided verbally at the Open House and/or submitted in writing. Members of the public who wish to provide comments, view materials, and/or participate in the Open House are encouraged to use the methods outlined below.

**Date: Tuesday, July 7<sup>th</sup>, 2026**

**Time: 4:00 PM - 5:00 PM**

**Place: Gale Centre, Memorial Room, 5152 Thorold Stone Road and/or Web-based Platform**

### PROPOSED APPLICATIONS

Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to facilitate the development of between 244 and 296 dwelling units consisting of 139 on-street townhouse dwellings and between 105 and 157 medium-density residential units, together with 2 public streets, 2 blocks to accommodate a watercourse realignment, 1 block to accommodate a stormwater management pond, 5 blocks for environmental protection purposes, and 3 blocks for open space purposes, as shown on Schedule 1.

The subject lands are designated Residential, Medium Density, in part, and Environmental Protection Area, in part, in accordance with the City's Official Plan. An Official Plan Amendment is not requested to facilitate the proposed development.



The lands are zoned Light Industrial (LI) Zone in accordance with Zoning By-law No. 79-200, as amended. The applicant is proposing to rezone the lands to site-specific Residential Mixed (R3) Zone, in part, site-specific Residential Low Density (R4) Zone, in part, site-specific Residential Apartment 5C Density (R5C) Zone, in part, Open Space (OS) Zone, in part, and Environmental Protection Area (EPA) Zone, in part.

The concurrent Draft Plan of Subdivision application proposes to subdivide the lands into 38 blocks: 25 blocks for on-street townhouse dwellings (Blocks 2-16 & 18-27), 2 blocks for medium-density residential units (Blocks 1 & 17), 2 blocks to accommodate a watercourse realignment (Blocks 31 & 32), 1 block to accommodate a stormwater management pond (Block 30), 5 blocks for environmental protection purposes (Blocks 33, 34 & 36-38), and three blocks for open space purposes (Blocks 28, 29 & 35), along with two public streets (Streets A and B), as shown on Schedule 1.

## **PLANS & DOCUMENTS**

Digital copies of plans and documents submitted with the applications may be obtained at: <https://webpublic.niagarafalls.ca/Planning>

## **HAVE YOUR SAY**

Please provide written input 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](mailto:mceci@niagarafalls.ca) on or before **July 7<sup>th</sup>, 2026**. You can also attend the Open House in person or remotely. To attend remotely, please pre-register by sending an email to [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca) before 12:00 PM on **July 7<sup>th</sup>, 2026**.

## **MORE INFORMATION**

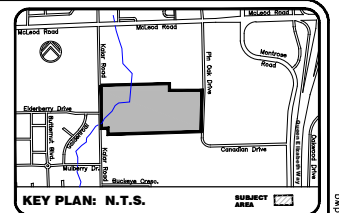
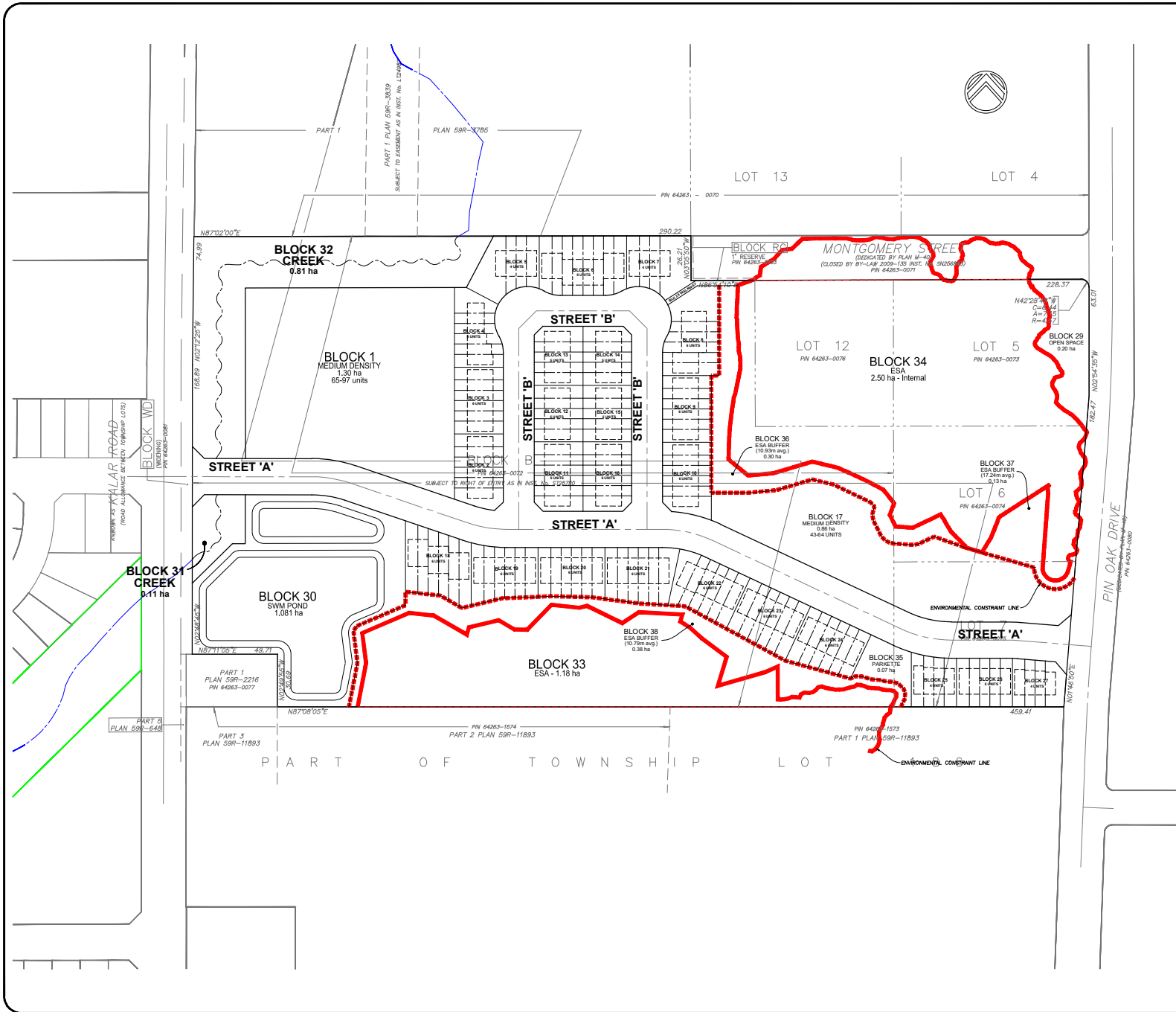
For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) by email at [mceci@niagarafalls.ca](mailto:mceci@niagarafalls.ca).

## **STATUTORY PUBLIC MEETING**

A statutory Public Meeting with City Council, as required under the *Planning Act*, will be held at a later date. Separate notice of the Public Meeting will be provided a minimum of 20 days before the Public Meeting is scheduled to occur.

Dated at the City of Niagara Falls this 23<sup>rd</sup> day of June, 2026.

# SCHEDULE 1



### REQUIREMENTS OF THE PLANNING ACT, R.S.O. 1990, c. P.13 SECTION 51(17)

- (a) See Plan
- (b) See Plan
- (c) See Plan
- (d) Residential on-street townhouses, medium density, Back to Back townhouses, district commercial, porches, storm water management ponds, open spaces, roads, tree reserve.
- (e) See Plan (f) Municipal Water
- (g) See Plan (h) City of St. Catharines (i) Full Municipal Services
- (j) See Plan (k) City of St. Catharines (l) See Plan

### SCHEDULE OF LAND USE

PROPOSED LAND USE	UNITS	HA.	AC.
RESIDENTIAL - BLOCK 21-16, 18-27	138	2.90	7.16
RESIDENTIAL - MEDIUM DENSITY - BLOCK 1	65-97	1.20	3.22
RESIDENTIAL - MEDIUM DENSITY - BLOCK 17	40-60	0.81	1.99
WALKWAY - BLOCK 28		0.01	0.02
SWM POND - BLOCK 30		1.08	2.67
CREEK CHANNEL BLOCKS 31 & 32		0.92	2.27
PARKETTE - BLOCK 33		0.07	0.18
ESA - BLOCK 33 & 34		3.65	9.12
ESA BUFFER - BLOCKS 35 - 38		0.81	1.99
OPEN SPACE - BLOCK 29		0.19	0.47
<b>TOTAL UNIT COUNT</b>	<b>344</b>	<b>2.96</b>	
<b>PROPOSED ROADS</b>		<b>HA.</b>	<b>AC.</b>
21.15m RIGHT OF WAY - STREETS A		1.14	2.81
18m RIGHT OF WAY - STREETS B		0.60	1.48
<b>TOTAL SITE AREA</b>		<b>13.51</b>	<b>33.38</b>
<b>PROPOSED ROADS</b>		<b>M</b>	<b>FT</b>
RIGHT OF WAY - STREETS A & B		849	2785
<b>TOTAL ROAD LENGTH</b>		<b>824</b>	<b>2785</b>

### REVISIONS

NO.	DATE	BY	REVISIONS
15	21/09/2024	JD	ADJUSTED BUFFER FOR MIN. 10.0m (AVG.) SETBACK
14	17/10/2023	JD	ADDED ADDITIONAL LEGAL INFORMATION
13	21/10/2023	JD	UPDATED STREET A + KALAR ROAD INTERSECTION
12	15/09/2023	JD	UPDATED LOT CONFIGURATION
11	07/07/2023	TPF	REVISED ESA LIMITS

### OWNER'S AUTHORIZATION

I authorize Metropolitan Consulting Inc. to prepare and submit this Revised Draft Plan of Subdivision to the City of Hamilton for approval.

Perito Properties Inc. \_\_\_\_\_ DATE \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I hereby certify that the boundary of the lands to be subdivided and their relationship to the adjacent lands are accurately and correctly shown on this plan.

ROY C. HAYO  
ONTOARIO LAND SURVEYOR  
FOR MCKAY, MCKAY AND PETERS LIMITED

DATE \_\_\_\_\_

AGENT  
2255 BARTON ST. E. UNIT B  
HAMILTON, ON, L8H 7T4  
TEL. 905.578.1001  
METROPOLITAN CONSULTING INC.  
EMAIL: ENGINEERING@METROCONSULTING.COM

OWNER  
ALINEA LAND CORPORATION  
4480 Paletta Court  
Burlington, Ontario L7L 5R2

MUNICIPALITY  
**Niagara Falls**

TITLE  
**DRAFT PLAN**

PROPERTY  
**PART OF BLOCK B, ALL OF LOTS 5, 6, 7 & 12 OF PLAN 59R-11893**  
in the City of Niagara Falls,  
Regional Municipality of Niagara

PROJECT  
**PIN OAK DRIVE**

CITY FILE NO. XXX-XX/XX	PROJECT NO. P18002
DATE Dec. 2024	SCALE 1:1000