



NOTICE OF APPLICATIONS & CONSIDERATION

3736 Montrose Road
Assessment Roll No.: Part 272510000302801
Draft Plan of Subdivision & Draft Plan of Common Elements Condominium
City File: 26T-11-2025-001 & 26CD-11-2025-004
Applicant: Cassone Dwellings (BT) Inc.
Agent: Brandon Rossi (Treasure Hill Homes)

This Notice is being provided to area residents for information purposes. Please note that a statutory Public Meeting will not be held. However, a Staff Recommendation Report will be provided to City Council for consideration on Tuesday, February 10th, 2026.

Area residents are invited to submit comments on these applications using the methods outlined below.

PROPOSED DRAFT PLAN OF SUBDIVISION & DRAFT PLAN OF COMMON ELEMENTS CONDOMINIUM

Draft Plan of Subdivision and Draft Plan of Common Elements Condominium applications have been submitted to facilitate the development of 257 dwelling units consisting of 75 stacked townhouse dwelling units and 182 townhouse dwelling units, as detailed on Schedule 1.

The Draft Plan of Subdivision application proposes to establish two blocks (Block 1 and Block 2), as shown on Schedule 2. The Draft Plan of Subdivision application is required to allow for the future registration of a Plan of Common Elements Condominium on Block 1, which will accommodate 182 townhouse dwelling units, as shown on Schedule 3. Block 2, which will accommodate 75 stacked townhouse dwelling units, is subject to an active Site Plan Control application.



The subject lands were previously subject to an Official Plan Amendment and Zoning By-law Amendment application, a Draft Plan of Vacant Land Condominium application, a consent application, and several minor variance applications, all of which received approval. The proposed Draft Plan of Common Elements Condominium will replace the approved Draft Plan of Vacant Land Condominium.

WRITTEN SUBMISSION

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 on or before **Friday, January 16th, 2026**.

MORE INFORMATION

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

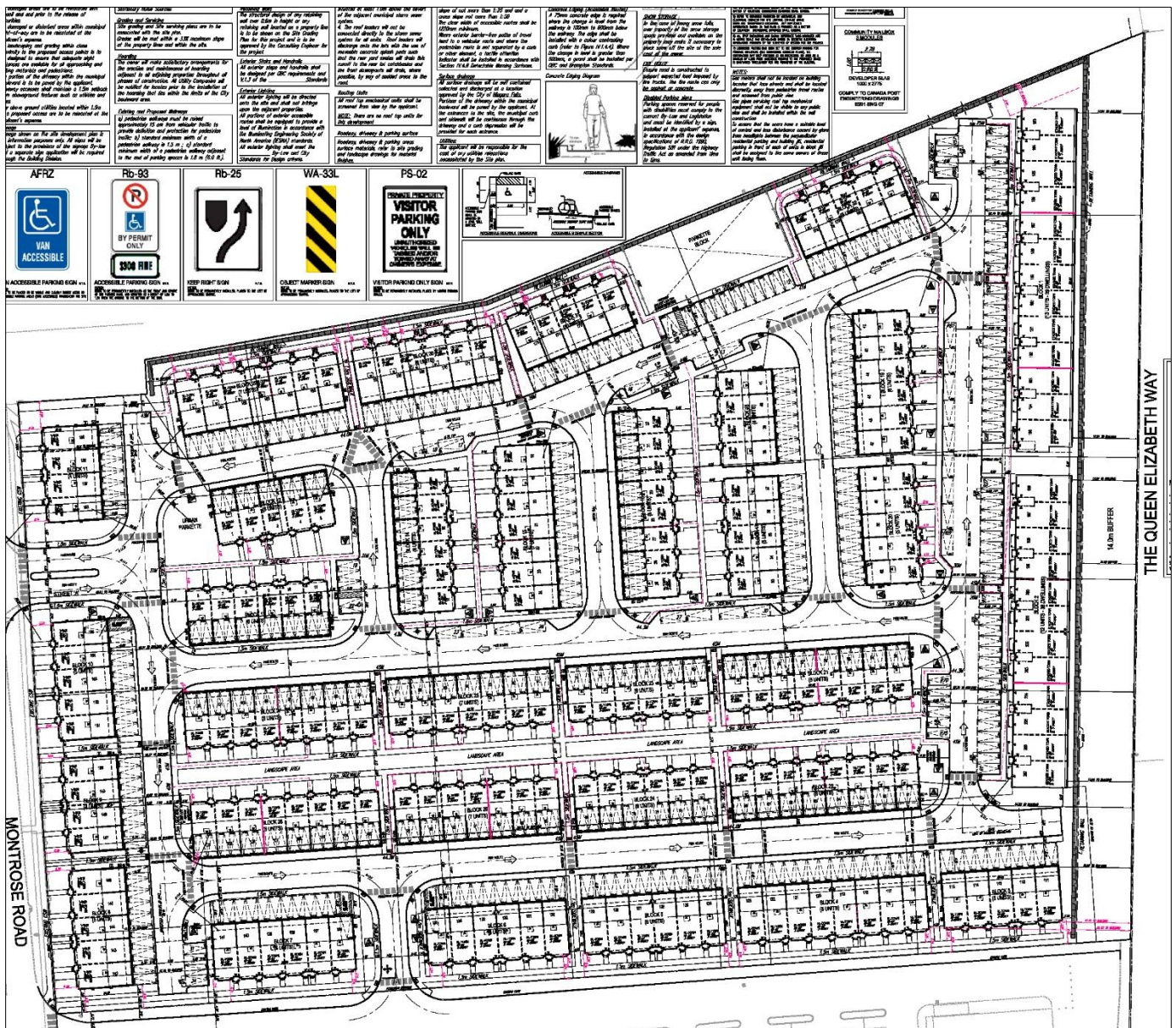
LEGAL NOTICE

Section 51 of the *Planning Act*

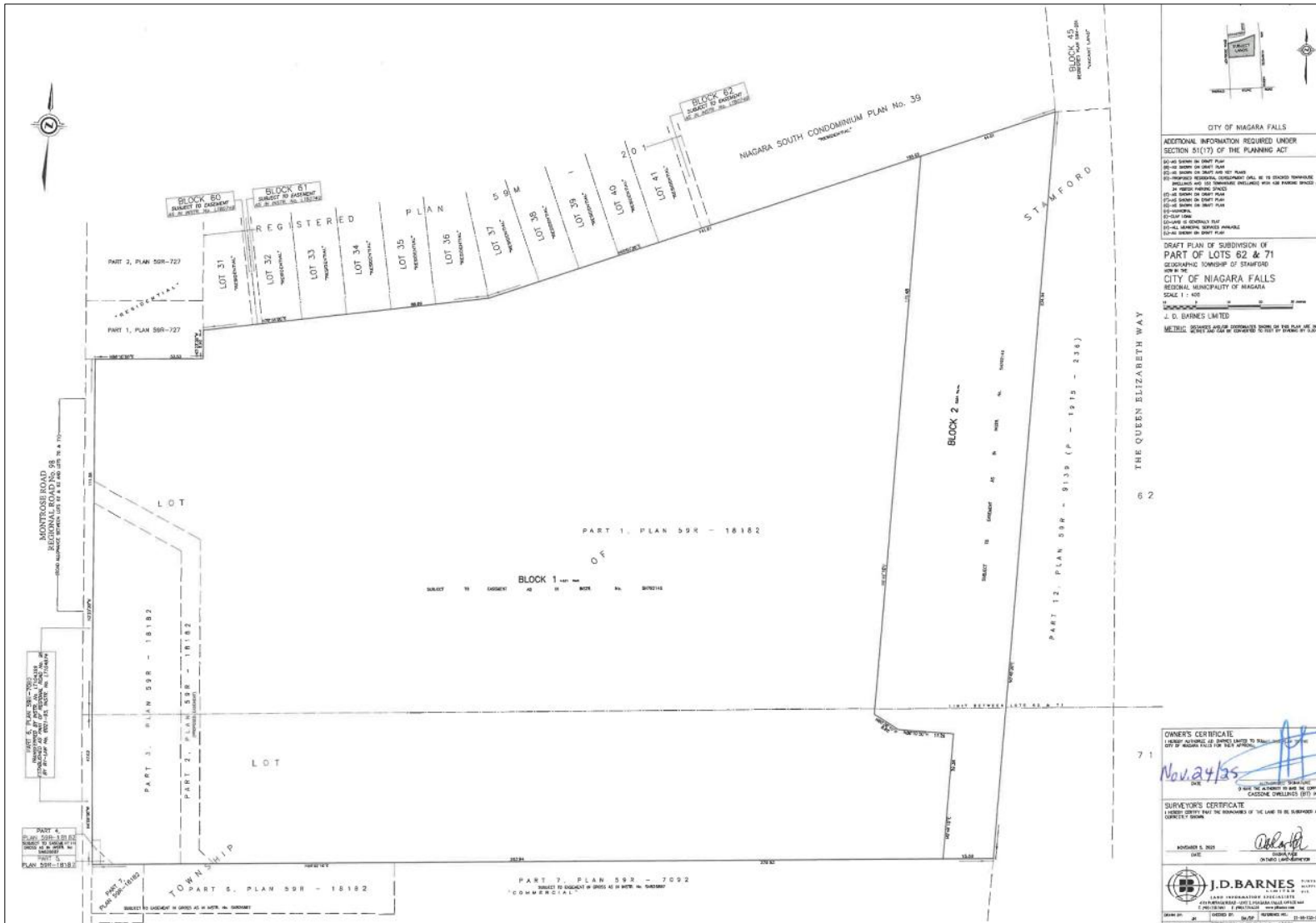
The applicant, Minister of Municipal Affairs, a public body or specified person as defined by the *Planning Act* can appeal a decision of City Council to the Ontario Land Tribunal for the Draft Plan of Subdivision and/or Draft Plan of Condominium. However, if such person or public body does not make written submissions to the City of Niagara Falls before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Subdivision and/or Draft Plan of Condominium, the person or public body is not entitled to appeal the decision of City Council to the Ontario Land Tribunal.

If a person or public body does not make written submissions to the City of Niagara Falls in respect to the Draft Plan of Subdivision and/or Draft Plan of Condominium before the City of Niagara Falls gives or refuses to give approval to the Draft Plan of Subdivision and/or Draft Plan of Condominium, 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.

Dated at the City of Niagara Falls this 2nd day of January, 2026.



SCHEDULE 2 Draft Plan of Subdivision



SCHEDULE 3
Draft Plan of Common Elements Condominium

