

NOTICE OF APPLICATION & OPEN HOUSE

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

3736 Montrose Road
Assessment Roll No: Part 272510000302801
Minor Zoning By-law Amendment Application
City File: AM-2026-001
Applicant: Cassone Dwellings (BT) Inc.
Agent: Brandon Rossi (Treasure Hill Homes)

OPEN HOUSE

The City invites you to attend an Open House to learn more about the development proposal, ask questions, and share your comments. Your input will help inform the Staff Recommendation Report that will be prepared and presented to the General Manager of Planning, Building & Development, or their designate, at a future Public Meeting.

Date: Thursday, February 5th, 2026

Time: 4:30 PM

Location: City Hall, Committee Room 2, 4310 Queen Street and/or 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.

PROPOSED AMENDMENT

A minor Zoning By-law Amendment application has been submitted in relation to active Draft Plan of Subdivision and Draft Plan of Common Elements Condominium applications (26T-11-2025-001 & 26CD-11-2025-004), which propose the development of 257 dwelling units consisting of 75 stacked townhouse dwelling units and 182 townhouse dwelling units.

The proposed minor Zoning By-law Amendment application is technical in nature and will introduce a zoning regulation that will deem the subject lands as one lot for the purpose of applying and implementing the existing zoning regulations. No changes are proposed to the existing zoning regulations that govern the development of the lands.

PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at: <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.



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 on or before **February 5th, 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 before 12:00 PM on **February 5th, 2026**.

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.

Dated at the City of Niagara Falls this 22nd day of January, 2026.

NOTICE OF VIRTUAL DELEGATED PUBLIC MEETING

3736 Montrose Road
Assessment Roll No: Part 272510000302801
Minor Zoning By-law Amendment Application
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Agent: Brandon Rossi (Treasure Hill Homes)

VIRTUAL DELEGATED PUBLIC MEETING

The General Manager of Planning, Building & Development, or their designate, as delegated by City Council, will be holding a virtual Delegated Public Meeting in accordance with the requirements of the *Planning Act*.

Date: Wednesday, February 18th, 2026

Time: 4:30 PM

Location: Virtual / Web-based Platform

If you are interested in participating in the virtual Delegated Public Meeting, please pre-register by sending an email to Mackenzie Ceci, Senior Planner (Current Development) at mceci@niagarafalls.ca before 12:00 PM on Wednesday, February 18th, 2026.

PROPOSED AMENDMENT

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PLANS & DOCUMENTS

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



HAVE YOUR SAY

Public input on the application is invited and can be provided using the methods:

WRITTEN SUBMISSION

Please provide written input or request notice of the 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, February 13th, 2026** to be included in the agenda package.

ORAL SUBMISSION

To participate virtually in the Delegated Public Meeting, please pre-register by sending an email to mceci@niagarafalls.ca before 12:00 PM on Wednesday, February 18th, 2026. All registrants will be provided with instructions on how to participate in the virtual Delegated Public Meeting.

MORE INFORMATION

For more information, please contact Mackenzie Ceci, Senior Planner (Current Development) at (905) 356-7521, extension 4364, between the hours of 8:30 AM and 4:30 PM or by email at mceci@niagarafalls.ca. A copy of the Planning, Building & Development Department's Recommendation Report on the application will be available upon request before the Delegated Public Meeting.

LEGAL NOTICE

Section 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 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 passage of the By-law, may appeal 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 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 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 22nd day of January, 2026.