

# DECISION

## With respect to the New City of Belleville Official Plan Subsection 17(34) of the *Planning Act*

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I hereby approve the repeal of the City of Belleville Official Plan adopted by By-law 2001-98 and all subsequent amendments thereto, save and except for the Loyalist Secondary Plan adopted by By-law 2010-180 as amended, pursuant to City of Belleville By-law 2021-180. Furthermore, I hereby approve, as modified, the City of Belleville Official Plan, as adopted by the City of Belleville by By-law No. 2021-180, subject to the following modifications, with additions in **bold underline** and deletions in **~~bold strikethrough~~**:

1. Policy 2.2.4 is modified to insert a new paragraph, following paragraph 2, to be read as follows:

**The Black Bear Ridge Village is centred on the transformation of the existing Black Bear Ridge golf course into a master planned resort.**

2. Policy 3.5.5 b) is modified to insert a sentence at the end which reads:

**For clarity, development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.**

3. Policy 3.5.6 b) is modified so that it reads:

The purpose of an Environmental Impact Study is to assess potential negative impacts which may be caused by a proposed development. An EIS may be triggered, ~~in consultation with the Conservation Authority~~, for development proposed in or adjacent to features identified on Schedules „A“ and „B“ and Appendix „C“ to this Plan. In terms of developments in or adjacent to Natural Heritage Features and areas, the study will address potential negative impacts to the features or ecological functions for which the area has been identified (i.e. a provincially significant wetland).

Since an Environmental Impact Study is a site-specific determination of potential impacts within or adjacent to certain areas, it does not necessarily guarantee that any development application which is subject to an Environmental Impact Study will be approved. The Environmental Impact Study shall be prepared by a qualified professional. The applicant shall be required to pre-consult with the Municipality prior to commencing the Environmental Impact Study to ensure the document will be prepared to the satisfaction of the Municipality, in consultation with the Conservation Authority **(where a permit is required and the EIS comprises part of the permit application)** and the Ministry of Natural Resources and Forestry (where appropriate). In addition to an Environmental Impact Study, a permit may be required from the Conservation Authority for development adjacent to regulated features. The scope of an Environmental Impact Study report should be determined by the Municipality in consultation with the Conservation Authority **(where a permit is required and the EIS comprises part of the permit application)** and should consist of:

4. Policy 3.10.2 o) is created, to be read as follows:

o) Notwithstanding subsection n), on a parcel of land that is within an area of settlement that is serviced by municipal water and sewage works on which residential use, other than ancillary residential use, is permitted by by-law, the following shall be permitted:

- Two residential units in a single detached dwelling, semi-detached dwelling, or townhouse if all buildings and structures ancillary to this cumulatively contain no more than one residential unit; or
- Three residential units in a single detached dwelling, semi-detached dwelling, or townhouse if no building or structure ancillary to this contains any residential units; or
- One residential unit in a building or structure ancillary to a single detached dwelling, semi-detached dwelling, or townhouse if this contains no more than two residential units and no other building or structure ancillary to this contains any residential units.

A maximum of one parking space shall be required to be provided and maintained in connection with a residential unit referred to above, other than the primary residential unit.

5. Policy 3.10.4 c) is modified so that it reads:

A stormwater management study will be required with all future development applications, to be reviewed and approved by the Municipality and local conservation authority, **as appropriate**, prior to development approval; and,

6. Policy 3.12.2 p) is modified so that it reads:

~~Notwithstanding policy n) o), and in accordance with Section 1.3.2.4 of the PPS,~~ lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with the Municipality and subject to the following:

- There is an identified need for the conversion and the land is not required for employment purposes over the long term;
- The proposed use would not adversely affect the overall viability of the employment area; and
- Existing or planning infrastructure and public services facilities are available to accommodate the proposed uses.

7. Policy 4.1.1 h) is modified so that it reads:

The municipality may consider ~~height or density bonusing grants or loans~~ for brownfield sites in the Bayshore Planning Area that are eligible under a Community ~~Benefit Charge By-law~~ Improvement Plan.

8. Policy 4.6.2 c) is modified so that it reads:

The municipality may consider ~~height or density bonuses~~ grants or loans for brownfield sites within the City Centre which are eligible under a Community ~~Benefit Charge By-law~~ Improvement Plan.

9. Policy 4.7 is created, to be read as follows:

#### 4.7 Specific Policy Area #7 - Black Bear Ridge Village Planning Sub-Area

The Black Bear Ridge Village Planning Sub-Area applies to the Black Bear Ridge golf course and surrounding lands, as delineated on Schedule 'E', which is known as Black Bear Ridge Village. It is envisioned that this area will be developed on full municipal services for a master planned resort-style development centred on the golf course alongside fully serviced subdivisions with residential and non-residential land uses that are complementary to the golf resort. Those areas requiring environmental conservation (including their buffers) shall be retained in the Environmental Protection designation on Schedule 'A'. The following policies also apply:

##### 4.7.1 Special Studies Required Prior to Development

- a) No new development will be permitted for Black Bear Ridge Village unless it is fully serviced by municipal water and municipal sanitary sewer systems.
- b) No new development will be approved for Black Bear Ridge Village until special studies have been completed to the satisfaction of the City of Belleville and/or appropriate planning approvals have been granted to the satisfaction of the City of Belleville. Special studies which may be required, but not limited to, are identified in Section 8.12.3 of this Plan.
- c) Before initiating any of the special studies by the developer, the City shall be consulted with to provide input on the terms of reference for the special studies. If the terms of reference are satisfactory to the City then it will indicate its acceptance of them; otherwise, the City reserves the right to deem any of the special studies as unacceptable.
- d) No new development will be approved for Black Bear Ridge Village until a secondary plan, to be adopted as an Official Plan Amendment, has been approved which incorporates the findings of the special studies and addresses other items as deemed appropriate and necessary by the City.

##### 4.7.2 Limited Expansion of Golf Course Facilities

- a) Notwithstanding Section 4.7.1 of this Plan, the existing facilities of the golf course use may be expanded as long as the expansion can be serviced within the capacity of the existing on-site well and

septic system.

10. Policy 4.8 is created, to be read as follows:

#### 4.8 Specific Policy Area #8 – Old Fairgrounds Area

The Old Fairgrounds Specific Policy Area is made up of a portion of the Old Fairgrounds and the industrial uses immediately to the north of the Old Fairgrounds, and is approximately 24.5 hectares in size. In response to growing pressures for housing supply and affordability identified in the Municipality's 2022 Growth Forecast, the lands are designated "Residential" on Schedule B and identified as "Old Fairgrounds Area" on Schedule E, and are subject to the policies of this section.

##### 4.8.1 The following policies apply:

- a) The main objective for the Old Fairgrounds Specific Policy Area is to realize the redevelopment of underutilized lands within the Old Fairgrounds Area through a combination of compatible residential land uses, road network, and public open space, all of which have fully addressed any contamination issues and are appropriately phased-in based on servicing availability.
- b) A detailed strategy is required to guide the servicing and redevelopment of the Old Fairgrounds Area in a coordinated, cost-effective and efficient manner. The Municipality may prepare more detailed land use plans and servicing strategies to identify the range/mix of land uses and municipal infrastructure needed to guide development as set out in Section 8.12 of this Plan. Details on specific residential densities, municipal sewer and water extensions, road networks, stormwater management strategies, and recreational and park systems may be included in these plans/strategies.
- c) Development of the Old Fairgrounds Area should occur in stages in accordance with the logical extension of services and the transportation network into and through the area, after proper study. Except as otherwise provided, stages should be approved only as servicing infrastructure is capable of being extended to accommodate new development in accordance with Section 5.3 of this Plan.
- d) The Old Fairgrounds Area is expected to be developed through any combination of plan of subdivision, rezoning, and/or site plan approval. The Municipality will encourage development in the Old Fairgrounds Area provided that the development proposal has met the policies of the Official Plan and relevant design guidelines, there is sufficient municipal servicing capacity available, and all environmental matters related to site contamination have been addressed.
- e) To ensure that development proceeds in an orderly and economical manner, as a condition of development approval, the developer will be required to execute an agreement capping the development to the approved number of dwelling units, the square metres of non-residential floorspace, and the population

equivalent that are the basis of servicing flows. Furthermore, as a condition of development approval, no above-grade building permits will be issued until the Municipality has confirmed that there is sufficient servicing available for any approved development.

- f) Through the redevelopment of the Old Fairgrounds Area, this Plan encourages the Municipality to identify opportunities to enhance public access to open spaces. The Municipality may, in accordance with the Planning Act and the policies of this Plan, acquire lands in the Old Fairgrounds Area to:
- Provide open space for parks or other public recreational purposes;
  - Connect with other lands acquired for park or other public recreational purposes; and/or,
  - Consolidate areas of open space into larger more usable areas.
- g) Residential development in the Old Fairgrounds Area will be in accordance with the densities in Section 3.10 of this Plan; however, residential development shall consist primarily of medium- and high-density residential uses, with a modest amount of low density residential development, all in accordance with the detailed land use plan/servicing strategy identified in (b) above.
- h) Mixed use development is permitted only if medium- or high-density residential is developed with commercial and/or retail use(s) on the ground floor of the building fronting onto an arterial or collector road.
- i) The Municipality will utilize the following approaches and tools to promote transit-oriented development:
- Allowance for reduced parking rates;
  - Allowance for shared parking arrangements; and,
  - Requirements for enhanced streetscape and active transportation facilities in accordance with the detailed land use plan identified in (b) above.
- j) Development in the Old Fairgrounds Area will be encouraged to take part in any active program of the Municipality's Community Improvement Plan that offers incentives for affordable housing development and brownfield redevelopment.

11. Policy 5.4 d) is created, to be read as follows:

d) Development to be serviced on private on-site sewage systems is discouraged in all vulnerable areas where it would be a significant drinking water threat. The City shall, in cooperation with the Quinte Region Source Protection Authority, assess applications for development in areas where on-site sewage systems would be a significant drinking water threat. This assessment may require one or more of the following to be prepared by a qualified professional and which demonstrates that a future on-site sewage system can be adequately managed and will not adversely impact the municipal water supply:

- i. Hydrogeological study;

- ii. Engineered sewage system design; and
- iii. Best management practices and site design.

12. Policy 5.6 c) is modified so that it reads:

Prior to approval of any development, the Municipality may require that stormwater management plans be prepared for review by ~~the Conservation Authority~~, the Municipality, and other agencies that may be affected. Such plans should include a description of the stormwater management practices to be applied, and be in keeping with all relevant policies and guidelines of the Municipality, the Conservation Authority, as appropriate, and the Province. The Municipality may approve development conditional upon the recommendations of such studies being instituted.

The policies that should be applied to the preparation of such studies are as follows: ...

- vi. Prior to the approval of any development, the Municipality in consultation with the Conservation Authority, as appropriate, should be satisfied that adequate stormwater drainage outlets are available or can be provided.

13. Policy 5.12 is created, to be read as follows:

**5.12 Fully Serviced Resort Area**

- a) The lands delineated as Fully Serviced Resort Area on Schedule 'A' of this Plan are envisioned for the Black Bear Ridge Village. These lands will only be allowed to develop on full municipal services in accordance with Section 4.7 of this Plan.
- b) Development of Black Bear Ridge Village shall be phased-in to ensure that there is always available servicing allocation for intensification and other greenfield development in the City. If there is an instance where there is limited servicing allocation prior to issuing approvals on multiple development applications, the City may prioritize servicing allocation to intensification over Black Bear Ridge Village.

14. Policy 7.4.2 h) is created, to be read as follows:

- h) Where archaeological resources are documented and found to be Indigenous in origin, a copy of the archaeological assessment report shall be provided to Indigenous communities and organizations based on the city's existing understanding for who may have rights and/or interests in the area.

15. Policies 7.11.2 c), d) and e) are modified so that they read:

- c) Council may adopt a by-law applicable to any part or the whole of the City stipulating that pursuant to the approval of residential, commercial or industrial development, parkland should be dedicated to the Municipality.

The by-law may require dedication of up to 2% of the land area proposed for industrial or commercial development, and in all other cases up to 5% of the land area proposed for development, for park or other public recreational purposes **in accordance with provisions in the Planning Act**. Council may waive or reduce such requirements if in Council's opinion:

- adequate open space facilities are provided by the owner to a standard that is satisfactory to the Municipality;
  - adequate open space facilities are in close proximity to the proposed development; or
  - such dedication is not required for industrial or commercial subdivisions.
- d) Council, at its discretion, may elect to require cash-in-lieu of park land where:
- the allowable land dedication fails to provide an area of suitable shape, size or location for appropriate parkland development;
  - the required dedication of land would render the remainder of the site unsuitable or impractical for development;
  - there is adequate parkland provided in the vicinity of the development; or
  - the existing parkland and recreational development in the vicinity of the site are adequate to serve the needs of existing and future residents of the area.

Such payment should be based on an appraisal by a qualified land appraiser, to the value of the land otherwise required to be conveyed as determined as of ~~the day before~~ the day ~~the building permit is issued~~ **an application for an approval of development under site plan control or an application for an amendment to the zoning by-law, as the case may be, was made** in respect of the development or redevelopment. **If a development or redevelopment was subject to more than one application, the later one is deemed to be the applicable application. However, if on the day the first building permit is issued for the development or redevelopment, more than two years have elapsed since the application, the day a building permit was issued in respect of the development or redevelopment applies** or, if more than one building permit is required for the development or redevelopment, as of ~~the day before~~ the day the first permit is issued. Where, in the opinion of the Municipality, the cost to prepare a land appraisal would be unreasonable given the anticipated cash-in-lieu value, the Municipality may utilize a standard for cash-in-lieu of parkland. In establishing such a standard, the Municipality should ensure that application of such a standard would not result in cash requirements exceeding the maximum permitted.

Money acquired as cash-in-lieu is to be placed in a fund specifically for parkland acquisition and development of recreational facilities.

- e) As an alternative to the requirement to dedicate 5% of the land within a residential subdivision or development for park or other public recreational purposes, Council may **by by-law** require the dedication of

lands based on 1 hectare of land for every 600 dwelling units, subject to criteria in the Planning Act as follows:

- ~~• up to 40 units per hectare of land, park dedication will be calculated based on 1 hectare of land for every 300 dwelling units;~~
- ~~• between 40 units and 80 units per hectare of land, parkland dedication will be calculated based on 1 hectare of land for every 400 units;~~
- ~~• exceeding 80 units per hectare of land, parkland dedication will be calculated based on 1 hectare of land for every 500 dwelling units.~~

16. Policy 7.12.1 c) is modified to insert a new concluding paragraph which reads:

To conform with Quinte Region Source Protection Plan policies, future waste disposal sites or the expansion of an existing waste disposal site are prohibited in the vulnerable areas where they would be significant drinking water threats. Sites that do not require an environmental compliance approval are exempt and instead require a risk management plan in areas where they could be significant drinking water threats. Further, sewage treatment plants are prohibited in the vulnerable areas where they would be significant drinking water threats if proposed in the future.

17. A portion of policy 7.15.3 a) is deleted, as follows:

- ~~• consider granting density bonuses described in this Plan in appropriate locations where affordable or special needs housing would be provided where eligible under a Community Benefit Charge By-law;~~

18. Policy 8.1.5 a) is modified so that it reads:

Council may ~~adopt a Community Benefit Charge By-law which provides for an increase in the maximum height and/or density of a development in exchange for the provision of such by by-law impose community benefits charges against land to pay for the capital costs of~~ facilities, services or matters required because of development or redevelopment as are set out in the by-law in accordance with the *Planning Act* and regulations.

~~In all cases, the facilities, services or matters provided in exchange for increased height or density of a development project shall be directly linked to the nature of the development on the subject lands. Bonusing shall be encouraged within the City Centre. The transfer of increased height and density provisions from one area of the City to another area of the City, or from one project to another project should not be permitted.~~

~~Before passing any by-law to allow an increase in height or density of any development, Council shall have regard to:~~

- ~~• the types of development to which bonuses may apply;~~



- ~~the areas of the City where these provisions should be applied;~~
- ~~the facilities, services or matters which may be provided in exchange for increased height or density (including but not limited to facilitating the retention of heritage resources);~~
- ~~the extent of the increases in height or density which may be granted; and~~
- ~~land use and servicing implications of permitting increases in height or density.~~

~~In all cases, development resulting from the application of increased height or density provisions shall be compatible with adjacent uses and meet the general intent and purpose of this Plan. The facilities, services and matters that are to be provided shall be commensurate with the increased height or density that may be granted for each development project.~~

~~As a condition to applying increased height or density provisions to a proposed development, the owner of the subject land may be required to enter into an agreement with the Municipality to be registered against the title to the land to address the facilities, services or matters that are to be provided, the timing of their provision, and the increase in height or density to be given.~~

19. Policy 8.2 a), paragraph 2, is modified so that it reads:

The Municipality will use the process of site plan control to:

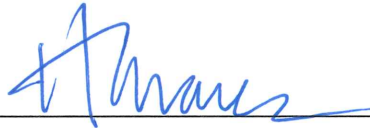
- provide a safe, and functional **and visually attractive** environment;
- minimize impacts on abutting uses;
- encourage proposed development to relate compatibly of the scale, **character** and siting of abutting development;
- ~~encourage development on intensification sites that are adjacent to mature neighbourhoods to be sympathetic to neighbourhood character;~~
- provide for pedestrian security, convenience and amenity with special considerations for people with disabilities, including facilities designed to have regard for accessibility;
- enhance accessibility to community facilities and services such as transit;
- provide a high standard of landscape amenity and buffering of service areas while retaining natural features wherever possible;
- provide for control of stormwater; **and**
- incorporate sustainable design elements such as trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers, and bicycle parking facilities on any adjoining municipal road; **and**
- ~~protect the heritage attributes of any cultural heritage resource on or adjacent to the development property.~~

20. Policy 8.11.1 a) i. (first occurrence) is modified so that it reads:

minor variances from the provisions of zoning by-laws (including ~~bonus~~, holding, temporary use and interim control by-laws), and any other by-laws which implement this Plan;

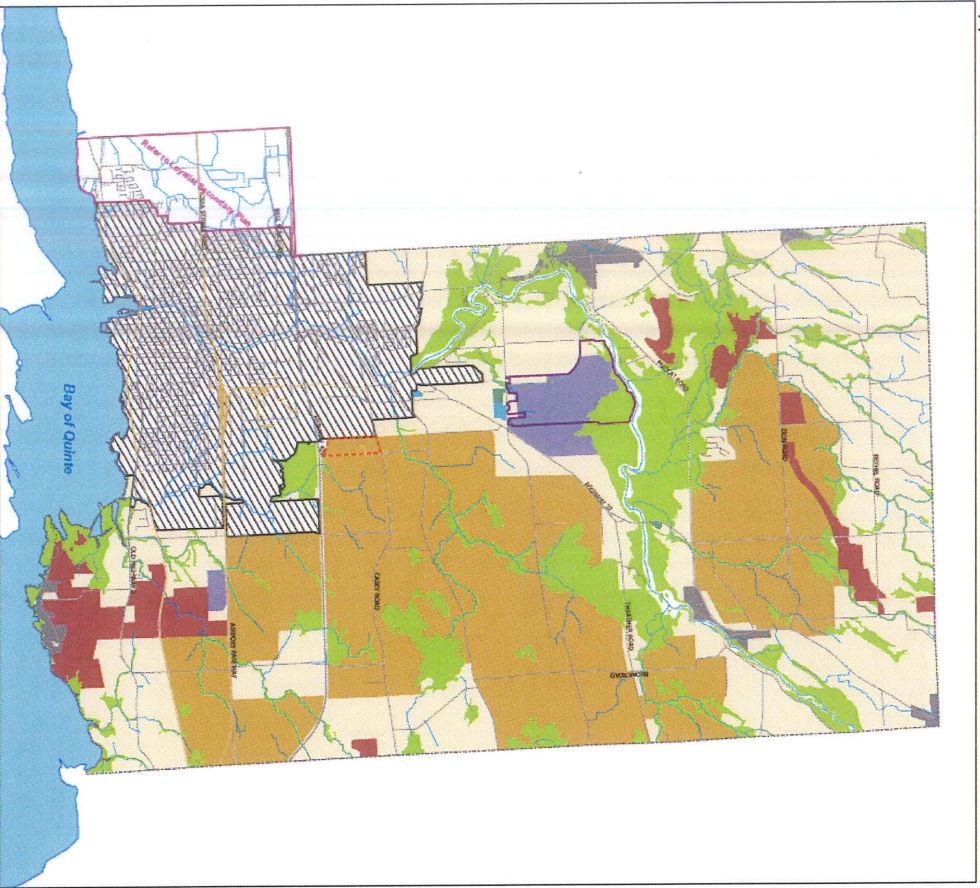
21. "Schedule A – Land Use Plan – Rural Area" is deleted in its entirety and replaced with a new "Schedule A – Land Use Plan – Rural Area", attached hereto in Appendix 1.
22. "Schedule B – Land Use Plan – Urban Serviced Area" is deleted in its entirety and replaced with a new "Schedule B – Land Use Plan – Urban Serviced Area", attached hereto in Appendix 2.
23. "Schedule E – Detailed Planning Areas" is deleted in its entirety and replaced with a new "Schedule E – Detailed Planning Areas", attached hereto in Appendix 3
24. "Appendix A – Additional Intensification Areas" is deleted in its entirety and replaced with a new "Appendix A – Additional Intensification Areas", attached hereto in Appendix 4.

Dated at Toronto this 11<sup>th</sup> day of April, 2023



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Hannah Evans, Assistant Deputy Minister  
Municipal Services Division  
Ministry of Municipal Affairs and Housing

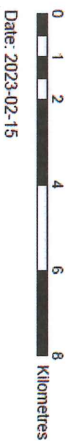


# CITY OF BELLEVILLE OFFICIAL PLAN

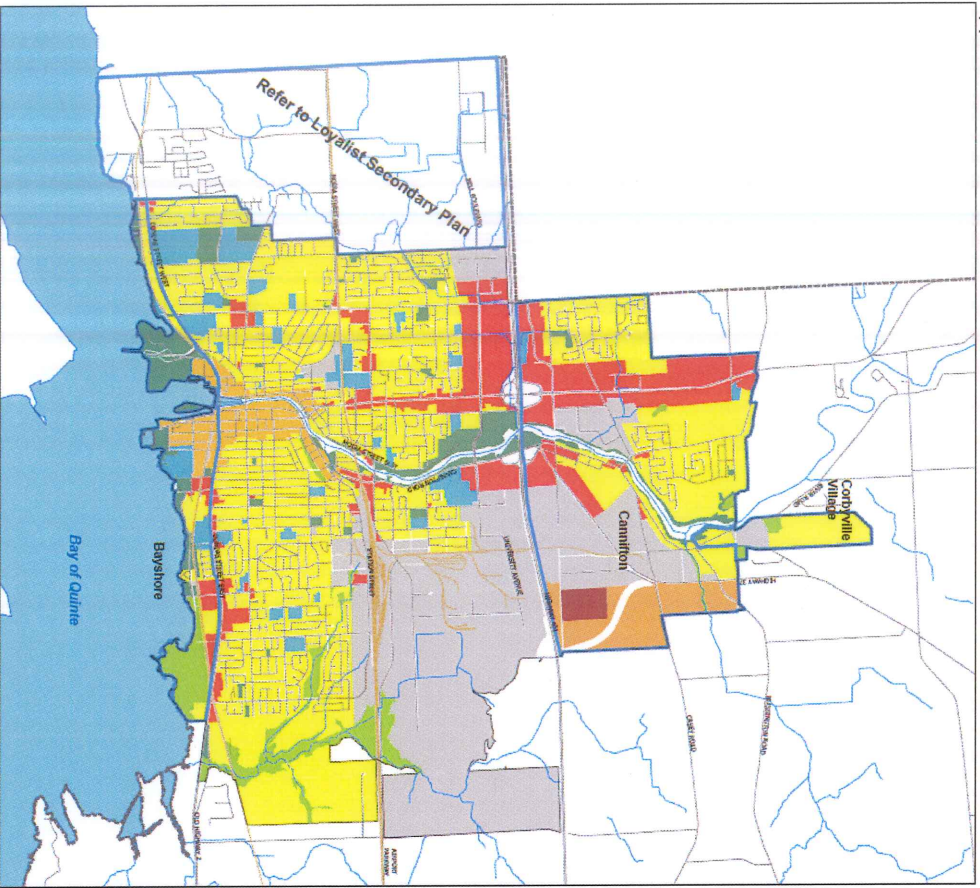
## Schedule A Land Use Plan - Rural Area

### Legend

- Rural Employment Area Reserve
- Urban Serviced Area
- Municipal Boundary
- Fully Serviced Resort Area
- Railways
- Roads
- Watercourses
- Bay of Quinte
- Land Use Designations**
- AGRICULTURAL LAND USE
- COMMUNITY FACILITY
- ENVIRONMENTAL PROTECTION
- HAMLET
- MINERAL AGGREGATE
- OPEN SPACE
- RECREATION COMMERCIAL LAND USE
- RURAL LAND USE



Date: 2023-02-15



## CITY OF BELLEVILLE OFFICIAL PLAN

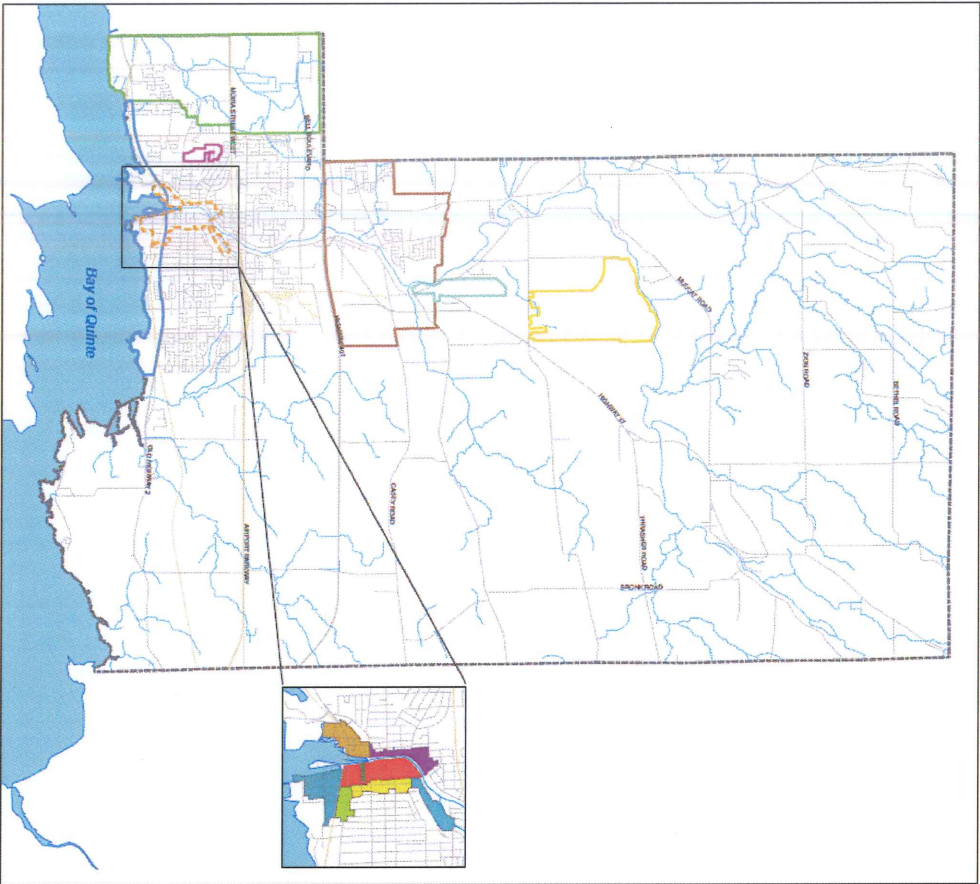
### Schedule B Land Use Plan - Urban Serviced Area

#### Legend

- Planning Areas
  - Municipal Boundary
  - Urban Boundary
  - Roads
  - Railways
  - Watercourses
  - Bay of Quinte
- Land Use Designations**
- CITY CENTRE
  - COMMERCIAL LAND USE
  - COMMUNITY FACILITY
  - EMPLOYMENT LAND USE
  - ENVIRONMENTAL PROTECTION
  - MINERAL AGGREGATE
  - OPEN SPACE
  - RESIDENTIAL LAND USE
  - STRATEGIC EMPLOYMENT AREA



Date: 2023-02-15



# CITY OF BELLEVILLE OFFICIAL PLAN

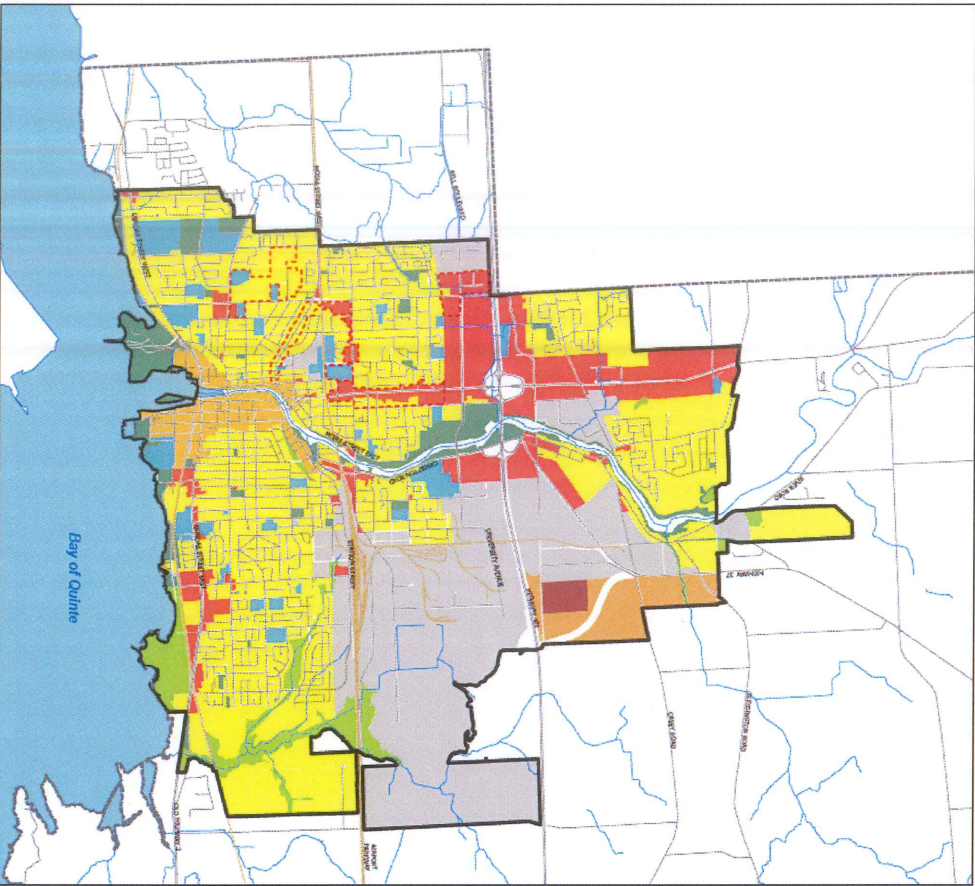
## Schedule E Detailed Planning Areas

### Legend

- Planning Areas**
  - Cordville Village
  - Bayshore
  - Cannifton
  - Loyalist Secondary Plan Area
  - Old Fairgrounds
  - Black Bear Ridge Village
  - City Centre Intensification Area
  - City Centre Intensification Districts and Neighbourhoods
  - Belleville Commons
  - Downtown
  - East Gale
  - The Flats
  - The Harbour
  - West Village
  - Church Street
  - Riverview
- Other Features**
  - Municipal Boundary
  - Roads
  - Railways
  - Watercourses
  - Bay of Quinte



Date: 2023-02-15

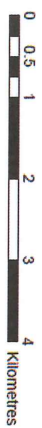


# CITY OF BELLEVILLE OFFICIAL PLAN

## Appendix A Additional Intensification Areas

### Legend

- - - Additional Intensification Areas
- Municipal Boundary
- Urban Boundary
- Roads
- Railways
- Watercourses
- Bay of Quinte
- Land Use Designations from Schedule B
- CITY CENTRE
- COMMERCIAL LAND USE
- COMMUNITY FACILITY
- EMPLOYMENT LAND USE
- ENVIRONMENTAL PROTECTION
- MINERAL AGGREGATE
- OPEN SPACE
- RESIDENTIAL LAND USE
- STRATEGIC EMPLOYMENT AREA



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