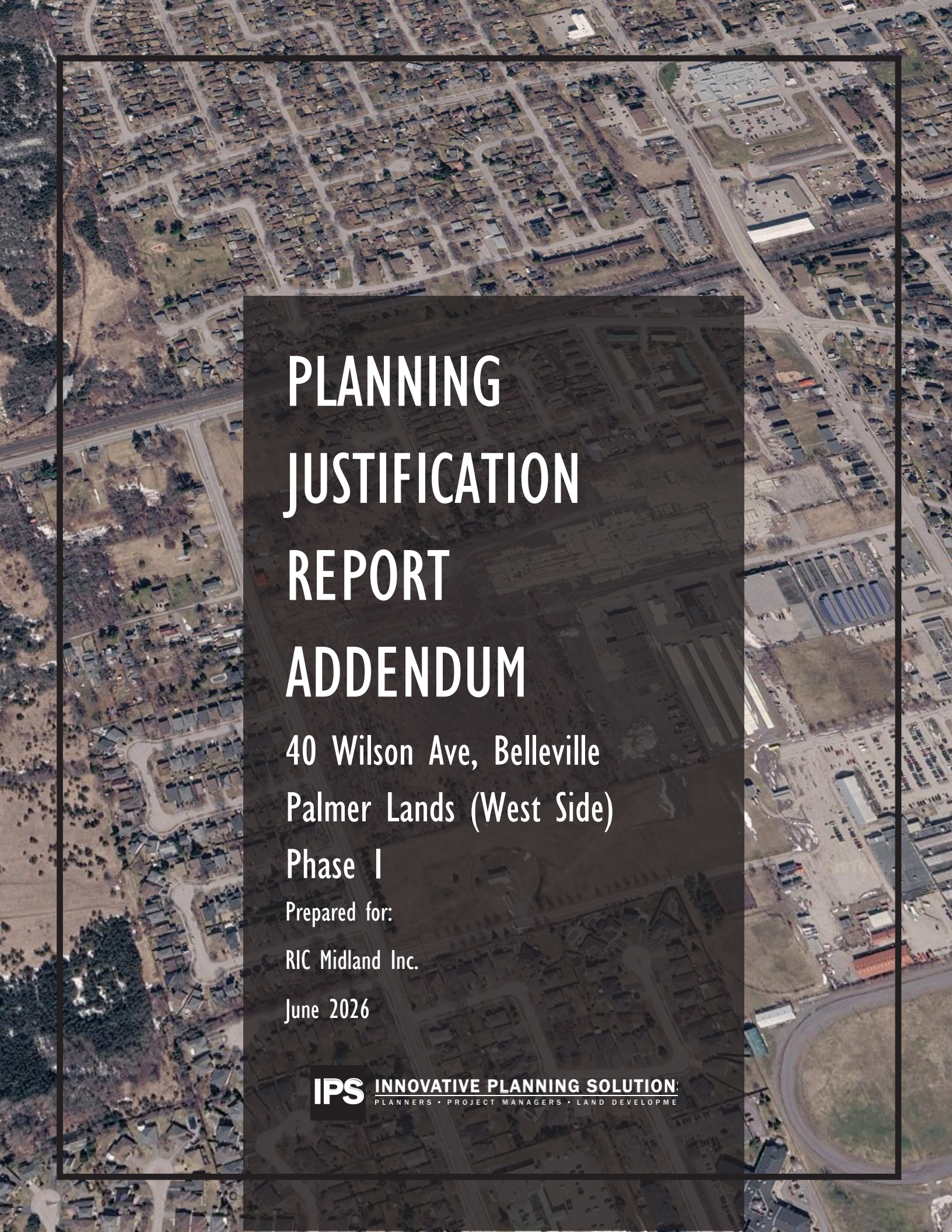




PLANNING JUSTIFICATION REPORT ADDENDUM

40 Wilson Ave, Belleville
Palmer Lands (West Side)

Phase I

Prepared for:

RIC Midland Inc.

June 2026



INNOVATIVE PLANNING SOLUTION
PLANNERS • PROJECT MANAGERS • LAND DEVELOPMENT

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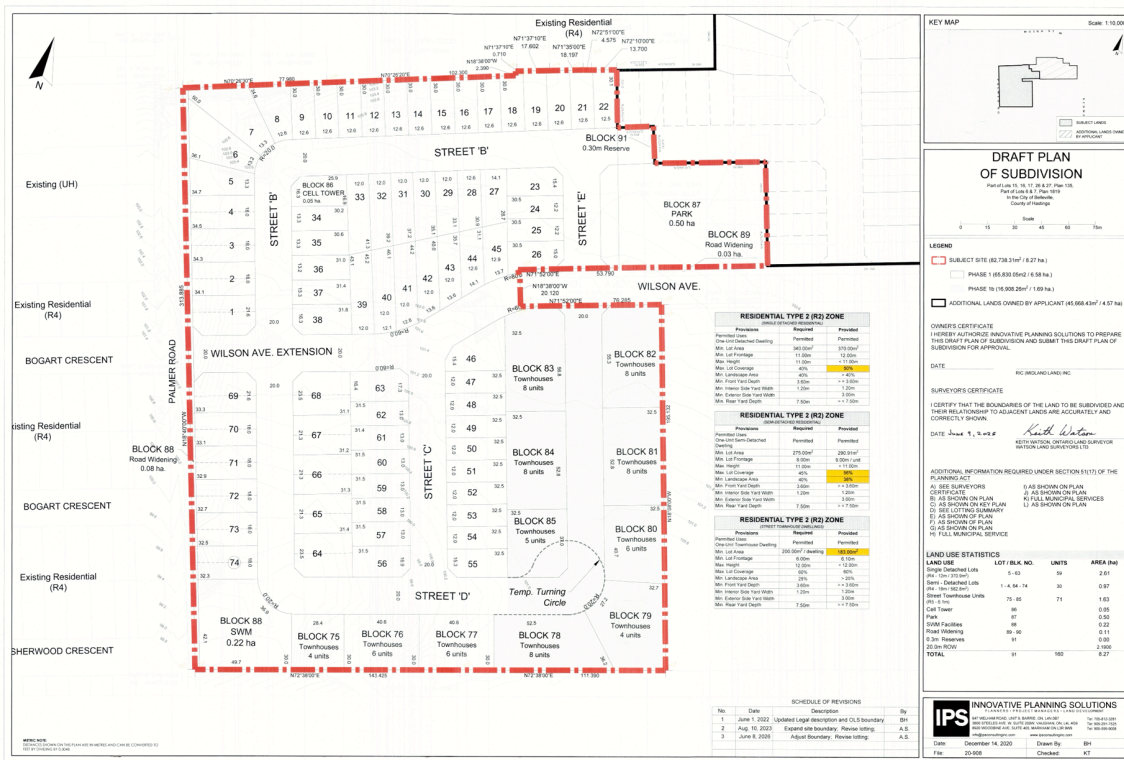
1.0 INTRODUCTION

On behalf of RIC Midland Inc. (hereinafter 'Client'), Innovative Planning Solutions (hereinafter 'IPS') is pleased to submit the following Planning Justification Report Addendum in support of the Zoning By-law Amendment ('ZBA') and Draft Plan of Subdivision ('DPS') Applications (File B-77-1188) for lands municipally addressed as 40 Wilson Ave in the City of Belleville (hereinafter 'Subject Lands' or 'Palmer Lands').

2.0 DRAFT PLAN OF SUBDIVISION DATED JUNE 8TH, 2026

The proposed DPS has been modified to propose 55 single-detached, 36 semi-detached and 71 street row townhouses. Furthermore, the eastern property line boundary of the Draft Plan of Subdivision has been expanded to incorporate an additional 0.65 hectares of land. This additional land extends Street B westward and increases the proposed park size from 0.05 hectares to 0.5 hectares.

Figure 1. Draft Plan of Subdivision dated June 8th



1.1 RESUBMISSION OF DPS AND ZBA APPLICATION

The purpose of the resubmission of the ZBA and DPS applications is to:

1. Provide a revised Functional Servicing & SWM Report and addressing the servicing strategy for the residential subdivision;
2. Modify the proposed concept to facilitate the development of 55 single-detached, 36 semi-detached and 71 street row townhouses;
3. Provide an Air Quality Study to address land use compatibility; and
4. Review the proposed development against the new Planning Policy framework (PPS 2024)
5. Provide a revised Draft ZBA updated to reflect Zoning By-law 2024-100

This Planning Justification Report Addendum describes the revisions to the Draft Plan of Subdivision drawings and is to be read in conjunction with the Planning Justification Report prepared by IPS dated September 2022.

2.0 SUMMARY OF STUDIES/REPORTS

4.1 Sanitary Servicing Memo - Jewell Engineering Inc. (February 26, 2026)

A Sanitary Sewer Capacity Analysis prepared by Jewell Engineering Inc. demonstrates that municipal sanitary servicing of the 40 Wilson Avenue Subdivision is feasible for both phases of development. For Phase 1 (8.43 ha), servicing is proposed via the Moira St W Sanitary Pumping Station (SPS) through an extension of the sanitary sewer north to Butler Lane at Lake Court, with the station's remaining capacity of 8.18 L/s supporting a maximum population of approximately 366 persons. Two solutions are available to accommodate the full Phase 1 concept: revising the unit mix to comply with the population constraint, or phasing approvals into Phase 1A (immediate) and Phase 1B (pending planned municipal upgrades). For Phase 2 (4.60 ha), with a calculated peak flow of 6.05 L/s, servicing is proposed via the Moira St W gravity sewer, either through the Phase 1 sewer network following the retirement of the Moira St W SPS, or via a direct connection to the Elgin St sanitary sewer with associated upsizing of the 200 mm Moira St W gravity sewer to 250 mm.

4.2 Preliminary Stormwater Management Report - Jewell Engineering Inc. (March 4, 2026)

A Preliminary Stormwater Management Report prepared by Jewell Engineering Inc. confirms that the proposed 13.03 ha 40 Wilson Avenue Subdivision can be serviced in a manner that meets all applicable stormwater quantity, quality, and erosion control targets. Given the former industrial use of the site and the presence of shallow bedrock, infiltration-based technologies are not suitable; the design instead relies on a dry pond facility and an underground reservoir discharging to the existing Palmer Rd storm sewer at the City's allotted rate of 498.5 L/s for both the 5-year and 100-year design events. Water quality is addressed through a combination of technologies, OGS units and the dry pond in series, achieving 80% total suspended solids (TSS) removal, satisfying the Enhanced quality control target established by the Quinte Conservation Authority and the City of Belleville. Low Impact Development strategies have been incorporated throughout the site layout, including

grassed rear yard swales, rooftop disconnection, and adherence to natural drainage patterns, and the preliminary SWM plan is considered sufficient to support the current Zoning By-Law Amendment and Draft Plan of Subdivision applications.

4.3 Air Quality Study — SONAIR Environmental Inc. (March 19, 2026)

An Air Quality Study (AQS) was prepared by SONAIR Environmental Inc. (SE #: 1406.001) on behalf of Ric (Midland Land) Inc. in support of the Zoning By-Law Amendment and Draft Plan of Subdivision applications for the proposed residential development at 40 Wilson Avenue, Belleville. The study was conducted at the request of the City of Belleville following a Land Use Compatibility Study (LUCS) prepared by WSP (August 10, 2022), which identified Quinte Cremation and Burial Services — a Class I facility located at 53 Wilson Avenue, to the east of the subject site — as falling within the minimum separation distance and potential influence area of the proposed sensitive land use. Using AERMOD (v.22112) dispersion modelling, SONAIR assessed Point of Impingement (POI) concentrations for all relevant contaminants at discrete receptors placed on each proposed lot at a height of 7.5 m, reflecting the anticipated three-storey building height. Equipment and exhaust specifications were obtained from the facility's Environmental Compliance Approval (ECA #3085-CKTH45) and emission rates were derived from established emission factors from US EPA AP-42. The modelling results demonstrate that all contaminants are well below the MECP Air Contaminants Benchmark (ACB) limits, with the highest recorded POI concentration reaching only 48% of its corresponding limit. The AQS concludes that emissions from Quinte Cremation and Burial Services are not expected to adversely impact the proposed development, and that the proposed residential use is compatible with surrounding land uses from an air quality perspective.

3.0 PLANNING POLICY FRAMEWORK AND PLANNING RATIONALE

3.1 PLANNING ACT, R.S.O. 1990, C. P.13

The *Planning Act* is provincial legislation that establishes the policies for land use planning in Ontario. The *Planning Act* promotes sustainable development within a provincial framework focused on provincial interests. Section 2 of the *Planning Act* requires that all land use planning activities under the Act shall have regard for matters of Provincial Interest. The following key matters of provincial interest under Section 2 of the *Planning Act* were found to be relevant to the proposed development as shown in **Table 1**:

Table 1. *Planning Act* S(2) Matters of Provincial Interest

Statute under Planning Act S(2)	Planning Rationale
<i>(a) the protection of ecological systems, including natural areas, features and functions;</i>	The Subject Lands are not located within an area with natural heritage features.

(b) the protection of the agricultural resources of the Province;	The Subject Lands are not agricultural lands and are not considered an agricultural resource.
(e) the supply, efficient use and conservation of energy and water;	A Functional Servicing Report that has been prepared by Jewel Engineering has confirmed that the proposed development can be serviced through the extension of existing water and wastewater services. The use of the existing infrastructure to service the proposed development represents the supply, efficient use and conservation of energy and water.
(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	There is adequate provision of communication, transportation, and servicing, including waste management systems which will be utilized in an efficient manner as demonstrated through the Functional Servicing Report and Traffic Impact Study prepared by Jewel Engineering.
(h) the orderly development of safe and healthy communities;	The proposed infill development represents a logical extension of a safe and healthy community by: • Following an orderly form of low-rise residential development pattern that is compatible and consistent with land use development patterns within the existing neighbourhood; • Has been designed in a manner that the single-detach homes, semi-detached homes and townhomes have good access to natural light, ventilation, and privacy for each townhouse unit; and • Can be serviced using existing municipal infrastructure including sidewalks and transportation systems,
(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	The proposed development will comply with Accessibility for Ontarians with Disabilities Act requirements through future stages, as required, including permitting and Site Plan Approval.
(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	The proposed development will be served by nearby educational facilities (Prince of Wales Public School, Park Dale Public School, Eastside Secondary School and Nicholson Catholic College), parks (East Hill Park), health facilities (Belleville General Hospital and Belleville and Quinte West Community Health Centre), social (Belleville Public Library – East Branch) and cultural facilities (Salvation Army Community Church & Islamic Society of Belleville),

	and recreation facilities (Parkdale Community Centre). The proposed development is located within an established urban area of Belleville that has an adequate provision of educational, health, social, cultural and recreational facilities and services.
(j) the adequate provision of a full range of housing, including affordable housing;	The proposed development proposes 55 single-detached, 36 semi-detached and 71 street row townhouses providing for adequate provision of a full range of housing. The 71 street row townhouses contribute to the attainable housing stock within the City of Belleville provisioning for a full range of housing for the underrepresented townhouse housing typology. Furthermore, the development provides townhouse units in an area that is dominated by single detached dwellings creating diversity within the unit types offered in the locale.
(p) the appropriate location of growth and development;	The proposed infill development is within a Settlement Area, designated as 'Residential Land Use' within the City of Belleville Official Plan and is surrounded by low-residential development and can be serviced through the extension of existing water and wastewater services making the Subject Lands an the appropriate location of growth and development.
(r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;	The proposed development is well-designed and meets appropriate urban design and development standards encouraging a sense of place and will be further addressed through Site Plan approval. The proposed development will be designed to be high-quality, safe and accessible while fostering an aesthetically pleasing streetscape.

As per Section 51 (24) in the *Planning Act*, the following matters in **Table 2** below must be considered for the approval of a Draft Plan of Subdivision:

Table 2. *Planning Act* Section 51 (24) Matters of Consideration for Draft Plan Approval

Statute under Planning Act S51(24)	Planning Rationale
<i>(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2 of the Planning Act;</i>	Table 4 of this Report has considered matters to be regarded under Section 2 of the <i>Planning Act</i> .
<i>(b) whether the proposed subdivision is premature or in the public interest;</i>	The proposed residential subdivision is on the public interest as it provides for a full range

	of housing, contributing 78 street townhouses, 22 semi-detached dwellings and 9 single detached dwellings. The 71 street townhouses contribute to the attainable housing stock within the City of Belleville and can be serviced through the extension of existing water and wastewater services.
<i>(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The proposed plan conforms to the 'Residential Land Use' within the City of Belleville Official Plan and is coordinated with the residential subdivision directly to the west which are also development lands as shown in Figure 1.
<i>(d) the suitability of the land for the purposes for which it is to be subdivided;</i>	The Subject Lands are suitable in size and dimension to be subdivided for the provision of residential lots.
<i>(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	The development will be accessed by a cul-de-sac extending off Wilson Ave, and road extensions to Tripp Avenue and Elgin Street. The existing road network in the area can accommodate the proposed development as demonstrated in the Traffic Impact Study prepared by Jewel Engineering.
<i>(f) the dimensions and shapes of the proposed lots;</i>	The dimensions and shapes of the proposed lots have been provided in the Draft Plan of Subdivision and are considered appropriate in size, dimension and shape for residential development.
<i>(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;</i>	There are no restrictions or proposed restrictions on the Subject Lands and the adjoining lands.
<i>(h) conservation of natural resources and flood control;</i>	There are no natural resources on the Subject Lands. The Functional Servicing and Stormwater Management Report prepared by Jewel Engineering outlines the proposed flood control measures.
<i>(i) the adequacy of utilities and municipal services</i>	The Functional Servicing Report prepared by Jewel Engineering has identified that the

	conceptual design can be adequately municipally serviced with upgrades and served by the required utilities for the proposed residential uses.
(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	No lands are anticipated to be dedicated/conveyed exclusive of highways.

Based on a review of the *Planning Act* Section 2 and Section 51.1, the proposed ZBA and DPS applications conform to the *Planning Act*.

3.2 PROVINCIAL POLICY PLAN, 2024

The previous ZBA and DPS applications were filed under Provincial Policy Statement 2020 (See Section 4.1 of Planning Justification Report prepared by IPS dated September 2022).

On October 20, 2024, the Provincial Planning Statement 2024 (hereinafter 'PPS 2024') came into effect, replacing both the *Provincial Policy Statement, 2020* and the *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*.

Section 2.1, Planning for People and Homes, includes policies focused on providing for an appropriate range of land uses that contribute to a complete community.

Section 2.1.6 states Planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities, institutional uses, recreation, parks and open space, and other uses to meet long-term needs and by improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation.

The proposed development contributes 59 single-detached, 30 semi-detached and 71 street row townhouses and a park. The development is proposed in an area which includes a range of existing uses consistent with the PPS including nearby schools (Susanna Moodie Elementary School, St. Michael Catholic Elementary School and Nicholson Catholic College), parks (West Riverside Park, Zwicks Park and Jane Forrester Park), health facilities (Belleville General Hospital and Bridge Street Medical Centre) and recreation facilities (Quinte Sports & Wellness Centre and the John M. Parrott Art Gallery). The proposed use will provide homes in an area and contribute to a more complete community on underutilized, vacant lands.

Section 2.1.6 c) encourages that complete communities to improve social equity and the overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

The proposed development provides attainable units in the form of street row townhouses.

Section 2.2.1 provides direction on housing policies and requires planning authorities to support the provision of diverse housing types and densities that are compatible with the surrounding neighbourhood, meet a broad range of housing demands and are necessary to meet the projected needs of current and future residents.

The proposed development contributes to the diversity of housing types in the area that is dominated by single detached dwellings by providing for townhouse and semi-detached units. The proposed density is compatible with the character of the surrounding low-rise residential neighbourhood.

Section 2.3.1.1 states that Settlement Areas shall be the focus of growth and development. Consistent with the PPS, the proposed development focuses growth within an identified Settlement Area of the City of Belleville.

Section 2.3.1.3 states that Planning Authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options. The proposed development contemplates a mix of single-detached, semi-detached and townhouse units.

Section 3.1.1, General Policies for Infrastructure and Public Service Facilities, prescribes that new developments should utilize existing municipal infrastructure to ensure that sufficient services are in place to meet current and projected needs.

Section 3.2.2 states that efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible. The proposed development efficiently uses the existing transportation system and infrastructure by extending existing roads and streets into the proposed residential subdivision. Transportation demand management strategies are outlined in the Traffic Impact Study prepared by JD Engineering.

The proposed development will utilize the existing municipal infrastructure and ensure that there is sufficient servicing capacity to meet the needs of current and future residents. Further details regarding servicing have been provided within the Functional Servicing Report prepared by Jewel Engineering.

Section 3.5 states the following regarding Land Use Compatibility:

- 1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.*
- 2. Where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to the proposed sensitive land use*

are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

The Air Quality Study prepared by SONAIR Environmental Inc. utilized AERMOD dispersion modelling to assess Point of Impingement concentrations from Quinte Cremation and Burial Services (a Class I Major Facility at 53 Wilson Avenue) on the proposed sensitive land uses, demonstrating that all contaminants are well below MECP Air Contaminants Benchmark limits, with the highest recorded POI concentration reaching only 48% of its corresponding limit, confirming that adverse effects from odour and other contaminants on the proposed 59 single-detached, 30 semi-detached, and 71 street townhouse units will be minimized and mitigated in accordance with provincial guidelines, standards and procedures, consistent with Policy 3.5.1. As full avoidance of proximity to the existing cremation facility is not possible given the subject site's location at 40 Wilson Avenue, the AQS satisfies the requirements of Policy 3.5.2 by demonstrating that the proposed residential development will not be adversely affected by emissions from the Major Facility, and conversely, that the introduction of the sensitive land use will not compromise the long-term operational and economic viability of Quinte Cremation and Burial Services.

Section 3.6.2 Sewage, Water and Stormwater states Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.

The proposed development will be municipally serviced which is the preferred form of servicing within Settlement Areas. Given that the proposed development is able to use the existing capacity within the municipal system, it provides for efficient use of the existing municipal sewage, water and stormwater infrastructure and services in a cost-effective manner. The Functional Servicing Report prepared by Jewel Engineering discusses the best practices for sewage and water services and stormwater management.

Based on a review of the PPS 2024 policies 2.1.6, 2.2.1, 2.3.1.1, 2.3.1.3, 3.1.1, 3.2.2, 3.5.1, 3.5.2, and 3.6.2, the proposed ZBA and DPS applications are consistent with the policies of the PPS, 2024.

3.3 CITY OF BELLEVILLE OFFICIAL PLAN, 2021

The previous ZBA and DPS applications were filed under the City of Belleville Official Plan, 2002 (See Section 4.2 of Planning Justification Report prepared by IPS dated September 2022).

On April 11, 2023, the Ministry of Municipal Affairs and Housing approved, with modifications, the new City of Belleville Official Plan 2021 ('City OP'), as adopted by City of Belleville By-law 2021-180.

The Subject Lands are designated 'Residential Land Use' under both City OP. This designation permits single-detached, semi-detached (low-density unit type) and row townhouse (medium-density unit type) under Policy 3.10.1. The proposed 0.5-hectare park, cell tower and SWM pond are permitted under the designation as an appropriate non-residential secondary use described under policy 3.10.1 that provides a service function in support of the residential area within which it is located.

3.10.2 Residential Policies

Residential development within areas designated Residential Land Use should be permitted to occur at various densities within the City to ensure a full range of housing forms at different sizes and styles including market-based and affordable housing that meets the needs of all citizens is provided. The densities that are supported by this Plan are as follows:

- i. *Low density residential uses would normally include single detached dwellings and semi-detached dwellings, developed up to 25 units per hectare net residential density*
- ii. *Medium density residential uses would normally include various types of multiple unit dwellings or townhouse dwellings, and small low-rise multi-unit complexes, developed up to 60 units per hectare net residential density.*

The proposed development has a density of 25 units per hectare for single detached dwellings and semi-detached dwellings, and has a density of 43 units per hectare for townhouse units meeting the density targets under policy 3.10.2 i & 3.10.2 ii offering a full range of housing forms at different sizes with mixture of dwelling types at different densities (3.10.2b).

The Traffic Impact Study prepared by JD Engineering confirms that access to the roadway from individual driveways would not create a traffic hazards or traffic volumes that would disruptive to the quiet enjoyment of the low-density residential development (3.10.2 f).

The development is located along an existing transit route (City of Belleville Transit Routes 101 and 10), provides nearby access to additional transit routes (Routes 5, 6, and 7), and appropriately provides densities that would support the further development of transit infrastructure (6.6b and c).

The proposed residential subdivision proposes connecting to the municipal sewage services and municipal water services, the preferred form of servicing for lands within the urban boundary (5.3 a). As demonstrated through the Functional Servicing Report prepared by Jewel Engineering, water or sewer mains are adequate to service the subdivision with the recommended upgrades (5.3 g). The proposed residential subdivision is located in an area municipal services such as public roads, garbage collection, fire and police protection, transit, and parks are already readily available (5.11 a).

Policies under 7.2.1 apply to any Subdivision of Land in all land use designations as shown below in Table 3:

Table 3. 7.2.1 Policies Respecting Subdivision of Land Applicable to All Land Use Designations

Policy	Planning Rationale
<i>No subdivision of land should be approved which would contravene the policies of this Plan.</i>	The proposed development does not contravene the policies of the City of Belleville Official Plan.
<i>The approval authority should be satisfied all development parcels would be appropriate (i.e. sufficient frontage and area, configuration, alignment) for their intended uses.</i>	The proposed subdivision of residential parcels have sufficient frontage, alignment, size and access through proposed street network to adequately function for low-residential use.
<i>No subdivision of land should be granted which would result in any landlocked parcel being created.</i>	The proposed draft plan of subdivision does not create any landlocked parcels.
<i>New development parcels should not be created where an entrance permit cannot be issued due to site deficiencies or traffic safety concerns.</i>	No site deficiencies or traffic safety concerns have been identified in the Traffic Impact Study prepared by JD Engineering that would prohibit the required entrance permits on Plamer Road and Wilson Avenue.
<i>New development parcels that require new private level crossings should be discouraged.</i>	No level crossings are proposed on the Subject Lands.
<i>Development parcels should have direct access to an open municipal road (excluding individual units within condominium developments).</i>	The proposed has direct access to an Plamer Road and Wilson Avenue, open municipal roads.
<i>New development parcels should not be created without access to services adequate to meet the needs of the use anticipated for the lot, including access to fire and police services, hydro, telephone and other utilities.</i>	The proposed residential subdivision has adequate access to fire and police services, hydro, telephone and utilities as it is located within a built-up area in the City of Belleville.
<i>New development parcels should not be created in residential neighbourhoods where the proposed lot size and/or configuration is not similar in scale to its surroundings and the proposed architectural design is not in keeping with the character of the area.</i>	The proposed residential lots are comparable in size, frontage, and configuration to existing low-density residential lots in the surrounding neighbourhood. The subdivision pattern reflects a conventional residential layout that is consistent with the established character of the area. Detailed architectural design will be addressed through the Site Plan application to ensure built form compatibility and streetscape integration.

<i>There should be no significant negative impact upon the environment, either directly or through the cumulative impact of development in the area; where private services are proposed (i.e. septic system and well), the adequacy of natural systems to provide required services should be confirmed. The means by which cumulative impacts are to be assessed should be addressed.</i>	The proposed development is located within the built-up area and will be serviced by full municipal water and wastewater services. Supporting technical studies, including the Functional Servicing Report and Stormwater Management Report prepared by Jewel Engineering, confirm that the development can be accommodated without adverse environmental impacts. Appropriate stormwater controls and erosion mitigation measures will be implemented to ensure no negative environmental or cumulative impacts.
<i>No development parcel should be created such that buildings, structures or private services would have to be located in very close proximity to or within areas of natural heritage or hazard; where any lot includes lands designated Environmental Protection, there should be sufficient area outside such areas to accommodate buildings, sewage disposal systems and accessory uses with appropriate setbacks.</i>	The proposed draft plan does not create any development parcels that require encroachment into natural heritage features or hazardous lands.
<i>Development parcels for residential uses should be located an appropriate distance from designated aggregate resource areas.</i>	The Subject Lands are not located in proximity to any designated aggregate resource areas.
<i>No development parcel should be created which would create a hazard to any person using the lot, adjoining lands, or an abutting road.</i>	No hazards to adjoining lands, or abutting roads are through the established of the residential subdivision.
<i>Where approvals or certificates are required from other agencies or government departments (i.e. access permit from the Ministry of Transportation), no subdivision of land should be granted unless such approvals or certificates are first obtained or otherwise assured.</i>	No MTO permits are required as the proposed development has direct access to only Municipal roads.
<i>Subdivision of land adjacent to a provincial highway should be designed such that the lots back onto the</i>	The Subject Lands are not adjacent to a provincial highway.

<i>provincial highway and front onto a local internal street.</i>	
<i>The approval authority may impose any conditions to the subdivision of land that it believes are necessary and prudent to ensure the policies of this Plan are addressed adequately, which may include but not necessarily be restricted to:</i> <i>• laying out and naming of roads and the provision of road widenings;</i> <i>• installation or upgrading of municipal services (i.e. sewers, water lines, streets, curbs and sidewalks, street lights) and private utilities;</i> <i>• establishment of stormwater management facilities;</i> <i>• provision of open space, including trails and pedestrian links;</i> <i>• allocation of sufficient lands for community facilities (i.e. schools);</i> <i>• completing studies to address issues such as noise attenuation, traffic and traffic control, servicing capacity, soil conditions and archaeological remains;</i> <i>• heritage impact assessments; and</i> <i>• establishment of appropriate land use controls.</i>	The Owner acknowledges that conditions of draft plan approval may be imposed by the approval authority to address matters including servicing, stormwater management, road construction, allocation of sufficient lands for community facilities, parkland dedication, required technical studies and establishment of appropriate land use controls. The Owner will enter into a Subdivision Agreement to secure the implementation of all required works and obligations. The proposed location of road widenings, the cell tower and the SWM Pond have been identified on the Draft Plan of Subdivision.
<i>Conditions of the approval authority to the granting of any subdivision of land may be secured through execution of agreements and posting of securities.</i>	The Owner agrees to enter into a Subdivision Agreement with the City of Belleville and provide any required securities to guarantee the installation of municipal services and other works, consistent with standard municipal practice through the Draft Plan approval process.
<i>Lands proposed to be dedicated to the Municipality for park or other public recreational purposes must be acceptable for use as open space; Council retains the option to require payment-in-lieu of the provision of land for open space.</i>	The proposed park block is free and clear of encumbrances and is appropriate and suitable for conveyance to the City of Belleville as parkland dedication.
<i>When reviewing subdivision proposals, consideration should be given to the</i>	The proposed subdivision represents a modest residential infill development

<i>need for commercial uses to service the proposed neighbourhood.</i>	within an established built-up area that is already served by existing commercial uses in proximity to the Subject Lands. No additional on-site commercial uses are required to adequately service the Subject Lands.
<i>The minimum distance separation formulae will apply to the creation of lots within the rural area.</i>	The Subject Lands is located outside the MDS setback to existing agricultural uses.
<i>The creation of new lots shall only be permitted if there is confirmation of sufficient reserve servicing capacity in the municipal sewage system and water system or private communal sewage system and water system. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.</i>	The Functional Servicing Report prepared by Jewel Engineering confirms that sufficient reserve capacity exists within the municipal water and wastewater systems to accommodate the proposed development. The subdivision will be connected to full municipal services, and confirmation of servicing capacity will be secured through the draft plan approval process.

Section 7.7 Sensitive Land Uses provides policies for sensitive land uses that may be impacted by odour, noise, vibration, and other contaminants generated by major facilities, requiring that such uses be planned to avoid adverse effects, minimize risk to public health and safety, and protect the long-term operational viability of nearby major facilities in accordance with applicable provincial guidelines and municipal policies. The proposed development introduces a sensitive land use in proximity to Quinte Cremation and Burial Services, a Class I Major Facility at 53 Wilson Avenue; as full avoidance is not possible, the applicant has demonstrated an identified need for the proposed 59 single-detached, 30 semi-detached, and 71 street townhouse units, and confirmed that no reasonable alternative locations exist to accommodate this form of infill residential development (7.7.a & 7.7.b). An Air Quality Study prepared by SONAIR Environmental Inc. (March 19, 2026) utilizing AERMOD dispersion modelling calibrated with five years of local hourly meteorological data confirms that all Point of Impingement concentrations are well below MECP Air Contaminants Benchmark limits with the highest recorded concentration reaching only 48% of its corresponding limit, demonstrating that adverse effects to the proposed sensitive land use are minimized and mitigated, and that the long-term operational viability of the Major Facility will not be compromised (7.7.c & 7.7.d).

Section 7.8.3 provides policies for brownfield sites, or lands that are undeveloped or previously developed that may be contaminated and are typically underutilized, derelict or vacant. The rehabilitation, remediation and redevelopment of these sites is important to achieving the land use, economic development, and environmental goals of this Plan. The Subject Lands are identified as a brownfield site, being underutilized and vacant historical, industrial lands. A Phase 1 Environmental Site Assessment (ESA) has been submitted in support

of the applications (7.8.3.d.i), prompting a Phase 2 Investigation which is currently underway (7.8.3.d.ii). The Phase 2 Investigation will identify any environmental contamination on the property and remediation will take place should any contamination be found. A Record of Site Condition will be filed with the Environmental Site Registry in accordance with the findings of the Phase 1 and 2 ESAs (7.8.3.d.iv).

Policy 7.11.3 states that as a condition of the approval of a subdivision of land for primarily residential purposes, Council may require dedication of up to 5% of the land area for open space purposes. It is the intent that the proposal proceed by way of parkland conveyance of Block 86 (0.5 hectares).

The intensification proposed in the infill development (7.16 a ii) is encouraged on the underutilized lots of record, such as Subject Lands (7.16 b), and is context-appropriate in keeping with the character of surrounding residential neighbourhoods (7.16 d).

Based on a review of the City OP policies above, the proposed ZBA and DPS applications conform with the policies 3.10.1, 3.10.2, 5.3, 5.11, 6.6, 7.2.1, 7.7, 7.8.3, 7.11.3, and 7.16 of the City OP.

3.4 CITY OF BELLEVILLE ZONING BY-LAW 2024-100

The previous ZBA and DPS applications were filed under Zoning By-law 2009-141, which was previously zoned 'Urban Holding (UH)' and 'General Industrial (M2)'. The Subject Lands are currently zoned 'Development Control' under Zoning By-Law 2024-100 on Map 159. A zoning by-law Amendment is required for the proposed development.

4.0 REVISED ZONING BY-LAW AMENDMENT

The Zoning By-Law Amendment proposes to rezone the Subject Lands from 'Development Control' to 'Residential Type 2 – R2 XX' with Site Specific provisions.

Table 1. Residential Type 2 – R2 Zoning Requirements Variances Highlighted in yellow

Zoning Requirement	One-unit Detached Dwelling		One-unit Semi-detached Dwelling		One-unit Townhouse Dwelling	
	Required	Proposed	Required	Proposed	Required	Proposed
Minimum Lot Area	340 sqm	360 sqm	275 sqm	297.9 sqm	200 sqm	183 sqm
Minimum Lot Frontage	11m	12m	8 m	9 m	6m	6.1m
Maximum Height	11m	To be determined through Site Plan	11m	To be determined through Site Plan	12m	To be determined through Site Plan

Maximum Lot Coverage	40%	50%	45%	=>56%	60%	=<65%
Minimum Landscaped Area	40%	=>40%	40%	=>40%	25%	=>25%
Minimum Front Yard Depth	3.6m	To be determined through Site Plan	3.6m	To be determined through Site Plan	3.6m	To be determined through Site Plan
Minimum Interior Side Yard Depth	1.2m	To be determined through Site Plan	1.2m except where abutting a shared common wall	To be determined through Site Plan	1.2m except where abutting a shared common wall	To be determined through Site Plan
Minimum Rear Yard Depth	7.5m	To be determined through Site Plan	7.5m	To be determined through Site Plan	7.5m	To be determined through Site Plan

The following variances are required for the Residential Type 2 – R2 Zone under *Table 3-3 Requirements for Main Uses* in the R2 Zone under Zoning By-Law 2024-100:

1. Minimum Lot Area of 183 sqm for One-unit Townhouse Dwellings, whereas 200 sqm is required.

The variances applies to townhouse dwellings are located within Blocks 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84 and 85 on the Draft Plan of Subdivision. The proposed development adopts contemporary urban development standards for compact low-rise built forms. The intent of the minimum lot area requirement is to ensure that townhouse dwellings can accommodate an appropriately sized unit, required parking spaces, and adequate private amenity area while maintaining compatibility with the character of the neighbourhood. The proposed site-specific development standards minimize overall land consumption and promote an efficient subdivision pattern through slightly reduced lot areas that support a compact built form. The requested reduction from 200 sqm to 183 sqm represents an approximate 8.5% decrease and continues to provide functional townhouse units with appropriate building massing, required parking spaces, and usable rear yard amenity areas. The proposed concept maintains consistent lot frontages, setbacks, and built form relationships along Streets 'C' and 'D' and the Wilson Avenue Extension, ensuring a cohesive streetscape and appropriate transition within the planned residential community. The townhouse units are

able to meet the applicable yard setbacks and zoning performance standards despite the reduced lot area. The proposed site-specific provision maintains the general intent and purpose of the Zoning By-law and is compatible with the character of the surrounding and planned neighbourhood. As such, the proposed reduced lot area provision is considered appropriate and represents good planning.

2. Maximum Lot Coverage of 50% for One-unit Detached Dwellings whereas 40% is permitted.

This variance applies to Detached Lots 1–7 and 63–73. The development proposes a maximum lot coverage of 50% for the detached dwellings, whereas 40% is permitted in the R2 Zone.

The intent of the maximum lot coverage requirement is to regulate the area of impervious surfaces (buildings and structures), provide adequate yards for landscaping and drainage, and maintain appropriate setbacks to minimize potential impacts on surrounding lots. The proposed lot coverage is modestly greater than the zoning standard and reflects an efficient use of land while maintaining a low-rise built form consistent with the character of the planned residential neighbourhood. The increased coverage supports a compact subdivision design and efficient use of municipal infrastructure. The proposed building footprints remain appropriate relative to the lot sizes and continue to provide compliant yard setbacks and functional private amenity areas. Stormwater management will be addressed comprehensively through engineered municipal servicing and the subdivision's stormwater management facilities, ensuring appropriate runoff control and infiltration. Given that the proposed development maintains appropriate setbacks, provides adequate amenity space, and will incorporate suitable stormwater management controls, the increase in lot coverage is minor in nature and consistent with the intent of the Zoning By-law. The proposed 50% lot coverage is therefore appropriate and justified.

3. Maximum Lot Coverage of 56% for One-unit Semi-detached Dwellings whereas 45% is permitted.

This variance applies to Semi-detached Lots 8–62. The development proposes a maximum lot coverage of 56% for the semi-detached dwellings, whereas 45% is permitted in the R2 Zone. The intent of the maximum lot coverage provision is to regulate impervious surface area, ensure adequate landscaped space, and maintain appropriate separation between buildings. The proposed increase reflects the semi-detached building form and supports a compact and efficient development pattern that makes effective use of land and infrastructure. Although the proposed coverage exceeds the zoning standard, the building footprints remain proportionate to the lot areas and maintain required front, side, and rear yard setbacks. Functional rear yard amenity areas are preserved, and streetscape landscaping will continue to contribute positively to neighbourhood character. Comprehensive stormwater management infrastructure, including the subdivision's SWM Block (Block 87), will ensure appropriate runoff control and infiltration.

The proposed increase facilitates a coordinated subdivision design while maintaining compatibility with adjacent residential uses. As the intent of the maximum lot coverage requirement is achieved and the increase is minor in the broader context of the development, the proposed 56% lot coverage is appropriate and justified.

4. Minimum Landscaped Area of 38% for One-unit Semi-detached Dwellings whereas 40% is required.

This variance applies to Semi-detached Lots 8–62. The intent of the landscaped area requirement is to ensure adequate soft surface area for drainage, visual amenity, and neighbourhood character. The proposed 38% landscaped area continues to provide usable rear yards and landscaped front yards while accommodating a more compact built form as it represents a minor 2% deviation that will affect neither drainage nor have a negative visual impact. The modest reduction supports efficient land use while maintaining functional outdoor amenity space for residents. The overall subdivision design also includes a public park block and landscaped streetscapes, contributing to the community's open space network. The proposed reduction is minor and maintains the general intent and purpose of the Zoning By-law.

Holding Provision - 'Residential Type 2 – R2 XX – H'

There will be a holding provision on the 'Residential Type 2 – R2 XX – H' zone applied to Blocks 78, 79, 80, 81, 82, 83, 84, and 85 (Townhouse Units) until such time as the permanent extension of Street D and its connection to Wilson Avenue Extension is constructed and assumed by the City of Belleville, and confirmation is provided by the City that municipal water, sanitary sewer, and stormwater servicing infrastructure is available and of sufficient capacity to service the subject blocks in accordance with the approved Functional Servicing Report prepared by Jewel Engineering. Note that Holding Provision is only applicable to Phase 1B. In the interim, a temporary cul-de-sac will be provided at the terminus of Street D to ensure adequate on-site vehicular circulation and emergency access for the remainder of the subdivision. The holding symbol 'H' shall not be removed until the Owner has entered into a Subdivision Agreement with the City of Belleville confirming the completion of all required servicing works and road construction to the satisfaction of the City Engineer, and all other conditions of Draft Plan Approval applicable to the subject blocks have been fulfilled to the satisfaction of the City of Belleville.

5.0 PLANNING RATIONALE SUMMARY

As requested by City Staff, this Planning Justification Report addendum has been provided to address the revisions to the Draft Plan of Subdivision and Zoning By-law Amendment Applications (B-77-1188) to facilitate the development of the Subject Lands into 55 single-detached, 36 semi-detached and 71 street row townhouses.

The Draft Plan of Subdivision and Zoning By-law Amendment Applications:

1. The proposed applications conform to Section 2 and Section 51.1 of the *Planning Act*;
2. The proposed applications are consistent with the Provincial Planning Statement 2024 Policies 2.1.6, 2.2.1, 2.3.1.1, 2.3.1.3, 3.1.1, 3.2.2, 3.5.1, 3.5.2, and 3.6.2;
3. The proposed applications conform to the City of Belleville Official Plan Policies 3.10.1, 3.10.2, 5.3, 5.11, 6.6, 7.2.1, 7.7, 7.8.3, 7.11.3, and 7.16;
4. The proposed development will contribute to the range of residential housing types within the community while integrating with the existing neighbourhood;
5. A Zoning By-Law Amendment is required to rezone the Subject Lands from 'Development Control' to 'Residential Type 2 – R2 XX' and 'Residential Type 2 – R2 XX - H' with Site Specific provisions including a holding provision;
6. The proposed increase in density is consistent with the overarching objectives of the Province and City of Belleville, while also being supported by technical studies demonstrating that the proposal can be accommodated.

It is our professional planning opinion that the requested Zoning By-law Amendment Applications and Draft Plan of Subdivision demonstrate consistency with, and conform to, applicable Provincial and Municipal planning policies and principles, and represent good planning.

Respectfully submitted,

Innovative Planning Solutions



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Senior Associate



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Planner

Appendix A

DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE CITY OF BELLEVILLE BY-LAW NUMBER 2026-XX

A BY-LAW TO AMEND BY-LAW NUMBER 2024-100, BEING A BY-LAW TO REGULATE THE USE OF LAND AND THE HEIGHT, BULK, LOCATION, SIZE, FLOOR AREA, SPACING, CHARACTER AND USE OF BUILDINGS

THE COUNCIL OF THE CORPORATION OF THE CITY OF BELLEVILLE
ENACTS AS FOLLOWS:

1. THAT Schedule “A”, Map 159 of By-law 2024-100, as amended, is hereby amended by identifying the lands municipally known as 40 Wilson Avenue and shown on the zoning map attached hereto as Appendix 1.

2. THAT Schedule “A”, Map No. 169 of By-law 2024-100, as amended, is hereby amended by rezoning the lands municipally known as 40 Wilson Ave, from ‘Development Control - DC’ to ‘Residential Type 2 – R2 XX’ with Site Specific provisions

and shown on the Zoning Map attached hereto as Appendix 1.

4. THAT a new Section 13 be added to By-law 2024-100, as amended, immediately following Section 12, as follows, and the remaining Sections be renumbered accordingly:

5. ‘Residential Type 2 – R2 XX’ with Site Specific provisions

5.1 The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in the **R2 XX** Zone.

Zoning Requirements

(3) The zoning requirements for the Residential Type 2 – R2 Zone under Table 3-3 Requirements for Main Uses in the R2 Zone under Zoning By-Law 2024-100 apply with the following exceptions:

1. Minimum Lot Area for One-unit Townhouse Dwellings shall be 183 sqm.
2. Maximum Lot Coverage for One-unit Detached Dwellings shall be 50%.
3. The Maximum Lot Coverage for One-unit Semi-detached Dwellings shall be 56%.

4. Minimum Landscaped Area for One-unit Semi-detached Dwellings shall be 38%.

6.1 Holding Provision - 'Residential Type 2 – R2 XX – H'

Notwithstanding any other provision of this By-law, the lands zoned 'Residential Type 2 - R2 XX - H', being Blocks 78, 79, 80, 81, 82, 83, 84, and 85, shall not be used for any permitted residential use under the 'Residential Type 2 - R2 XX' zone until the Holding symbol ('H') has been removed by amendment to this By-law in accordance with Section 36 of the Planning Act, R.S.O. 1990.

The Holding symbol ('H') shall not be removed until confirming that there is sufficient capacity to service Blocks 78, 79, 80, 81, 82, 83, 84, and 85 to the satisfaction of the City Engineer.

STATEMENT OF PURPOSE AND EFFECT OF BY-LAW NUMBER

2026-____

The purpose of By-law Number 2024-____ is to amend Zoning By-law Number 2024-100, as amended, to facilitate the development of a residential subdivision with 59 single-detached, 30 semi-detached and 71 street row townhouses.

Belleville Municipal Council considered public correspondence provided by x (x) member of the public at the statutory public meeting. The report from Planning Staff was presented to the Planning Advisory Committee, prior to the approval of the proposed amendment.

Based on all information available, Belleville Municipal Council approved the Zoning By-law Amendment, as described above.

Terms of use

(17) Nothing in this Zone prevents the use of any land, building or structure for any use prohibited by this Zone if the land, building or structure is lawfully so used on the day this Zone comes into force.

(18) Nothing in this Zone prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(19) Nothing in this Zone prevents the strengthening or restoration to a safe condition of any building or structure.

5. THIS By-law shall come into force and take effect on the day of passing thereof provided no notice of appeal is filed pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended. In the event that an appeal is filed, this By-law shall come into force and take effect in accordance with the provisions of the Planning Act, R.S.O. 1990.

Read a first time this xth day of xxxx, 2026. Read a second time this xth day of xxxx, 2026.

Read a third time and finally passed this xth day of xxxx, 2026.

_____ NEIL ELLIS, MAYOR

_____ MATT MACDONALD, CITY CLERK

DRAFT ZONING BY-LAW AMENDMENT SCHEDULE

