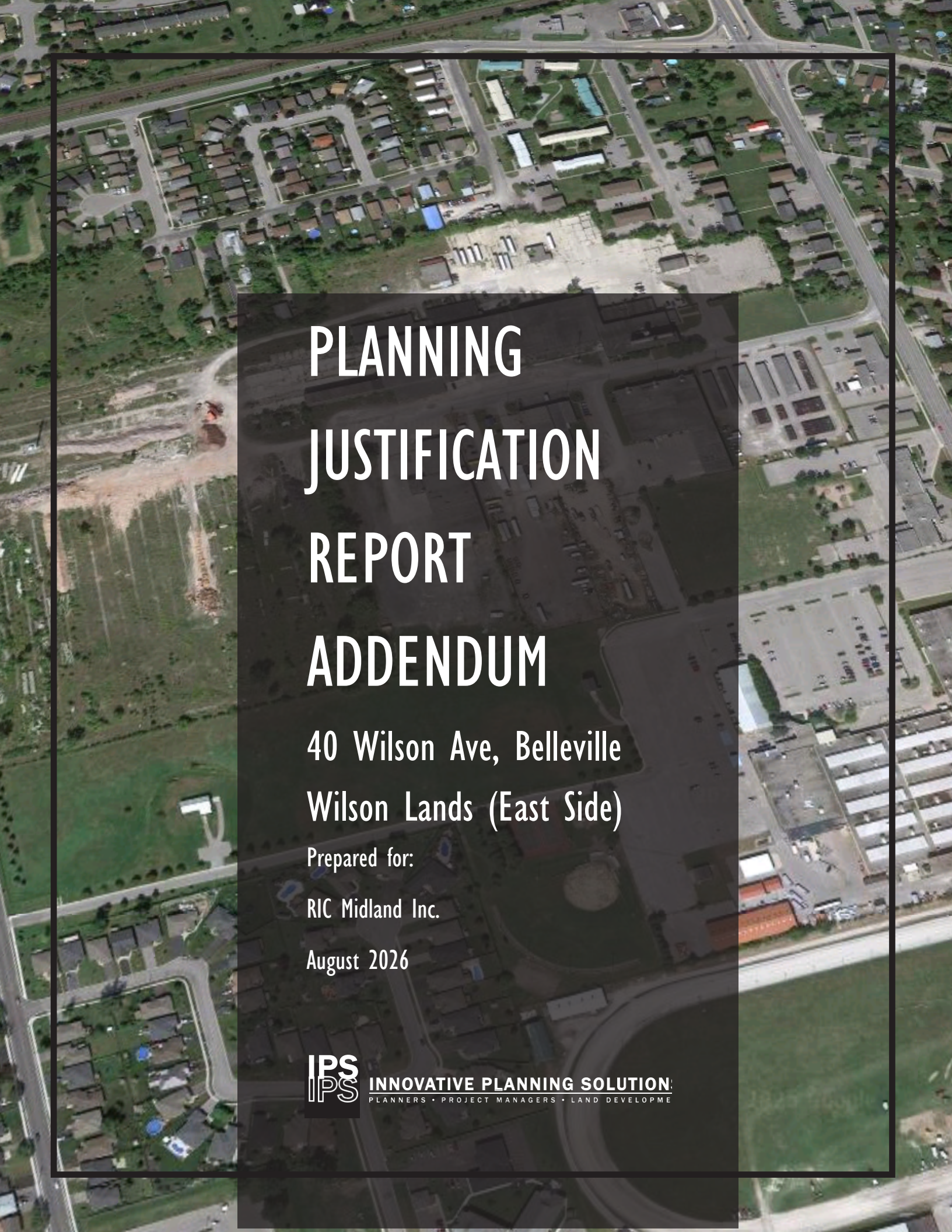




PLANNING JUSTIFICATION REPORT ADDENDUM

40 Wilson Ave, Belleville
Wilson Lands (East Side)

Prepared for:

RIC Midland Inc.

August 2026



INNOVATIVE PLANNING SOLUTION
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PLANNING JUSTIFICATION REPORT

40 Wilson Avenue, Belleville

(Wilson Lands – East Side)

PART OF LOTS 15, 16, 17, 26 & 27, PLAN 135
PART OF LOTS 6 & 7, PLAN 1819

City of Belleville

APPLICATION FOR

ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

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August, 2026

ON BEHALF OF

RIC (Midland Land) Inc.

TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	SUBJECT LANDS & SURROUNDING USES	3
3.0	EXISTING LAND USE PERMISSIONS.....	4
4.0	DESCRIPTION OF DEVELOPMENT.....	4
5.0	CONSULTATION	5
5.1	PRE-CONSULTATION WITH CITY OF BELLEVILLE	5
5.2	PUBLIC CONSULTATION	6
6.0	PHASING	6
7.0	TECHNICAL REPORTS	7
7.1	LAND USE COMPATIBILITY STUDY PREPARED BY WSP	8
7.2	AIR QUALITY STUDY PREPARED SONAIR ENVIRONMENTAL.....	8
7.3	NOISE IMPACT STUDY PREPARED BY FREEFIELD ACOUSTICS	8
7.4	GEOTECHNICAL INVESTIGATION PREPARED BY GEI CONSULTANTS	9
7.5	HYDROGEOLOGICAL INVESTIGATION PREPARED BY GEI CONSULTANTS	9
7.6	FUNCTIONAL SERVICING REPORT PREPARED BY JEWEL ENGINEERING	10
7.7	PRELIMINARY STORMWATER MANAGEMENT REPORT PREPARED BY JEWEL ENGINEERING	10
7.8	SANITARY SERVICING MEMO PREPARED JEWELL ENGINEERING	10
7.9	TRAFFIC IMPACT STUDY PREPARED BY JEWEL ENGINEERING.....	11
7.10	PHASE ONE ENVIRONMENTAL SITE ASSESSMENT PREPARED BY ENVISION CONSULTANTS	11
8.0	LAND USE POLICY AND REGULATORY FRAMEWORK	12
8.1	THE PLANNING ACT, R.S.O 1990.....	12
8.2	THE PROVINCIAL PLANNING STATEMENT, 2024	17
8.3	CITY OF BELLEVILLE OFFICIAL PLAN, 2021	21
8.4	ZONING BY-LAW 2024-100.....	33
9.0	PROPOSED PLANNING APPLICATIONS	33
9.1	DRAFT ZONING BY-LAW AMENDMENT	33
9.2	PROPOSED DRAFT PLAN OF SUBDIVISION.....	37
10.0	PLANNING SUMMARY.....	37
11.0	CONCLUSION.....	38

1.0 INTRODUCTION

Innovative Planning Solutions ('IPS') has been retained by RIC (Midland Land) Inc. to prepare a Planning Justification Report ('PJR') in support of a Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (DPS) applications for the lands municipally addressed as 40 Wilson Avenue (Subject Lands) within the City of Belleville. The Subject Lands are legally described as 'PART OF LOTS 15, 16, 17, 26 & 27, PLAN 135 PART OF LOTS 6 & 7, PLAN 1819'. **Figure 1** provides an aerial view of the Subject Lands.

The purpose of this PJR is to provide a planning rationale supporting the ZBA and DPS applications to permit the low-rise residential redevelopment of the lands as a subdivision of 78 street townhouses, 22 semi-detached dwellings, and 9 single-detached dwellings extending off Wilson Avenue between Palmer Road and Sidney Street ('Proposed Development').

This PJR provides an overview of the Proposed Development and comments in its conformity, consistency and compliance with provincial and municipal land use policies, guidelines and regulations. The PJR has considered the following planning documents and their applicable policies.

- *Planning Act, R.S.O. 1990, As Amended;*
- *Provincial Planning Statement, 2024;*
- *City of Belleville Official Plan, 2021; and,*
- *City of Belleville Zoning By-law 2024-100.*



LEGEND



Subject Lands

4.60 hectares (11.3 acres)



**Additional Development Lands
Owned by Client**

8.27 hectares (20.4 acres)

**Figure 1
Subject Lands**

Source: Google Maps

Drawn By: JA

File: 20-908



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2.0 SUBJECT LANDS & SURROUNDING USES

The Subject Lands are located north of the extension of Wilson Avenue between Palmer Road and Sidney Street. They are 4.60 hectares (11.3 acres) in area with approximately 364 m of frontage on Wilson Avenue. The Subject Lands were formerly occupied by concrete manufacturing and related operations and are currently vacant of any structures.

The land uses surrounding the Subject Lands include the following:

- North:** The lands to the north are zoned as 'Residential Type 2 – R2' and 'Residential Type 2 – R3', comprising low-rise residential uses and an auto repair shop.
- East:** The lands to the east are zoned as 'Residential Type 2 – R3', comprising low-rise residential uses.
- South:** The lands to the south are zoned as 'Service Industrial – IN2', comprising a crematorium, Our Lady of Fatima Elementary School and a self-storage facility.
- West:** The Lands to the west are zoned 'Residential Type 2 – R2' and 'Development Control – DC', a proposed residential subdivision and are comprised of single-detached dwellings and agricultural lands.

3.0 EXISTING LAND USE PERMISSIONS

The Subject Lands are designated 'Residential Land Use' in the City of Belleville Official Plan, 2021 (Schedule B) and are located within the Old Fairgrounds Specific Policy Area (Section 4.8), which contemplates residential redevelopment of these lands. The Subject Lands are currently zoned 'Development Control (DC)' under Zoning By-law 2024-100 (Map 159), which does not permit the proposed residential built forms. A Zoning By-law Amendment is required to rezone the lands to 'Residential Type 2 (R2-XX)' with site-specific provisions; the detailed zoning request is set out in the Zoning By-law Amendment Section 9.1.

A Draft Plan of Subdivision is also required, and a part-lot-control exemption will be sought for the townhouse and semi-detached units.

4.0 DESCRIPTION OF DEVELOPMENT

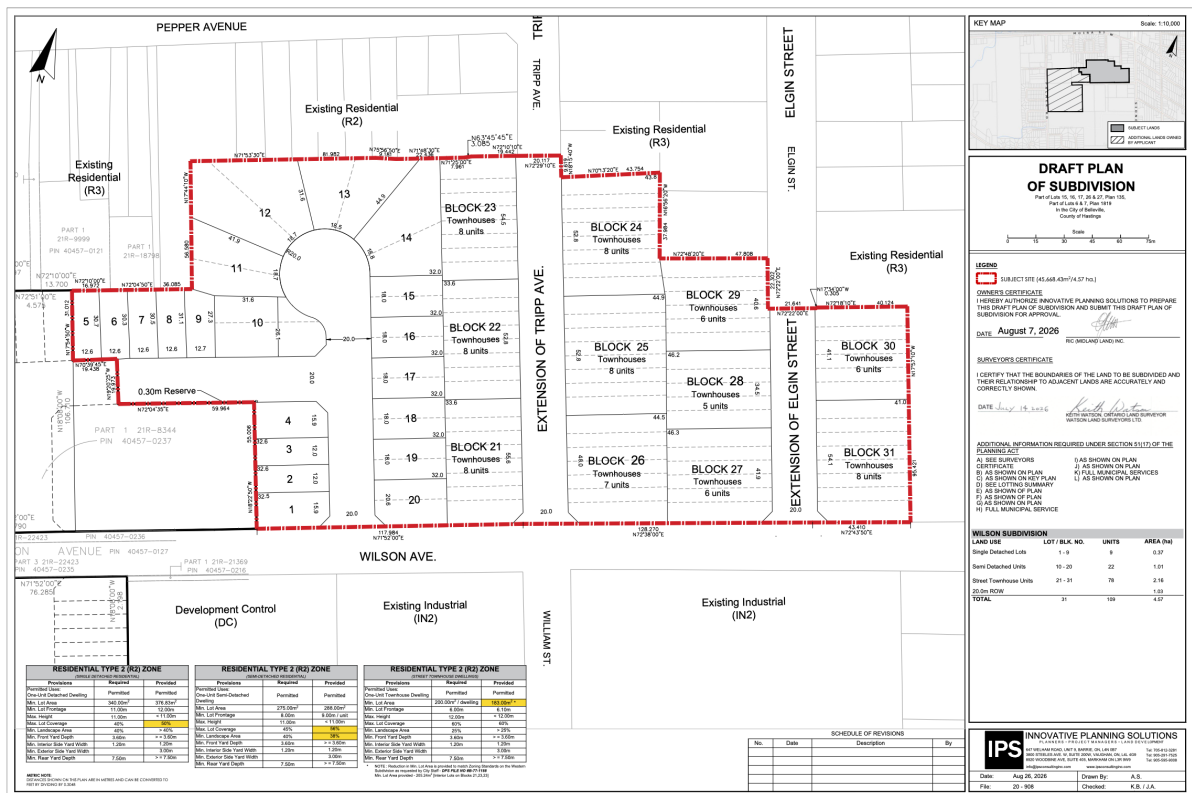
The proposed Draft Plan of Subdivision establishes a residential subdivision with 9 lots for single-detached dwellings (lots 1-9) and 22 blocks for semi-detached (blocks 10-20) and townhouse units (blocks 21-31). The single detached lots have a minimum frontage of 12m, the semi-detached lots have a minimum frontage of 9m for each unit and the townhouse units have a minimum frontage of 6.1m per unit. The Proposed | Development increases in density from west to east, intensifying from single-detached to semi-detached to townhouse units.

The Proposed Development can be accessed through three access points from road extensions to Tripp Avenue, Wilson Avenue and Elgin Street. There is also a cul-de-sac that extends from Wilson Avenue.

The Proposed Development is an infill and redevelopment of formerly industrial lands that integrates into existing municipal infrastructure. The northern road network connects the subdivision to the established street grid, and the development coordinates directly with the Applicant's adjacent subdivision plan to the west,

transitioning in density from single-detached at the west edge to townhouse units internally.

Figure 2. Draft Plan of Subdivision



5.0 CONSULTATION

5.1 PRE-CONSULTATION WITH CITY OF BELLEVILLE

On behalf of the Applicant, IPS reviewed the submission requirements for the subject applications with City Planning staff through the pre-consultation process from the planning comments dated May 23rd, 2025. A list of required studies for the ZBA and DPS was confirmed and has been provided as a part of this submission under separate cover.

5.2 PUBLIC CONSULTATION

The public consultation process for the Proposed Development will follow the *Planning Act* statutory requirements under Section 34(12) for the Zoning By-law Amendment. The application materials will be made available to the public through the City of Belleville. A statutory public meeting under the *Planning Act* will be held by the City, which will provide further opportunity for public input.

6.0 STAGING PLAN

The proposed Draft Plan of Subdivision is the extension of a larger residential subdivision being developed that will be phased as shown below in **Figure 3**. The proposed Draft Plan completes the Proposed Development to the west provides a throughfare connection of Wilson Ave between Palmer Street and Sydney Street.

LEGEND

- Single Detached Residential
- Semi-Detached Residential
- Street Townhouse Dwellings
- Park
- S.W.M. Pond

Palmer Road Subdivision

Area: 82,738.31m² / 8.27 ha.

- Phase 1 (65,830.05m² / 6.58 ha.)
- Phase 1b (16,908.26m² / 1.69 ha.)

Wilson Ave. Subdivision

Area: 45,668.43m² / 4.57 ha.

RESIDENTIAL TYPE 2 (R2) ZONE
(SINGLE DETACHED RESIDENTIAL)

Provisions	Required	Permitted
Permitted Uses	One-Unit Detached Dwelling	Permitted
Min. Lot Area	360.00m ²	370.00m ²
Min. Lot Frontage	11.00m	12.00m
Max. Height	11.00m	< 11.50m
Max. Lot Coverage	40%	40%
Min. Landscape Area	40%	> 40%
Min. Front Yard Depth	> 1.00m	> 1.00m
Min. Interior Side Yard Width	1.20m	1.20m
Min. Exterior Side Yard Width	1.20m	1.00m
Min. Rear Yard Depth	7.50m	> 7.50m

RESIDENTIAL TYPE 2 (R2) ZONE
(SEMI-DETACHED RESIDENTIAL)

Provisions	Required	Permitted
Permitted Uses	One-Unit Semi-Detached Dwelling	Permitted
Min. Lot Area	270.00m ²	280.00m ²
Min. Lot Frontage	8.00m	8.00m / unit
Max. Height	11.00m	< 11.00m
Max. Lot Coverage	40%	38%
Min. Landscape Area	40%	38%
Min. Front Yard Depth	1.40m	> 1.40m
Min. Interior Side Yard Width	1.20m	1.20m
Min. Exterior Side Yard Width	1.20m	1.00m
Min. Rear Yard Depth	7.50m	> 7.50m

RESIDENTIAL TYPE 2 (R2) ZONE
(STREET TOWNHOUSE RESIDENTIAL)

Provisions	Required	Permitted
Permitted Uses	One-Unit Townhouse Dwelling	Permitted
Min. Lot Area	250.00m ² / dwelling	165.00m ²
Min. Lot Frontage	6.00m	6.00m
Max. Height	12.00m	< 12.00m
Max. Lot Coverage	60%	60%
Min. Landscape Area	20%	> 20%
Min. Front Yard Depth	1.20m	> 1.00m
Min. Interior Side Yard Width	1.20m	1.20m
Min. Exterior Side Yard Width	1.20m	1.00m
Min. Rear Yard Depth	7.50m	> 7.50m

7.0 TECHNICAL REPORTS

Planning Justification Report

7.1 LAND USE COMPATIBILITY STUDY PREPARED BY WSP

- The Land Use Compatibility Study found the Proposed Development is within the minimum separation distance and potential influence area of a Class I industrial facility, the Quinte Funeral Centres crematorium at 53 Wilson Avenue to the south.
- WSP recommended a detailed noise study and an air quality assessment (covering odour) to measure the impacts and set the mitigation at Site Plan. Both of those studies have been completed and are summarized below.

7.2 AIR QUALITY STUDY PREPARED BY SONAIR ENVIRONMENTAL

- SONAIR carried out an air quality land use compatibility assessment between the Proposed Development and the adjacent Quinte Cremation and Burial Services crematorium.
- It is recognized that Quinte Cremation and Burial Services is required to meet MOECP emission regulations at its property line.
- AERMOD dispersion modelling was used to assess Point of Impingement (POI) concentrations for all relevant contaminants at receptors on each lot, set at 7.5 m to reflect the expected three-storey height.
- Emission rates came from the facility's Environmental Compliance Approval (ECA #3085-CKTH45) and US EPA AP-42 emission factors.
- All regulated emissions were under the MECP Air Contaminants Benchmark limits, the highest reaching only 29% of its limit (sulphur dioxide, 1-hour averaging).
- SONAIR concluded the crematorium is not expected to affect the development, and that the proposed residential use is compatible with the surrounding land uses on air quality grounds.

7.3 NOISE IMPACT STUDY PREPARED BY FREEFIELD ACOUSTICS

- Freefield assessed steady noise from the nearby industrial and commercial lands along with future road and rail traffic noise on the subdivision.
- Noise from the surrounding industrial and commercial lands meets the applicable MECP limits at every monitoring location across the daytime, evening, and nighttime periods.
- The study calls for warning clauses on the affected lots, written into the Agreements of Purchase and Sale or lease agreements and registered on title through the development agreements.

- It also calls for upgraded building components in certain areas to handle nighttime rail noise, such as exterior walls at STC 37 and windows and patio doors at STC 27. Elsewhere, standard Ontario Building Code walls and windows are sufficient.
- With those warning clauses and building components in place, indoor sound levels meet the MECP criteria throughout the subdivision.

7.4 GEOTECHNICAL INVESTIGATION PREPARED BY GEI CONSULTANTS

- GEI drilled six boreholes and installed three monitoring wells across the East Lands to characterize the subsurface for the proposed development.
- The soils are dense to very dense sand with limestone fragments over bedrock, with auger refusal at 1.1 to 4.0 metres below grade.
- These native soils can carry conventional shallow foundations. GEI recommends spread or strip footings on undisturbed native soil, usually 0.8 to 1.5 metres down, at a serviceability bearing pressure of 150 kPa (25 mm or less of settlement) and a factored ULS bearing resistance of 225 kPa.
- The report sets out design guidance for slabs-on-grade, earth pressures, site servicing, and pavements.
- It also covers constructability, including soil excavation, compaction, and temporary groundwater control.

7.5 HYDROGEOLOGICAL INVESTIGATION PREPARED BY GEI CONSULTANTS

- GEI characterized the subsurface and groundwater using boreholes and monitoring wells.
- The groundwater table sits about 5 metres below grade within the limestone bedrock, with some perched water possible at the overburden and bedrock interface and seasonal changes in level.
- Where basements are built, GEI recommends Ontario Building Code damp-proofing, Granular 'B' backfill, perimeter drains wrapped in filter socks, and sump pumps on emergency power.
- A preliminary water balance shows the development would cut average annual infiltration by about 13,740 m³/year (a 54% drop) and raise runoff by about 31,914 m³/year (a 76% increase).
- To hold the water balance, roughly 13,740 m³/year of infiltration has to be replaced, so GEI recommends Low Impact Development (LID) measures to

offset the loss and manage runoff. The water balance is preliminary and will be updated once the site plans are final

7.6 FUNCTIONAL SERVICING REPORT PREPARED BY JEWEL ENGINEERING

- The proposed water system provides enough pressure, flow, and fire protection for the Proposed Development once it connects to the municipal network and the watermains are built or upgraded (dwelling effective area up to 450 m²).
- A 200 mm internal sanitary sewer at a minimum 0.4% slope is capable of servicing the Proposed Development draining to the Moira Street West gravity sewer.
- There are two ways to make the sanitary connection: through the Phase 1 sewer after the planned municipal upgrades, or through the Elgin Street sewer with about 250 m of the Moira Street West sewer upsized from 200 mm to 250 mm.
- Jewel concludes that the Proposed Development can be fully serviced by municipal water and sanitary services.

7.7 PRELIMINARY STORMWATER MANAGEMENT REPORT PREPARED BY JEWEL ENGINEERING

- The Report sets out the stormwater scheme for the 13.03 ha subdivision, with a minor system sized for the 5-year storm and a major system for the 100-year storm.
- Water quality meets the Enhanced (Level 1) target through a treatment train of Oil/Grit Separator (OGS) units and a dry pond.
- For quantity, the design keeps post-development peak flows below the pre-development rates for both the 5-year and 100-year storms.
- Required storage runs from roughly 700 m³ (5-year) to 1,790 m³ (100-year), with outlet controls made up of two 0.30 m orifices and a broad-crested emergency spillway.
- The preliminary plan meets the quality and quantity targets and supports the Zoning By-law Amendment and Draft Plan of Subdivision applications.

7.8 SANITARY SERVICING MEMO PREPARED JEWELL ENGINEERING

- Prepared as an addendum to the 2022 WSP Functional Servicing Report to show the subdivision can be serviced by the municipal sanitary system.

- It applies City of Belleville criteria (350 L/day per person, inflow and infiltration of 0.28 L/s/ha, and Harmon peaking) to size the Phase 1 demand against the available downstream capacity of 8.18 L/s.
- It provides the Phase 1 sanitary design and sets out preliminary options for servicing Phase 2.
- Jewell concludes municipal sanitary servicing of the development is feasible.

7.9 TRAFFIC IMPACT STUDY PREPARED BY JEWEL ENGINEERING

- The Phase 2 development is expected to generate 72 vehicle trips in the AM peak hour and 64 in the PM peak hour, based on ITE Trip Generation Manual (12th Edition) rates for the 109 units.
- No road upgrades are needed through the 2038 horizon, and all five study intersections keep operating at acceptable levels of service.
- Every intersection meets the TAC (2017) spacing rules, including the new Wilson Ave / Palmer Rd access, which sits about 150 m from the intersection to the north and 80 m from the one to the south against a 60 m minimum, so site access is safe.
- The development is appropriate from a traffic standpoint. Its trips are modest and do not meaningfully worsen any intersection. The projected LOS F at Moira St W / Palmer Rd by 2051 is the consequence of area-wide growth rather than this project, and the Secondary Plan already found no intersection improvements are needed given the planned signal at Moira St W / Marshall Rd.
- Sidewalks are proposed on one side of every internal road.

7.10 PHASE ONE ENVIRONMENTAL SITE ASSESSMENT PREPARED BY ENVISION CONSULTANTS

- EnVision reviewed historical aerial photographs, fire insurance plans, regulatory databases, and municipal records, and included a site visit.
- The property was used for concrete manufacturing from the mid-1950s until about 2010 and is a former industrial (brownfield) site, with demolished building foundations and leftover concrete debris still on site.
- EnVision identified 22 Areas of Potential Environmental Concern (APECs), tied to the historic concrete manufacturing, on-site fuel storage tanks (one an active underground tank of unknown condition), hydrocarbon staining, on-site fill of unknown quality, transformers, and nearby off-site sources.

- The contaminants of potential concern include metals, petroleum hydrocarbons (PHCs), BTEX, VOCs, PAHs, ABNs, PFAS, and PCBs.
- Because APECs were found, a Phase Two ESA is required to test the soil and groundwater, and this Phase One ESA on its own cannot support filing a Record of Site Condition (RSC).
- A Phase Two Environmental Site Assessment is recommended.

8.0 LAND USE POLICY AND REGULATORY FRAMEWORK

8.1 THE PLANNING ACT, R.S.O 1990

The *Planning Act* is provincial legislation that regulates land use planning in Ontario. 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 matters of Provincial interest under Section 2 of the *Planning Act* were found to be relevant to the proposed development:

Table 3. *Planning Act* S(2) Matters of Provincial Interest

Statute under Planning S.(2)	Regard for the Matters of Provincial Interest
(a) the protection of ecological systems, including natural areas, features and functions;	The Subject Lands are not located within an area with natural heritage areas, features or functions.
(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.

<i>(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;</i>	There is adequate provision of communication, transportation, and servicing, including water, wastewater which will be utilized in an efficient manner as demonstrated through the Functional Servicing Report and Traffic Impact Study prepared by Jewel Engineering.
<i>(h) the orderly development of safe and healthy communities;</i>	The proposed infill development represents a logical extension of a safe and healthy community by: • Following an orderly form of development that is compatible and consistent with land use development patterns within the existing neighbourhood; • Being 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 • The Proposed Development can be serviced through the extension of existing municipal infrastructure and transportation systems and through available community facilities.
<i>(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;</i>	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>(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;</i>	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.
<i>(j) the adequate provision of a full range of housing, including affordable housing;</i>	The Proposed Development proposes 78 street townhouses, 22 semi-detached dwellings and 9 single detached dwellings providing for adequate provision of a full range of housing. The 78 street 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.
<i>(p) the appropriate location of growth and development;</i>	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.
<i>(r) the promotion of built form that,</i> <i>(i) is well-designed,</i> <i>(ii) encourages a sense of place, and</i>	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.

<i>(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;</i>	
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As per Section 51(24) in the *Planning Act*, the following matters in Table 5 below must be considered for the approval of a Draft Plan of Subdivision:

Table 5. *Planning Act* Section 51(24) Matters of Consideration for Draft Plan Approval

Statue under <i>Planning Act</i> Section 51(24)	Matters of Consideration for Draft Plan Approval
<i>(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in Section 2 of the <i>Planning Act</i>;</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 Development is a logical extension of City of Belleville servicing and transportation services and is supported by existing community infrastructure. 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 78 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 Development 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 provides for the extension of Wilson Ave. between , 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 features 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.
<i>(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</i>	No lands are anticipated to be dedicated/conveyed exclusive of highways.

Parkland dedication is addressed under Section 51.1 of the *Planning Act* and Section 7.11.3 of the City of Belleville Official Plan, and is proposed to be satisfied in-part through over-dedicated parkland from the adjacent phase together with a cash-in-lieu payment, secured as a condition of Draft Approval. There is an over dedication of parkland in the proposed westerly Draft Plan of Subdivision of 0.0865 hectares. The remainder of the required parkland dedication will be provided as cash-in-lieu as required. School accommodation is addressed through the circulation of the applications to the applicable school boards, consistent with the provision of educational facilities under Section 2 of the *Planning Act*.

Based on a review of the proposed ZBA and DPS applications have had appropriate regard for Sections 2, 51.1 and 51(24) of the *Planning Act*.

8.2 THE PROVINCIAL PLANNING STATEMENT, 2024

Section 3(1) of the *Planning Act* provides the province with authority to issue policy statements which relate to matters of provincial interest. The Provincial Planning Statement, 2024 ("PPS 2024") came into effect on October 20, 2024 and provides the consolidated provincial policy framework that guides land use planning in Ontario. Under Section 3(5) of the *Planning Act*, decisions affecting planning matters shall be consistent with the policy statements issued under Section 3(1) and PPS 2024 is the applicable policy statement.

This Section provides a review of applicable PPS 2024 policy in assessing the consistency of the Proposed Development with Provincial policy.

Complete Communities

Section 2.1 Planning for People and Homes includes policies focused on providing for an appropriate range and mix of land uses that contribute to the development of complete communities.

Section 2.1(6) provides that planning authorities “*should support the achievement of complete communities by:*

(a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

(b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and

(c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.”

The Proposed Development supports Policy 2.1.6 a), s and the achievement of complete communities by redeveloping vacant, formerly industrial lands within the Old Fairgrounds Specific Policy Area with a mix of ground-oriented housing (78 townhouse, 22 semi-detached, and 9 single-detached units). The lands are within an established urban area served by nearby schools, parks, and community facilities, consistent with the redevelopment and housing objectives of the Old Fairgrounds Area..

The provision of townhouse and semi-detached dwelling units represents more attainable housing options relative to single detached dwellings, broadening access to homeownership and contributing to housing affordability and choice within the City of Belleville (Policy 2.1.6 c).

Housing Supply and Diversity

Section 2.2(1) of the PPS 2024 provides that planning authorities:

“shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area”, including, at subsection (c), “promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.”

The Proposed Development assists the municipality in achieving this policy by introducing townhouse and semi-detached housing forms within an area

designated for residential use and surrounded by low-rise residential development. The scale, height, and density of the proposed housing are compatible with the surrounding neighbourhood context while making more efficient use of serviced urban land. The proposal increases housing supply and choice within the City and supports orderly residential growth.

Settlement Areas and Efficient Land Use

Section 2.3.1(1) provides that *“Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.”*

Section 2.3.1(2) provides that *“Land use patterns within settlement areas should be based on densities and a mix of land uses which:*

- (a) efficiently use land and resources;*
- (b) optimize existing and planned infrastructure and public service facilities;*
- (c) support active transportation;*
- (d) are transit-supportive, as appropriate; and*
- (e) are freight-supportive.”*

The proposed subdivision represents an efficient use of vacant lands within the urban area and is designed to be fully serviced by existing municipal infrastructure. The Subject Lands are served by existing public service facilities, including educational facilities, parks, health facilities, social and cultural facilities, and recreation facilities, as identified above, as the lands are within an established urban area of Belleville. 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 supporting active transportation.

Section 2.3.1(3) provides 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 and prioritizing planning and investment in the necessary infrastructure and public service facilities.”*

The Proposed Development supports general intensification and redevelopment of vacant, formerly industrial lands within the Old Fairgrounds Specific Policy Area by

planning for a range and mix of ground-oriented housing options, including 9 single-detached, 22 semi-detached, and 78 townhouse units.

Infrastructure and Servicing

Section 3.1.1, *General Policies for Infrastructure and Public Service Facilities*, directs that new development should utilize existing municipal infrastructure where sufficient capacity exists.

The Proposed Development will be fully serviced by municipal water, sanitary sewer, and stormwater infrastructure, ensuring efficient and cost-effective use of existing services as demonstrated in the Functional Servicing Report and Stormwater Management prepared by Jewel Engineering (3.1.1).

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 Jewel Engineering (3.2.2). 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 3.6.2 Sewage, Water and Stormwater states that 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 as demonstrated by the Functional Servicing Report prepared by Jewel Engineering (3.6.2).

Based on a review of the PPS 2024 policies above, it is our opinion that the proposed ZBA and DPS applications are consistent with the policies 2.1.6, 2.2.1, 2.3.1.1, 2.3.1.2, 2.3.1.3, 3.1.1, 3.2.2, 3.6.2 of PPS, 2024.

8.3 CITY OF BELLEVILLE OFFICIAL PLAN, 2021

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, and was further amended on September 8, 2025.

The Subject Lands are designated 'Residential Land Use' and are within the Old Fairgrounds Specific Policy Area under the City OP.

The following policies of the City OP are most relevant to the proposed development and are reviewed below:

- Section 3.10 - Residential Land Use (permitted uses and density)
- Section 4.8 - Old Fairgrounds Specific Policy Area
- Sections 5.3 and 5.11 - Servicing and Infrastructure
- Section 6.6 - Transportation and Transit
- Section 7.2.1 - Subdivision of Land
- Section 7.8.3 - Brownfield Sites
- Section 7.11.3 - Parkland Dedication
- Section 7.16 - Intensification and Infill

8.3.1 RESIDENTIAL LAND USE

The 'Residential Land Use' designation permits single-detached, semi-detached (low-density unit type) and row townhouse (medium-density unit type) under Policy 3.10.1. The proposed SWM pond is permitted under the designation as an appropriate non-residential secondary use as it provides a service function in support of the residential area within which it is located (3.10.1).

8.3.2 RESIDENTIAL POLICIES (DENSITY)

Policy 3.10.2 states:

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 22.4 units per hectare for single-detached and semi-detached dwellings, and a density of 36.1 units per hectare for townhouse units, meeting the density targets under 3.10.2 i and 3.10.2 ii, and offering a full range of housing forms at different sizes with a mixture of dwelling types at different densities (3.10.2 b).

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

8.3.3 OLD FAIRGROUNDS SPECIFIC POLICY AREA

The Subject Lands are within the Old Fairgrounds Specific Policy Area, which was established to enable the redevelopment of underutilized and formerly industrial lands for housing. Section 4.8 provides that:

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.

Section 4.8.1 sets out the following policies:

- 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.*

Comment: The Proposed development:

- *Has a combination of compatible residential land uses consisting of single-detached, semi-detached and townhouse units that are compatible with the surroundings with a road network and public open space in the form of a park;*
 - *Whose contamination issues will be addressed through a Record of Site Condition as apart of the Phase Two ESA*
 - *Are appropriately passed in consideration of the servicing availability as demonstrated by the Functional Servicing Report prepared by Jewel Engineering.*
- 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.*

Comment: The coordinated, cost-effective servicing of the Old Fairgrounds Area is guided by the City's Capital Budget Item 24-1.001 (Report ENG-2023-22, December 6, 2023), which funds the Avonlough Sewage Pumping Station and the Bridge Street West sanitary servicing extension and expressly identifies 40 Wilson Avenue among the developments this infrastructure will service (b).

As demonstrated in the Functional Servicing Report prepared by Jewell Engineering, the Subject Lands can be serviced through extensions of the existing municipal water and sanitary infrastructure, coordinated with these City works and the adjacent lands. Jewell Engineering has determined two potential solutions for connection to the municipal system:

Solution A: Assuming municipal upgrades are completed, Phase 2 flows can be conveyed to the Moira St W gravity sewer via the Phase 1 sanitary sewer connection.

Solution B: If municipal upgrades are not completed, Phase 2 flows can be conveyed to the Moira St W gravity sewer via connection to the Elgin St gravity sewer.

The Draft Plan of Subdivision provides the specific residential densities, municipal sewer and water extensions, road network (the Tripp Avenue and Elgin Street extensions with a new street and cul-de-sac), and stormwater management (addressed in the Jewell SWM report under separate cover) contemplated by

Policy b), such that the proposed applications conform to the intent of the policy (b).

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.

Comment: The proposed development represents a logical, staged extension of services and the transportation network, with the Subject Lands falling within the westerly reach of Phase 1 of the City's Avonlough Sewage Pumping Station and Conveyance System project (2026 to 2034) funded under Capital Budget Item 24-1.001 (c).

Development has been supported by the Functional Servicing Report and Traffic Impact Study prepared by Jewell Engineering Inc., which confirm the Subject Lands can be serviced through the logical extension of existing municipal water and sanitary infrastructure and through the extension of Tripp Avenue and Elgin Street into and through the area (c).

Consistent with this policy and Section 5.3 of the Plan, development will proceed only as servicing infrastructure is capable of being extended to accommodate it, and no above-grade building permits will be issued until the Municipality confirms that sufficient servicing capacity is available (c).

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 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.

Comment: The proposed development is advanced through a Draft Plan of Subdivision and Zoning By-law Amendment, consistent with the forms of approval contemplated by this policy, and conforms to the policies of the Official Plan and relevant design guidelines (d).

Sufficient municipal servicing capacity is available through the Bridge Street West sanitary extension funded under Capital Budget Item 24-1.001, and all site contamination matters will be addressed through the required environmental studies and the filing of a Record of Site Condition prior to development.

- 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.*

Comment: The proposed development is designed to proceed in an orderly and economical manner consistent with this policy. The Client acknowledges and that, as a condition of development approval, it will execute an agreement capping the development to the approved number of dwelling units and the corresponding population equivalent that form the basis of the servicing flows calculated in the Functional Servicing Report prepared by Jewell Engineering Inc., noting that the development is residential and includes no non-residential floorspace. The Applicant further acknowledges that no above-grade building permits will be issued until the Municipality has confirmed that sufficient servicing capacity is available, consistent with the staged delivery of the Bridge Street West sanitary servicing extension funded under Capital Budget Item 24-1.001 (e).

- 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:*
- (i) provide open space for parks or other public recreational purposes;*
 - (ii) connect with other lands acquired for park or other public recreational purposes; and/or*
 - (iii) consolidate areas of open space into larger more usable areas.*

Comment: The proposed Draft Plan of Subdivision connects directly to the parkland as a part of the Palmer Lands subdivision directly to the west of the Proposed Development as shown in Figure 3.

- 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.

Comment: The proposed development is in accordance with the density provisions of Section 3.10 and consists primarily of medium-density residential uses in the form of 78 street townhouse units and 22 semi-detached units, with a modest amount of low-density residential in the form of 9 single-detached units. The density increases logically from single-detached dwellings at the west edge to townhouse units internally, providing an appropriate transition to the surrounding low-rise residential neighbourhood while making efficient use of serviced land, consistent with the servicing framework identified in (b) above (g).

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.

Comment: The Proposed Development does not contemplate mixed-use or with commercial and/or retail use(s).

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.

Comment: The proposed development is not located in area served by transit.

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.

Comment: The proposed development involves the redevelopment of a former industrial site, being the former Pre-Con concrete products facility, and is therefore well-suited to the Municipality's Community Improvement Plan programs that offer incentives for brownfield redevelopment and affordable housing. The Client will consider participation in any applicable Community Improvement Plan program as the Proposed Development advances.

The Proposed Development conforms to the site-specific special policies for the Old Fairgrounds Specific Policy Area and aligns with the policy direction of redevelopment of underutilized, formerly industrial lands through compatible low-rise residential uses. The Proposed Development provides for an internal road network that connects to the established street grid, and public open space, with site

contamination addressed through the Phase One Environmental Site Assessment prepared by Envision and development phased in accordance with servicing availability as demonstrated through the Phasing Plan (Policy 4.8 a). The DPS advances the coordinated servicing and redevelopment of the area contemplated by the servicing strategy prepared by Jewel Engineering, as described in the Functional Servicing Report (Policy 4.8 b), and proceeds as a logical extension of servicing and the transportation network from the adjacent 1st Phase (Policy 4.8 c). The development is brought forward through a Draft Plan of Subdivision and Zoning By-law Amendment, with a future Site Plan application as required, conforms to the policies of the Official Plan, is supported by confirmed municipal servicing capacity, and addresses all environmental matters related to site contamination through the Phase One Environmental Site Assessment as previously described (Policy 4.8 d).

The Owner will enter into the required subdivision agreement, limiting the development to the approved number of dwelling units and the servicing basis, with above-grade building permits to follow the Municipality's confirmation of sufficient servicing (Policy 4.8 e). The development contributes to the area's open space through parkland dedication, supporting the Municipality's objective of enhancing public access to open space (Policy 4.8 f). Residential development is provided at densities in accordance with Section 3.10 of the Plan, delivering a range of ground-oriented housing with a medium-density townhouse component and a low-density single-detached and semi-detached component (Policy 4.8 g).

No mixed-use development is proposed in the Proposed Development (Policy 4.8 h). The development supports transit-oriented and active transportation objectives through internal pedestrian connections and proximity to existing City of Belleville transit routes, with parking provided in accordance with the Zoning By-law (Policy 4.8 i). As a brownfield redevelopment that provides attainable housing, the development is eligible to participate in the Municipality's Community Improvement Plan incentive programs for affordable housing and brownfield redevelopment (Policy 4.8 j).

8.3.4 SERVICING AND INFRASTRUCTURE

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 where municipal services, such as public

roads, garbage collection, fire and police protection, transit, and parks, are already readily available (5.11 a).

8.3.5 TRANSPORTATION AND TRANSIT

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 (6.6 b and c).

8.3.6 SUBDIVISION OF LAND

Policies under 7.2.1 apply to any Subdivision of Land in all land use designations, as shown below in Table 1:

Table 1. Section 7.2.1 Policies regarding 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 residential parcels have sufficient frontage, alignment, size and access through the proposed street network to adequately function for low-density 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 Wilson Avenue, Tripp Avenue and Elgin Street.

Policy	Planning Rationale
<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 Development has direct access to Wilson Avenue, Tripp Avenue and Elgin Street, 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</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

Policy	Planning Rationale
<i>by which cumulative impacts are to be assessed should be addressed.</i>	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>	The establishment of the residential subdivision does not create any hazard to any person using the lot, adjoining lands, or abutting roads.
<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 Municipal roads only.
<i>Subdivision of land adjacent to a provincial highway should be designed</i>	The Subject Lands are not adjacent to a provincial highway.

Policy	Planning Rationale
<i>such that the lots back onto the 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: laying out and naming of roads and the provision of road widenings; installation or upgrading of municipal services (i.e. sewers, water lines, streets, curbs and sidewalks, street lights) and private utilities; establishment of stormwater management facilities; provision of open space, including trails and pedestrian links; allocation of sufficient lands for community facilities (i.e. schools); completing studies to address issues such as noise attenuation, traffic and traffic control, servicing capacity, soil conditions and archaeological remains; heritage impact assessments; and 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.

Policy	Planning Rationale
<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 need for commercial uses to service the proposed neighbourhood.</i>	The proposed subdivision represents a modest residential infill development 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 are 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.

8.3.7 BROWNFIELD SITES

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 One Environmental Site Assessment (ESA) prepared by Envision has been submitted in support of the applications (7.8.3 d i), prompting a Phase Two Investigation which is currently underway (7.8.3 d ii). The Phase Two 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 One and Phase Two ESAs (7.8.3 d iv).

8.3.8 PARKLAND DEDICATION

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. The Proposed Development will provide parkland dedication in the form of the over-dedicated parkland from the Client-owned residential subdivision to the west (Figure 1) and a cash-in-lieu payment, which will be outlined as a condition of Draft Plan Approval.

8.3.9 INTENSIFICATION AND INFILL

The intensification proposed in the infill development (7.16 a ii) is encouraged on the underutilized lots of record, such as the 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 of Belleville Official Plan policies above, the proposed ZBA and DPS applications conform with the policies 3.10.1, 3.10.2, 4.8, 6.6, 5.3, 5.11, 7.2.1, 7.8.3, 7.11.3 and 7.16 of the Official Plan.

8.4 ZONING BY-LAW 2024-100

The Subject Lands are currently zoned 'Development Control' under Zoning By-Law 2024-100 on Map 159.

9.0 PROPOSED PLANNING APPLICATIONS

9.1 DRAFT ZONING BY-LAW AMENDMENT

The development proposal requires a Zoning By-law Amendment to rezone lands from 'Development Control (DC)' to 'Residential Type 2 (R2-XX)' with site-specific exceptions.

Table 2. 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	376 sqm	275 sqm	288 sqm	183 sqm	205 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%	=<60%
Minimum Landscaped Area	40%	=>40%	40%	=>38%	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. Maximum Lot Coverage of 50% for One-unit Detached Dwellings whereas 40% is permitted.

This variance applies to Detached Lots 1–9 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 10 to 20. 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.

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

This variance applies to semi-detached Lots 10 to 20. 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.

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

In Wednesday's correspondence dated August 19th, 2026 City Staff requested that the zoning on the Subject Lands match the proposed subdivision to the west (DPS File No. B-77-1188). 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.

A Draft Zoning By-law has been prepared and provided under **Appendix A**.

9.2 PROPOSED DRAFT PLAN OF SUBDIVISION

The Draft Plan consists of the following lots/blocks shown in **Table 2**:

Table 3. Draft Plan of Subdivision Lots/Blocks

Land Use	LOT/BLOCK NO.	Units	Area (ha)
Single-Detached	1-9	9	0.37
Semi-detached	10-20	22	1.01
Street Townhouse Units	21-31	78	2.16
Road Widening	32		0.15
Channel	27, 28		2.671
20 m ROW			0.92
Total		109	4.6

10.0 PLANNING SUMMARY

The Proposed Development has been reviewed against the applicable policy framework. In summary, the ZBA and DPS applications:

1. Have appropriate regard for the matters of provincial interest under Section 2 and satisfy the matters for consideration under Section 51.1 and Section 51(24) of the *Planning Act*.
2. are consistent with Policies 2.1.6 Planning for People and Homes, 2.2.1 Housing, 2.3.1.1 Settlement Areas, 2.3.1.2 Settlement Areas, 2.3.1.3 Settlement Areas, 3.1.1 Infrastructure and Public Service Facilities, 3.2.2 Transportation Systems, and 3.6.2 Sewage, Water and Stormwater of the Provincial Planning Statement, 2024.
3. conform to the Old Fairgrounds Specific Policy Area (Section 4.8) and Policies 3.10.1 Residential Land Use, 3.10.2 Residential Policies (Density), 5.3 Servicing and Infrastructure, 5.11 Servicing and Infrastructure, 6.6 Transportation and Transit, 7.2.1 Subdivision of Land, 7.8.3 Brownfield Sites, 7.11.3 Parkland Dedication, and 7.16 Intensification and Infill of the City of Belleville Official Plan, 2021.

4. Request rezoning of the Subject Lands from 'Development Control' to 'Residential Type 2 – R2-XX' with the site-specific provisions that maintain the intent of Zoning By-law 2024-100.

11.0 CONCLUSION

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.

It is our opinion the Proposed Development represents 'good planning' and merits planning approval.

Respectfully submitted,

Innovative Planning Solutions



Kevin Bechard, BES, M.Sc., RPP
Senior Associate



John Albert, B.E.S., M.B.A., MCIP, RPP
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. Maximum Lot Coverage for One-unit Detached Dwellings shall be 50%.
2. The Maximum Lot Coverage for One-unit Semi-detached Dwellings shall be 56%.
3. Minimum Landscaped Area for One-unit Semi-detached Dwellings shall be 38%.
4. Minimum Lot Area for One-unit Townhouse Dwellings shall be 183 sqm.

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 9 single-detached, 22 semi-detached and 78 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

