

# Planning Background

**To: Greg Pinchin, Secretary-Treasurer  
City of Belleville Committee Adjustment  
City of Belleville**

**From: Spencer Hutchison**

**Date: January 20, 2026**

**Re: Application for Consent Application – East end of Enterprise Drive  
City of Belleville (Jenland Properties Limited)**

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This memo is written to provide a quick overview of an Application for a consent for a relatively small parcel of land at the east end of Enterprise Drive on behalf of Jenland Properties Limited.

## **SITE**

As noted, the subject property is located at the far east end of Enterprise Drive. The proposed development would see the existing turning bulb removed and reconstructed approximately 69 metres further to the east.

Please refer to **APPENDIX 1**.

Enterprise Drive would be extended across and to the east end of the proposed new parcel of land and provide access and servicing to this new parcel.

The subject property, fronting along Bell Boulevard, is currently conditionally approved for a previous severance application to subdivide it into large parcels [Application PLCST20240254].

This current application would be to remove the northwest corner of the subject lands for a separate development proposal.

## **PROPOSAL:**

As has been seen through the last few years, the property owner has been subdividing their large blocks of land to facilitate the sale of these smaller parcels for various employment purposes.

This is just the latest severance to facilitate a land sale and the development of a 2 hectare parcel of land.

The purchaser is a large national property developer who is contracted to build a warehouse facility for a national chain.

Consequently, subsequent to this consent application will be a site plan application and building permit application. The intention is to start construction this summer.

### **CONSENT REQUESTED**

To sever off a 2.0 hectare parcel of land to create a new lot for employment uses.

The severance consists of Parcel A which is to be sold and developed and Parcel B which is to be the eastward extension of Enterprise Drive and will be deeded to the Municipality as road allowance.

Both parcels need to be severed from the much larger retained parcel.

It is acknowledged that Enterprise Drive, a new turning bulb and accompanying services will have to be constructed and extended to the east end of Parcel A.

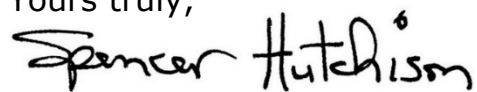
It is requested that in any approval this be a requirement be worded in such a way that the property can be severed and sold without the infrastructure being physically in place. Possibly a 1' reserve could be required at the west end of Parcel B where it abuts the existing road. The reserve transferred to the City until the road is built.

I trust this aforementioned information and the accompanying documents with the consent application are sufficient to allow this application to proceed.

However, if you have any questions about this information, please do not hesitate to contact the undersigned.

### **SIGNATURE OF AUTHOR**

Yours truly,



Spencer Hutchison, RPP



