

PLANNING RATIONALE REPORT

**Official Plan Amendment
Zoning By-law Amendment
Draft Plan of Subdivision (Phase 1)**

Black Bear Ridge, City of Belleville

Prepared for: Black Bear Ridge GP Inc.

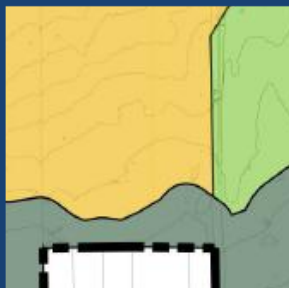
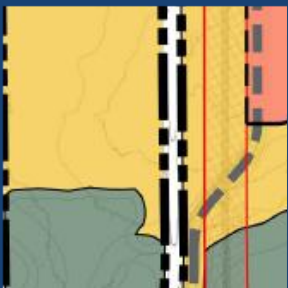
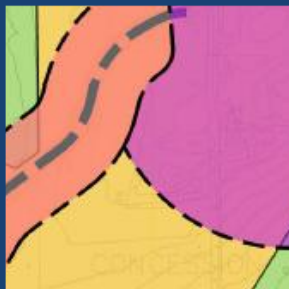
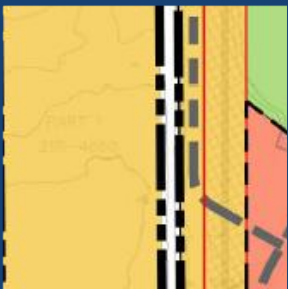


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- Appendix A – Conceptual Master Plan
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1.0

INTRODUCTION

The Biglieri Group Ltd. ("TBG") has been retained by Black Bear Ridge GP Inc. ("Black Bear"), in its capacity as General Partner on behalf of Black Bear Ridge Limited Partnership, to prepare planning applications and obtain the municipal approvals required to implement the proposed development on the lands located north of Harmony Road, west of Highway 37, east of Homan Road, and south of the Moira River in Belleville, consisting of a combination of parcels, and totaling approximately 370 hectares (890 acres) (See **Figure 1**) ("Subject Lands"). The lands are subject to a Minister's Zoning Order ("MZO") Ontario Regulation 495/22 made in 2022 in order to facilitate the proposed development. Permitted uses on site include expanded resort facilities and up to 3049 residential dwellings. This Planning Rationale Report has been prepared in support of an application for Official Plan Amendment ("OPA") to guide the development of the uses permitted by the MZO and a Zoning By-law Amendment ("ZBA") to round out portions of the lands previously excluded from the MZO and rezone them for similar uses. Additionally, a Draft Plan of Subdivision application is being submitted for the first phase of development. An additional servicing study as well as future planning approvals will be needed to facilitate much of the proposed development. These may include additional Draft Plans of Subdivision, Draft Plans of Condominium, Site Plan Approval, consent, and minor variance applications.

The proposal is to develop the Black Bear Ridge Golf Course into a full, four seasons resort with associated commercial, entertainment, and recreational amenities, which will be complemented by surrounding residential and mixed-use development. As part of these applications, a Conceptual Master Plan has been prepared to demonstrate the potential local and collector road network and the general location of various

permitted uses throughout the entire community (**Appendix "A"**). This plan shows a conceptual structure of the site, including roads, low and medium density residential clusters, potential park locations, a preliminary natural heritage system, and areas to be the focus of resort uses, golf course uses, and mixed uses. A total of 3049 residential units are anticipated to be developed on the entirety of the site through a variety of housing types permitted through the MZO, resulting in a residential density of approximately 8.5 units per gross hectare.

The Conceptual Master Plan sets the foundation for the proposed Black Bear Ridge Village Secondary Plan, intended to be implemented through the OPA. The intent of the Secondary Plan is to provide guidance to the implementation of the zoning permissions, including guidance on overall structure, location of special uses, built form principles, and more. Secondary Plan schedules, including land use, transportation, and infrastructure schedules, have been prepared as part of this submission.

In support of the proposed ZBA, a draft Zoning By-law Amendment and associated schedule has been prepared as part of this submission. Please see **Appendix "B"**.

The Draft Plan of Subdivision ("DPS") application will permit the development of the first phase on the southern portion of the Subject Lands. The DPS includes 51.73 ha of the Subject Lands. The DPS proposes several clusters of residential and mixed-use development. 48 blocks have been provided to accommodate single detached and townhouse dwellings of various lot sizes, which are to be further defined later in the process. Additionally, the Draft Plan proposes 3.02 ha of mixed use, 4.65 ha of parks and open space, 0.07 ha of utility uses, 10.31 ha of proposed public right of ways, and 14.23 ha of existing natural heritage system.

The proposed development will contribute to the City of Belleville's housing needs by providing a variety of built form to accommodate a growing population. The proposal provides a variety of housing types, densities, built form and other uses to better support overall affordability. The density and variety of built forms provide more housing options for low- and moderate-income households.

The Subject Lands are currently identified as a “Fully Serviced Resort Area” in the City of Belleville Official Plan (2021). An Official Plan Amendment is proposed to introduce a Secondary Plan to guide development on the property as permitted by the MZO. The amendment will guide the implementation of the MZO.

This Planning Rationale Report has evaluated the merits of the proposed development in the context of all applicable Provincial, Regional, and Municipal policies. We conclude that the proposed development is consistent with and conforms to the policy framework articulated in the Provincial Planning Statement (2024) and the City of Belleville Official Plan (2021).

2.0

LOCATION AND SURROUNDINGS

2.1 Subject Site

The Subject Lands consist of a combination of parcels, totaling approximately 370 hectares (890 acres). The lands are located north of Harmony Road, west of Highway 37 (a major collector road), east of Homan Road, and south of the Moira River in Belleville (**Figure 1**). Currently the lands host the Black Bear Golf Course and associated amenities. These include two golf courses, a driving range, teaching academy, practice area, pro shop, clubhouse, cart barn, and on course accommodations. Additionally, an existing hydro corridor runs north-south through the Subject Lands. A multi-use recreation trail runs through the Subject Lands. The trail is owned by the Province, and managed by the Eastern Ontario Trail Alliance.

2.2 Surrounding Area

The land uses immediately surrounding the Subject Lands are primarily other recreational, commercial and rural uses as well as natural heritage features.

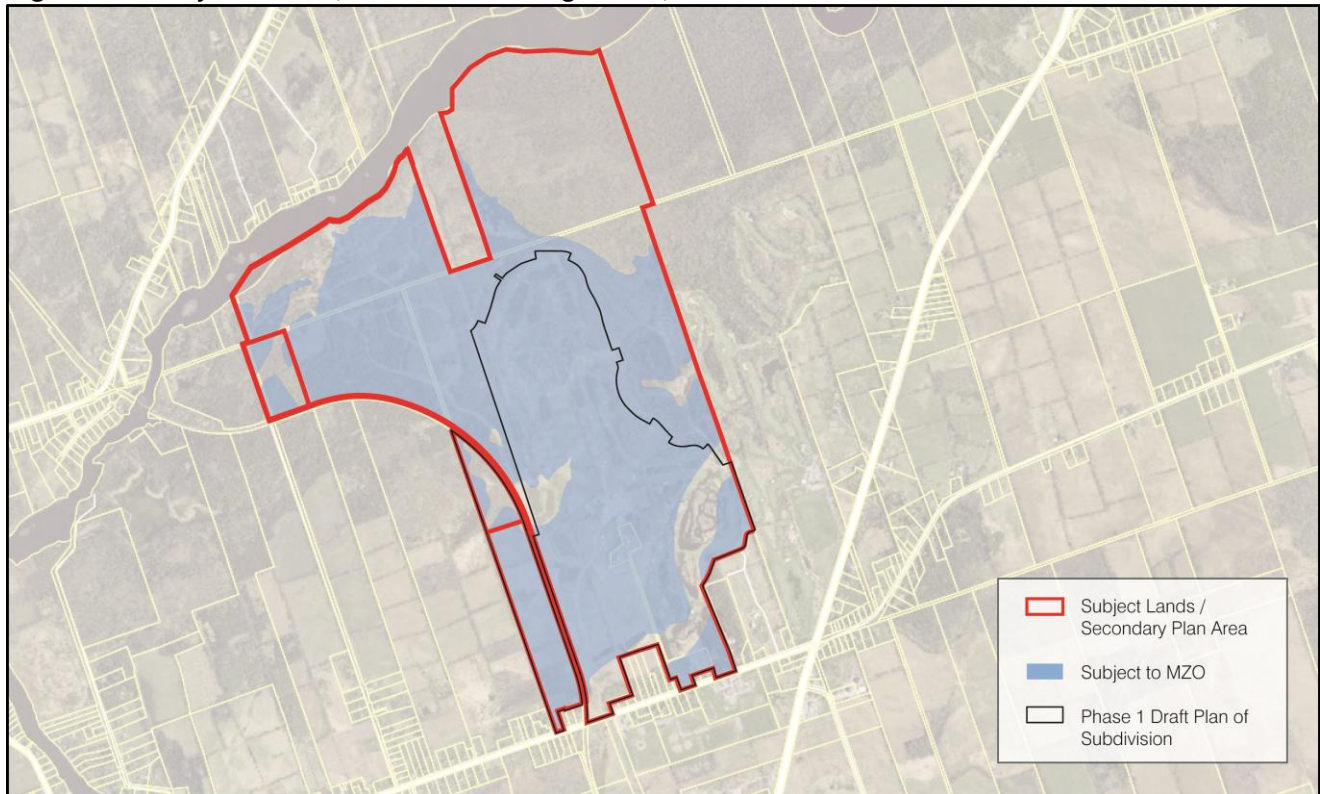
South of the Subject Lands along Harmony Road is Harmony Public School, Gerry Masterson Township of Thurlow Community Centre, baseball fields, and a mix of residential and commercial uses. The Subject Lands are 3.5km away from the Urban Serviced Area (**Figure 3**).

East of the Subject Lands is Trillium Wood Golf Club, as well as natural features. Further along Highway 37 are residential and commercial uses with vacant lands beyond (**Figure 4**).

North of the Subject Lands is the Moira River and natural heritage features with agricultural land uses beyond (**Figure 5**).

West of the Subject Lands is rural vacant lands, post office, and commercial uses (**Figure 6**).

Figure 1 – Subject Lands, Ministers Zoning Order, and Phase 1 Draft Plan of Subdivision



Source: Google Maps

Figure 2 – Surrounding Area



Source: Google Maps

Figure 3 – Lands South of Subject Site



Source: Google Maps (2024)

Figure 4 – Lands East of Subject Site



Source: Google Maps (2024)

Figure 5 – Lands North of Subject Site



Source: Google Maps (2024)

Figure 6 – Lands West of Subject Site



Source: Google Maps (2024)

2.3 Transportation Network

2.3.1 Road Network

The Subject Lands front onto Harmony Road on the south and Homan Road in the north west, and is within proximity to Highway 37.

Highway 37 is classified as a major collector road under the jurisdiction of the Ministry of Transportation Ontario and is classified as Provincial Highway in City of Belleville (Schedule C). It generally runs in a north-south direction with two travel lanes, with one lane in each direction. The posted speed limit along Highway 37 is 80km/h in the vicinity of the development.

Harmony Road is classified as a minor collector road under the jurisdiction of City of Belleville. It generally runs in an east-west direction with two travel lanes, with one lane in each direction. The posted speed limit along Harmony Road is 60km/h in the vicinity of the development.

Homan Road is classified as a local road under the jurisdiction of City of Belleville. It generally runs in a north-south direction with two travel lanes, with one lane in each direction. The posted speed limit is 40km/h in the vicinity of the development.

2.3.2 Transit Network

There is currently no transit service within walking distance of the Subject Lands. The closest Belleville Transit stop is approximately 8km south of the Subject Lands near the intersection of Highway 62 and Highway 401.

2.3.1 Active Transportation Network

A multi-use recreational trail, part of the Eastern Ontario Trails Alliance trail network, runs north-south along the west side of the property and is accessible from Harmony Road near the existing entrance to the site and the future collector road and Homan Road. This trail permits a variety of recreational activities and vehicles, including ATVs, snow mobiles, walking and biking. This trail connects to an extensive network connecting from downtown Belleville as far north as Algonquin

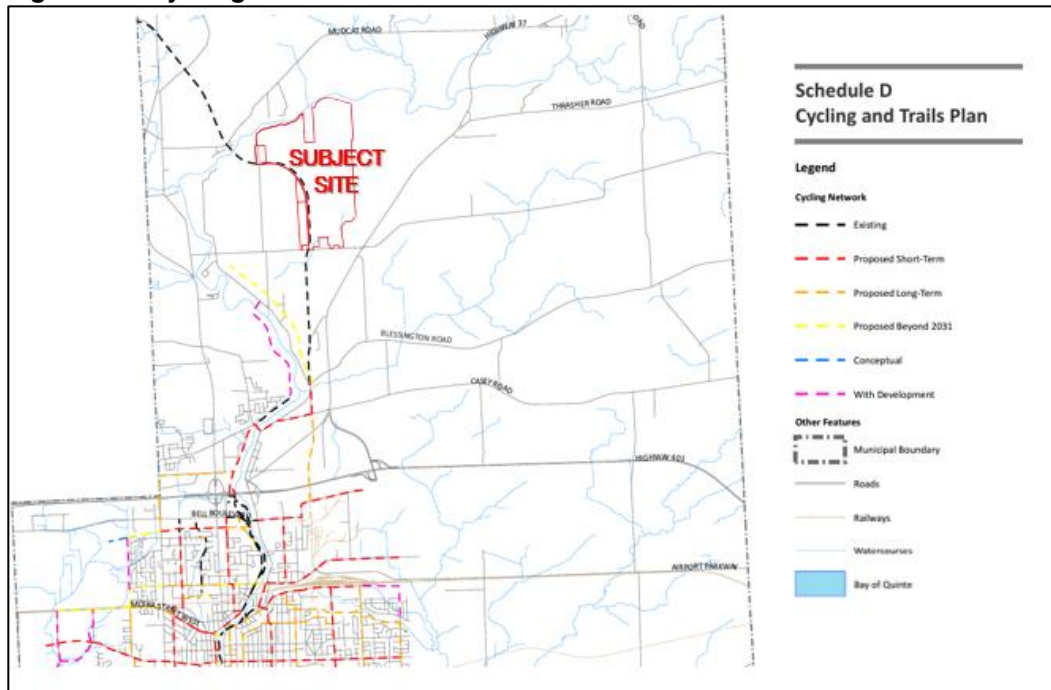
Provincial Park. There are currently no existing and proposed cycling and trails planned along Harmony or Homan Road as per City of Belleville Official Plan, (Schedule D). Harmony Road and Homan Road both do not have sidewalks on either side of the roads (see **Figure 7**).

2.4 Public Service Facilities

The neighbourhood surrounding the Subject Lands is host to several community services and facilities, including fire services, healthcare services, schools, places of worship, and athletics fields. **Figure 8** identifies several community services and facilities within 2 kilometres of the Subject Site. The Subject Site is located directly north of the Belleville Fire and Emergency Services Station 4 and the Gerry Masterson Thurlow Community Centre, which are co-located at 516 Harmony Road, which includes community space for rent. Directly south of the Lands on Harmony Road are also Harmony Public School (Grades JK-8), the Gerry Masterson Baseball Diamond, and various athletics fields.

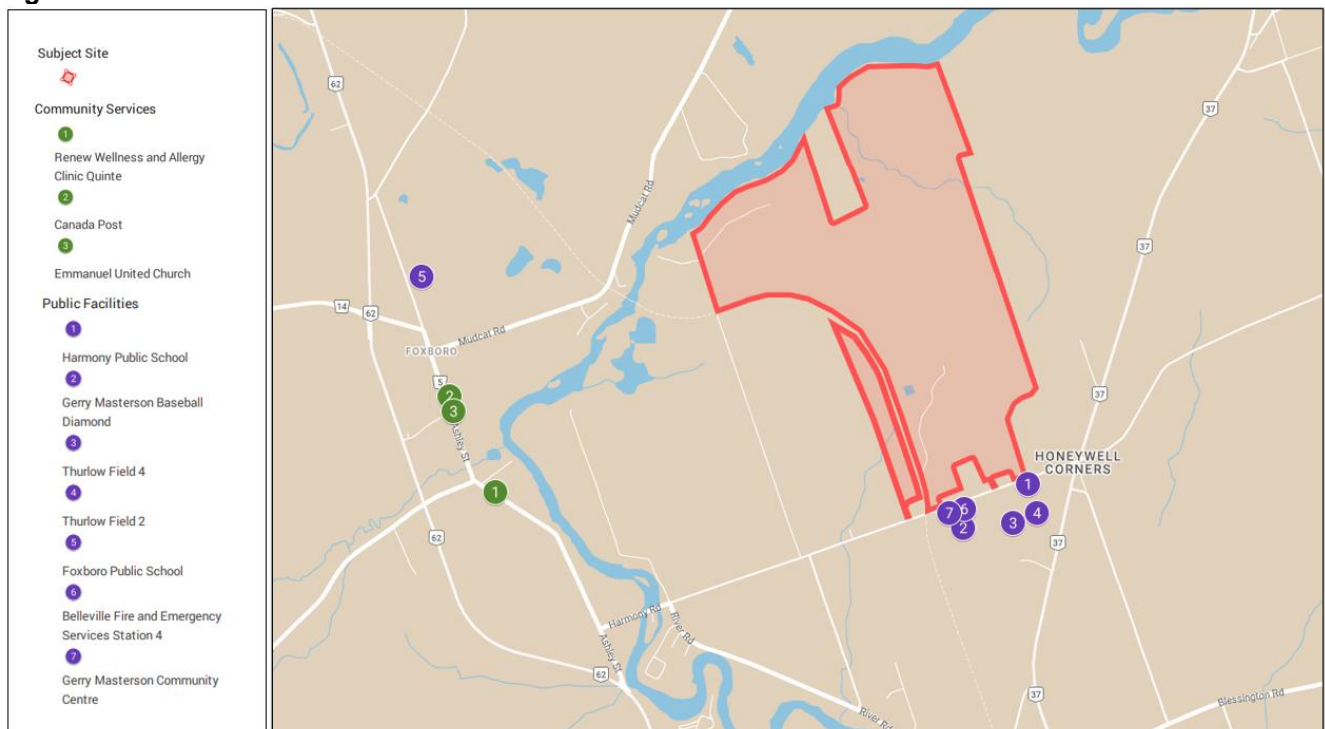
Foxborough Public School (Grades JK-8) is located approximately 3 kilometers west of the Subject Lands on Ashley Street. Ashley Street also has several community services including a Canada Post office, Emmanuel United Church, all located approximately 3km west of the Subject Lands.

Figure 7 – Cycling and Trails Plan



Source: City of Belleville Official Plan, Schedule D (2021)

Figure 8 – Public Service Facilities



Source: Google My Maps (2024)

3.0

PROPOSAL

3.1 Description of the Proposed Development

The proposal is to develop the Black Bear Ridge Golf Course into a full, four seasons resort with associated commercial, entertainment, and recreational amenities, which will be complemented by surrounding residential and mixed-use development.

The lands are subject to a Minister's Zoning Order ("MZO") Ontario Regulation 495/22 made in 2022 in order to facilitate the proposed development. Permitted uses on site include expanded resort facilities and up to 3049 residential dwellings.

A Conceptual Master Plan (**Figure 9**) has been prepared. This plan shows a conceptual structure of the site, including roads, low and medium density residential clusters, mixed use areas, a preliminary natural heritage system, and areas to be the focus of golf and river resort uses, golf course area to remain, and potential location for parks and green corridors. The maximum 3049 units that are permitted by the MZO are considered in all studies for this application, since the concept for the northern portion of the Lands is subject to change over time. The Conceptual Master Plan intended to provide a base structure for the development of schedules and policies in the Black Bear Ridge Village Secondary Plan OPA which will guide the development over the long-term. The Black Bear Ridge Village Secondary Plan has been provided as a draft and will be further developed with feedback from the City. Section 4.3.1 outlines the approach which has been taken in developing the Secondary Plan.

Further to this, a Draft Plan of Subdivision has been prepared for the first phase of development on the southern portion of the Subject Lands (**Figure 10**). It proposes three general areas of development for residential and mixed-use resort and open space uses. 48 blocks have been provided to accommodate single detached and townhouse dwellings of various lot sizes, which are to be further defined later in the process. It is anticipated that these blocks will accommodate approximately 260 single detached units and approximately 40 freehold townhouse units, however this is to be determined at a later stage of the process. Medium-density mixed-use blocks a proposed collector street. These mixed-use blocks may contain a variety of built form including townhouses, stacked townhouses, and quads, apartments, and integrated commercial uses. In the south-west corner of the Lands, fronting onto Harmony Road, a 0.40 ha block is proposed to contain rural residential use (Block 53).

There is a total site area of 51.73 hectares within the Draft Plan of Subdivision, of which the residential lands have a net developable area of 22 hectares.

Additionally, Blocks are provided for several areas of Open Space including walkways (4.65 ha). These Blocks will act as green corridors and parks and will in some cases double as areas of stormwater infrastructure. Three Blocks of Natural Heritage System totalling 14.23 ha are proposed.

Public roads for Collector (23.0 metre) and Local (20.0 metre) streets are proposed throughout the Site to provide access to the lots. Six municipally sized cul-de-sacs (20.0-metre radius) are also proposed.

Vehicular access to the Draft Plan of Subdivision area is proposed from two local streets intersecting with Harmony Road at 3 points. One of these accesses is proposed at the location of the existing private road access, at the south-west of the Lands from Harmony Road. This access will primarily serve the two western clusters development. The remaining two proposed accesses off Harmony Road are located approximately 450 metres and 600 metres east of that access and primarily provide access to the lots in the south-eastern residential development cluster, although all

accesses are connected by local Street J to the rest of the proposed subdivision.

A multi-use recreation trail runs through the development site, which is owned by the Province, and managed by the Eastern Ontario Trail Alliance. The proposal includes two proposed vehicular crossings of the trail and one walkway, and will consider appropriate signage requiring trail-users to stop, similar to other road crossings of the trail (e.g. Mudcat Road, Old Madoc Road). Opportunities for fencing, signage, landscaping can be explored at detailed design to ensure compatibility between the trail and adjacent street, residential, open space and walkway uses. The development will be municipally serviced with water and sanitary sewers. Municipal services from the Subject Site will connect with existing watermains and storm sewers 3km south of the Lands from the intersection of Short Street and River Road. Water services will be extended to an elevated water tank at the centre of the Lands. Sanitary servicing includes pumping stations throughout the Lands, including one within the Draft Plan of Subdivision.

Blocks for these publicly-owned pumping stations (Blocks 77 and 78) and elevated water tank (Block 76) have been identified in the Draft Plan of Subdivision.

Blocks 79 is proposed as a drainage easement in favour of the adjacent property to the east. An existing drainage easement exists which would bisect the proposed lots, so this alternative location with similar topography draining towards the natural heritage system block is proposed. This location would also allow for easier access for maintenance.

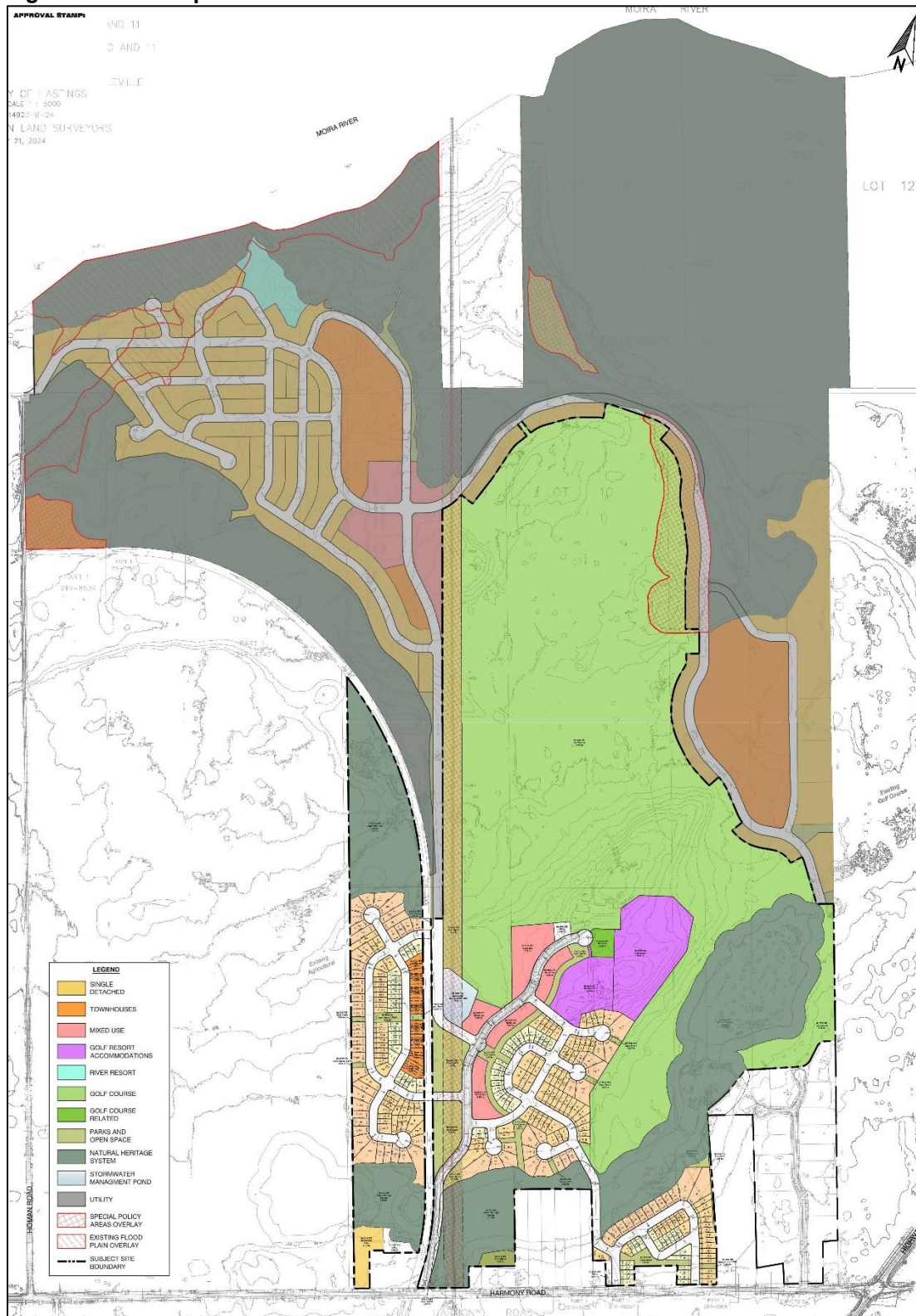
Additionally, a Draft Plan of Subdivision Application is required to facilitate the proposed development on the south portion of the Subject Lands.

Future Draft Plan of Subdivision applications will be required for the development of the remainder of the Lands. Site Plan Approval applications will also be required for the development of larger mixed use blocks.

3.2 Required Approvals

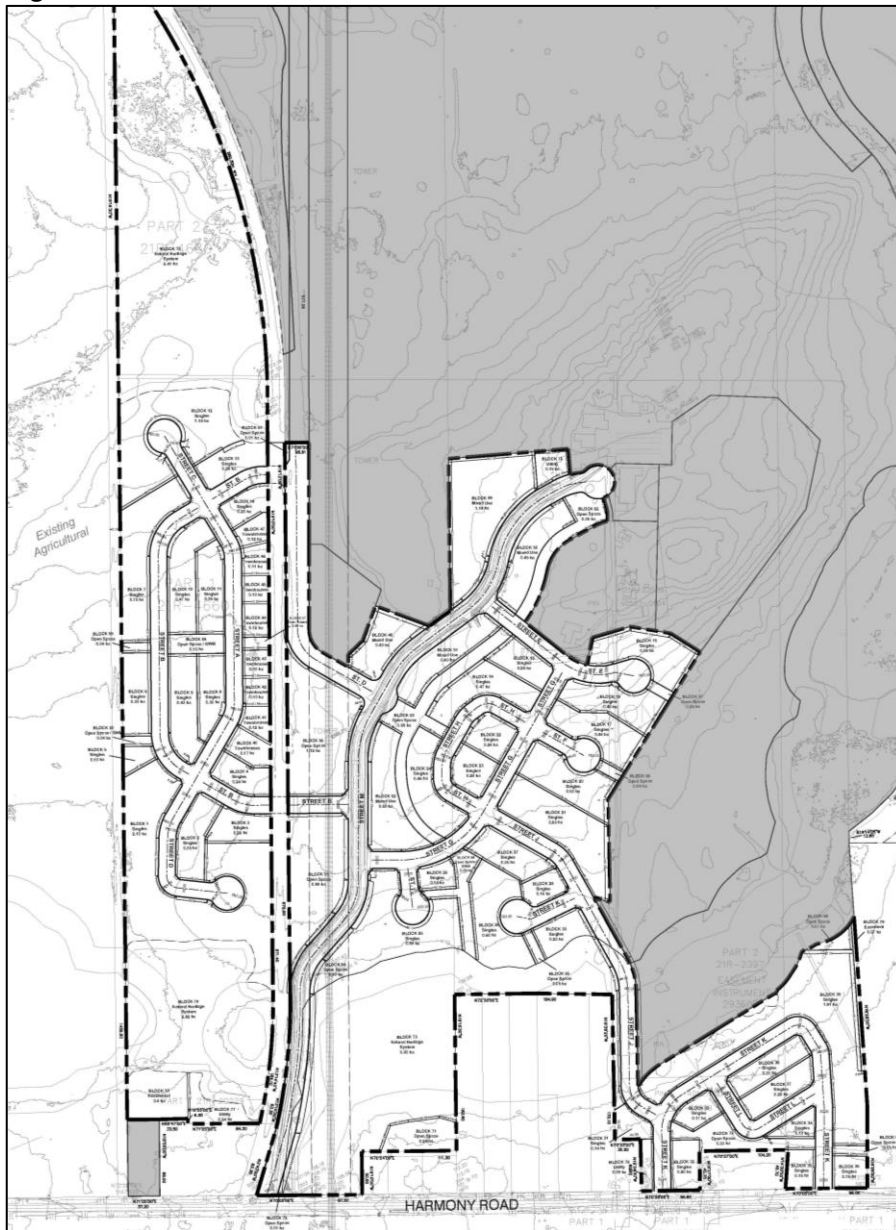
The proposed development will require an Official Plan Amendment and a Zoning By-law Amendment Application for a site-specific Secondary Plan and Zoning By-law for areas outside the MZO. The Official Plan Amendment is a requirement determined during the process of obtaining the MZO, in order to provide policies which will guide the development over the next 20-30 years of anticipated build-out.

Figure 9 – Conceptual Master Plan



Source: The Biglieri Group (2024)

Figure 10 – Draft Plan of Subdivision



Schedule of Land Use		
Description	Lot / Block No.	Area (ha)
Singles	1-39	17.62
Total Single Detached		17.62
Street Townhouse Minimum Lot Width 6.00m (20')	40-47	0.96
Mixed Use	48-52	3.02
Residential	53	0.40
Net Developable Total		22.00
Open Space	54-72	4.65
Natural Heritage System	73-75	14.23
Utility	76-78	0.47
Easement	79	0.07
Right of Way	STREET A-M	10.31
Total Site Area		51.73

Source: The Biglieri Group (2025)

4.0

POLICY

CONTEXT

4.1 Overview

The proposed development and associated Official Plan Amendment is consistent with the policies of the Provincial Planning Statement (2024), and the City of Belleville Official Plan (2021). The proposed Draft Plan of Subdivision represents good planning and are appropriate for approval.

4.2 Provincial Planning Statement (2024)

The Provincial Planning Statement, 2024 (PPS) provides overall direction on matters of provincial interest related to land use planning and development. The PPS was issued under Section 3 of the Planning Act, 1990 and provides provincial direction in terms of land use planning and development in Ontario. The current PPS was issued by the Province of Ontario and came into effect on October 20, 2024. Decisions related to planning matters shall be consistent with the PPS.

In 2022, the Lands were subject to a Minister's Zoning Order ("MZO") Ontario Regulation 495/22 to facilitate the proposed development which aligns with Provincial priorities. Along with the MZO, the Belleville Official Plan (2021) was updated to include policies which designate the Subject Lands which are in the rural area for development over the long-term planning horizon on full municipal services. As such, the Subject Lands should be considered under the rural area and settlement area policies of the PPS.

4.2.1 Land Use Policies

Chapter 2 of the PPS provides policy direction on building strong and healthy communities. The Provincial Planning Statement ("PPS") states that complete communities are to be supported by, among other matters, accommodating an appropriate range and mix of land uses, housing options, with employment, institutional, recreational, and open space uses to meet long-term needs (Policy 2.1.6.a)).

The PPS promotes an appropriate range and mix of housing options and densities by permitting all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents and promoting densities for new housing which efficiently use land and resources and support the use of active transportation and transit (Policy 2.2.1.b),c),d)).

Additionally, the PPS looks to ensure that necessary infrastructure and public service facilities are available.

This proposal provides a range and mix of housing forms, including the potential for affordable housing and seniors' housing, as well as varied employment and recreation opportunities, sited within a well-designed, compact, and connected community. The proposal, summarized in Section 3.0 of this report, and the draft Secondary Plan as outlined in Section 4.4, outlines the ways in which this proposal will achieve a built form which is well-designed, encourages a sense of place, and provides high quality spaces. Further, environmental and servicing studies from SLR and Jewell Engineering included as part of this application are summarized in Section 6.0 below. These initial reports demonstrate how the Official Plan Amendment and Phase 1 Draft Plan of Subdivision will have appropriate protection of ecological systems and be served by the provision of the necessary infrastructure including full municipal services. Additionally, the resort, recreation, and employment uses proposed will contribute to the financial and economic well being of the Province and City of Belleville as demonstrated in the Economic Impact Analysis prepared by urbanMetrics Inc. prepared in support of the MZO request.

The PPS states that land use within settlement areas shall be based on densities and a mix of land uses which make efficient use of land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation and, are transit-supportive (Policy 2.3.2). Further, "land use patterns within settlement areas shall be based on densities and a mix of land uses" which effectively use land, resources, optimize use of infrastructure, and support active transportation (Policy 2.3.1.2).

The proposed development is essentially within a rural settlement area and is to be serviced by full municipal water and sewage services, extended from the urban settlement area south of the Lands. The Lands are accessible by existing transportation infrastructure including Highway 37 and a collector road. The proposed mixed-use residential and tourist development will have a mix of residential use types and form a healthy, livable, complete community. The proposed development represents appropriate intensification, expands on the diversity of housing options, including the potential for affordable housing and seniors' housing, as well as varied employment and recreation opportunities and represents the efficient use of land and resources.

Section 2.5 of the PPS provides policies regarding Rural Areas in Municipalities, including that rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted (Policy 2.5.2).

Further:

- *2.5.1 Healthy, integrated and viable rural areas should be supported by:*
 - *c) accommodating an appropriate range and mix of housing in rural settlement areas;*
 - *e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
 - *f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets; and*

- *g) conserving biodiversity and considering the ecological benefits provided by nature.*

As such, this proposal plays an important role in the economic contribution made by Belleville's rural areas through expanded opportunities for sustainable and diversified tourism. Further, the proposal includes a focus on protecting and enhancing the natural features, including through the retention of existing hazard and environmentally sensitive lands, as well as through further study.

4.2.2 Housing Policies

The PPS promotes an appropriate range and mix of housing options and densities by permitting all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents and promoting densities for new housing which efficiently use land and resources and support the use of active transportation and transit (Policy 2.2.1.b),c),d)). Policy 2.2.1.b)2. specifies that planning authorities should facilitate:

"All types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use..."

The proposed development support a range and mix of housing types. A variety of housing types are permitted by the MZO, including single family, semi-detached, multi-plexes, apartments, and more. The Phase 1 Draft Plan of Subdivision alone proposes 559 dwelling units including single detached and townhouse lots, as well as mixed-use lots anticipated to include medium density residential uses like apartments and multiplexes. Further, the proposed housing is supported by available and feasible infrastructure, including the proposed municipal water and sewage services, and transportation infrastructure of Highway 37 and Harmony Road (collectors). It is further supported by the existing public services in the area (see Section 2 of this report). Accordingly, the proposed development (and associated OPA and DPS) will make efficient use of land and infrastructure as well as supporting existing public service facilities.

4.2.3 Employment

Policy 2.8 of the PPS provides general policies with respect to employment, and states that economic development and competitiveness shall be promoted by providing *“an appropriate mix and range of employment, institutional and broader mixed uses to meet long-term needs”* (a). Further, Policy 2.8.1.d) encourages *“intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities”*.

The proposed OPA and DPS are consistent with the direction of Policy 2.8.1a) and d) by supporting the development of a range of permitted uses including employment and residential uses. The MZO permits a range of commercial, retail and service uses up to 15,000 m², as well as additional GFA dedicated to resort, recreation and other employment uses which are compatible with the residential uses proposed.

In addition to providing a wide range of market housing and the development of sustainable tourism, the proposal additionally contemplates affordable housing, including in the form of worker housing to support those working on site. As such, this proposal is responsive to the needs of a diverse workforce.

As per the Economic Impact Assessment prepared by urbanMetrics Inc., it is anticipated that upon its completion, the development concept will result in nearly \$17.6 million in annual (recurring) property tax revenues and water/wastewater revenue to the City of Belleville. The proposed expansion is anticipated to be economically beneficial to the City of Belleville.

4.2.4 Infrastructure and Facilities

Section 3.1 provides general policies for infrastructure and public service facilities. Section 3.6 provides policies on sewage, water and stormwater. Municipal sewage and municipal water services are the preferred form of servicing for settlement areas.

Full municipal services are proposed to be extended to the Lands to serve the proposed development. The landowner has entered into a

cost-sharing agreement with the City of Belleville to retain J.L Richards & Associates Limited to conduct a Master Servicing Study evaluating the impacts of the proposed development on the City's overall system. This study has commenced and is anticipated for completion by Q1 of 2025, and will guide the development of the Subject Lands. The results of this study will inform the detailed design of the Phase 1 Draft Plan of Subdivision. Additionally, a Functional Servicing Report (FSR) has been prepared by Jewell Engineering, in consideration of the maximum 3049 dwelling unit build-out and determined that the proposed municipal water and sewage services are feasible.

Section 3.9 provides policies on public space, recreation, park, trails and open spaces. 3.9.1 a) and b) state that healthy, active, and inclusive communities should be promoted by planning public spaces to be safe, meet the needs of all, facilitate active transportation and social interaction, including a range of publicly-accessible facilities including parklands, public spaces, open space areas and trails.

The proposed parks and open space networks, including linear parks with potential integration of stormwater infrastructure, contributes to an active transportation network within the Lands to contribute to the development of an active and social community.

4.2.5 Natural Heritage and Natural Hazards

Section 4.1 of the PPS provides Natural Heritage policies, including that natural features and areas “shall be protected for the long term” (Policy 4.1.1). Development and site alterations are not permitted in significant wetlands, woodlands, valleylands or adjacent lands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function (Policies 4.1.5 and 4.1.8).

Further to these policies, a combined Environmental Impact Study (“EIS”) (Phase 1 Lands) and Environmental Constraints Analysis (“Constraints Analysis”) for the entire Subject Lands has been prepared by SLR. The EIS has been prepared as part of the Draft Plan of Subdivision application for the Phase 1 Lands, and

identifies the potential impacts to and protection of natural features in and adjacent to this area including the identification of Provincially Significant Wetland (the Corbyville Wetland Complex), Significant Woodlands, and a watercourse riparian corridor. protection of the wetlands, woodlands and valley lands. Mitigation measures are recommended including buffers, erosion and sediment control, restoration works and more.

Two small areas of encroachment in the Phase 1 Lands are to be compensated for within other areas of the Lands, and SLR concludes that the proposed development within the Phase 1 Lands will result in no negative impacts to natural heritage features and functions provided that the mitigation measures are applied.

The purpose of the Constraints Analysis portion of SLR's report is to define the existing environmental constraints on the remainder of the Subject Lands and identify remaining lands that may be suitable for future proposed mixed-use development. Further studies will be required to address potential impacts of the proposed development on natural features present on the remaining part of the Subject Lands. Policies within the Secondary Plan require this further environmental study on the remaining lands, and environmental protection policies aligned with the PPS will be included.

Section 5.2 of the PPS outlines policies for Natural Hazards. Policy 5.2.2.b) states that development shall be directed to areas outside of "hazardous lands adjacent to river, stream, and small inland lake systems which are impacted by flooding hazards and/or erosion hazards".

The identified natural hazard features (i.e., provincially significant wetlands, unevaluated wetlands, watercourse) have an applied buffer (30 m) and are protected from the proposed development in the Phase 1 Lands. The 30 m setbacks are as per Figure 7 in the EIS. Outside of the Phase 1 area, Figure 7 in the EIS identifies the floodline as per Quinte Conservation, which will be studied further prior to future development, and has been identified as a special policy area overlay in the Secondary Plan's Structure Plan. Policies applying to this area will require further study of the area prior to any potential development.

As the proposed development in the Phase 1 Draft Plan of Subdivision is located outside of the natural hazards as identified in the EIS, and provides appropriate buffers to the same, as well as no negative impact to natural features or their functions on the Subject Lands, the Phase 1 Draft Plan proposal is consistent with the natural features and hazards policies of the PPS. The proposed Secondary Plan will include policies that require the remainder of the Lands to undergo further environmental study through additional reports or addendum reports to determine refinements to the development area consistent with the natural features and hazard policies of the PPS.

4.3 City of Belleville Official Plan (2021)

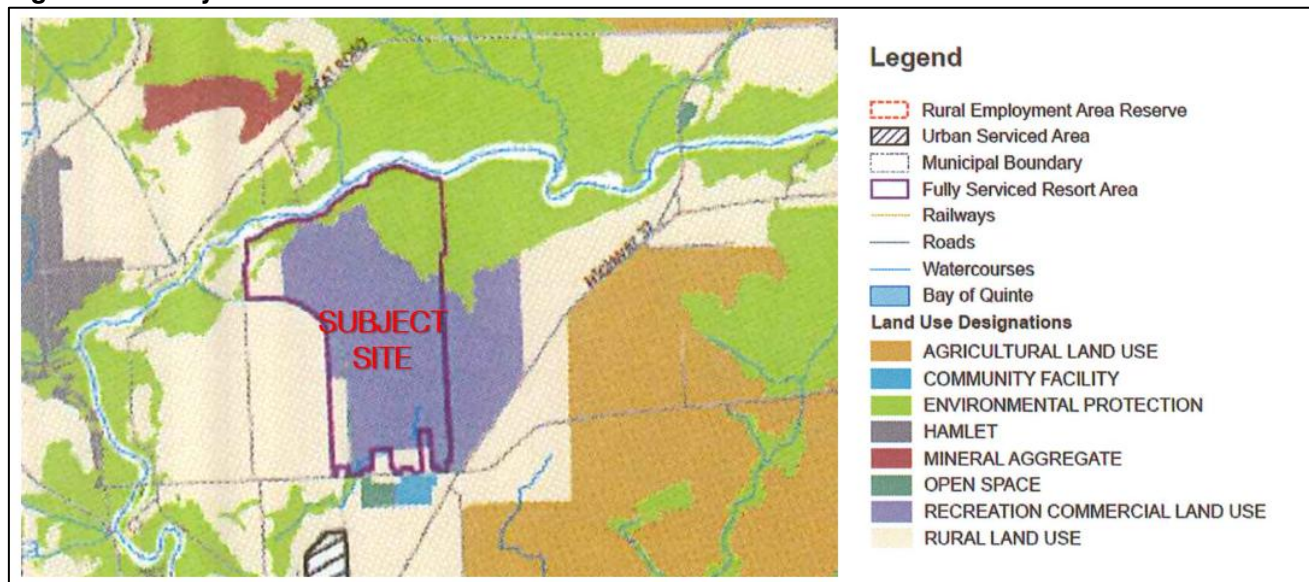
The City of Belleville Official Plan (2021) ("The OP") was approved with modifications by Ministry of Municipal Affairs and Housing on April 11, 2023.

The OP sets the planning and land use framework for decision-making. The policies of the OP guide the physical, economic and social development of the city to manage growth, and economic development, to protect the natural environment, resources, and agricultural lands. The policies in the OP are meant to help co-ordinate for the orderly development of the City.

The guiding vision of the OP include the creating of diverse urban and rural communities, valuing natural and cultural amenities and providing a range of essential services to create a well-planned and financially sound community (Section 2.1). The Subject Lands are designated as *Recreation Commercial Land Use, Rural Land Use, and Environmental Protection*, with an overlay of *Fully Serviced Resort Area* on Schedule A Land Use Plan – Rural Area of the OP (**Figure 11**). Per Schedule E – Detailed planning Areas, the Lands are identified within the Black Bear Ridge Village Planning Area. Per Schedule C, Harmony Road is designated as a *Collector* and Homan Road is identified as a *Local Road*.

In 2022, the Subject Lands were subject to a Minister's Zoning Order ("MZO") Ontario Regulation 495/22 which permits a range of residential and non-residential land uses. Along with the MZO, the Belleville Official Plan (2021) was updated to

Figure 11 – City of Belleville Official Plan – Schedule A – Land Use Plan – Rural Area



Source: City of Belleville (2021)

include policies which designate the Subject Lands, which are in the rural area, for development on full municipal services.

The MZO takes precedent over the local zoning by-law and there is no statutory requirement for an MZO to conform with Official Plan policies. Since the permissions of the MZO (applying to the majority of the Lands) essentially override the above policies of the Official Plan, the purpose of the Official Plan amendment is to bring the Official Plan into alignment with the MZO and to develop a Secondary Plan which will guide the development of the permitted uses over the long-term, as set out in the Black Bear Ridge Village Planning Area OP Policy 4.7.1.d), and as outlined in Section 4.3.2 of this report. Despite the MZO overriding the local OP policies, the following policy review details how the proposed Secondary Plan conforms to various aspects of the OP and supports the overall vision of the City of Belleville OP.

4.3.1 Growth and Settlement

The OP outlines its approach to growth and settlement patterns in Sections 2.2.3 and 2.2.3. It recognizes that the City of Belleville will need to accommodate an increased population of 6,400 people by 2041. As such new development and new

secondary plans are subject to the City's minimum density for residential units of 14 units per gross hectare.

The urban service area and hamlets are the focus for the majority of the future growth. The Black Bear Ridge Village area is acknowledged within this section as being "centred on the transformation of the existing Black Bear Ridge golf course into a master planned resort". The proposed 3049 units anticipated to develop over 20-30 years across the entire Lands result in a residential density of approximately 19 units per gross hectare, meeting the minimum density and contributing to the needs of the future population of the City of Belleville.

Section 2.2.4 highlights that appropriate phasing of development that contributes to economic expansion and use of services and infrastructure to avoid development having an economic burden to the City. Additionally, "new development should contribute to existing built up areas, as it promotes compact form, creates a mix of uses and allows for efficient use of land, infrastructure and public services." The proposal will make use of existing community facilities as outlined in Section 3.0 of this report. The development is proposed to be served by an extension of municipal water and sanitary sewer of municipal water and sewage

infrastructure, the costs of which are to be borne by the developer. The area surrounding this extension will benefit from connections to municipal water and sewage. As per the Economic Impact Assessment prepared by urbanMetrics Inc., it is anticipated that upon its completion, the development concept will result in nearly \$17.6 million in annual (recurring) property tax revenues and water/wastewater revenue to the City of Belleville. The proposed expansion is economically viable as well as anticipated to be economically beneficial to the City of Belleville.

4.3.2 Land Use Policies

Section 3 provides detailed policies for the different land use designations in the City of Belleville. The majority of the Subject Lands are designated *Recreation Commercial*, with smaller areas along the periphery designated *Rural Land Use*, and *Environmental Protection*, and an overlay of *Fully Serviced Resort Area* on Schedule A Land Use Plan – Rural Area of the OP (**Figure 11**).

Section 3.4 outlines permitted uses and policies applying to *Recreation Commercial* land use. Permitted uses include golf courses, recreational parks, campgrounds, theme parks, hotels, and limited residential development.

The *Environmental Protection* designation limits development in natural features and natural hazards and associated buffers. Section 3.5.6 of the OP describes the requirements of an Environmental Impact Study (EIS) to evaluate potential impact of a proposal. An EIS has been prepared by SLR for the proposed development which on the Phase 1 Lands which identifies the potential impacts to and protection of natural features in and adjacent to this area including the identification of Provincially Significant Wetland, Significant Woodlands, and a watercourse riparian corridor. protection of the wetlands, woodlands and valley lands. Mitigation measures are recommended including buffers, erosion and sediment control, restoration works and more. Two small areas of encroachment in the Phase 1 Lands are to be compensated for within other areas of the Lands. The EIS concludes that the proposed development within the Phase 1 Lands will result in no negative impacts to natural heritage features and functions provided that the mitigation measures are applied.

The *Rural Land Use* designation permits agricultural uses, and limited low-density residential, commercial/industrial, conservation and small-scale outdoor recreation uses, as are appropriate for the specific lot.

As outlined in previous sections of this report, the Subject Lands are subject to an MZO which permits a range of residential and non-residential land uses. Along with the MZO, the Belleville Official Plan (2021) was updated to include policies which designate the Subject Lands for development on full municipal services. These overarching policies are included as the *Fully Serviced Resort Area* overlay on Schedule A - Land Use (**Figure 11**) and the *Black Bear Ridge Village Planning Area* (Schedule E - Detailed planning Areas), the policies of which are described in the next two sections.

The MZO takes precedent over the local zoning by-law and there is no statutory requirement for an MZO to conform with Official Plan policies. Since the permissions of the MZO (applying to the majority of the Lands) essentially override the above policies of the Official Plan, the purpose of the Official Plan amendment is to bring the Official Plan into alignment with the MZO and to enact a Secondary Plan which will guide the development of the permitted uses over the long-term, set out in the Black Bear Ridge Village Planning Area OP Policy 4.7.1.d), and as outlined in the next section of this report.

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

Section 4 provides detailed policies for the different Planning Sub-Areas in the City of Belleville. The Subject Site is identified as *Black Bear Ridge Village Planning Area* and subject to policies in Section 4.7 of the OP. Section 4.7 states that “*this area will be developed on full municipal services for a master planned resort-style development centred on the golf course alongside fully serviced subdivisions with residential and non-residential land uses that are complementary to the golf resort*”.

Section 4.7.1 identifies conditions for development of the Black Bear Ridge Village Planning Area, which are, in summary:

- That the development must be fully serviced by municipal water and municipal sanitary sewer systems;
- That special studies are to be completed to the satisfaction of the City of Belleville; and,
- That a secondary plan, to be adopted as an OPA, must be approved.

Prior to the above conditions being met, limited expansion of the golf course within the capacity of the existing on-site servicing is permitted (Policy 4.7.2.a)).

The proposed development aligns with the intent and listed uses of the Black Bear Ridge Village Planning Area and proposes a resort-style development alongside residential and mixed-use subdivisions.

The development is proposed to be serviced by full municipal water and sanitary systems. A Functional Servicing Report (FSR) has been prepared by Jewell, which describes the proposed approach for servicing the full 3049 dwelling units on the Lands through extension of municipal water and wastewater services from the south. Water servicing requires a 450mm feeder main to be extended from the limits of the current City system 3km to an elevated water storage tank near the existing Black Bear Ridge clubhouse. The municipal system is believed to be able to provide adequate supply for the development but will require a booster station to deliver a 30.2m head lift to fill the storage. Sanitary servicing will include a combination of gravity sewers and lift stations. Five lift stations are currently conceived with all discharging to a central lift station situated at the northwest intersection of the existing Black Bear Ridge entrance from Harmony Road.

In tandem with this analysis prepared by Jewell Engineering, the landowner has entered into a cost-sharing agreement with the City of Belleville to retain J.L Richards & Associates Limited to conduct a Master Servicing Study evaluating the impacts of the proposed development on the City's overall system. This study has commenced and is anticipated for completion by Q1 of 2025, and will guide the development of the Subject Lands. The results of this study will inform the detailed design of the Phase 1 Draft Plan of Subdivision.

As part of the pre-consultation process, required studies have been agreed upon with the City of

Belleville. Terms of Reference have been provided for these studies and approved by the City and/or Peer Reviewers. These studies have been provided as part of this submission. The J.L Richards and Associates Limited Master Servicing Study and the Watson Development Charge Study are in progress and will inform these applications once complete.

The proposed OPA is for a Secondary Plan, as per Section 4.7.1. The draft Black Bear Ridge Village Secondary Plan ("Secondary Plan") has been provided as part of this submission, and we anticipate it will be refined according to further City feedback.

The Secondary Plan includes schedules that are intended as a preliminary guiding structure plan, accompanied by policies in the Secondary Plan to manage the development over the long-term and allow for adaptability of the types and location of uses over a 20-30 year period. While areas are identified in the Secondary Plan schedules as anticipated locations for concentrations of specific activities and uses (e.g. residential, golf resort, mixed-use), all uses permitted by the MZO will be allowed across the entire Secondary Plan Area. The schedules also identify the preliminary location of a collectors road on the Lands, also subject to change without amendments to the Secondary Plan. The policies of the Secondary Plan address general design and implementation of good development practices relating to the permitted uses and compatibility between uses, as well as policies for natural features and hazards which align with those in the Official Plan. These policies are consistent with the vision in Section 2 of the City of Belleville Official Plan, including providing a range of economic development opportunities, protection of natural heritage amenities, and development of a sustainable, well-planned community. A draft Secondary Plan with associated schedules) has been provided as part of this submission.

Additionally, we propose amendments to the OP Schedules and OP Section 4.7 to refer to the MZO and new Secondary Plan for site-specific land use and development policies. The Subject Lands are proposed to be identified as part of the "Black Bear Ridge Village Secondary Plan" area in Schedule A and Schedule E of the OP.

4.3.4 Fully Serviced Resort Area

Section 5 provides policies for servicing and utilities. The Subject Site is identified as *Fully Serviced Resort Area* in Schedule A – Land Use Plan – Rural Area, and is subject to policies in Section 5.12 of the OP. This section specifies that Black Bear Ridge Village will only be allowed to develop on full municipal services. Additionally, the development “shall be phased-in to ensure that there is always available servicing allocation for intensification and other greenfield development in the City”.

The proposed development aligns with site-specific servicing policies of Section 5.12 of the OP. As discussed in the previous section, the development is proposed to be serviced by full municipal water and sanitary systems. A Functional Servicing Report (FSR) has been prepared by Jewell, which describes the proposed approach for servicing the full 3049 dwelling units and other non-residential uses on the Lands through extension of municipal water and wastewater services from the south. In tandem with this, the City of Belleville has retained J.L Richards & Associates Limited to conduct a Master Servicing Study evaluating the impacts of the proposed development. This study is anticipated for completion by Q1 of 2025 and will guide the development of the Subject Lands. The results of this study will inform the detailed design of the Phase 1 Draft Plan of Subdivision.

The development of the Site will proceed in a phased approach to ensure adequate servicing allocation is always available, with the first phase on the southern portion of the Lands being the subject of the current Draft Plan of Subdivision application. Following the city's Master Servicing Study, the FSR may require updating to take these findings into account and provide a detailed servicing design for the Phase 1 Draft Plan of Subdivision. It is anticipated that the system upgrades needed to accommodate the Phase 1 DPS proposal will also accommodate the future servicing capacity needs for the entire development. However, this will have to be demonstrated as part of future Draft Plan of Subdivision applications for the remainder of the Subject Lands in phases, ensuring that allocation will be available and prioritized properly throughout the long-term development.

It is our professional opinion that the proposed development is in conformity with the City of Belleville Official Plan and that an Official Plan Amendment to adopt the Black Bear Ridge Village Secondary Plan is required in order to guide the implementation of the existing zoning permissions.

4.4 Zoning

Minister's Zoning Order (O.Reg. 495/22)

The majority of the Subject Lands is subject to Ministers Zoning Order (MZO) Ontario Regulation 495/22. The MZO zones the entirety of the Subject Lands as *Black Bear Ridge Village (BBRV) Zone* (Figure 12). This BBRV Zone permits all of the proposed uses across the Subject Lands.

The permitted uses include:

- (a) a single family dwelling house;
- (b) a group home;
- (c) a semi-detached dwelling house;
- (d) a duplex dwelling house;
- (e) a triplex dwelling house;
- (f) a fourplex dwelling house;
- (g) a boarding or lodging house;
- (h) a row dwelling house;
- (i) a multi-unit dwelling;
- (j) an apartment dwelling house;
- (k) a retirement home within the meaning of the Retirement Homes Act, 2010;
- (l) fairgrounds;
- (m) a golf teaching academy with visitor's accommodations and practice ranges, golf course, golf pro shop or golf maintenance facility;
- (n) a long-term care home within the meaning of the Fixing Long-Term Care Act, 2021;
- (o) a resort;
- (p) an administrative, business or professional office;
- (q) a bank, trust company or other financial institution;
- (r) a retail commercial establishment;
- (s) a service shop, including a personal service shop;
- (t) an eating establishment, including a drive-in restaurant or take-out eating establishment;
- (u) a convenience store;
- (v) a food supermarket; and

- (w) a workshop.

Various site-specific provisions apply to each uses. Notably, residential uses are limited to 3,049 residential units (Policy 4.(8)). Additionally, non-residential uses are limited to certain amounts of gross floor area, including a clubhouse for a golf course being limited to a gross floor area of 6,000 square metres (Policy 4.(10)), and the retail uses (p) to (w) being limited to a gross floor area of 15,000 square metres.

As these permissions are already in put in place by the Province across the Subject Lands, the OPA will provide guidance and structure to implement the development of these uses across the Land in line with the intent of the Provincially approved zoning.

Belleville Zoning By-law 2024-100

Although the majority of the property zoned through the MZO as described in the previous section, certain areas of the Subject Lands outside of the MZO are zoned by Belleville Zoning By-law 2024-100. These areas were originally excluded from the MZO area as approximate areas of environmental protection, to be refined a future date. The MZO limits were based on the City of Belleville's Natural Heritage Mapping. The policies of the Belleville

Official Plan recognize specific definitions for natural hazards and features, and permits changes to the boundaries of these features as justified by appropriate engineering analysis or an Environmental Impact Study (OP, Section 3.5).

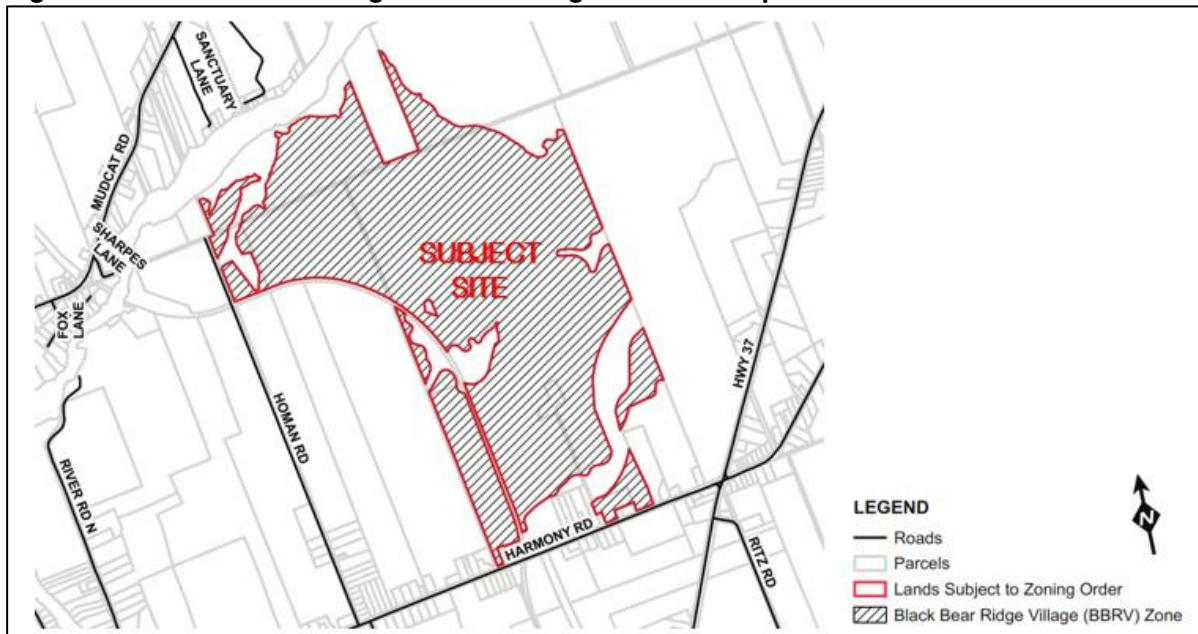
These lands outside of the MZO are zoned Rural Residential (RR), Community Facility (CF), Rural (RU), and Environmental Protection (EP) in Belleville Zoning By-law 2024-100.

The Rural Residential (RR) zone permits a one-unit detached dwelling and a residential care facility within a detached dwelling, as well as accessory uses. The Rural (RU) zone permits rural and agricultural uses, including a single detached dwelling, a daycare centre, kennel, garden centre, and place of worship.

The Community Facility (CF) zone permits a variety community serving and recreational uses including: arena, community centre, event space, fairgrounds, long term care home, hospital, library, museum, school, and theatre. Additionally, accessory uses are permitted including limited accessory commercial use.

The Environmental Protection (EP) zone permits only conservation, existing agricultural uses, and

Figure 12 – Ministers Zoning Order – O.Reg. 495/22 – Map No. 315



Source: Minister of Municipal Affairs and Housing (October 14, 2022)

public structures which are necessary for the preservation and conservation of natural features.

Further detailed studies have been prepared for the proposed Draft Plan of Subdivision on the southern portion of the Subject Lands.

These studies, namely the Environmental Impact Study prepared by SLR, dated August 2024, identifies the boundaries of environmental features within the Draft Plan of Subdivision Area, and found that certain small areas along the boundary of the MZO's Black Bear Ridge Village (BBRV) Zone are suitable for development, but were not originally included in the MZO which was based on more general mapping (see **Figure 13** for the draft ZBLA schedule identifying these locations).

A Zoning By-Law Amendment will be required to permit the uses (similar to the uses permitted by the MZO) intended for the areas noted on the Subject Lands per the below.

The first area is on the north side of the southern residential cluster. This area is proposed to be rezoned from Community Facility (CF) to the Black Bear Ridge Village (BBRV) zone, identical to the zone described in the MZO. It would permit a range of residential, commercial, and resort-related uses as described in the previous section. Along the west side of the Subject Lands, areas are similarly proposed to be rezoned from Rural (RU) and Community Facility (CF) to Black Bear Ridge Village (BBRV) zone. These areas include portions of the proposed public road, part of the existing golf course, and areas of open space.

Additionally, we propose that the City of Belleville Zoning By-law 2024-100 mapping be updated to identify the area subject to the MZO. The MZO lands would be identified on mapping as "Lands Subject to Minister's Zoning Order - O.Reg. 495/22", and the following section would be added to section 2.2 *Interpretation of the Zoning Map*:

"(4) The Zoning Map shows the lands in the City of Belleville that are affected by Minister's Zoning Orders (MZOs). These are orders issued under the Planning Act by the Ontario Minister of Municipal Affairs and Housing which may regulate the use of land and/or requirements for lots, buildings and structures. In the event of a conflict between this Zoning By-law and an MZO, the MZO prevails."

A draft Zoning By-Law Amendment has been prepared as part of this submission.

Figure 13 – ZBA Schedule



Source: Biglieri Group (August 2024)

5.0

GUIDELINES

5.1 City of Belleville Transportation Master Plan (2014)

The City of Belleville Transportation Master Plan ("TMP") was adopted April 2014 for the purpose of helping the City identify, prioritize, and implement changes to the transportation network to meet existing and future travel needs. The TMP is intended to guide the provision of transportation infrastructure and services within the city over the 20 year span of the plan. The TMP acknowledges a shift towards a more balanced transportation system that offers a range of travel choices including active transportation and transit.

Section 2.0 of TMP describes the existing transportation context of Belleville. This section identifies that most residents in Belleville drive, but that there is interest using alternative modes more frequently, particularly cycling.

Section 3.5 describes anticipated development and growth and the anticipated pressure it will put on both north-south and east-west transportation routes. The TMP (2014) did not anticipate potential impacts of the development of the Subject Lands, which has been evaluated through the Transportation Impact Study by Trans-Plan provided as part of these applications.

Section 4.2 of the TMP outlines key principles. Relevant principles to the proposed development include:

- Sustainability and Equity;
- Goods Movement and Economic Prosperity; and,
- Affordability.

The proposed development includes options for sustainable and equitable modes of travel, particularly within the Subject Lands and connecting to Harmony Road.

The proposed collector roads may include space for sidewalks, bicycles and landscaped boulevards. Sidewalks are proposed within the development, and additional pedestrian connections are offered through the open space and stormwater management blocks which provide safe, continuous connections through development areas between roads.

The new network of public roads within the Subject Lands will contribute to economic prosperity, providing access to commercial, recreation and resort uses on the Lands. The proposed connected mixed-use development will allow for shorter trips and more active transportation, with commercial uses in proximity to residents on the Lands and in the surrounding area which has limited commercial uses.

Overall, proposed development considers these principles and they be implemented through the proposed Secondary Plan's transportation policies, as well as the Phase 1 Draft Plan of Subdivision.

Section 7.2.2 outlines how mixed use development, like that proposed on the Subject Lands, allow services to be located closer (within 5-10 minutes walk or 400-800 metres) to residential areas in order to encourage walking and active transportation.

In the Phase 1 Draft Plan of Subdivision all residential units are located within approximately 500 metres of a "mixed-use" block, anticipated to have a variety commercial and recreational uses as permitted by the MZO. The proposed mixed-use development is consistent with the intentions put forward in the Transportation Master Plan to encourage more sustainable transportation options, including active transportation, and encourage short, safe, and affordable, local trips.

6.0

PLANNING ANALYSIS AND SUPPORTING STUDIES

6.1 Conceptual Master Plan

A Conceptual Master Plan has been prepared by The Biglieri Group and Superkul, dated December 2024. This plan shows a conceptual structure of the site, including roads, low and medium density residential clusters, mixed use areas, a preliminary natural heritage system, and areas to be the focus of golf and river resort uses, golf course area to remain, and potential location for parks and green corridors. The maximum 3049 units that are permitted by the MZO are considered in all studies for this application, since the concept for the northern portion of the Lands is subject to change over time. The Conceptual Master Plan intended to provide a base structure for the development of schedules and policies in the Black Bear Ridge Village Secondary Plan OPA which will guide the development over the long-term. The draft Black Bear Ridge Village Secondary Plan has been provided as part of this submission, and we anticipate it will be refined according to further City feedback. Section 4.3.1 outlines the approach which will be taken in developing the Secondary Plan.

6.2 Draft Plan of Subdivision

The Biglieri Group prepared the Draft Plan of Subdivision for first phase of development on the southern portion of the Lands, dated April, 2025. 48 blocks have been provided to accommodate single detached and townhouse dwellings of various lot sizes, which are to be further defined later in the process. It is anticipated that these blocks will accommodate approximately 260 single detached units and approximately 40 freehold townhouse units, however this is to be determined at a later stage. Additionally, the Draft Plan proposes 3.02 ha of mixed use, 4.65 ha of parks and open space, 0.07 ha of utility uses, 10.31 ha of proposed public right of ways, and 14.23 ha of existing natural heritage system. See Section 3 of this report for a detailed description of the draft plan.

6.3 Transportation

Trans-Plan Transportation Inc. has prepared a Transportation Impact Study (TIS), dated March 2025, to evaluate the development including Phase 1 as well as the entire build out of 3049 dwelling units and various commercial and resort related uses. The TIS includes traffic counts in the study area, trip generation estimates and intersection capacity analysis for existing and future traffic conditions. The TIS findings indicate that the full build out of the proposed development results a significant impact for traffic operations.

In order to maintain acceptable traffic condition ten years after the Phase 1 build-out (in 2046), the TIS recommends the addition of turning lanes on Asheley Street, Harmony Road, the existing Black Bear Ridge Site Access, and Highway 37 (see Study for more details). Additionally, the TIS recommends widening of Ashley Street, and optimizing signal timing at Highway 37 and Cannifton Road/Blessington Road to better accommodate north and southbound traffic.

To maintain acceptable traffic conditions for the completion of all Phases (in 2056), the TIS recommends additional turning lanes, signalization of additional intersections, adding a "School Zone Maximum Speed" sign, and the conversion of lanes

on Highway 37 to shared dedicated and through lanes.

These changes for each stage of development should alleviate congestion and enhance overall traffic flow.

6.4 Functional Servicing Report

A Functional Servicing Report (FSR) has been prepared by Jewell Engineering, dated January 31, 2025, in consideration of the potential 3049 dwelling unit build-out. The development is conceptually conceived to proceed in stages that would start in the south and move northeast and finalize in the northwest.

The development will be municipally serviced with water and sanitary sewers. Streets will be fully urbanized and will be publicly owned. Water servicing requires a 450mm feeder main to be extended from the limits of the current City system 3km to an elevated water storage tank near the BBR clubhouse. The city system is capable of providing adequate supply for the development but will require a booster station to deliver a 30.2m head lift to fill the storage. Distribution piping ranges from 200mm to 400mm.

Sanitary servicing will include a combination of gravity sewers and lift stations. Five lift stations are currently conceived with all discharging to a central lift station situated at the northwest intersection of the existing golf course entrance and Harmony Road. Gravity sewers range in size from 200mm to 450mm with slopes generally planned at 0.3% to 0.4%. Storm sewers are proposed with pipes generally ranging from 300mm to 825mm.

The City of Belleville has commissioned a servicing study (JLR) that is currently underway that will investigate the City's current and future infrastructure needs. Upon the conclusion of the City servicing study, the findings may highlight servicing limitations or challenges that require some further consideration of the proposed servicing strategy. The detailed design stage for the lands subject to the current draft plan of subdivision application will be more fully informed with the findings and recommendations of the City study.

6.5 Stormwater Management

A preliminary Stormwater Management Report has been prepared by Jewell Engineering, dated January 31, 2025, in support of the proposed development. The planned development has been divided into five stormwater management Zones depending on the location and ultimate drainage receiver. Stormwater management requirements for each zone are outlined in the report, and include quantity and quality controls. These include a stormwater management pond, underground storage facility, OGS units, Isolator Row, enhanced grassed swales, as well as utilizing significant natural storage. The central Zone 3 lands drain easterly to the Moira River through the Trillium Woods lands. Permission should be sought from Trillium Woods to drain across their lands to the Moira River. Development in the northern part of the Subject Lands (Zone 5) is not contemplated in the near future and is considered at the Master Planning stages only. Climate change considerations have included the provision of 10% more storage in catchments requiring quantity controls. Overall, the preliminary report has identified a feasible stormwater management approach that has informed the Phase 1 Draft Plan of Subdivision.

6.6 Environmental Impact Study

SLR was retained to complete a combined Environmental Impact Study ("EIS") as part of the Draft Plan of Subdivision submission and Environmental Constraints Analysis ("Constraints Analysis") for the remainder of the Subject Lands. The EIS and Environmental Constraints Analysis is dated August 14, 2024. Phase-specific environmental study will be conducted on the remaining areas as development progresses. Additionally, a Technical Memorandum in response to Peer Review comments has been prepared by SLR, which is dated April, 2025.

This EIS includes a description and background review of the physical and ecological features on and adjacent to the Subject Lands, as well as their functions, significance, and sensitivities. Various

field surveys have been completed on the Subject Lands and results have been reviewed to assess for the potential for Significant Wildlife Habitat and Species at Risk and their habitats. In addition to this, an assessment of potential impacts to and protection of natural heritage features within and immediately adjacent to the Subject Lands, and more specifically the Phase 1 Lands has been conducted. The policies and technical requirements of the City of Belleville Official Plan, Quinte Conservation, and federal and provincial legislation have been reviewed and incorporated into the report.

The EIS for the Phase 1 Lands identifies the potential impacts to and protection of natural features in and adjacent to this area including the identification of Provincially Significant Wetland (the Corbyville Wetland Complex), Significant Woodlands, and a watercourse riparian corridor. protection of the wetlands, woodlands and valley lands. Mitigation measures are recommended including buffers, erosion and sediment control, restoration works and more. Two small areas of encroachment in the Phase 1 Lands are to be compensated for within other areas of the Lands, and SLR concludes that the proposed development within the Phase 1 Lands will result in no negative impacts to natural heritage features and functions provided that the mitigation measures are applied.

The purpose of the Constraints Analysis portion of SLR's report is to define the existing environmental constraints on the remainder of the Subject Lands and identify remaining lands that may be suitable for future proposed mixed-use development. Further studies will be required to address potential impacts of the proposed development on natural features present on the remaining part of the Subject Lands.

In the EIS, the identified natural hazard features (i.e., provincially significant wetlands, unevaluated wetlands, watercourse) have an applied buffer (30 m) and are protected from the proposed development in the Phase 1 Lands. The proposed buffers are as per Figure 7 in the EIS. Outside of the Phase 1 area, Figure 7 in the EIS identifies the floodline as per Quinte Conservation, which will be studied further prior to future development.

Since the EIS was completed, an additional road crossing the NHS has been proposed in order to

meet emergency service requirements as per comments received from the City. A potential location and environmental impact of this road has been evaluated by SLR within the Technical Memorandum, and discussions related to the optimal ROW configuration for this required road are ongoing.

6.7 Hydrogeology

A Hydrogeological Assessment, dated March 25, 2025, has been prepared by SLR, for the southern portion of the Subject Lands, encompassing the Phase One development area.

The study was based on synthesising data and information acquired through SLR's drilling and testing program completed for the proposed development, the existing study reports provided by the client and the available data and information from multiple public sources.

Site water balance assessment show that the proposed development will lead to reduced infiltration by 23,735 m³/year and increased runoff by 78,820 m³/year. As the site is not located in WHPA-Q2, compensation of infiltration deficit is not required. However, the increased runoff should be treated with onsite LID features or stormwater management facilities to keep the pre-development hydroperiods of the PSWs.

A preliminary construction dewatering assessment with conservative assumptions has resulted in a required dewatering rate of more than 400,000 L/day. In this case a Category 3 PTTW would be required to support the dewatering operation. However, it is likely that the dewatering can be managed to be under 400,000 L/day by reducing excavation sizes and or potential grade increases. The preliminary construction dewatering assessment should be updated upon the availability of final grading plan and building grades.

Preliminary karst risk assessment concluded that no karst features are anticipated to exist within and nearby the site, the site conditions are not instrumental to karst development, and the site is not sensitive to any potential impacts of karst features. Karst impact to proposed structures and groundwater quality is not expected, and therefore, a detailed Phase 2 Technical Study as defined in

the of Karst (Unstable Bedrock) Investigation Guidelines (Quinte Conservation, 2023) is not recommended.

Impacts of the proposed development to the PSWs can be mitigated through onsite LID features or stormwater facilities designed to have enough capacity to absorb the increased runoff and to keep the predevelopment hydroperiod. Impacts of the proposed development to source water are not anticipated as the site is not located in source water protection areas that have constraint policies. Impacts of the proposed development to private water wells are not expected as no water supply wells were located in the estimated dewatering zone of influence.

6.8 Geotechnical

A Preliminary Geotechnical Investigation, dated March 19, 2025, has been prepared by SLR.

In this stage of analysis, a preliminary geotechnical investigation is to provide a broad understanding of subsurface conditions across the Site by means of fourteen (14) exploratory boreholes drilled in July and September 2023. The report utilizes information from site investigation, laboratory testing, and records reviews. The investigation is based on the current assumption that the general development plan may consist of low-rise residential buildings with one level basement, internal servicing and roadways. Additional analysis will be required once detailed site plans and grading plans are made available for future applications.

Based on this investigation, SLR provides preliminary recommendations for foundation design, floor slab drainage, excavation, pipe support, pavement and more.

6.9 Archaeology

A Stage 1 Archaeological Assessment Report has been prepared by WSP, dated June 15, 2022, for the Subject Lands.

The Stage 1 archaeological assessment determined that the majority of the study area exhibits potential for the presence of both pre-contact and historic archaeological resources.

Archaeological potential has been removed in portions of the study area that have been determined to be deeply disturbed during the property inspection. These areas of previous disturbance include golf course related building and sub-surface utility infrastructure, graded and paved parking areas and driveways, local roads and their associated right-of way, and building footprints. Terrestrial archaeological potential is also considered low in areas of steep slope and areas that are low-lying and permanently wet. Areas with no or low archaeological potential do not require further terrestrial archaeological assessment. A Stage 2 archaeological assessment is recommended for all land determined to retain archaeological potential.

The Assessment finds that a phased approach for the completion of separate Stage 2 archaeological assessments for each development area may be proposed, however this proposed approach must be developed by a professionally licensed archaeologist in consultation with the Client and reviewed and approved by the MCM prior to proceeding.

6.10 Environmental Site Assessment

Phase One and Phase Two Environmental Site Assessments, both dated August 2, 2024, respectively, have been prepared by SLR, for the southern portion of the Subject Lands.

Based on the findings of the historical records review, Site reconnaissance, and personal interviews, it was concluded that four (4) potentially contaminating activities (PCAs) were identified either on the Phase Two Property or within the Phase One Study Area. These PCAs were deemed to be contributing to four (4) areas of potential environmental concern (APECs) on the Phase Two Property.

The Phase Two ESA entailed the drilling of a total of twelve (12) sampled boreholes to depths ranging between 2.49 to 7.70 metres below ground surface (mbgs) at strategically selected and accessible locations on the Phase Two Property. Ground water monitoring wells were also installed in all twelve (12) boreholes. Twenty-three (23) soil samples

(representative of fill and native soils) and thirteen (13) ground water samples were collected and submitted for laboratory analyses. The results of laboratory analyses revealed that all contaminant concentrations in the soil and ground water met the Table 1 Site Condition Standards.

As the soil and ground water analytical results do not exceed the Table 1 Site Condition Standards, no appreciable impacts to the subsurface or other environmental concern have been identified in association with the Phase Two Property. The Phase Two ESA concludes that no further actions are warranted at this time.

6.11 Developer-Led Public Consultation Strategy and Consultation Summary Document

The Biglieri Group has prepared a Developer-Led Public Consultation Strategy, dated August 8, 2024, with input from the City of Belleville. The strategy was prepared to guide developer-led community engagement for the proposed development of Black Bear Ridge.

The developer-led public consultation aimed to engage the public in the Official Plan Amendment and Draft Plan of Subdivision (Phase 1) applications through multiple developer-led Public Information Sessions throughout the processes. Following decisions on these applications, one Public Information Session will be held for each subsequent Draft Plan of Subdivision phase.

The online consultation approach includes a dedicated webpage and email list. Three in-person Public Information Sessions have been held..

Overarching public comments received during Public Information Sessions #1-#3 are documented and responded to in the public consultation summary. Any written comments received were also included in this document.

7.0

CONCLUSION

In summary, The Biglieri Group Ltd. (TBG) has been engaged by Black Bear Ridge GP Inc. ("Black Bear"), in its capacity as General Partner on behalf of Black Bear Ridge Limited Partnership, to manage the planning applications and secure the necessary municipal approvals for the proposed development of the existing Black Bear Ridge Golf Resort - an approximately 370 hectares property located north of Harmony Road, west of Highway 37, east of Homan Road, and south of the Moira River. Governed by a Minister's Zoning Order (MZO) issued in 2022, the development will include expanded resort facilities and up to 3,049 residential dwellings.

This Planning Rationale Report supports a proposed Official Plan Amendment (OPA) for the Black Bear Ridge Village Secondary Plan to guide the development permitted by the MZO, and to submit a Zoning By-law Amendment (ZBA) to rezone portions of the land previously excluded from the MZO. The submission also includes a Draft Plan of Subdivision for the first phase of development, with additional studies and approvals needed for future phases.

The proposal envisions transforming the Black Bear Ridge Golf Course into a year-round resort with commercial, entertainment, and recreational amenities, complemented by residential and mixed-use development. A Conceptual Master Plan has been created to outline the site's structure, including road networks, residential clusters, parks, a natural heritage system, and areas designated for resort activities and mixed uses.

The Secondary Plan, implemented through the OPA, will provide detailed guidance for the zoning permissions, including the overall site structure, location of special uses, and built form principles.

Supporting documents, including a draft Zoning Amendment and a draft Secondary Plan, are part of this submission.

The Draft Plan of Subdivision (DPS) focuses on the southern portion of the site and includes various residential and mixed-use clusters, resort accommodations, parks, open spaces, and golf-related uses. The development is expected to address Belleville's housing needs by offering a range of housing types and densities, enhancing affordability and providing more options for low- and moderate-income households.

Currently identified as a "Fully Serviced Resort Area" in the City of Belleville Official Plan (2021), the Subject Lands require an Official Plan Amendment to implement a Secondary Plan that aligns with the MZO permissions. In conclusion, it is our professional opinion that the proposed development is consistent with the Provincial Planning Statement (2024), conforms to the City of Belleville Official Plan (2021), and represents good planning.

Respectfully submitted,
THE BIGLIERI GROUP LTD.



Anthony Biglieri, MCIP, RPP
Managing Partner



Mike Pettigrew, BURPI
Partner



Laura Lebel-Pantazopoulos, RPP
Planner

MOIRA RIVER



PROJECT NO. 22808
DATE: July 25, 2004
SCALE: 1/8"=0'
DRAWN BY: EC CHECKED BY: MP
DRAWING No.: **CMP-01**

**BIGLERI
GROUP**

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Appendix B

DRAFT

THE CORPORATION OF THE CITY OF BELLEVILLE BY-LAW NUMBER 2024-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 No. 169 of By-law 2024-100, as amended, is hereby amended by identifying the lands municipally known as xxx, as “Lands Subject to Minister’s Zoning Order - O.Reg. 495/22” and shown on the zoning map attached hereto as Appendix 1.
2. THAT a new Subsection (4) be added to Section 2.2 of By-law 2024-100, as amended, immediately following Subsection (3), as follows:
(4) The Zoning Map shows the lands in the City of Belleville that are affected by Minister’s Zoning Orders (MZO’s). These are orders issued under the Planning Act by the Ontario Minister of Municipal Affairs and Housing which may regulate the use of land and/or requirements for lots, buildings and structures. In the event of a conflict between this Zoning By-law and an MZO, the MZO prevails
3. THAT Schedule “A”, Map No. 169 of By-law 2024-100, as amended, is hereby amended by rezoning the lands municipally known as xxx, from Community Facility (CF) Zone and Rural (RU) Zone to Black Bear Ridge Village (BBRV) Zone 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:

13. Black Bear Ridge Village Zone – BBRV

13.1 The following provisions apply to the use of land and the erecting, locating, and using of buildings or structures in the BBRV Zone..

Definitions

(1) In the BBRV zone:

“multi-unit dwelling” means a residential building containing more than four dwelling units;

“resort” means an establishment that operates throughout all or part of the year and that has facilities for serving meals and furnishing accommodation, equipment, supplies or services to persons in connection with recreational or business purposes, and includes dwelling units for resort staff;

“Zoning By-law” means Zoning By-law No. 3014 of the Township of Thurlow.

Permitted Uses

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands located in the area shown as the Black Bear Ridge Village (BBRV) Zone, except for,

- (a) a single family dwelling house;
- (b) a group home;
- (c) a semi-detached dwelling house;
- (d) a duplex dwelling house;
- (e) a triplex dwelling house;
- (f) a fourplex dwelling house;
- (g) a boarding or lodging house;
- (h) a row dwelling house;
- (i) a multi-unit dwelling;
- (j) an apartment dwelling house;
- (k) a retirement home within the meaning of the Retirement Homes Act, 2010;
- (l) fairgrounds;
- (m) a golf teaching academy with visitor’s accommodations and practice ranges, golf course, golf pro shop or golf maintenance facility;
- (n) a long-term care home within the meaning of the Fixing Long-Term Care Act, 2021;
- (o) a resort;
- (p) an administrative, business or professional office;
- (q) a bank, trust company or other financial institution;
- (r) a retail commercial establishment;
- (s) a service shop, including a personal service shop;
- (t) an eating establishment, including a drive-in restaurant or take-out eating establishment;
- (u) a convenience store;
- (v) a food supermarket; and
- (w) a workshop.

Zoning Requirements

(3) The zoning requirements for the Low Density Residential Type 1 (R1) Zone set out in section 6.1 of the Thurlow Zoning By-law No. 3014 apply to the uses permitted under Subsection 2 (a) and (b), with the following exceptions:

1. The minimum lot area is 300 square metres.
2. The minimum lot frontage is 10 metres.
3. Despite paragraph 2, the minimum lot frontage for a corner lot is 12 metres.
4. The minimum front yard depth is six metres.
5. The minimum rear yard depth is 7.5 metres.
6. The minimum interior side yard width is 1.5 metres.
7. The minimum exterior side yard width is three metres.
8. The minimum landscaped area of the front yard is 50 per cent.

(4) The zoning requirements for the Low Density Residential Type 2 (R2) Zone set out in section 6.2 of the Thurlow Zoning By-law No. 3014 apply to the uses permitted under Subsection 2 (c) and (d), with the following exceptions:

1. The minimum lot area for a semi-detached dwelling house is 270 square metres.
2. The minimum lot area for a duplex dwelling house is 540 square metres.
3. The minimum lot frontage for a semi-detached dwelling house is nine metres.
4. The minimum lot frontage for a duplex dwelling house is 18 metres.
5. The minimum front yard depth is six metres.
6. The minimum rear yard depth is 7.5 metres.
7. The minimum interior side yard width is 1.5 metres.
8. The minimum exterior side yard width is three metres.
9. The minimum landscaped area of the front yard is 50 per cent.

(5) The zoning requirements for the Medium Density Residential 3 (R3) Zone set out in section 6.3 of the Thurlow Zoning By-law No. 3014 apply to the uses permitted under Subsection 2 (e) to (g), with the following exceptions:

1. The minimum lot area for a triplex dwelling house is 720 square metres.
2. The minimum lot area for a fourplex dwelling house is 840 square metres.
3. The minimum lot frontage for a fourplex dwelling house is 28 metres.
4. The maximum lot coverage is 40 per cent.
5. The minimum front yard depth is six metres.
6. The minimum rear yard depth is 7.5 metres.
7. The minimum interior side yard width is 1.5 metres.
8. The minimum exterior side yard width is three metres.
9. The minimum landscaped area of the front yard is 50 per cent.

(6) The zoning requirements for the High Density Residential 4 (R4) Zone set out in section 6.4 of the Thurlow Zoning By-law No. 3014 apply to the uses permitted under Subsection 2 (h) to (k), with the following exceptions:

1. The minimum lot area for a multi-unit dwelling is 600 square metres.
2. The minimum lot area for an apartment dwelling house is 1,050 square metres.
3. The minimum lot frontage for a row dwelling house on an interior lot is six metres.
4. The minimum lot frontage for a row dwelling house on a corner or exterior lot is nine metres.
5. The minimum lot frontage for a multi-unit dwelling is 20 metres.
6. The minimum dwelling unit area for a multi-unit dwelling is 55 square metres.
7. The maximum lot coverage for a row dwelling house is 45 per cent.
8. The maximum lot coverage for a multi-unit dwelling is 45 per cent.
9. The maximum lot coverage for an apartment dwelling house is 45 per cent.
10. The maximum building height for a row dwelling house is 11 metres.
11. The maximum building height for a multi-unit dwelling is 13 metres.
12. The maximum building height for an apartment dwelling house is 14 metres.
13. The minimum front yard depth of a row dwelling house is six metres.
14. The minimum front yard depth of a multi-unit dwelling is 4.5 metres to the dwelling and 6 metres to an attached garage.
15. The minimum front yard depth of an apartment dwelling house is 7.5 metres.
16. The minimum exterior side yard width of a row dwelling house is three metres.

17. The minimum exterior side yard width of a multi-unit dwelling is three metres.
18. The minimum exterior side yard width of an apartment dwelling house is six metres.
19. The minimum interior side yard width of a row dwelling house is 1.5 metres.
20. The minimum interior side yard width of a multi-unit dwelling is 1.5 metres.
21. The minimum interior side yard width of an apartment dwelling house is 4.5 metres.
22. The minimum rear yard depth of a row dwelling house is 7.5 metres.
23. The minimum rear yard depth of a multi-unit dwelling is 7.5 metres.\
24. Despite paragraph 23, if the lot abuts a street or lane, the minimum rear yard depth of the multi-unit dwelling is 4.5 metres to the dwelling and 6 metres to an attached garage.
25. The minimum rear yard depth of an apartment dwelling house is 7.5 metres.

(7) The zoning requirements for the Community Facility (CF) Zone set out in section 6.18 of the Thurlow Zoning By-law No. 3014 apply to the uses permitted under Subsection 2 (i) to (o).

(8) The zoning requirements for the General Commercial (C3) Zone set out in section 6.13 of the Thurlow Zoning By-law No. 3014 apply to the uses permitted under Subsection 2 (p) to (s).

(9) The zoning requirements for the Highway Commercial (C1) Zone set out in section 6.11 of the Thurlow Zoning By-law No. 3014 apply to the uses permitted under Subsection 2 (t) to (w).

(10) The uses permitted under Subsection 2 (a) to (k) are limited to 3,049 residential units.

(11) Any building or structure associated with a non-residential use permitted under Subsection 2 (l) is limited to a gross floor area of 200 square metres.

(12) A clubhouse for a golf course permitted under Subsection 2 (m) is limited to a gross floor area of 6,000 square metres.

(13) A golf pro shop, golf maintenance facility and golf teaching academy with visitor's accommodations, as permitted under Subsection 2 (m), are limited to a gross floor area of 5,000 square metres.

(14) The uses permitted under Subsection 2 (o) are limited to a gross floor area of 25,000 square metres, of which no more than 2,500 square metres may be used for a spa and wellness centre and no more than 10,200 square metres may be used for resort accommodations.

(15) The uses permitted under Subsection 2 (p) to (w) are limited to a gross floor area of 15,000 square metres.

(16) In this section,

“spa and wellness centre” means a building or part of a building where services such as fitness training, massage, beauty services and other similar non-medical health services are provided.

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**, 2024.

Read a second time this **xth** day of **xxxx**, 2024.

Read a third time and finally passed this **xth** day of **xxxx**, 2024.

NEIL ELLIS, MAYOR

MATT MACDONALD
CITY CLERK

STATEMENT OF PURPOSE AND EFFECT
OF BY-LAW NUMBER 2024-____

The purpose of By-law Number 2024-____ is to amend Zoning By-law Number 2024-100, as amended, to...

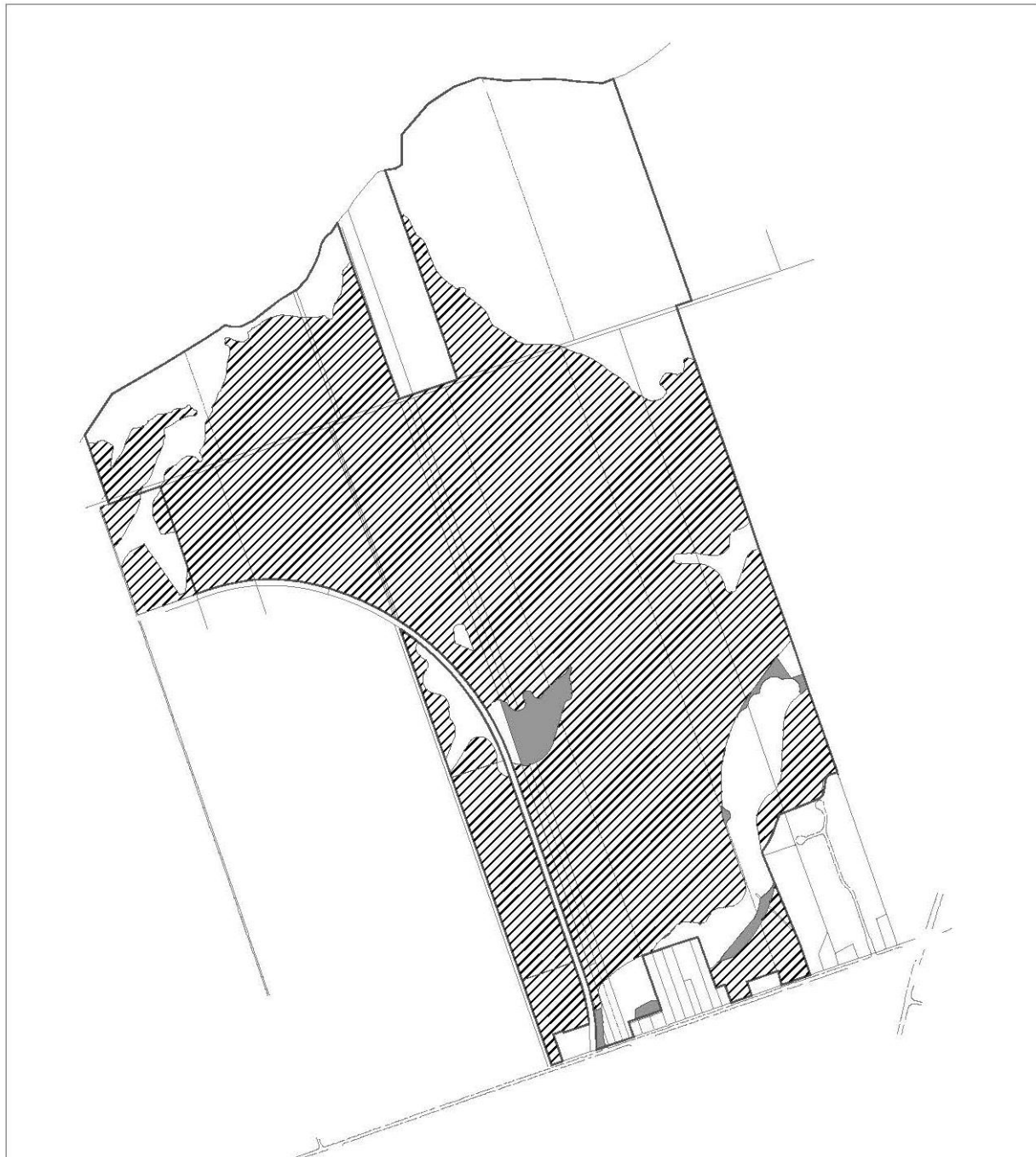
The effect of By-law Number 2024-____ is to facilitate several amendments including identifying the lands within Minister's Zoning Order Ontario Regulation 496/22, and amending the zoning of the following properties:

- Parts of Lots 8, 9, 10 and 11 Concession 5, Township of Thurlow; and
- Parts of Lots 7, 8, 9 10 and 11 Concession 6, Township of Thurlow.

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.

Appendix 1



Lands Subject to Minister's Zoning
Order - O.Reg. 496/22



To be rezoned from Community Facility
(CF) Zone and Rural (RU) Zone to Black
Bear Ridge Village (BBRV) Zone



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