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RE: Official Plan Amendment – Master Plan / Secondary Plan  
Black Bear Ridge  
TBG Project Number 22826

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# BLACK BEAR RIDGE VILLAGE SECONDARY PLAN (DRAFT #2)

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PLANNING | PROJECT MANAGEMENT | URBAN DESIGN | HERITAGE

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## SECTION 1 - ADMINISTRATION

- 1.1 Upon approval by City Council this Secondary Plan will be known as the: Black Bear Ridge Village Secondary Plan.
- 1.2 The Black Bear Ridge Village Secondary Plan (the “Secondary Plan”) covers all land shown on **Schedule A** within the City of Belleville.
- 1.3 The Black Bear Ridge Village Secondary Plan was adopted as an amendment and forms part of the Official Plan for the City of Belleville. Development in the Secondary Plan Area shall be guided by the policies and provisions of the Secondary Plan and the City of Belleville Official Plan. In the event of a conflict, the policies of the Black Bear Ridge Village Secondary Plan shall prevail. On matters where the Secondary Plan does not provide guidance, the applicable Official Plan policies should be considered.
- 1.4 The majority of the Black Bear Ridge Village Secondary Plan Area is subject to a Minister’s Zoning Order (MZO), Ontario Regulation 495/22, which grants permissions for the development of a master planned resort-style development centred around the golf course alongside fully serviced subdivisions with residential and non-residential land uses that are complementary to the golf resort.
- 1.5 The attached text and **Schedules A, B and C** constitute the Secondary Plan.
- Schedule A Land Use
  - Schedule B Active Transportation Plan
  - Schedule C Phasing and Infrastructure
- 1.6 The attached **Appendices 1 to 12** do not form part of the Secondary Plan. They are special studies that have been completed to the satisfaction of the City of Belleville, and the findings have been incorporated as part of this Secondary Plan. They are provided for information purposes only and will be used as a guide to implement the Secondary Plan.
- Appendix 1 Environmental Impact Study (Phase 1 Lands) and Environmental Constraints Analysis for Black Bear Ridge Resort, prepared by SLR and dated x;
  - Appendix 2 Archeological Study – Stage 1, prepared by WSP and dated October 6, 2023;
  - Appendix 3 Hydrogeological Assessment, prepared by SLR and dated x;
  - Appendix 4 Geotechnical Study, prepared by SLR and dated x;
  - Appendix 5 Phase One Environmental Site Assessment, prepared by SLR and dated August 2, 2024;
  - Appendix 6 Phase Two Environmental Site Assessment, prepared by SLR and dated August 2, 2024;
  - Appendix 7 Functional Servicing Report, prepared by Jewell Engineering and dated x;
  - Appendix 8 Preliminary Stormwater Management Report, prepared by Jewell Engineering and dated x;
  - Appendix 9 Transportation Impact Study, prepared by Trans-Plan and dated x;

- Appendix 10 Public Consultation Strategy, prepared by The Biglieri Group Ltd. and dated x;
- Appendix 11 Economic Impact Assessment, prepared by urbanMetrics Inc. and dated February 28, 2022;

The City of Belleville shall have regard for the attached **Appendix 12 and 13** when making decisions regarding planning matters.

- Appendix 12 Black Bear Ridge Water and Wastewater Servicing Study, prepared by J.L. Richards and dated x; and,
- Appendix 13 Watson Study – Development Charge Cost Analysis, prepared by Watson & Associates Economists Ltd. and dated x;

## SECTION 2 - BACKGROUND

### 2.1 Description of the Black Bear Ridge Village Secondary Plan Area

The Black Bear Ridge Village Secondary Plan Area (“Secondary Plan Area”) is located north of Harmony Road, west of Highway 37, east of Homan Road, and south of the Moira River, totaling approximately 370 hectares (890 acres). Currently the lands host the Black Bear Ridge golf course and associated amenities. These include 27 golf holes, a driving range, teaching academy, practice area, pro shop, clubhouse, cart barn, and on course accommodations. The Secondary Plan Area is intended as a master planned resort-style development centred around the golf course alongside fully serviced subdivisions with residential and non-residential land uses that are complementary to the golf resort.

The majority of the Black Bear Ridge Village Secondary Plan Area is subject to Minister’s Zoning Order - Ontario Regulation 495/22, and zoned *Black Bear Ridge Village (BBRV) Zone*, which permits a variety of residential, resort, and commercial uses across the Secondary Plan Area. Additionally, specific permissions are provided in the Black Bear Ridge Village Zone for the following:

- Up to 3049 residential units, permitted in built forms ranging from single family homes to apartments;
- Fairgrounds, limited to a gross floor area of 200 square metres;
- A clubhouse for a golf course, limited to a gross floor area of 6,000 square metres;
- A golf pro shop, golf maintenance facility and golf teaching academy with visitor’s accommodations, limited to a gross floor area of 5,000 square metres;
- A resort, limited to a gross floor area of 25,000 square metres; and,
- Various retail and service uses, limited to a gross floor area of 15,000 square metres including but not limited to bank, eating establishment, food supermarket, and workshop uses.

### 2.2 Purpose of the Black Bear Ridge Village Secondary Plan

The Black Bear Ridge Village Secondary Plan fulfills a condition for development, as per Section 4 of the City of Belleville Official Plan, which identifies the Secondary Plan Area as *Black Bear Ridge Village* Planning Area and provides associated policies for development. Policy 4.7.1



outlines “Special Studies Required Prior to Development” for this area including that “No new development will be approved for Black Bear Ridge Village until a secondary plan, to be adopted as an Official Plan Amendment, has been approved which incorporates the findings of the special studies and addresses other items as deemed appropriate and necessary by the City.” Special studies have been conducted (Appendices) and the findings have been incorporated into this Secondary Plan. The Secondary Plan has been prepared in collaboration with the City to address all items as deemed appropriate.

The Minister’s Zoning Order (Ontario Regulation 495/22) takes precedent over the local zoning by-law and there is no statutory requirement for an MZO to conform with Official Plan policies. The MZO grants permission for a variety of uses across the majority of the Black Bear Ridge Village Secondary Plan Area. As such, the purpose of the Secondary Plan is to provide a general development structure and guidelines for implementation of the permitted development of the area over the next 20-30 years. This guiding structure will act as an adaptable framework for long-term phased development, recognizing that the development of the Secondary Plan Area may depart somewhat from the planned structure outlined on the schedules of this Secondary Plan (including specific locations of land uses and transportation routes), and will be refined based on future detailed studies, planning applications and market forces. Principles of 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 are established through the Secondary Plan policies, and will guide future development applications in the Secondary Plan Area including severances, plans of subdivision and condominium, zoning by-law amendments, and minor variances.

While the majority of the Secondary Plan Area is subject to the MZO, certain lands were excluded from the MZO based on preliminary mapping of environmental features and hazards (including available Official Plan and Quinte Conservation mapping). These areas are part of the Secondary Plan Area, and further study may result in minor adjustments to the zoning boundaries. Should additional land outside of the MZO be identified for development, zoning by-law amendment(s) and other planning applications may be required.

### **SECTION 3 – PRINCIPLES**

To guide development of the Black Bear Ridge Village Secondary Plan, four principles have been considered, which emerged as key factors in the long-term development of the Secondary Plan Area to achieve the vision of a master planned resort-style development centred around the golf course alongside fully serviced subdivisions with residential and non-residential land uses that are complementary to the golf resort. The principles are as follows:

#### **1. Minimize Impact of Existing Land / A “Light Touch”**

Establish structure and policies that protect the environmental and ecological features on the property, while enhancing appreciation of these features, including the topography, treed areas, and the Moira River.

#### **2. Provide a Variety of Housing Types & Character**

Offering a variety of built forms and housing options to accommodate a diverse and growing population.

#### **3. Create Year-Round Activities & Programming**

Establish and promote a variety of indoor and outdoor activities and active lifestyle amenities for residents and guests.

#### 4. Implement Sustainable and Passive Design Solutions

Utilize design and architectural solutions which mitigate the impact of development on our environment.

### SECTION 4 – STRUCTURING ELEMENTS

This Section of the Secondary Plan includes development policies for each of the major structuring elements identified on **Schedule A**.

**Schedule A: Structure Plan** shows:

- Land Use Designations:
  - Black Bear Ridge Village
  - Golf Course
  - Natural Heritage System
- Activity Nodes:
  - Mixed Use Node
  - Golf Resort Node
  - River Resort Node
- Area-Specific Overlays:
  - Special Policy Area Overlay
  - Existing Flood Plain Overlay
- Conceptual Collector Roads

#### 4.1 – General Permissions

As the Minister's Zoning Order (Ontario Regulation 495/22) essentially overrides the policies of the Official Plan, granting permissions for all the *Black Bear Ridge Village Zone* uses across the majority of the Secondary Plan Area, **Schedule A** and associated policies contained in this Secondary Plan are provided only as a general structure to guide future development. The location of specific uses and roads will remain subject to future refinement.

Central to the vision of this Structure Plan are three overarching Land Use Designations which form the foundation of the Secondary Plan: Black Bear Ridge Village, Golf Course, and Natural Heritage System.

Layered on top of these base uses are various Activity Nodes which provide additional layers of policies for different activity centres or hubs within the Subject Lands. The Mixed Use, Golf Resort, and River Resort Nodes are strategically placed throughout the community around existing or planned destinations for commercial, recreational, tourism, and economic development purposes, and more importantly to create community and sense of place.

Lastly, there are a series of Area-Specific Overlays that provide direction on certain policy, technical, or environmental criteria that needs to be considered when further developing the detailed plans for these areas.

Tying all these areas together is a high-level Collector Road network that generally follows previously planned and existing roads and paths through the community and provide connections to the existing public road network bounding the south and west sides of the site (Harmony and Homan Road). Additionally, an inter-connective network of active transportation routes throughout the Secondary Plan Area connects residents, workers and visitors within the community and to the wider community. This active transportation network includes sidewalks, multi-use paths, and a system of landscaped connections.

#### **4.2 – Black Bear Ridge Village Designation**

The Black Bear Ridge Village designation on **Schedule A** covers the majority of the developable area, and is the de facto land use designation outside the Golf Course and Natural Heritage System designations. The Black Bear Ridge Village designation is intended to accommodate primarily residential uses but will also permit a range of complimentary non-residential uses, as well as parks and open space uses.

Permitted residential development includes built form types ranging from single detached dwellings to various types of attached and multiple dwellings, including low-rise apartments, under various forms of tenure (freehold, rental, cooperative, condominium). Specialized housing including group homes, lodging houses, retirement homes, and long-term care homes are also permitted.

Complimentary non-residential uses allowed by the MZO are permitted, with consideration to land use compatibility with the predominant residential uses. These uses would often support the residential area within which they are located. These uses may include resort accommodations, convenience stores, service shops including personal service shops, offices, and home occupations. Schools are typically permitted subject to a zoning by-law amendment and site plan approval. However, these lands are subject to an MZO and so an amendment to the MZO would also be required to permit any new uses in the Secondary Plan Area, including schools. In addition, Parks and other Open Space and recreational uses are permitted within Residential lands per 3.10.3 b) of the OP.

Residential areas should be developed in accordance with the residential development policies in Section 7.8.

#### **4.3 – Golf Course Designation**

The Golf Course designation on **Schedule A** is intended to identify the general location of the existing golf course which is planned to remain operational as part of the Secondary Plan Area's long term development plan. The golf course is the predominant existing use of the site, and this Area is envisioned to retain and expand this historic use while developing into a central anchor or hub of the Black Bear Ridge Village Secondary Plan Area.

Permitted uses include the golf course, a golf teaching academy with visitor's accommodations and associated facilities, a resort, spa, offices, retail commercial uses, eating establishments including drive-in or take-out restaurants, convenience retail and service shops. New uses should be designed with continued function of and compatibility with existing golf course in mind and should be generally located within or in proximity to the Golf Resort Node.

#### **4.4 – Natural Heritage System Designation**

The Natural Heritage System (“NHS”) on **Schedule A** is intended to identify the general location of lands that require special care and regulation due to their inherent natural or physical characteristics. These include both natural hazards and natural heritage features.

Notable natural heritage features in the Secondary Plan Area are the provincially significant Corbyville Wetland, located to the south, and the Foxboro Swamp, located in the north-east, as well as the area adjacent to the Moira River to the north.

The general location of the Natural Heritage System across the Secondary Plan Area has been identified by a thorough Environmental Constraints and Opportunities Analysis (**Appendix 1**), along with an Environmental Impact Study for the first phase of development. The Environmental Constraints Analysis defines the existing environmental constraints in the Secondary Plan Area and identifies remaining lands that may be suitable for future proposed mixed-use development.

Refinements to the boundary of the Natural Heritage System may be made without amendment to this Secondary Plan, provided that a detailed Environmental Impact Study (EIS) or EIS addendum is carried out to the satisfaction of the City of Belleville and in accordance with the EIS requirements of the City of Belleville Official Plan. Phase-specific environmental studies will be conducted on the remaining areas as development progresses.

It should be noted that limits of the MZO's Black Bear Ridge Village Zone were based on the City of Belleville's Natural Heritage Mapping. These areas were excluded from the MZO area as approximate areas of environmental protection, to be refined at a future date. Refinements to the boundary of the Natural Heritage System as a result of further Environmental Impact Study or Addendum may result in the need for a Zoning By-Law Amendment on those areas removed from the NHS designation to permit the range of uses intended for the Secondary Plan Area.

The lands identified within the Natural Heritage System designation may include:

- Woodlands: Significant woodlands and associated 10 metre setbacks;
- Wetlands: Provincially significant wetlands, unevaluated wetlands, watercourse riparian area corridor, and associated 30 metre setbacks; and,
- Floodplain: Based on data from the Quinte Conservation Authority.

The City of Belleville Official Plan policies on Environmental Protection and Natural Heritage Features (Section 3.5) will apply to lands within Natural Heritage System designation. Generally, no development or site alteration is permitted within these areas, with the exception of certain environmental works, passive recreational facilities, and development and/or site alteration which would have no negative impact on the natural feature or ecological functions.

#### **4.5 – Activity Nodes**

Activity Nodes (or Nodes) are identified as overlays to the land use designations on **Schedule A**. Activity Nodes are areas with a concentration of certain complimentary uses, in strategic locations which act as hubs of commercial and recreational activity. The radius of each Activity

Node is an approximately 5-minute walk (200m radius) to encourage walkability within the Node.

Activity Nodes differ from Land Use Designations in that they do not define a specific area of land with permitted uses. Instead, they represent key destinations for certain activities and the overarching guidelines for each Activity Node aim to distinguish the Node as a distinct place within the Black Bear Ridge Village, with a unique identity. Nodes are expected to change and grow over time, to serve the needs of the community.

The three types of Activity Nodes are:

- Mixed Use;
- Golf Resort; and,
- River Resort.

#### 4.5.1 Mixed Use Activity Node

The Mixed Use Activity Nodes on **Schedule A** are intended to identify the hubs that support a concentration of commercial, office, service, and medium-density residential uses. These Activity Nodes will contribute to the creation of complete communities where people can live, work, shop and access services within their neighbourhood. Residential uses within the Mixed Use Activity Nodes are likely to take the form of various types of attached and multiple dwellings, including low-rise apartments. Specialized housing including group homes, lodging house, retirement homes, long-term care homes may also be appropriate. Non-residential uses may include offices, retail commercial uses, eating establishments, convenience retail and service shops, and a food supermarket.

Mixed Use Activity Nodes are located on **Schedule A** near wayfinding “hubs”, where collector roads meet. Two mixed-use nodes are shown which serve the north and south quadrants (or neighbourhoods) of the Secondary Plan Area.

- *Mixed Use Activity Node – South:* The southern Mixed Use Activity Node is oriented towards the golf course and resort areas and is intended include supplemental commercial uses to service the golf course users as well as meet the needs of residents located within the node and surrounding community.
- *Mixed Use Activity Node – North:* The northern Mixed Use Activity Node is intended to support the commercial and service needs of northern neighbourhood, including grocery and personal services.

Mixed Use Activity Nodes are best located at intersections of collector roads, which are key points of connectivity. Mixed Use Activity Nodes should be developed in accordance with the mixed-use development policies in Section 7.9.

#### 4.5.2 Golf Resort Activity Node

The Golf Resort Activity Node will support a concentration of resort and related uses, including resort accommodation, golf teaching facilities, and other resort-supportive commercial uses. It is appropriately located on **Schedule A** adjacent to the existing golf course and it includes the

existing clubhouse. Additional adjacent space in the Golf Resort Activity Node is planned for future growth of complimentary uses permitted by the MZO.

This centrally located Activity Node is accessible by the collector road network and will act as the southern anchor of the Secondary Plan Area.

The existing clubhouse is located at the top of the ridge in a prominent location. The clubhouse is and will continue to act as a focal point and landmark of the Golf Resort Activity Node and the wider Secondary Plan Area. Adjacent development should support the prominence of the clubhouse, in consideration of views and connectivity to the clubhouse.

Due to the elevation of this area, it may be the future location of a water tower. Should a water tower be required, design considerations should be made to as how the water tower contribute as a landmark structure of the Golf Resort Activity Node.

#### 4.5.3 River Resort Activity Node

The River Resort Activity Node is located on **Schedule A** along the Moira River, where there are existing waterfront access permissions. This Activity Node will support a concentration of resort and related uses which will benefit from proximity to the river, including the views to the river as well as potential opportunities for fishing and watercraft use.

Intended uses include resort accommodation and other resort-supportive commercial uses, which may include restaurants, retail, and service shops. This Activity Node is accessible by the collector road network and will act as the northern anchor to the Secondary Plan Area.

### **4.6 – Area-Specific Overlays**

#### 4.6.1 Special Policy Area Overlay (Light Touch)

Four Special Policy Areas are identified as an overlay on **Schedule A**. These areas have been identified through an environmental constraints and opportunities analysis (**Appendix 1**). These areas have potential opportunities for development through a “light touch” approach. Further studies will be required to address potential impacts within these areas as well as any proposed development on natural features outside of the first phase of development which has been evaluated by an EIS.

The “light touch” approach to development may include natural recreation uses such as trails or outdoor activities, as well as potential larger residential lots with reduced building footprints, which are designed and sited in such a way to reduce impact on the natural elements of the area. Future environmental study will evaluate and confirm no net negative impact of any proposed development when future development applications are brought forward.

- **Special Policy Area #1** is located along the north-eastern limit of the existing golf course. This area is already impacted by the existing golf course and partially fragmented by the existing private roads. Subject to further study, this area may be appropriate for “light touch” residential lots.

- **Special Policy Area #2** is located along the north-western limit of the Secondary Plan Area is part of a Coniferous Forest but has access to Homan Road and, subject to further study, this area may be appropriate for “light touch” residential lots, and/or environmental rehabilitation.
- **Special Policy Area #3** is surrounded by Natural Heritage System designation in the north of the Secondary Plan Area, but has potential, subject to further study, for “light touch” residential or natural recreational uses.
- **Special Policy Area #4** encompasses the Hydro Corridor which bisects the Secondary Plan Area, generally running parallel to the north-south collector road network. Subject to further study, this area may be appropriate for recreational trails and other similar recreational uses.

#### 4.6.2 Existing Floodplain Overlay

The Existing Floodplain Overlay is identified on **Schedule A** in the north-west of the Secondary Plan Area. This area has been identified as an area below the 100-year flood elevation. This area includes part of the River Resort Activity Node, and overlaps with the proposed collector road connecting to Homan Road. The Existing Floodplain Overlay will be evaluated as part of the detailed design stage of a future planning application for the area within Phase 3 on **Schedule C** in the north-western portion of the Secondary Plan Area. A detailed grading and stormwater management plan will be completed at that time in order to determine any opportunities for floodplain removal, channelization, or mitigation to permit development within the current floodplain area.

### **SECTION 5 – PHASING, SERVICING, AND INFRASTRUCTURE POLICIES**

The Phasing and Infrastructure Plan for the Secondary Plan Area is depicted on Schedule C of the Secondary Plan. Within the proposed phases, there will be public and private servicing infrastructure, including sanitary pump stations, a water tower, and drainage features including a connected swale network throughout the Secondary Plan Area. The Functional Servicing Report and Preliminary Stormwater Management Report (**Appendix 7 and 8**) have identified potential municipal water, sanitary, and stormwater infrastructure. **Schedule C** identifies the three overarching servicing phases, as well as the potential sanitary pump stations and water tower location. These locations are anticipated to be refined through future study.

#### **5.1 – Swale Network**

- a) The Swale Network is intended to serve as both stormwater infrastructure and part of a connected pedestrian network. The following considerations should be made in the design of the swale network:
  - i. Accessible pedestrian paths or walking trails should included within or adjacent to the Swale Network;
  - ii. Paths within or adjacent to the Swale Network should facilitate active transportation connections between areas designated Black Bear Ridge Village and various Activity Nodes; and,

- iii. Within the Swale Network, opportunities for attractive swale design and plantings should be considered.

## **5.2 – Municipal Servicing and Phasing Policies**

- a) The Black Bear Ridge Village Secondary Plan Area will only be allowed to develop on full municipal water and municipal sanitary sewer systems;
- b) Despite Policy 5.(a) above, certain expansions to the existing golf club, including clubhouse and accommodations, will be permitted to develop on existing private services; and,
- c) Development of Black Bear Ridge Village shall be phased, generally in line with the phases identified on **Schedule C**, to ensure that there is always available servicing allocation for intensification and other greenfield development in the City. If there is an instance where there is limited servicing allocation prior to issuing approvals on multiple development applications, the City may prioritize servicing allocation to intensification over Black Bear Ridge Village.

## **SECTION 6 – TRANSPORTATION SYSTEM**

The transportation system of the Secondary Plan Area is depicted on **Schedule A and B** of the Secondary Plan. This structure includes the collector road (shown on **Schedule A**) and active transportation routes (shown on **Schedule B**). Additionally, a network of local and private roads are anticipated throughout the Secondary Plan Area, which are not depicted on the schedules, but for which policies are provided below. All locations of transportation infrastructure are anticipated to be refined through phased planning applications.

### **6.1 - Functional Road Classifications**

The hierarchy of road classifications are intended to function as described in the City of Belleville Official Plan Section 6.1.3. Additional policies as related to the road classifications within the Secondary Plan Area are provided below:

#### **a) Arterial Roads**

- i. The Secondary Plan Area is connected to by several Arterial roads. Arterial Roads are not contemplated within the Secondary Plan Area, however, should arterial roads be proposed, the relevant City of Belleville Official Plan policies (Section 6.1.3) will apply.

#### **b) Collector Roads**

- i. External to the site, Harmony Road, south of the Secondary Plan Area is a minor collector.
- ii. Internal to the site, collector roads within the Black Bear Ridge Village Secondary Plan should typically have a minimum right-of-way width of 23 metres, and are to be designed as per the collector road section in **Figure x**.
- iii. Collector roads in the Secondary Plan Area should encourage connectivity between arterial roads, residential areas, and Activity Nodes. The conceptual collector roads shown in **Schedule A** connect Harmony Road to the Mixed Use



Activity Nodes, Golf Resort Activity Node and River Resort Activity Node, and propose opportunities for eventual connection to Homan Road (west of Secondary Plan Area) and the existing subdivision (south-east of Secondary Plan Area).

**c) Local Roads**

- i. Homan Road, west of the Secondary Plan Area is an existing local road.
- ii. Local roads within the Black Bear Ridge Village Secondary Plan should typically have a minimum right-of-way width of 20 metres, and are to be designed as per the local road section in **Figure x**.
- iii. Local roads within the Secondary Plan Area should connect residential areas to collector and arterial roads.
- iv. Residential lots are encouraged to front onto local roads.
- v. Where local roads end in cul-de-sacs, the cul-de-sacs should be built to City standards and have a 20-metre radius.

**d) Private Roads**

- i. Private roads provide access to and circulation within blocks, including medium-density residential, mixed-use, and resort-related blocks.
- ii. Private roads within the Black Bear Ridge Village Secondary Plan should typically have a minimum right-of-way width of 6.5 metres to meet emergency and waste circulation design requirements.
- iii. Private roads should generally be utilized within resort accommodation blocks, mixed use blocks, and private condominium blocks, where required.

Figure X – Collector  
Road Section – **To be  
developed**

Figure X – Local Road  
Section – **To be  
developed**

## SECTION 7 – GENERAL DEVELOPMENT POLICIES

The policies of this Section deal with development considerations that are common to the Black Bear Ridge Village community as a whole or to a number of land use categories.

### 7.1 Subdivision of Land

The subdivision of land has significant implications on how the community develops, and the provision of services to meet the needs of current and future residents. Further, there are two primary procedures for subdividing land, the plan of subdivision process and the consent process, each of which is best suited to different situations. Policies set out in this Section are intended to provide direction on the nature of the subdivision of land and the circumstances for use of the two primary procedures for subdividing land.

The following policies respecting subdivision of land are applicable to all land use designations:

- a) When any application to subdivide land is considered, the approval authority should employ the following policies and principles:

- i. The approval authority should be satisfied all development parcels would be appropriate (i.e. sufficient frontage and area, configuration, alignment) for their intended uses.
- ii. New development parcels should not be created where an entrance permit cannot be issued due to site deficiencies or traffic safety concerns.
- iii. Development parcels should have direct access to an open municipal road (excluding individual units within condominium developments, or access easements).
- iv. New development parcels should not be created without access to services adequate to meet the needs of the use anticipated for the lot, including access to fire and police services, hydro, telephone and other utilities.
- v. There should be no significant negative impact upon the environment, either directly or through the cumulative impact of development in the area; where private services are proposed (i.e. septic system and well), the adequacy of natural systems to provide required services should be confirmed. The means by which cumulative impacts are to be assessed should be addressed.
- vi. No development parcel should be created such that buildings, structures or private services would have to be located in very close proximity to or within areas of natural heritage or hazard; where any lot includes lands designated Natural Heritage System, there should be sufficient area outside such areas to accommodate buildings, sewage disposal systems and accessory uses with appropriate setbacks.
- vii. No development parcel should be created which would create a hazard to any person using the lot, adjoining lands, or an abutting road.
- viii. Where approvals or certificates are required from other agencies or government departments (i.e. access permit from the Ministry of Transportation), no subdivision of land should be granted unless such approvals or certificates are first obtained or otherwise assured.
- ix. The approval authority may impose any conditions to the subdivision of land that it believes are necessary and prudent to ensure the policies of this Plan are addressed adequately, which may include but not necessarily be restricted to:
  - laying out and naming of roads and the provision of road widenings;
  - installation or upgrading of municipal services (i.e. sewers, water lines, streets, curbs and sidewalks, street lights) and private utilities;
  - establishment of stormwater management facilities;
  - provision of open space, including trails and pedestrian links;
  - allocation of sufficient lands for community facilities;
  - completing studies to address issues such as noise attenuation, traffic and traffic control, servicing capacity, soil conditions and archaeological remains;
  - heritage impact assessments; and
  - establishment of appropriate land use controls.
- x. Conditions of the approval authority to the granting of any subdivision of land may be secured through execution of agreements and posting of securities.
- xi. Lands proposed to be dedicated to the Municipality for park or other public recreational purposes must be acceptable for use as open space; Council retains the option to require cash-in-lieu of the provision of land for open space.

- xii. When reviewing subdivision proposals, consideration should be given to the need for commercial uses to service the proposed neighbourhood.
- xiii. The minimum distance separation formulae will apply to the creation of lots within the rural area.
- xiv. The creation of new lots shall only be permitted if there is confirmation of sufficient reserve servicing capacity in the municipal sewage system and water system or private communal sewage system and water system. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.
- xv. Regardless of the Schedule of Uses shown in a Draft Plan of Subdivision, the permitted uses as per the MZO will prevail.

## **7.2 Plans of Subdivision vs. Consents**

- a) Except as set out below pertaining to industrial and commercial land uses, the plan of subdivision approval process should be used to accommodate the subdivision of land whenever:
  - the division of land results in the creation of a new municipal road;
  - the development would create generally more than five separate development parcels; or
  - there are significant concerns respecting environmental issues or servicing capacities.
- b) Subject to policies pertaining to specific land use designations set out in other paragraphs of this Section, the consent approval process should be employed to accommodate the subdivision of land whenever:
  - there is no new municipal road being created by the division of land;
  - the number of development parcels being created is generally five or less; and
  - there are no significant concerns respecting environmental issues or servicing capacities.

Consents that create more than five development parcels may be considered where there would be insufficient justification to employing the plan of subdivision process to address issues (i.e. creating separate lots within a townhouse dwelling development which has been previously approved through other procedures).

The consent process should also be employed to deal with technical issues with regard to land titles and lot line adjustments.

- c) For any subdivision of land intended to accommodate commercial land uses, including golf course and related uses, the subdivision of land may be undertaken using the consent process provided that the approval authority is satisfied that:
  - a plan of subdivision application is not necessary in the public interest;
  - provision has been made to provide all necessary municipal services, including the provision of roads and stormwater management facilities; and

- appropriate and necessary studies have been or will be undertaken to resolve issues related to servicing capacities and environmental issues.

The staging or phasing of such development should be considered to ensure services (i.e. roads, sewers, municipal water and stormwater management systems) are installed logically and sequentially while ensuring development is managed in a cost-effective manner.

### **7.3 Urban Design**

Good urban design is a key planning tool to create sustainable communities. Safe and attractive neighbourhoods contribute to the overall community health of the City. Therefore, it is important that this Plan ensure the application of high standards of urban design wherever possible. The City's general objectives for urban design in the Black Bear Ridge Village Secondary Plan Area are:

- To foster a high quality and distinctive community image;
- To establish a pattern of interconnected streets and active transportation networks in which built-form frames and activates a human-scale public realm;
- To create public spaces that are safe, accessible, and attractive for the use and enjoyment of all members of the community;
- To promote compact, mixed use development;
- To create healthy and diverse neighbourhoods that provide a range of housing options and support affordability;
- To support development and redevelopment that is a good fit, and compatible within its context;
- To effectively integrate natural heritage resources with development; and
- To promote and encourage sustainably designed development that is resilient to long-term change.

#### **7.3.1 General Policies**

- a) The design policies contained in this section shall be considered in the review and approval of all infrastructure projects, public realm improvements, and development applications, including plans of subdivision and site plans.
- b) The design policies contained in this section shall apply to all land uses designations in accordance with **Schedule A**.
- c) In accordance with Section 8.12.3 of the City of Belleville Official Plan, proponents of development applications may be required to prepare and implement an urban design study or brief to the satisfaction of the City, prepared by a qualified person, that demonstrates how the proposed development meets the policies of this Plan and addresses the relevant design guidelines.
- d) The provisions of the Minister's Zoning Order support the implementation of the urban design policies of this Plan and include regulations that promote compatibility in built form including minimum lot areas, frontage, yard depths, and landscaped areas.

### 7.3.2 Design Policies

#### 7.3.2.1 Street System

- a) Streets shall be designed as public spaces by accommodating sufficient and accessible space for active transportation users of all abilities, and vehicles, public transit, and utilities.
- b) New development shall generally be designed with block and street patterns to:
  - i. promote walkability for pedestrians and connectivity for all modes of travel;
  - ii. provide connections to neighbourhood focal points, including Activity Nodes;
  - iii. Incorporate significant views and vistas; and
  - iv. Where cul-de-sacs are planned, through-connections for pedestrians should be provided which are safe, visible, and landscaped.

#### 7.3.2.2 Streetscapes

- a) Streetscapes shall be designed to provide sufficient space for attractive landscaping, lighting, and street furniture, as well as weather protection and wayfinding information, where appropriate.
- b) The City will coordinate street infrastructure elements such as lighting, parking areas, landscaping, transit shelters, trash containers, bicycle racks, and signage to enable the continuity in character and function of the streetscape.
- c) Tree planting along streets shall use species native to this climatic region and which are suited to streetscapes in urban and rural environments. Conflict shall be avoided with overhead wires and high-voltage transmission corridors to ensure that selected species do not grow beyond what is appropriate based on the location.
- d) The use of enhanced landscaping features and treatments shall be encouraged at road intersections, provided there is no impairment of sightlines or daylight triangles.
- e) New development and redevelopment shall contribute to achieving an attractive, pedestrian-oriented streetscape by generally locating buildings close to the street, orienting principal entrances towards the street, and locating active uses at street level.
- f) New development and redevelopment shall be designed to minimize blank building façades along streets, and provide variation in façade details.
- g) In residential areas, garages shall be designed to appropriately integrate with the streetscape. Garages shall not dominate the frontage of the lot, unless plans are submitted by the applicant to demonstrate to the satisfaction of the City that the garages can be appropriately integrated with the streetscape.
- h) Reverse lotting on collector roads shall be avoided wherever possible.
- i) Utilities shall be located underground to reduce their visual impact wherever possible.

#### 7.3.2.3 Public Spaces

- a) Public facilities, parks, trails, seating areas, play equipment, open spaces, and recreational facilities shall be of universal design, and integrated into neighbourhoods to facilitate healthy and active lifestyles for all ages and abilities.
- b) Development and redevelopment adjacent to parks and other public open spaces shall compliment the design of the parks and public open spaces, provide safe and accessible

- connections, where appropriate, and protect natural features from any negative impacts of development.
- c) Public spaces shall be designed to accommodate tree planting and growth, and assist in achieving any goals that may be established by Council through the development of urban tree policies.
  - d) Enhanced landscape treatments and other features such as seating areas, low masonry walls, rockery, special building and roofline treatments, landmark features (e.g. clocks, towers, cupolas, bays, pergolas, weather vanes, art), outdoor activities areas (e.g. patios, plazas, squares) that define the street and public open space, frame important views and vistas, direct pedestrian movement, and contribute to a strong sense of place and character are encouraged within the Activity Nodes, other appropriate areas of the Secondary Plan.
  - e) The public open space of the Black Bear Ridge Village Secondary Plan should contribute to a network of linear park spaces providing pedestrian connections throughout the Black Bear Ridge Village within neighbourhoods and Activity Nodes, where feasible.
  - f) Public open spaces may integrate elements of the Swale Network as described in Section 5.1. Where that is proposed, opportunities for attractive swale design and plantings should be considered.

#### 7.3.2.4 Site Layout

- a) The site layout of a new development should be designed to respond to the existing built form, surrounding uses and the existing and planned character of the surrounding area.
- b) Driveways, aisles, walkways, and the layout of parking areas shall be designed to achieve an efficient, safe, and accessible on-site vehicular and pedestrian circulation system that minimizes conflicts between pedestrian and vehicular movements.
- c) Clear access for emergency vehicles should be provided and where required, fire routes of sufficient size should be designated and appropriately signed.
- d) Development and redevelopment shall be designed to contribute to a safe and comfortable environment for pedestrians by providing walkways that are well lit, accessible, attractive, and safe and that are connected to the public sidewalk and parking areas.
- e) New developments and redevelopments, where possible, are encouraged to be situated to minimize the visual exposure of parking areas to the street.
- f) Buffering should be employed as necessary to mitigate the effects of uses upon other adjacent properties and sensitive uses. Techniques that may be appropriate and requested at a planning approval stage include barrier and boundary fencing, berming, extensive tree and shrub planting, and physical separation (i.e. the placement of a parking area between two buildings containing conflicting land uses), subject to the City's discretion. Use of existing natural features is preferred for buffering where possible.
- g) Fencing, curbing, sidewalks, landscaped strips, planting areas, berms, and other landscape features as appropriate to clearly delineate different functional areas on development sites.
- h) Unitary equipment, including switch boxes, transformers, electrical and gas meters, ground-mounted air conditioning units, and other above-ground or building mounted mechanical equipment for residential and commercial development shall be located at the side or rear of buildings and avoid frontages, entrances, street intersections, and public spaces.

### 7.3.2.5 Built Form, Scale, and Massing

- a) New buildings shall be attractive, functional, and compatible with nearby existing buildings and planned development in relation to massing, scale and design, and with the overall streetscape.
- b) Building design for non-residential, mixed-use, and multi-residential uses shall consider the following:
  - i. locating buildings close to the street with greater massing at major intersections, in central areas, and in Activity Nodes;
  - ii. orienting primary façades and pedestrian entrances to public street frontages;
  - iii. avoiding blank façades along public streets and public spaces;
  - iv. incorporating architectural elements and design features to add visual interest and to enhance the streetscape, particularly on corner lots, at gateways, at vista terminations, and along arterial roads;
  - v. incorporating exterior design elements such as fenestration, building articulation, weather protection, rhythm of façades, and the use of high quality materials;
  - vi. providing screening of parking areas, service areas, and utilities;
  - vii. minimizing the appearance of rooftop mechanical equipment and providing screening where applicable;
  - viii. minimizing shadows on adjacent properties and wind conditions on pedestrian areas;
  - ix. exhibiting a bird-friendly design;
  - x. creating private and shared amenity areas in multi-residential and mixed-use developments; and
  - xi. incorporating universal design principles.
- c) An appropriate transition in scale shall be provided between buildings, the public realm, and abutting development.
- d) Maximum building heights are established by the Minister's Zoning Order.

### 7.3.2.6 Landscape Design

- a) Landscaping should be used to:
  - i. define spaces;
  - ii. highlight prominent features and landmarks;
  - iii. add visual interest;
  - iv. define pedestrian areas;
  - v. delineate public and private spaces;
  - vi. add comfort and improve health;
  - vii. offer visual screening; and
  - viii. improve the aesthetic quality of neighbourhoods.

#### 7.3.2.7 Tree Planting

- a) Existing healthy trees shall be maintained and incorporated in the landscape design, where possible. A Tree Inventory and Tree Preservation Plan may be required for development applications in accordance with the relevant provisions of Section 8.12.3 of the Official Plan.
- b) Street trees shall be provided, wherever possible, within public rights-of-way to the satisfaction of the Municipality, through the development approval process.
- c) Owners of private lands are encouraged to undertake tree planting programs to improve the amenity of their lands and to complement tree plantings along public streets. On private lands, a wider variety of species can be employed, including many varieties of coniferous trees. Tree planting on private lands can be supplemented by effective use of shrubs, ground coverings, and other landscape features. It is essential that the design of landscapes for all lands be appropriate to prevent soil erosion.

#### 7.3.2.8 Signage

- a) Provisions of signs in the Secondary Plan Area should be in consideration of Section 7.6.2.8. of the City of Belleville Official Plan.

#### 7.3.2.9 Municipal Servicing and Utilities

- a) All wired or piped conduits for new development shall be installed underground to eliminate or avoid visual clutter, increase the level of public safety, and reduce the risk of service interruption through accident or natural disaster.
- b) Where any service, utilities or plant is located above-ground, such as a service access box, then the owner of such service is encouraged to appropriately design and landscape the grounds and maintain the site in a suitable manner.

#### 7.3.2.9 Accessible Design

Accessible design of buildings and public spaces should be implemented in the Secondary Plan Areas as per Section 7.6.2.11 of the City of Belleville Official Plan.

#### 7.3.2.10 Sustainable Design

All development is encouraged to incorporate principles of sustainable design as per the policies of Section 7.3.2.12 in the City of Belleville Official Plan.

### **7.4 Open Space System**

The Black Bear Ridge Village's open space system constitutes all publicly and privately owned parks, recreational lands and facilities, natural areas, and similar which contribute to the provision of leisure time services for public recreation. It is important that policies be established to encourage the appropriate development of the Secondary Plan Area's open space system for the benefit of residents of and visitors to the community. Components of the open space system generally include:



- public park system, including linear parks, and other lands owned and/or managed by the Municipality to which the public have access for recreational purposes;
- lands owned by the Crown (Provincial or Federal) to which the public have access for recreational purposes, including the recreational trail running through the Secondary Plan Area; and
- lands owned privately to which the public have access for recreational purposes, including the golf courses, Hydro One corridors, and similar.

#### 7.4.1 Parkland and Recreation Master Plan

- a) The Open Space System at Black Bear Ridge Village must engage with and respect any in-effect policies as per the City's Parkland and Recreation Master Plan and any other relevant green space, open space and parkland policies as per the City of Belleville Official Plan.

#### 7.4.2 Standards for the Dedication of Parkland

- a) As a condition of the approval of subdivision of land, Council may require dedication of land area or cash-in-lieu as per the policies of Section 7.11.2 of the Official Plan.
- b) The required dedication of land for open space, including intended use, size, shape, and amount, should have consideration for:
  - Opportunities for a connected linear park network, with paths, co-location of park with compatible stormwater infrastructure and educational opportunities regarding stormwater management;
  - Existing open space facilities within and in proximity to the Secondary Plan Area, including the golf course, the Eastern Ontario Trail Alliance Trail Network, the Gerry Masterson Thurlow Community Centre, and the Thurlow Park and Trail which has four sports fields, and four baseball diamonds; and,
  - The existing topography of the Secondary Plan Area;
- c) The dedication of land for open space may be waived or reduced if Council is of the opinion that:
  - adequate open space facilities are provided by the owner to a standard that is satisfactory to the Municipality;
  - adequate open space facilities are in close proximity to the proposed development; or ,
  - such dedication is not required for industrial or commercial subdivisions.

### **7.5 Water Resources**

- a) This Plan recognizes the importance of groundwater resources to fish and wildlife habitat. Efficient and sustainable use of water resources shall be promoted, including practices to conserve water and protect or enhance water quality. The policies of Section 7.12 of the City of Belleville Official Plan should be considered in development of the Secondary Plan Area;
- b) Environmental study and hydrogeological assessments will be conducted in a phased approach to the satisfaction of the City;

- c) Other than land uses which by necessity must be located immediately adjacent to the water's edge (i.e. marinas and related uses, boat dockage/launching facilities, dams/hydroelectric facilities), buildings and structures should be adequately set back from the high-water mark in order to minimize visual disruption and to help avoid water pollution and property damage. The appropriate setback distances shall be determined in consultation with the Conservation Authority, taking into account issues such as engineered flood-lines, potential for erosion, wave up-rush potential, fish and wildlife habitat, and public access to the water; and,
- d) An impact assessment of a large development proposal on a site abutting a water body shall be required to ensure water quality protection. The study should take into consideration the existing water quality of the water body, surface water run-off, impact and loadings of phosphorus from septic systems, type of soils, stormwater management and nature of vegetation. For new lot creation, development, including the septic system tile bed, must be set back a minimum of 30 metres from the high water mark of any permanent waterbody with non-disturbance of the native soils and very limited removal of shoreline vegetation. For existing lots of record, new development should be set back 30 metres if possible, otherwise as far back as the lot permits.

## **7.6 Tourism Related Development**

The Quinte region and the City of Belleville have many qualities that support a strong tourism industry, and the City is in a position to benefit from this opportunity.

- a) This Secondary Plan encourages development of uses that attract and provide services to tourists (i.e. restaurants, hotels and motels, trails and beaches, parks, golf courses, recreation complexes). The Mixed Use, River Resort, and Golf Resort Activity Nodes as per **Schedule A**, will host the majority of tourism related uses in the Black Bear Ridge Village Secondary Plan Area.
- b) In order to provide appropriate service for tourists, this Plan encourages effective use of directional signage and information kiosks in critical locations.
- c) This Plan recognizes the importance of the sports fishery to the region's tourist industry, and encourages the maintenance and enhancement of the fishery. Public access to the Bay of Quinte and Moira River should be provided as appropriate. The River Resort Activity Node is intended to provide tourism opportunities along the Moira River, including fishing.
- d) This Plan recognizes the importance of culture in the City's tourism sector. The recommendations related to developing cultural related tourism from the "10 Year Cultural Plan for Hastings County + Quinte Region" should be referenced when determining the most appropriate way to encourage cultural related tourism growth within the Secondary Plan Area.

## **7.7 Public Realm Development Policies**

### **7.7.1 Streets, Sidewalks, Trails**

The Black Bear Ridge Village Secondary Plan acknowledges that connectivity and mobility are central to the development of complete communities. The Secondary Plan is envisioned as a multi-modal area in which residents and visitors are encouraged to leverage a range of

transportation options. Sidewalks, walkways and trails will provide active transportation options for residents and visitors throughout the Secondary Plan Area and into the existing community. Streets will be planned to minimize incompatibilities between motorists and other road users. The street, sidewalk and trail network is envisioned as a welcoming, safe and green environment connecting all phases of the Black Bear Ridge Village Secondary Plan Area.

#### General Policies

- a) Design a safe and accessible road, sidewalks and trail network for all users, minimizing conflict between motorists, pedestrians, and cyclists, where possible.
- b) Prioritize connectivity between residential neighbourhoods and other uses, reinforcing the compact village-like feel of the Secondary Plan Area.
- c) Where possible, create breaks in longer residential blocks via mid-block connections, trails and parks to allow for permeability into and through residential areas.
- d) All new roads, sidewalks and trails shall be designed with respect to any applicable municipal policies and design guidelines, in collaboration with the appropriate municipal department(s).

#### Streets

- a) Design attractive and green streetscapes with generous landscaping including urban tree canopy contributions along new roads.
- b) Incorporate a range of traffic calming measures to create a safe experience for all road users.
- c) Minimize curb cuts where possible along the collector road network as per **Schedule A**, to promote a village-like feel and encourage walking and cycling through Mixed-Use Activity Nodes.

#### Sidewalks

- a) Compliment all vehicular road with sidewalks, preferably on both sides of all public roads.
- b) Sidewalks should be designed with a high regard for accessibility-related design standards

#### 7.7.2 Open Space Network

The open space network in Black Bear Ridge Village consists of the public and private parks and open spaces, and the Golf Course and Natural Heritage System land designations as per **Schedule A**. Public parks and open spaces, including a network of linear open spaces, and the Natural Heritage System designation are planned as key elements of the public realm, while Golf Course uses are expected to be organized as private recreational spaces. This vast network is central to the vision of the Secondary Plan and is expected to contribute significantly to the livability and connectivity of the Black Bear Ridge Village Secondary Plan Area.

#### General Policies

- a) Elements of the open space network should be planned and developed as a system by:
  - a. Creating linkages between network components, where possible;
  - b. Curating Park and Open Space amenities at the Secondary Plan Area level to avoid duplication of services and to provide a wider range of amenities; and,

- c. Developing a unique and connecting design language for the Secondary Plan Area's open space network; and
- b) Where feasible, leverage existing hydro corridors and natural features to create complimentary trail networks and enhance the open space network.

#### Parks and Open Spaces

- a) In residential areas, parks and open spaces should be developed in such a way that is complimentary to and supportive of residential uses
- b) Parks and Open Spaces should:
  - a. Be visible and accessible from public right-of-ways;
  - b. Provide a range of amenities and installations to allow for year-round use;
  - c. Prioritize user safety, accessibility and environmental comfort through design interventions; and,
  - d. Prioritize native plantings and local materials as part of their design.

#### Natural Heritage Systems

- a) Natural Heritage System contributions are intended to build on existing environmental service provisions, while allowing for a certain amount of passive recreational opportunities;
- b) These areas are to be planned for with a high regard for existing natural features and ecosystems; and,
- c) Passive recreational opportunities in these areas must minimize negative impacts on the Natural Heritage System and mitigate any adverse impact, where possible.

#### Golf Course

- a) The Golf Course is intended to serve as private recreational uses serving local community members and visitors to Black Bear Ridge Village;
- b) Should be planned and developed with a high regard for landscape and urban design, integrating high value finishes and plantings, where possible; and,
- c) Support the Secondary Plan Area's open space network by allowing for public connectivity, where appropriate.

#### Open Space Interfaces

- a) Interfaces between public and private parks and open spaces, and the Golf Course and Natural Heritage Systems designations should:
  - i. Be designed in such a way to extend the open space network, where possible;
  - ii. Minimize any development impacts on Natural Heritage Systems; and,
  - iii. Clearly delineate distinct public and private open spaces through design interventions.

### **7.8 Residential Development Policies**

Residential development will form a key part of the Black Bear Ridge Village Secondary Plan Area. Lands designated as Black Bear Ridge Village will be developed to include a range of housing typologies primarily consisting of detached homes, townhouses and multiple unit housing in the form of low-rise apartment buildings. Black Bear Ridge Village designated areas are envisioned as compact, walkable communities with a high degree of connectivity to Activity

Nodes parks and open space, and tourism-related uses in the Secondary Plan Area, thus contributing to the village-like feel of the Secondary Plan Area. An emphasis on high-quality architectural, landscape and urban design will be evident throughout Black Bear Ridge Village areas. This is expected to yield livable, welcoming, and distinct neighbourhoods throughout the Secondary Plan Area.

#### 7.8.1 Building Types

The permitted building typologies shall comply with the associated zoning provisions for each use within the MZO. Below are general policies to guide the design for the following permitted residential built forms:

##### Single Family and Semi Detached Dwellings,

- a) Single Family and Semi Detached Dwellings should be developed as per the City of Belleville's zoning definitions and must respect all relevant zoning provisions of the MZO; and,
- b) Street facing driveways must be designed to minimize impact on front yard landscaping.

##### Row Dwellings, Duplex, Triplex and Fourplex Dwellings, and Multi-unit Dwellings

- c) Row Dwellings, Duplex, Triplex and Fourplex Dwellings, and Multi-unit Dwellings units should be developed as per the City of Belleville's zoning definitions and must respect all relevant zoning provisions of the MZO, and any other applicable zoning by-laws;
- d) All units will have direct access to grade;
- e) When garages and driveways are oriented towards the front of the site, special consideration should be given to:
  - i. Minimizing the impact of the front driveway on any front yard landscaping by limiting the driveway width to 3m;
  - ii. Ensuring adequate soil volumes to support front yard contributions to the urban tree canopy; and,
  - iii. Pedestrian safety due to the repetitive driveway curb cut pattern along public frontages.

##### Apartments

- f) Apartments should be developed as per the City of Belleville's zoning definitions and must respect all relevant zoning provisions of the MZO, and any other applicable zoning by-laws;
- g) Vehicular access points should be minimized, where possible; and,
- h) Vehicular circulation, parking, waste management and utilities should be organized to the rear/side of the site, or underground, where feasible.

#### 7.8.2 Building Design

##### Building Placement and Orientation

- i) Frame the streetscape by orienting residential entrances towards the street, providing convenient access and connectivity from private residences into to the public realm.
- j) Where possible, ensure that all building elevations facing a street, open space or park, are designed to engage actively with the public realm.
- k) Align buildings along the establish setback lines, as per all relevant zoning regulations.
- l) Create visual interest by including slight variations in setbacks on long blocks.
- m) On larger sites planned for block form development, allow for multiple residential buildings in different orientations, with landscaped mid-block connections to allow for permeability.

#### Relationship to Grade & Street

- n) The built form's relationship to the street will be largely informed by the MZO and any other applicable zoning by-laws.
- o) Consideration should be given to creating an engaging and visually appealing condition at-grade, by encouraging variation in architectural expression and materiality.
- p) While stoops and elevated porches may be permitted by any applicable by-laws, effort should be made to limit the height of these structures to avoid creating visual barriers at-grade
- q) Single family dwelling units should be designed with an active relationship to the grade by encouraging visibility to the street by means of architectural, landscaping and lighting design.
- r) Apartments should be designed with an active relationship to the grade by:
  - i. encouraging grade-related units, and associated entrances/outdoor private spaces, along public streets;
  - ii. facing interior and exterior building amenities towards public roads; and,
  - iii. strategically placing primary entrances and designing them to be of visual interest and easily accessible from their fronting street.

#### Compatibility, Fit and Transition

- s) Built forms should be responsive to the surrounding public realm, open spaces and development context.
- t) Significant effort should be taken to allow for appropriate transition between distinct residential building types and other land uses.
  - i. Transitions can be established through a gradual change in height and massing but can also be done via open space blocks, landscaping, minimum separation distances and other buffers.
- u) Generally, apartments will be the tallest built forms at 14m or four storeys in Black Bear Ridge Village residential areas and should be appropriately transitioned between other residential uses.
  - i. Townhouses may provide an appropriate transition between low-rise residential apartments and single detached homes.
  - ii. Apartments may provide an appropriate transition between Mixed-use Activity Nodes and lower density residential forms.
- v) Where possible, residential blocks fronting onto open space network blocks should ensure adequate transition by:

- i. incorporating elements of the open space network block's landscaping language into the facing yards; and,
- ii. exceeding minimum setbacks, where feasible, to provide a wider horizontal separation distance between residential buildings and open space network elements.

#### Servicing

- w) Waste management and utilities should be located in rear/side yards to minimize impact on the public realm where feasible.
- x) Where possible, parking and circulation (for apartments) should also be oriented to the rear/side of the site.
- y) Negative impacts of servicing uses, as per above, should be mitigated by means of appropriate screening and/or landscaping.
- z) Bicycle parking may be located along residential streets, and any street-facing bicycle parking structures should be of a high design quality and be constructed using high quality materials.

### **7.9 Mixed Use Development Policies**

Mixed Use Activity Nodes are expected to be a major contribution to the Village-like feel of the Secondary Plan Area. The Mixed Use Activity Nodes identified in **Schedule A** and located along the conceptual collector road are planned as multi-modal main streets. Low-rise, mixed-use buildings, will host a range of commercial, retail and tourism use at grade, serving residents and visitors to the Secondary Plan Area. Sidewalks, flanked by active uses at grade and high-quality integrated landscaping, will create a vibrant and welcoming environment for all road users.

#### 7.9.1 Building Design

##### Building Placement and Orientation

- a) Frame the streetscape by orienting residential entrances towards the street, providing convenient access and connectivity from private residences into to the public realm;
- b) Where possible, ensure that all building elevations facing a street, open space or park, are designed to engage actively with the public realm;
- c) Align buildings along the established setback lines, as per all relevant zoning regulations;
- d) Create visual interest by including slight variations in setbacks on long blocks; and,
- e) Large mixed-use blocks should be broken up with trails, plazas and mid-block connections to increase permeability;
  - i. When possible, mid-block connections adjacent to open space network should be planned to improve connectivity and access to parks, trails and natural heritage spaces from Mixed-use blocks.

##### Relationship to Grade & Street

- f) The built form's relationship to the street will be largely informed by all applicable zoning by-laws.

- g) Consideration should be given to creating an engaging and visually appealing condition at-grade, by encouraging variation in architectural expression and materiality.
- h) Mixed-use blocks are expected to engage actively with their primary frontages by means of lobby, retail and commercial entrances.
  - a. Such entrances should be barrier free and accessible to all road users.
- i) Where commercial and retail spaces are not feasible, interior amenities may be located at-grade with visibility to the street.
- j) Step backs above the first floor may be incorporated into the Mixed-use blocks to promote an intimate experience for road users at grade and create interest along the streetwall.
- k) Mixed-use blocks should plan for generous front setbacks along public streets to encourage a walkable final condition which may include:
  - i. Opportunities for outdoor retail spillover, patios, pop-ups;
  - ii. Generous landscaping including contributions to the urban tree canopy;
  - iii. Seating, public art and other recreational installations; and,
  - iv. Public bicycle parking spaces.

#### Compatibility, Fit and Transition

- l) Built forms should be responsive to the surrounding public realm, open spaces and development context.
- m) Significant effort should be taken to allow for appropriate transition between mixed-use areas and residential areas.
- n) Transitions can be established through a gradual change in height and density but can also be done via open space blocks, landscaping, minimum separation distances and other buffers.
- o) Generally, mixed-use buildings and resort-related buildings are to be the largest built forms in the Secondary Plan Area. They are also expected to attract the highest number of trips as they are expected to provide critical services to residents and visitors.
- p) Where possible, residential blocks fronting onto open space network blocks should ensure adequate transition by:
  - i. incorporating elements of the open space network block's landscaping language into the facing yards; and,
  - ii. exceeding minimum setbacks, where feasible, to provide a wider horizontal separation distance between residential buildings and open space network elements.

#### Servicing

- q) Waste management and utilities should be located in rear/side yards to minimize impact on the public realm.
- r) Parking and internal circulation should also be oriented to the rear/side of the site.
- s) Where feasible, parking and servicing should be delivered below-grade.
- t) Negative impacts of servicing uses, as per above, should be mitigated by means of appropriate screening; screening should be of high design and landscape quality.
- u) On-street parking, in the form of lay-bys, may be permitted along mixed-use areas to allow convenient access to retail and services.



- i. Consideration should be given to safety for other road users around lay-bys; and,
  - ii. Visitor and retail parking spaces are also encouraged to be provided below-grade in mixed-use blocks, where feasible.
- v) Visitor and commercial parking provisions should be informed by appropriate anticipated demand analysis in order to minimize parking spill-over into residential areas.
- w) Bicycle parking should be prominently located in front setbacks in mixed-use blocks and any street-facing bicycle parking structures should be of a high design quality and be constructed using high quality materials.

## SECTION 8 – DEVELOPMENT PHASING

Due to limitations in the existing road, water and sanitary sewer systems serving the Secondary Plan, development of the area must be phased. See **Schedule C**.

Phase 1 will consist of southernmost lands in the Secondary Plan Area. These will be developed at a time when appropriate servicing (water, wastewater, stormwater and roads) is available. It is anticipated that Phase 1 could accommodate growth for the next 5-10 years.

The Phase 1 development shall ensure sewer, water, and road capacity exists to accommodate the proposed Draft Plan of Subdivision. The development of Phase 1 will require major infrastructure upgrades and improvements to the sewer, water, stormwater and road system. In this regard, the City should work with the landowner to prepare a long-term plan to ensure that the required infrastructure identified in this Plan and other studies is in place to accommodate subsequent phases of development in the Black Bear Ridge Village Secondary Planning Area.

Phases 2 and 3 will take place over the long term (10 – 25 years after Phase 1). As with the first Phase, subsequent phase are expected to introduce a range of residential, mixed-use, open space, natural heritage system and tourism-related uses in the northeastern and northwestern portions of the Secondary Plan Area. New and updated reports may be requested by the City at the time of future development applications in Phases 2 and 3.

The City should pass an area specific Development Charges By-law based on the estimated cost identified in **Appendix 12 and 13** to assist in the financing of the required infrastructure.

## SECTION 9 – IMPLEMENTATION

The purpose of this Section is to provide general policies respecting the applicability and appropriate use of the principal means of implementing this Plan. All methods of implementing this Plan set out in this Section should be employed by the Municipality in accordance with the provisions of the Planning Act, Municipal Act, Heritage Act and other statutes that may apply.

### **9.1 - Land Use Control By-laws**

City Council should adopt land use control by-laws to regulate development and define areas within which certain uses of land may occur subject to appropriate development criteria.

#### **9.1.1 - Zoning By-laws**

- a) City Council should adopt as necessary new zoning by-laws to define the limits of areas to be allocated to various land uses and establish appropriate development criteria in conformity with the policies of this Plan.
- b) In assessing the merits of new zoning by-laws or proposed amendments to zoning by-laws, City Council should consider the objectives and policies of this Plan.

#### 9.1.2 - Deferred Development Zones and Holding By-laws

- a) Where City Council wishes to delay final implementation of zoning for any lands, City Council may:
  - zone such lands in a 'deferred development' category until such time as conditions appropriate to accommodate development are in place; or
  - establish holding provisions to the zoning for such lands by placing an 'H' in front of the zoning category label as it applies to such lands.
- b) The Municipality may employ these techniques to:
  - prevent or limit the use of land to achieve orderly phasing of development;
  - ensure private or municipal servicing and design criteria established by the Municipality would be met;
  - ensure any required studies are completed prior to development proceeding;
  - prevent development from proceeding until arrangements respecting the installation of services (i.e. sewers and water mains, stormwater management systems or roads) have been made; and,
  - provide for the implementation of special design features in specific locations or developments.
- c) Before rezoning lands designated 'deferred development' to an appropriate zoning category or before removing the holding provisions, Council should be satisfied that the conditions which necessitated use of either technique have been or are assured of being satisfactorily addressed.
- d) Any application to rezone lands zoned 'deferred development' or remove the holding symbol should be reviewed by the Municipality considering whether:
  - the proposed use of lands is in conformity with the policies of this Plan;
  - the required services are provided or can be provided;
  - any required reports have been completed to the Municipality's satisfaction;
  - the financial requirements of the Municipality have been fulfilled;
  - the phasing and design of the proposed development is acceptable; or
  - any required agreements have been satisfactorily completed.

#### 9.1.3 - Interim Control By-laws

- a) Council may adopt interim control by-laws to restrict the use of land, buildings or structures to limit development until detailed planning studies for the lands subject of the by-law are completed and accepted by the Municipality, and any appropriate amendments to zoning by-laws are in effect.

- b) Council should only employ this form of land use control where it is of the opinion that allowing development to proceed or new land uses to be established without first addressing planning issues could have significant negative implications to the lands in question, abutting lands, or the City as a whole.
- c) Any interim control by-law adopted by Council may initially be in effect for a period of up to one year from the date of passing but may be extended for a maximum of one additional year. During this period, the Municipality should employ due diligence to complete all appropriate planning studies to address issues that necessitated the interim control by-law being adopted.
- d) Notwithstanding the provisions of this section, existing uses are permitted to operate on-site as interim uses are expected to remain throughout the Secondary Plan Area to ensure vibrancy and usability of the lands throughout the long-term development of the Area.

#### 9.1.4 - Temporary Use By-laws

- a) Council may adopt by-laws to authorize the temporary use of land, buildings or structures for any purpose otherwise prohibited by applicable zoning by-laws.
- b) The temporary use may be authorized initially for a period of time up to three years from the date of the passing of the by-law, except in the case of garden suites that may be authorized for up to ten years, but temporary uses may be extended by by-law for further periods of not more than three years each. Upon the expiry of a temporary use by-law, the use authorized by the by-law would cease unless extended by by-law.
- c) A temporary use by-law should generally conform to the policies of this Secondary Plan and the following principles:
  - i. The use to be established should be of a temporary nature where the investment to establish the use is not to such an extent that the owner would be put to undue hardship upon termination of the temporary use.
  - ii. It is not considered appropriate to zone for such use on a permanent basis, taking into account issues such as access, traffic impacts, and potential long-term land use conflicts.
- d) Temporary service/maintenance yards for utility companies or their contractors may be permitted where Council believes the implications are reasonable.

#### 9.1.5 - Special Zoning Provisions

- a) City Council may adopt zoning by-laws which provide for an increase in the maximum height and/or density of a development in exchange for the provision of such facilities, services or matters as are set out in the by-law.

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

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

- the types of development to which bonuses may apply;
- the areas of the City where these provisions should be applied;
- the facilities, services or matters which may be provided in exchange for increased height or density;
- the extent of the increases in height or density which may be granted; and,
- land use and servicing implications of permitting increases in height or density.

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

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

- b) Where a zoning by-law requires parking to be provided as a condition to the development or establishment of a use, City Council may enter into an agreement to exempt a proposed development or use from providing required parking in exchange for the payment to the Municipality of a sum of money to be used by the Municipality to develop public parking facilities.

This policy should only be used in areas where there is sufficient concentration of uses and demand for the establishment of public parking facilities.

## 9.2 - Site Plan Control

- a) Site plan control should be used where proposed development or features of a particular site or district require:
- consistent standard of development;
  - safe and efficient vehicular and pedestrian movement;
  - installation of features that ensure compatibility between land uses; and
  - appropriate placement and provision of services and drainage.
- b) The entire Secondary Plan Area is designated by this Plan as a proposed site plan control area. City Council may adopt by-laws to define the Secondary Plan Area in its entirety or any portion of the Secondary Plan Area as a site plan control area.

Within the proposed site plan control area, City Council may define all development with the exclusion of low density residential development and farm-related development as

subject to site plan control procedures. Also exempted would be aspects of licensed aggregate operations that fall under Provincial control; the Ministry of Natural Resources is, however, encouraged by this Plan to circulate plans for licensed operations to the Municipality for review and comment. Exemptions may be achieved by defining these classes of development in the site plan control area by-law rather than defining specific areas.

- c) Site plan control area by-laws may require any person proposing development within a site plan control area to submit to the Municipality for approval:
  - plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works (including landscaping and grades and elevations) to be provided in conjunction with the project; and
  - drawings showing plan, elevation and cross-section views for each building to be erected, illustrating the massing and conceptual design of the proposed buildings, the relationship of the proposed buildings to adjacent lands, and interior areas to which the public have access; all of which requirements are more specifically set out in the Planning Act.
- d) City Council may apply such conditions as provided for in the Planning Act to the approval of a site plan and may ensure the fulfillment of conditions of approval and the implementation of the Municipality's policies through execution of a development agreement which may be registered against the title to the lands. Such agreement may address issues such as timing of development, future obligations, security and default provisions, and financial matters respecting the provision of services.

### 9.3 - Sign By-laws

- a) City Council may adopt by-laws pursuant to the Municipal Act to regulate the type, form, size, placement, and standards for the placement or alteration of signs.
- b) A sign by-law may set out requirements for the provision of details on structural matters to ensure compliance with the Building Code, the provision of engineering reports and certificates, and the payment of appropriate fees.

### 9.4 - Property Standards By-laws

- a) City Council may adopt property standards by-laws pursuant to the provisions of the Ontario Building Code Act.
- b) Property standards by-laws, among other matters, may:
  - define the standards for maintenance and occupancy of property;
  - prohibit the occupancy or use of any property that does not conform to the standards set out in the by-law;
  - require repairs to be effected to any non-complying property;
  - require debris, refuse, and derelict vehicles be removed from property; and
  - require that non-complying buildings or structures be demolished if repairs are not effected, leaving the lands in a graded and levelled condition.

### 9.5 - Sewer Use and Waste Collection By-laws

- a) City Council may adopt sewer use by-laws that, among other matters would:
  - regulate the nature of wastes that may be permitted to be discharged into the municipal sewer system; and,
  - require the installation of inspection manholes for certain land uses at the point that sewer systems discharge from private lands to the public system.
- b) City Council may adopt by-laws to regulate the collection and disposal of waste that, among other matters, may define the nature and quantities of waste that may be accepted by the Municipality for disposal.

#### 9.6 - Heritage By-laws

- a) City Council may adopt by-laws pursuant to the provisions of the Heritage Act to designate properties which have sufficient architectural, historical or other significance to warrant specific recognition and protection.
- b) Prior to adopting any heritage by-law, City Council should obtain advice from LACAC (Heritage Belleville). Where any property is so designated, the Municipality should process plans respecting any renovation or demolition in accordance with the provisions of the Heritage Act and obtain the advice of LACAC.
- c) City Council may maintain the integrity of archaeological resources by adopting zoning by-laws to prohibit any land use activities or the erection of buildings or structures on land which is a site of a significant archaeological resource.

#### 9.7 - Other By-laws

- a) Financial by-laws such as local improvement by-laws (pursuant to the Municipal Act) and development charge by-laws (pursuant to the Development Charges Act) which are necessary to raise funds to pay for infrastructure may be adopted as necessary to implement any policy or provision of this Plan.

#### 9.8 - Subdivision of Land

- a) All lands within the Secondary Plan Area are subject to subdivision control by virtue of the provisions of the Planning Act.
- b) The Municipality should ensure the plan of subdivision and consent approval processes are employed appropriately to ensure division of land is undertaken in accordance with the policies of this Plan.
- c) City Council, where circumstances warrant, may adopt by-laws to:
  - exempt certain lots within registered plans of subdivision from subdivision control (generally referred to as part-lot control by-laws); and,
  - deem registered plans that have been in existence for eight years or more to no longer be a registered plan of subdivision as defined in the Planning Act.

#### 9.9 - Capital Works

- a) Certain policies of this Plan would be implemented through the construction of public works. No public work can be undertaken that is not in conformity with the policies of this Plan.

- b) This Plan encourages City Council to adopt a multi-year capital works budget to provide guidance on the allocation of monies to extend and upgrade municipal services to achieve the objectives of this Plan.

#### 9.10 - Land Acquisition

- a) The Municipality may acquire and hold land within the City for the purpose of meeting any objective of this Plan. The Municipality may also sell, lease or otherwise dispose of such lands when no longer required in accordance with the Municipal Act and other relevant provisions of this Plan.
- b) Without limiting the generality of the above statement, the Municipality may acquire lands for the purpose of:
- providing roads, road extensions, road widenings, and pedestrian linkages;
  - providing servicing and utility corridors and sites;
  - providing parks and lands for recreation uses, facilities, and trails;
  - providing cultural facilities (i.e. libraries, theatres, art galleries, halls);
  - eliminating non-conforming land uses;
  - controlling access to roads or public thoroughfares;
  - consolidating lands for redevelopment;
  - controlling hazardous lands (i.e. lands subject to flooding or erosion);
  - protecting natural heritage features;
  - protecting significant heritage sites (architectural or historical);
  - providing administration facilities and services;
  - establishing industrial land banks and enterprise centres;
  - providing transportation services (i.e. airports, marinas and boating facilities);
  - providing off-street parking areas and facilities; and
  - any other purpose which implements the policies of this Plan.

#### 9.11 - Boards and Committees

City Council has established special committees and boards to oversee certain procedures and processes that implement portions of this Plan. Committees may be established as standing committees or special ad hoc committees to address specific issues.

##### 9.11.1 - Committee of Adjustment

- a) A Committee of Adjustment may be established to consider applications for:
- a) minor variances from the provisions of zoning by-laws (including bonus, holding, temporary use and interim control by-laws), sign by-laws, and any other by-laws which implement this Plan;
  - b) enlarging, extending or changing the use of non-conforming uses; and
  - c) determining the permitted use of land where a zoning by-law is written in general terms.
- b) When considering an application for minor variance, the Committee should consider whether:
- the general purpose and intent of this Plan is maintained;

- the general purpose and intent of the by-law is maintained;
  - the variance requested is minor; and,
  - the variance is desirable for the appropriate development or use of the land.
- c) When considering an application for an enlargement, extension or a change of use to a non-conforming use, the Committee should consider:
- whether the existing use is legal non-conforming;
  - whether the enlargement or extension is likely to create or aggravate any problems, and is in accordance with the policies of this Plan; and,
  - when a change in use is proposed, whether the proposed use is similar to the existing use or is more compatible with the uses permitted in the by-law applicable to the area in which the non-conforming use is located.
- d) When considering an application for interpretation of a zoning by-law that defines uses of land in general terms, the Committee should consider:
- whether the general purpose and intent of this Plan is maintained; and,
  - whether the general purpose and intent of the by-law is maintained.
- e) The Committee of Adjustment may also be assigned the responsibility for granting consents for any part or the whole of the Secondary Plan Area.

#### 8.11.2 - Other Committees

- a) City Council may establish ad hoc and advisory committees periodically to undertake specific initiatives to achieve any objective or implement any policy of this Secondary Plan (i.e. planning advisory committee, environmental advisory committee, or task forces to address defined issues).
- b) City Council should establish such bodies as required under various statutes (i.e. Line Fences Act) to administer processes required by such statutes.

#### 8.12 - Plans and Plan Amendments

This Secondary Plan is not specific by its nature and provides general direction and guidance on the development of the Black Bear Ridge Village Secondary Plan Area. Periodically it will be appropriate to establish more specific policies to address issues pertaining to the development or improvement of the Area. It is also important that all plans be reviewed periodically to ensure their relevance to issues that must be addressed respecting the community's development.

City Council may adopt community improvement plans to address the community improvement policies set out in this Plan.

- a) Applications to amend this Secondary Plan may be submitted to City Council for consideration.
- b) As a pre-requisite to the consideration of any application to amend this Secondary Plan, the Municipality may require the applicant to submit those studies that are considered necessary to enable the application to be properly assessed, which may include:
- assessment of servicing implications;

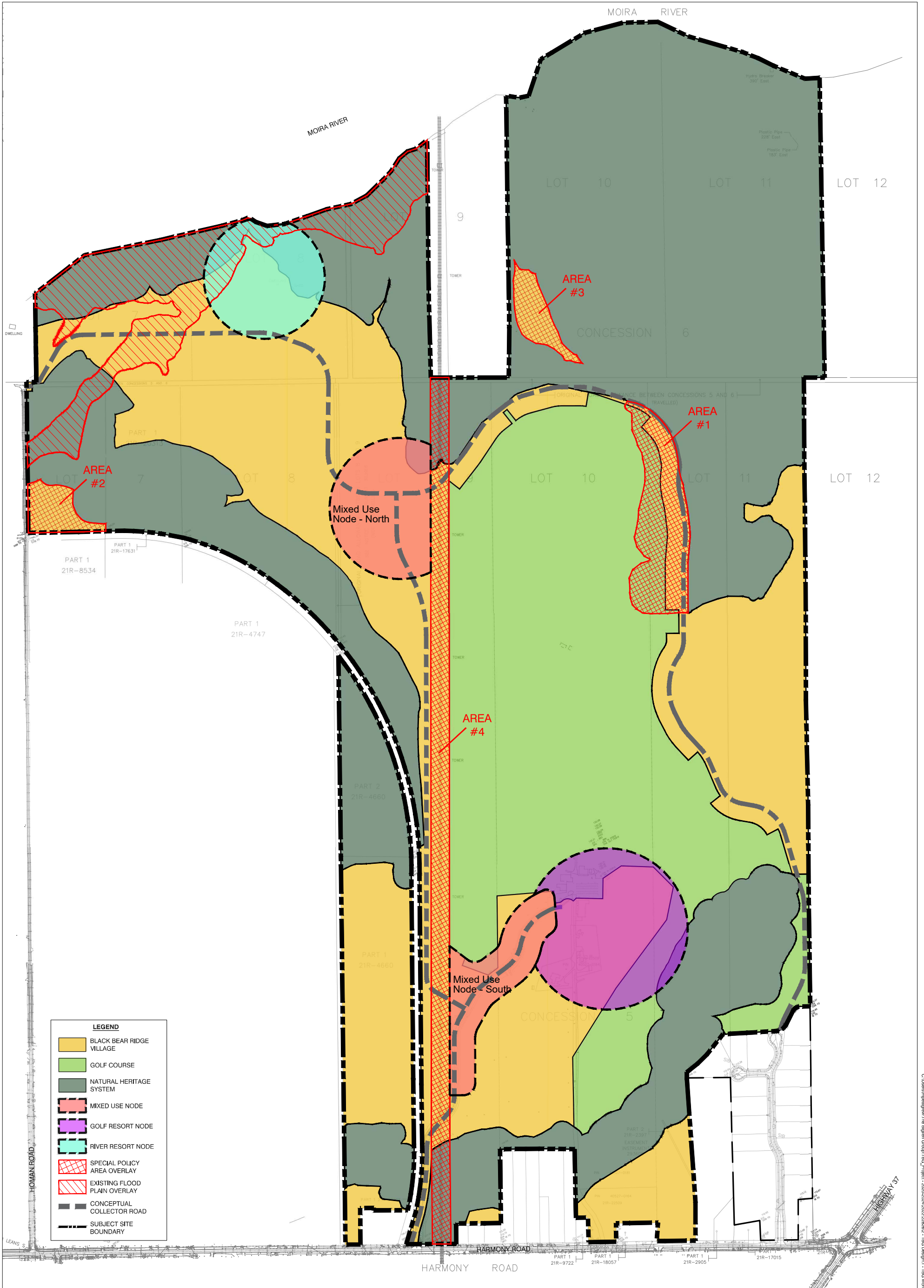


- analysis of soil, subsoil and groundwater conditions (geo-technical and hydro-geological studies);
- environmental impact studies (EIS);
- environmental site assessments (for potentially contaminated sites);
- noise and vibration assessments;
- traffic studies;
- market and needs surveys;
- stormwater management studies; and
- assessments of financial impact.

#### 8.13 - Procedural Guidelines and Municipal Standards

- a) City Council may establish documents that set out procedural guidelines or municipal standards to assist land developers in effectively dealing with matters subject of this Secondary Plan. These documents, while not forming a part of this Secondary Plan, would assist with its interpretation and implementation.
- b) Documents setting out procedural guidelines or municipal standards may address matters such as:
  - plans of subdivisions and consent procedures and requirements (i.e. determining and allocating servicing requirements and costs);
  - requirements for complete applications for Official Plan or zoning amendments;
  - site plan control and urban design standards; and,
  - engineering standards (i.e. stormwater management).

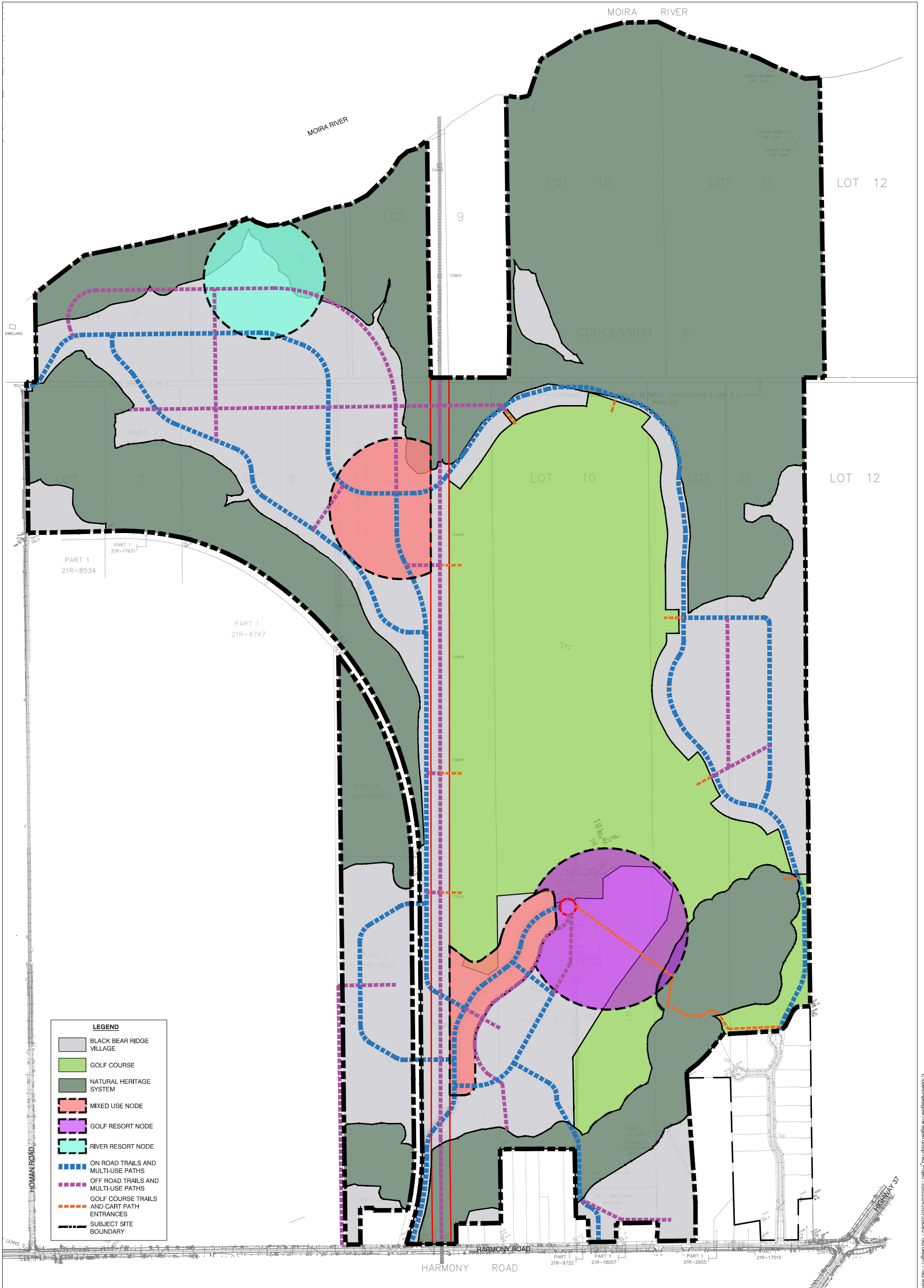
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**BLACK BEAR  
RIDGE VILLAGE  
SECONDARY PLAN  
SCHEDULE "A"**

**STRUCTURE PLAN**





**BLACK BEAR  
RIDGE VILLAGE  
SECONDARY PLAN  
SCHEDULE "B"**

**ACTIVE  
TRANSPORTATION PLAN**



