
Memorandum



Date: March 5, 2026 (Revised May 14, 2026)
To: City of Belleville

From: The Biglieri Group

Re: Parkland and Open Space Strategy
Project Name: Black Bear Ridge Village
TBG Project Number: 22826

Introduction

The first phase of the Black Bear Ridge community contains several categories of parks and open space that are to be primarily publicly owned and maintained. The Draft Plan of Subdivision (“DPS”) dedicates several blocks to parks and open space (Blocks 54-71 on the submitted DPS). The categories for these proposed parks and open spaces break down as follows: Public Parkland, Public Trails, Public Stormwater, Private Parks, Private Open Space. **Appendix A** shows the breakdown of each space type.

The Planning Act requires 5% of the lands to be conveyed for public park or other public recreational purposes (Section 51.1(1)). Based on the net developable area (the Phase 1 lands excluding Natural Heritage Features, the ROW widenings, and the well easement (Blocks 76-82) of 37.5ha, the total required parkland is **1.88ha**. The proposed public open space lands amount to a total **1.77ha** (of which 1.61ha will count towards the required 5%), with another 2.28ha of private parkland which could be conveyed to the municipality in part or in whole.

Public Parkland and Trails (Blocks 58-60, 62, 64, 65, and 72 – 1.75 ha total)

Per the discussions with the City, the lands to be dedicated to the public will total 1.75ha. All but Block 62 (0.01ha) will contribute towards the required parkland dedication. Block

59 is a proposed parkette with a portion of the lands encumbered by an underground stormwater management tank of just under 700 square metres. The City has agreed to accept these lands for parkland at a discounted rate (50% or 0.15ha). Therefore, the total area of the lands to be dedicated for public parks and recreation is 1.59ha (4.24%).

The three proposed parkettes are located centrally within the three general “pockets” of housing. These parkettes are 0.3ha to 0.67ha in size and are generally intended to serve the 2-3 minute walk radius for smaller programming such as playgrounds and multi-sport courts. They may also contain seating areas and open informal play areas. The ultimate design will be at the discretion of the City and their parks programming needs as these will be public facilities.

In addition to the public parkettes, there are a series of trails that connect the three residential pockets that link residents to the other trails and recreational opportunities adjacent to the Phase 1 development, such as nature trails, the snowmobile recreational trail, the golf course, and the hydro corridor active transportation route to the future developments to the north. As per the City of Belleville Parkland and Recreation Master Plan (2021), trails are essential community assets which provide a range of physical, mental, social, environmental, and economic benefits (Section 7.1). A Trails Master Plan will be developed to demonstrate the specific connections and integration of the public trail network with the publicly accessible private trails throughout the balance of the Black Bear Ridge lands.

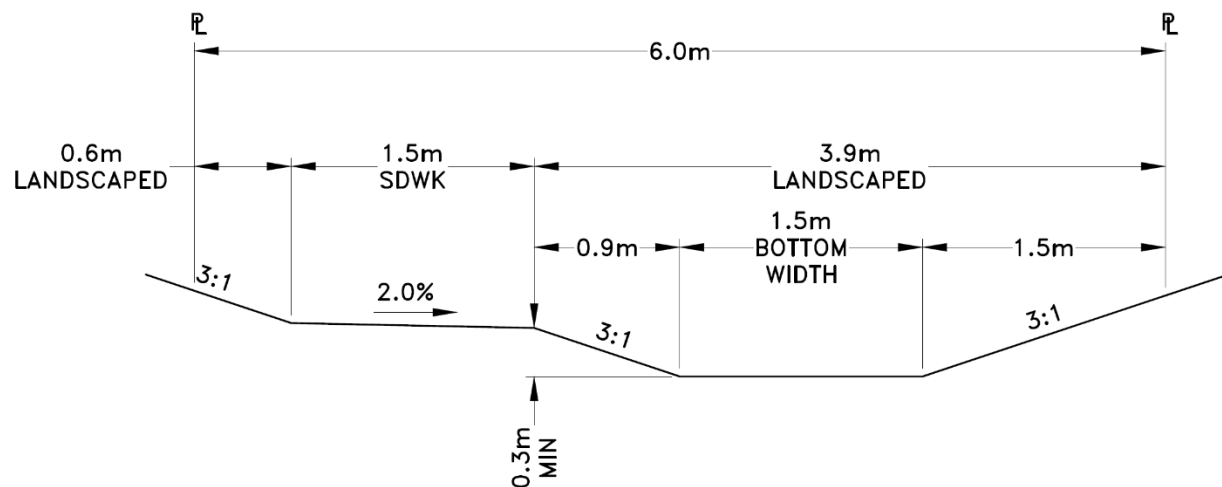
The trail blocks are between 6m and 15m in width which allow for multi-use paths, substantial landscaping and trees, as well as rest stops, small shelters, signage, and lighting as desired. The ultimate design will be at the discretion of the City and their parks programming needs as these will be public facilities.

Public Stormwater Management (Blocks 61, 63, 66, 67, 69, 70, 73 – 1.21 ha total)

In the above-mentioned blocks, there are proposed stormwater management facilities such as an existing stormwater management pond (Block 63), and proposed ditches and enhanced swales as part of the overall Low Impact Development (“LID”) approach to conveyance of stormwater, and in some cases also perform quality control functions.

These blocks may also contain a walkway or multi-use path adjacent to one of these conveyance features with the appropriate separation and planting to ensure safety as well as no disruption to the functioning of the SWM facility. Similar to the above, where public trails are provided within these blocks, the Trails Master Plan will demonstrate how the public and private trails will be designed and integrated.

Below is a cross section of a typical SWM conveyance feature and trail block.



Private Parks (Blocks 55, 56, and 57 – 2.28 ha total)

The three Blocks identified above are partially encumbered by the existing Hydro One corridor. Of the 2.28ha for these three blocks, 1.37ha area is within the corridor which requires special permissions from Hydro One for any programming beneath their lines. The remaining 0.91ha are unencumbered and may contain a variety of sports and recreational programming without requiring permission from Hydro One.

Despite the encumbrance of the hydro lines, in many locations, Hydro One has permitted sports programming ranging from playgrounds to full sized adult sports fields. An example of this is the Princes Diana of Wales Park located in Pickering. It is a major sports and recreation asset in the centre of Pickering which provides a vast range of uses for all ages.

Appendix B is a plan of the park which demonstrates some of the uses contained within that park that could be replicated in this case on the subject lands.

Should the open space remain private, the golf course would maintain and operate the space and may use it for a variety of additional purposes such as overflow parking, events

spaces, private sports facilities, and more. These may or may not be accessible to the general public in part or in whole.

Private Open Space (Blocks 68 and 71 – 0.12 ha total)

There are two blocks that are intended to remain in private ownership by the developers. Blocks 68 and 71 will contain an emergency access road that will be designed at a later stage when it is required by emergency services. This area is under further study through the detailed design stage and the ownership of those blocks may change in the future as the requirements for the emergency access and overall transportation network evolve.

Golf Course (External to Phase 1 DPS)

Although not included in the DPS, it should be noted that the entire Black Bear Ridge Village is centred on a design principle of year-round recreation which will include the private golf course and the other sports and recreational opportunities that the golf course and future developments will provide.

Existing Public Parkland

Although it is also outside the DPS, the Gerry Masterson Community Centre and associated sports fields are located immediately south of the first phase of the Black Bear Ridge Village. This Community Centre and the large sports fields will service the larger sports programming needs of the first phase and likely the rest of the proposed development of the future phases.

Summary

As demonstrated above, the first phase provides 1.59 ha (4.24%) of land to be dedicated for publicly owned parkland, and has the potential to add more than twice that (an additional 2.28ha) within the hydro corridor Blocks for additional public or private parkland or recreational uses. This is a significant investment by the owners of the lands and demonstrates their commitment to the design principles they set for year-round sports and recreation and as a destination for the residents and visitors to Belleville.

We trust that you will find that this implementation status update demonstrates timely and purposeful progress towards the development of the Black Bear Ridge site, in line with the initial development concept and intention of the MZO.

Should you require any additional information, please contact the undersigned at your earliest convenience.

Respectfully submitted,

THE BIGLIERI GROUP LTD.



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Appendix A

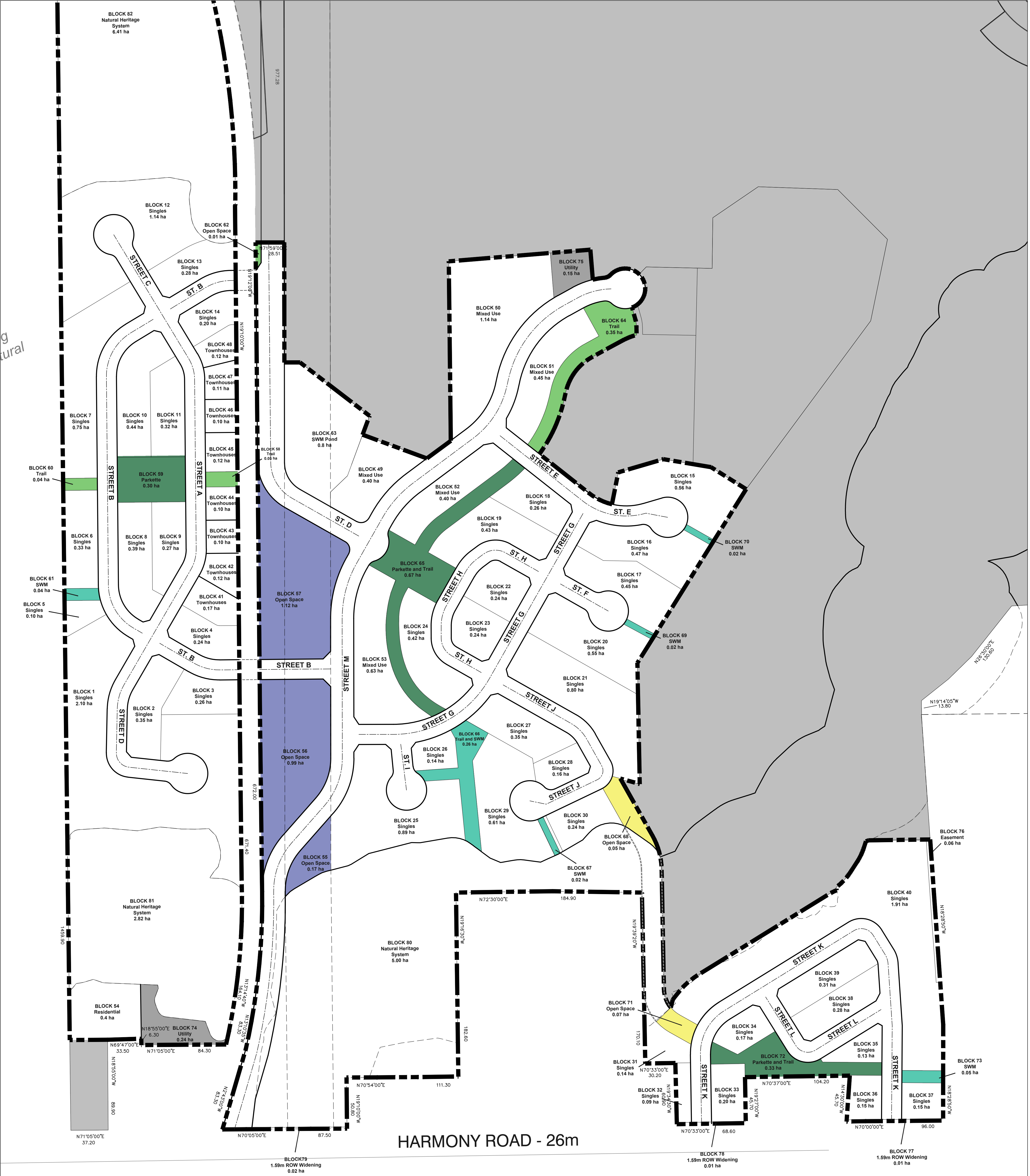


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Appendix B



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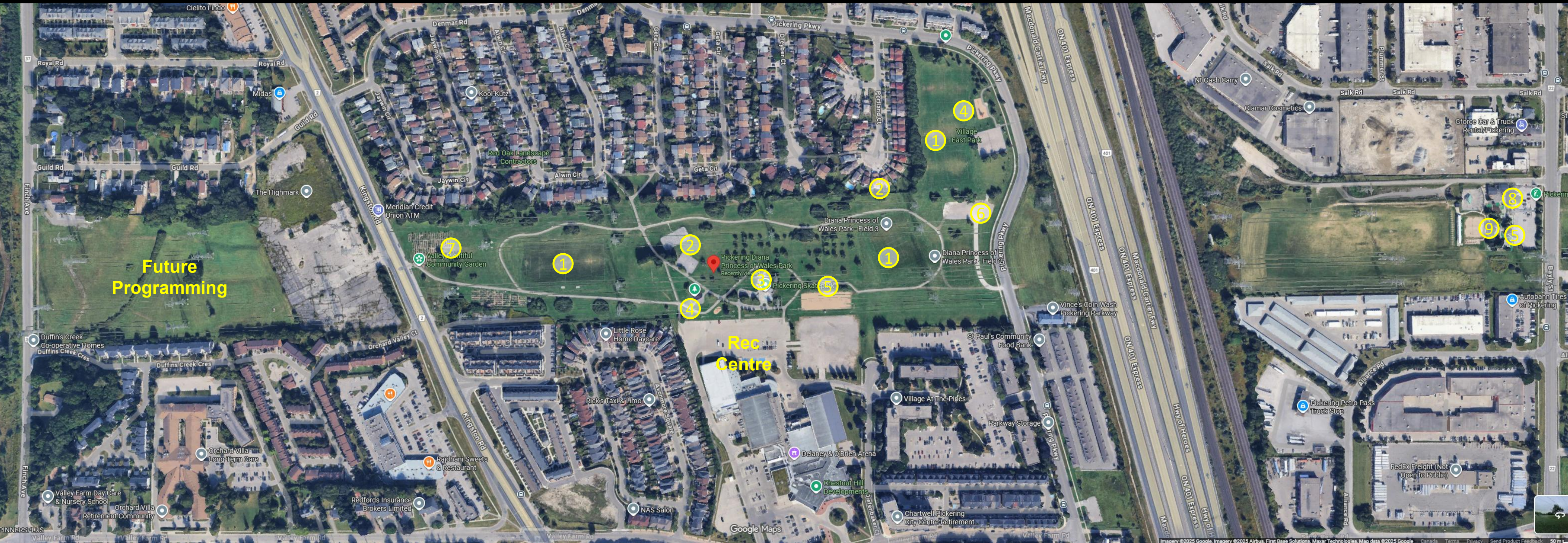
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Hydro Corridor Programming Example

Princess Diana of Wales Park, Pickering



- 1. Soccer Fields (junior and senior)
- 2. Pickleball, basketball, tennis
- 3. Skate park
- 4. Playground
- 5. Beach Volleyball
- 6. Parking
- 7. Community Gardens
- 8. Baseball Batting Cages
- 9. Golf Driving Range

Appendix C

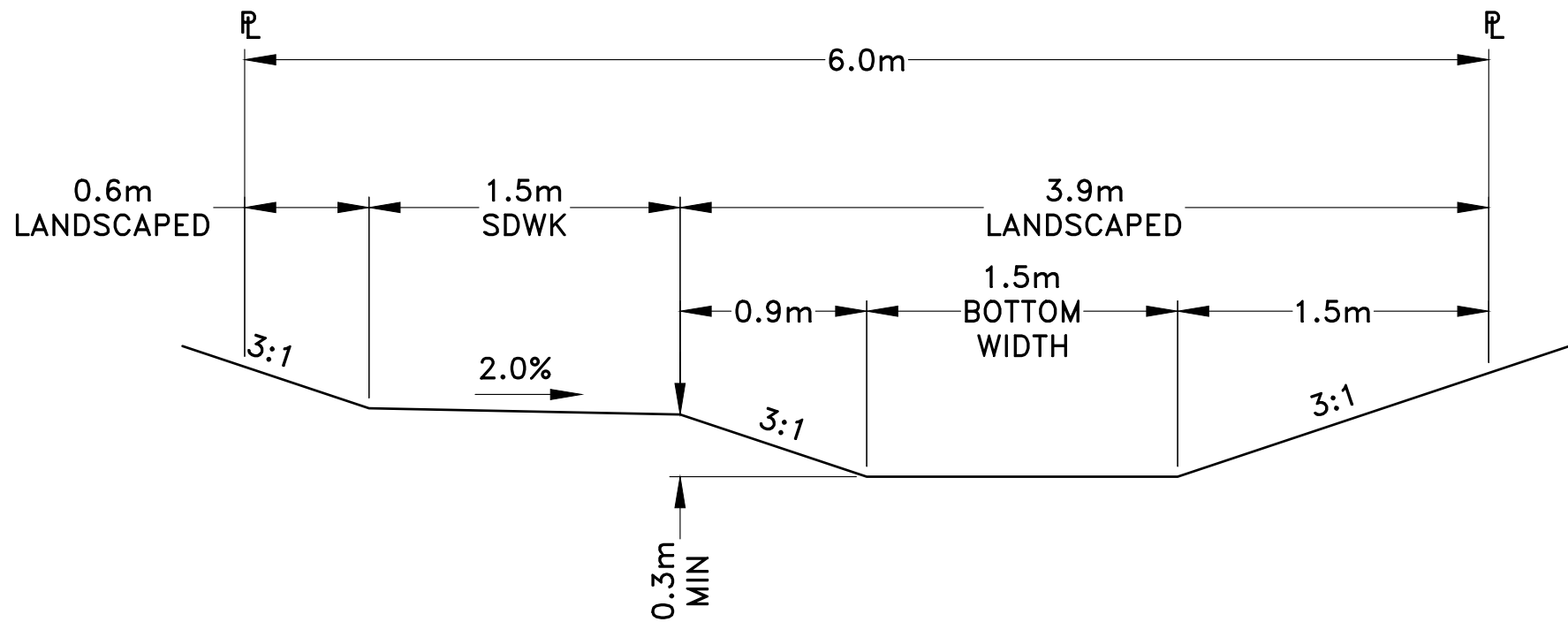


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TYPICAL 6.0m WIDE PUBLIC TRAIL AND STORMWATER
MANAGEMENT BLOCK CROSS SECTION