

BLACK BEAR RIDGE PLANNING APPLICATION SUBMISSION

PUBLIC COMMENT MATRIX

Version 1, August 22, 2025

The following is a summary of the public feedback received by the City of Belleville as of August 22, 2025 after circulating the formal planning application submission made by The Biglieri Group on behalf of Black Bear Ridge G.P. Inc. (formal planning application deemed complete by the City on May 21, 2025). Certain comments within this Matrix have been grouped thematically or paraphrased for conciseness. While every effort has been made to respond to each comment, some may have been addressed collectively or incorporated into other responses. Accordingly, this Matrix should be reviewed in its entirety. Please note that the original comments from each party have been retained in City files for reference.

Comment #	Public Comment	City Response
1 N. De Haan	I would like to request a copy of the any documents related to the Black Bear Ridge development including any servicing, environmental and financial studies that have been completed to date. I'm very concerned at the magnitude of this development and the impact it will have on our property taxes, small town environment, our local school, the local wildlife/ environment as well as our municipal services. We have been pressured as a family for several years now by Black Bear	A website link to the documents associated with the Black Bear Ridge Village development has been provided to the resident by City staff. Black Bear Ridge Village (the "Subject Land") is identified in the Belleville Official Plan as a Specific Policy Area which establishes a general policy framework to guide future development within this area. The Plan envisions that this area will be developed on full municipal services for a master planned resort-style development centred on the golf course alongside fully serviced subdivisions

	<p>Ridge to purchase our families two parcels of land and that was just the start of it. Black Bear has been a regular thorn in our side as well as neighbours.</p>	<p>with residential and non-residential land uses that are complementary to the golf resort.</p> <p>The Official Plan requires that a Secondary Plan be established to provide a more detailed policy structure aimed at guiding the future development of the Subject Land. The application submitted by Black Bear Ridge G.P. Inc. (the “Proponent”) includes a comprehensive Secondary Plan which has been developed based on a Conceptual Master Plan. The Black Bear Ridge Village Secondary Plan would support the development of up to 3,049 residential units, resort accommodations, a mix of complementary commercial and recreational uses, as well as open space and parkland features, including multi-use trails, on the Subject Land.</p> <p>The Subject Land is also subject to a Minister’s Zoning Order (MZO) which establishes specific regulations governing land use and zoning parameters to facilitate the development of the above-referenced golf resort community. The MZO is deemed to be a By-law passed by the Council of the City of Belleville and prevails over any municipal by-law. The Proponent’s Zoning By-law Amendment would incorporate small portions of land not included within the MZO for consistent uses based on additional detailed evaluations.</p> <p>The Proponent’s planning application was accompanied by numerous studies in areas of environmental impact, traffic impact, economic impact, hydrogeology, archaeology, soils, servicing, stormwater and land use</p>
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		<p>planning. Additionally, the City engaged experts in the fields of land use planning, infrastructure, hydrogeology, soils and economics to assess development feasibility and impacts.</p> <p>In particular, the City is developing an infrastructure and financial strategy which is intended to establish a clear, fair, and sustainable financial framework to guide infrastructure investment and protect the financial position of the City and its ratepayers. The strategy will:</p> <ul style="list-style-type: none">i) assess the capacity of the City’s current infrastructure and identify necessary upgrades to accommodate the proposed development;ii) ensure an equitable allocation of costs and responsibilities among the City, the Proponent, and other developers benefiting from the proposed servicing; andiii) explore the use of area-specific development charges and other funding mechanisms to ensure that development-related costs are borne by the Proponent. <p>This analysis is underway and will play a critical role in the City’s future evaluation and decision-making process for the Draft Plan of Subdivision for Black Bear Ridge Village.</p> <p>The proposed Black Bear Ridge Village development is planned to be implemented in phases over a 20- to 30-year period. The City will ensure that infrastructure,</p>
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		<p>transportation, school capacity, environmental protection, urban design, and financial obligations are planned and delivered in a coordinated, orderly, and fiscally responsible manner as the development progresses. It is the City’s position that growth-related costs shall be borne by the development and not adversely impact existing ratepayers.</p> <p>Although urban in form and character, the Black Bear Ridge Village development will be guided by high-quality urban design principles to ensure it integrates seamlessly with the surrounding community’s rural character while fostering a vibrant, livable environment. Building forms, streetscapes, and public spaces will be carefully designed to reflect a human scale, encourage walkability, and create inviting gathering places. Architectural detailing, landscaping, and materials will be selected to complement the existing context, reinforcing a sense of place. In this way, the development will introduce modern urban elements while maintaining the welcoming, small-town feel that defines the community’s identity.</p> <p>For a response regarding the local school, refer to City Response in Comment 3 below.</p> <p>Additional commentary regarding the provision of public services (sidewalks, streetlights, parks, road improvements, etc.) is found in City Response to Comment 8 and Comment 11 below.</p>
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<p>2 M. Vrabac</p>	<p><u>Natural Heritage and Hazard</u></p> <p>Why is there development shown in flood plain? Even if Phase 1 is the only one being looked at now, showing development in environmentally sensitive areas is misleading to both public and developer. It should be removed from the drawings.</p> <p>Further to point 1 above, flood zone must be respected and developer should be notified that no work (including regrading of the land) can be performed in these sensitive areas.</p> <p>"Natural Heritage System" land along Harmony is being disturbed by the access road. Developer should develop a different design to minimize disruption.</p> <p>Zone 2 along Harmony in drawing STM-2 should be equipped with storm retention pond to filter out salt and debris from flowing into the "Natural Heritage System).</p> <p>The entire complex immediately off of Harmony (labelled as Steets M and N) is unnecessary with the land available for development. This again is a environmentally sensitive area and developer should move the proposed development further north into their land where runoff and other environmental risks can be better managed through proper facilities.</p>	<p>The Proponent's application included the submission of an Environmental Impact Study, Environmental Constraints Analysis and supporting Technical memoranda (collectively referred to as the "EIS"), prepared by Palmer/SLR, that evaluated ecologically sensitive features and floodplains within the Subject Land, including the identification of a Provincially Significant Wetland (the Corbyville Wetland Complex), significant woodlands, and a watercourse riparian corridor.</p> <p>The EIS identified natural hazard features (i.e. provincially significant wetlands, unevaluated wetlands, watercourses) and applied a 30 m buffer to protect these sensitive features from the proposed development in the Phase 1 Lands. Outside of the Phase 1 area, the EIS identified the floodline as per the Quinte Conservation Authority (QCA) and a Special Policy Overlay has been established within the proposed Secondary Plan to recognize this zone. Special policies applying to this zone will direct that further study of natural heritage features and flood hazard in this area will be required in accordance with provincial and municipal policies prior to any future development approvals. Mitigation measures are also recommended including buffers, erosion and sediment control, and vegetation protection measures to minimize impacts on the wetlands, woodlands and valley lands.</p> <p>The Proponent's Environmental Impact Study (EIS) was peer-reviewed by the City's environmental consultant,</p>
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	<p>What trees will developer have to replace that are removed during construction and at what ratios?</p>	<p>Dillon. Dillon recommended additional analysis, clarification, and refinements to the EIS, including further study of the northern woodlands, the proposed access road through the wetland (linking the north and south neighbourhoods), and provisions for vegetation compensation. The proposed Secondary Plan, as noted above, includes policy direction to ensure these and other matters are thoroughly evaluated to the satisfaction of the City and other authorities having jurisdiction before any development approvals are granted. In addition, the City may impose development conditions at the Draft Plan of Subdivision stage to ensure that appropriate environmental protection measures are in place.</p> <p>The southern neighbourhood (adjacent to Harmony Road) is located outside of the environmentally sensitive area and floodplain and is suitable for development based on the EIS. Proper stormwater controls and grading safeguards will be implemented in all zones, including the use of stormwater management ponds, Low Impact Design (LID) features and underground structures, during the detailed design stage to ensure appropriate management of runoff in accordance with provincial and municipal standards.</p> <p>In accordance with the EIS mitigation and compensation recommendations and the City's proposed conditions of approval, a detailed landscape and tree compensation plan will be required for each phase to ensure</p>
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		<p>appropriate vegetation replacement is undertaken to restore habitat and tree canopy.</p> <p>The floodplain is regulated by the Quinte Conservation Authority (QCA). It is acknowledged that no development can proceed in the regulated area without express permission from Quinte Conservation (QCA).</p> <p>Refer to City Response in Comment 18 below regarding stormwater management.</p>
<p>3 M. Vrabac</p>	<p>With potentially 3,000+ residential units slated for construction, developer should be responsible to help build new school that can house students from the area.</p>	<p>In Ontario, the provision of schools falls under the jurisdiction of School Boards. While developers may make land available for acquisition, they are not responsible for the construction or funding of schools. Additionally, the MZO applicable to Black Bear Ridge Village does not make provision for a school use on the Subject Land.</p> <p>The Subject Land is situated in close proximity to Harmony Public School and is within the attendance boundaries of Eastside Secondary School. The Hastings and Prince Edward District School Board (HPEDSB) has commented to the City that these schools are experiencing enrolment pressure, resulting in accommodation challenges. HPEDSB has also indicated an interest in connecting Harmony Public School into the municipal water and sanitary sewer systems when the opportunity becomes available as a result of the development of Black Bear Ridge Village.</p>

		<p>HPEDSB has requested that a Holding Provision be implemented for up to five (5) years to provide the Board with the necessary time to plan and secure student accommodations through capital investments, and to develop both short- and long-term strategies to meet the needs of local students. The Board has also requested that the City implement specific conditions in the Subdivision Agreement related to subdivision clearance, student accommodations and transportation.</p> <p>The City has engaged with HPEDSB to address their concerns and questions regarding student accommodation, transportation, development timing, and servicing, and to provide general clarification regarding the development status and approvals process. Due to the scale and complexity of the project, including servicing requirements, detailed design, and necessary approvals, commencement of Phase 1 construction and subsequent occupancy is not expected for several years. This timeframe should allow HPEDSB to plan and implement any necessary capital upgrades to their facilities and prepare for increased student enrollment in both the short and long term. Conditions to address HPEDSB's comments will be considered by the City at the draft plan of subdivision approval stage.</p>
4 M. Vrabac	<p>Why does the developer need to cross over Eastern Ontario Alliance Trail twice? The developer should be forced to have an entrance road from Harmony and only another walking path should be introduced to cross the existing trail.</p>	<p>The Proponent has proposed two (2) road crossings over the Eastern Ontario Alliance Trail to enhance connectivity and ensure public safety for residents, emergency and service vehicles, and trail users. Adequate separation between the crossings is planned to reduce potential conflicts, and signage consistent with other trail road</p>

		crossings (e.g., Mudcat Road, Old Madoc Road) will be provided.
5 M. Vrabac	Pumping stations are in Environmentally Sensitive (wetland area) along Harmony that should not be permitted. What additional safety measures will be introduced to avoid failure with septic system?	The EIS has concluded that the proposed pumping stations are not located within the environmentally sensitive area or floodplain. These pumping stations are fully enclosed facilities within a closed municipal piped sewage system (not septic) and are engineered with multiple redundancies. The systems have no discharge points to the environment.
6 M. Vrabac	What is planned for "Mixed Use" land?	The Mixed Use Areas are proposed for a variety of compatible land uses, such as residential, commercial, institutional, cultural and recreational, which are integrated within the same building, site, or neighbourhood to promote walkability, reduce travel distances, and create vibrant, multifunctional communities. Although the Proponent has not yet designed the proposed buildings, they are anticipated to feature a mix of land uses within multi-storey structures, with some potential for single-storey buildings, in order to establish a sense of place consistent with traditional "main street" environments.
7 M. Vrabac	Will City of Belleville dictate a construction vehicle path to the site, eliminating congestion/pollution/noise and road deterioration in narrower and more populated streets like Ashley? Lots of dust could be generated during construction and blown over to Harmony School area, additional dust suppression measures should be accounted for and shown in developer's	The City will require as a condition of draft plan of subdivision approval that the Proponent design and implement a designated construction/haul route to minimize construction impacts, including construction roads, dust suppression, 'mud-mats', traffic controls, and other measures.

	<p>strategy. Similarly rumble grids should be installed at exit points from site such that debris is not dropping on Harmony or other roadways.</p>	
<p>8 M. Vrabac</p>	<p><u>Transportation</u></p> <p>How will developer and City of Belleville deal with increased traffic or larger vehicles in Harmony school zone with children walking, playing or riding their bikes?</p> <p>Certain road upgrades as dictated in the Traffic Impact Study should be made well in advance of any construction activity, similar to the roadwork done for potential Costco development...</p> <p>That same traffic study calls out drastic changes to HWY 62, Ashley, Harmony... If these costly and difficult upgrades cannot be implemented should the size of the development be scaled back to reflect traffic volume that the roads can handle?</p> <p>Question increased traffic capability on Harmony Road.</p>	<p>The Traffic Impact Study (TIS) submitted by the Proponent indicates that the transportation network in the vicinity of the Subject Land (including but not limited to Harmony Road, Highways 37 & 62, and associated intersections) is satisfactory to accommodate the traffic generated by Black Bear Ridge Village, subject to the implementation of numerous improvements to be phased in over the lifespan of the development.</p> <p>In accordance with the recommendations of the TIS and as a condition of draft plan of subdivision approval, the Proponent will be required to implement transportation improvements throughout the development on a phased basis at their expense. These improvements may include, but are not limited to, sidewalks and pathways, pedestrian crossings, signage, traffic signals, streetlights, road widenings & improvements, and turn lanes, to ensure safe traffic flow and resident safety. Enforcement of traffic regulations will remain the responsibility of the Belleville Police Service.</p>
<p>9 M. Vrabac</p>	<p>How tall and what dimensions will the water towers be?</p>	<p>According to the Proponent's consulting engineer, the elevated storage tanks will be approximately 50 metres above ground. The diameter will be approximately 20 metres.</p> <p>City staff notes that final specifications such as height and dimensions will need to be finalized through a</p>

		detailed engineering design and review process before development can proceed.
10 M. Vrabac	I noticed that apartment buildings are proposed, what are height limitations for such development in rural area?	The MZO specifies that the zone provisions of the former Township of Thurlow Zoning By-law 3014 shall apply with a number of exceptions as outlined in O/Reg. 495-22. The maximum height specified in the By-law for apartment type buildings is 14.0 m.
11 M. Vrabac	What parks are being planned, or other benefits to public?	<p>The proposed development will feature an extensive, interconnected public open space and trail system, providing residents with diverse recreational and active transportation opportunities. These amenities will complement the substantial Natural Heritage System, which will be preserved and protected from development, and the Eastern Ontario Trail Alliance trail route.</p> <p>Phase 1 of the development, comprising approximately 559 dwelling units, will dedicate 4.65 ha of land (about 8% of the Phase 1 site area) to public parks, including spaces for parks programming and trail corridors. An additional 14 ha (27%) will be reserved for the protected Natural Heritage System.</p> <p>In accordance with the Planning Act and the Belleville Official Plan, the Proponent may be required to dedicate up to 2% of lands proposed for industrial or commercial uses, and up to 5% for all other uses, for parks and recreational purposes. The amount of land dedicated for public open space purposes in Phase 1 exceeds the statutory requirement by approx. 2.0 ha. Subsequent phases will be subject to additional Draft Plan of</p>

		<p>Subdivision applications, with future parkland dedication requirements assessed by the City under these provisions.</p> <p>The surrounding neighbourhood contains a range of community services and facilities, including fire protection, healthcare, schools, places of worship, and athletic fields. The proposed Mixed Use Areas within the Subject Land will complement these by providing a variety of commercial, institutional, cultural and recreational uses accessible to both the local neighbourhood and the broader community, along with the existing golf course.</p>
12 M. Vrabac	<p>Developer is being sneaky by accounting for storm water retention with pond under Hydro One corridor. I am not sure that is legal. They should not use that pond as part of their calculation, but upsize proposed ones being built to handle larger capacity.</p>	<p>The land on which the existing hydro corridor is situated owned by the Proponent – Hydro One benefits from an easement to use for its transmission lines. The proposed stormwater retention pond within the hydro corridor will act as a natural surface feature and should not impact its continued use by Hydro One. Hydro One will be consulted during the detailed design stage to address any concerns.</p>
13 M. Vrabac	<p>Developer is indicating that 75% of jobs will come from City of Belleville, meanwhile please look at how many local firms were hired to prepare all these packages for the application. I think one, Jewel Engineering. If they could not reach out to local engineering firms (who know local standards better than anyone) to develop the application deliverables what guarantee do we have that they have any intention of hiring local staff to perform the remainder of the project?</p>	<p>Under applicable provincial legislation, the City of Belleville cannot mandate the use of local businesses, however it may encourage and promote the engagement of local firms wherever feasible.</p>

<p>14 F. & B. King</p>	<p>Concerns raised over the location of proposed lots being planned over their deeded water easement and would like the plans modified to account for the easement.</p> <p>Also, there is a creek that traverses both their and the Proponent's land, which could impact building plans.</p>	<p>The Proponent has acknowledged the owner's existing water easement and has identified a new water easement on the draft plan of subdivision, to be located toward the rear of the affected building lots, thereby maintaining water access for the landowners. The new easement and associated works will be undertaken by the Proponent at its expense.</p> <p>The Proponent has accounted for the protection of the creek and associated floodplain and sensitive features.</p>
<p>15 B. Soble</p>	<p>With regards to my well, I'm concerned that the development proposal north of my property (Black Bear Golf Course Expansion) will cause problems with the aquifer, and therefore my well water. I have owned this property since 1983 and there's never been any issues with my well water. But if there becomes a problem with it, Black Bear Golf Course will be responsible for it.</p> <p>Also question higher taxes as a result of this expansion.</p>	<p>The Proponent prepared a series of studies to support the proposed development of Black Bear Ridge Village, including a Hydrogeological Assessment, prepared by Palmer/SLR, that examined groundwater conditions on the site and the potential effects from development. The proposed development would utilize municipally supplied water and therefore would not place additional demands on the existing aquifer. In addition, the Assessment has indicated that the proposed on-site development activities should not adversely impact adjacent private wells, however it does recommend further analysis, including a well monitoring program, which can be addressed as a condition of draft plan of subdivision approval and during the detailed design stage.</p> <p>The Hydrogeological Assessment was peer reviewed by the City using an independent consultant (Cambium) who agreed with the findings of the report.</p>

		Regarding taxes, refer to City Response in Comment 1 above.
16 S. McDonald	<p><u>Environmental Impact and Full Disclosure; City Hall's Role and Responsibility</u></p> <p>Request confirmation that comprehensive, third-party environmental impact studies for the development have been completed, received by the City and made publicly available for review. To date, there has been a lack of disclosure regarding environmental effects on local wildlife, habitats, groundwater and the risk of increased flooding—issues of particular concern to residents.</p>	<p>The Proponent's planning application was received by the City in April 2025 and formally deemed complete on May 21, 2025. The application was accompanied by an Environmental Impact Study and associated supporting technical memoranda and figures prepared by Palmer/SLR, together with numerous other studies and plans. This documentation was subsequently posted on the City's website and affixed to the Belleville Planning Advisory Committee (PAC) July 7, 2025 public meeting agenda. The City has facilitated opportunities for public and agency review and input on the Proponent's application, associated studies, plans, and related documentation in accordance with the provisions of the Planning Act. Additionally, please refer to City Response in Comment 2 above.</p> <p>The Proponent's consulting engineer has noted that the preliminary stormwater management design indicates on-site stormwater controls will be effective to mitigate flooding risks. Further engineering and stormwater design details will be required by the City during the Draft Plan of Subdivision stage later in the process.</p>
17 S. McDonald	<p><u>Statutory and Legal Requirements (1)</u></p> <p>Under O. Reg. 322/12, no local improvements or other infrastructure can be undertaken on private property without the express written consent of affect owners.</p>	These comments are acknowledged. There are no expropriations proposed by the City at this time.

	<p>The Ontario Expropriations Act requires due process—including notice, hearings, and fair compensation—before any expropriation, strictly limited to legitimate public purposes. Case law, such as Peel (Regional Municipality) v. St. Lukes Court Apartments (OMB Case PL041360), confirms the necessity of full disclosure, real consent, and environmental due diligence by municipal bodies.</p>	
<p>18 S. McDonald</p>	<p><u>Statutory and Legal Requirements (2)</u> Conservation Authorities Act, O. Reg. 97/04, Concerns regarding:</p> <ul style="list-style-type: none"> • construction within the floodplain; • removal of vegetation; • modifying drainage patterns; • flood risk; • floodproofing; • protection of public, property and the environment 	<p>Reference to O. Reg. 97/04 is incorrect. The correct Regulation under the Conservation Authorities Act is O. Reg. 41/24.</p> <p>The proposed Black Bear Ridge Village – Phase 1 development is respecting the designated floodplain as established by the Quinte Conservation Authority (QCA) and further demonstrated by environmental impact studies. In future phases, the proposed Secondary Plan establishes clear policy direction whereby further environmental and flood hazard analysis will be required to ensure that all applicable provincial policies and regulations will be adhered to prior to the granting of any approvals by the City. The QCA serves as the authority having jurisdiction over applicable provincial regulations related to flood plains and associated hazards and must approve any development or site alteration within the regulated floodplain limits. QCA has been actively participating with the City throughout the pre-consultation and approvals processes for the Black Bear Ridge Village development application.</p>

		The Proponent has also submitted a Functional Servicing Report (FSR) and Stormwater Management (SWM) Report which explains how rainwater and snowmelt from the development will be handled so it does not create drainage or flooding problems on the property itself or for neighbouring/downstream properties. It indicates that engineered stormwater mitigation measures will be employed to slow down and safely direct runoff, protect water quality, and prevent downstream flooding and erosion. Further engineering analysis will occur during the detailed design stage and can be addressed by the City as a condition of Draft Plan of Subdivision approval at a future date.
19 S. McDonald	Comments relating to Crown patents granted prior to Confederation remain valid and must be respected by subsequent governments and authorities. Any proposed development, regulation or interference affecting land held under a pre-Confederation patent must be carefully scrutinized for compatibility with historic property rights, and failure to do so may constitute a violation of long-standing legal protections afforded to patent holders.	These comments are acknowledged by the City.
20 M. MacKenzie	Generally understood that there is an underground river (or very high water table) on the north side of Harmony Road (location currently unknown). The properties on the south side of Harmony Road apparently don't have this much water.	The Proponent submitted a Hydrogeological Assessment for the Phase 1 lands which identifies water at approx. 1.0 m --4.0 m below ground and estimates flow to be in a south-westerly direction. For further information, please refer to City Response to Comment 15 above.
21	What is BBR doing that is causing wildlife to leave and move west (geese had all moved to her	According to the Proponent's planning and environmental consultants, to date no construction has

<p>M. MacKenzie</p>	<p>property a year or so ago, and last week 20 pairs of wood ducks have also moved in along with a herd of deer)?</p>	<p>commenced for the proposed development and no wildlife habitat has been removed or altered. All ecological surveys conducted on the property have been non-intrusive and have involved ecologists walking the site and documenting observed species. Geotechnical drilling was completed within the Phase 1 lands over a couple of days. This drilling was not completed in natural features (i.e., forests, wetlands) and activities adhered to applicable noise bylaws for the City of Belleville. Consequently, the movement of these animals is believed to be the result of seasonal variations, leading to changes in preferred habitat.</p> <p>Staff notes that the current recommendations contained within this Report relate to the proposed Official Plan (Secondary Plan) Amendment and Zoning By-law Amendment. Additional input regarding this question may be considered prior to the City granting Draft Plan of Subdivision approval at a future date.</p>
<p>22 A. Terrence</p>	<p>Comments relating to high taxes, destroying protected ecosystems, lack of infrastructure/ services (costly to improve), erosion, flooding, property damage, water supply, precedent-setting.</p>	<p>Regarding taxes and infrastructure costs, refer to City Response in Comment 1 above.</p> <p>The City Response to concerns regarding protected ecosystems are found in Comment 2 above.</p> <p>A response regarding public service improvements (sidewalks, streetlights, parks, road improvements, etc.) are found in the City Response in Comment 8 and Comment 11 above.</p>

		<p>Regarding water supply, refer to City Response in Comment 15 above.</p> <p>For commentary regarding erosion & flooding concerns, refer to City Response in Comment 18 above.</p> <p>In regard to precedence, all development must be evaluated and justified based on its conformity with applicable provincial and municipal planning policies, regulations, and statutory requirements. This includes consistency with the Provincial Planning Statement (PPS) and conformity to the City’s Official Plan, Secondary Plans, Zoning By-law, and other regulatory instruments. The approval of one development does not set a precedent for future proposals. Each development application is assessed on its own merits against this policy and regulatory framework.</p>
<p>23 RFA Planning on behalf of TCS Realty Co. Ltd.</p>	<p>TCS Realty Co. Ltd.’s main interest in the Black Bear Ridge Development and these Planning Act Applications are the servicing routes and extension of municipal water/sanitary sewer services. Given this interest, we have engaged City Staff and Consultants in preliminary conversations regarding the servicing. From these initial conversations, we were encouraged to prepare a Concept Plan illustrating future development of the site. A Concept Plan for the subject lands was prepared and the plan illustrated a mix of land uses, along with 1,092 residential units and this was shared with City of Belleville Staff & Consultants in October of 2024.</p>	<p>The comments from RFA Planning are acknowledged. City staff support the proposed servicing route utilizing River Road and Plumpton Road for the extension of municipal water and sanitary sewer services to the Black Bear Ridge Village development.</p> <p>The Concept Plan submitted by RFA in October of 2024 was used by the City and JLR, the City’s servicing consultant, to better understand how the Corbyville Village site could be developed and serviced in relation to Black Bear Ridge Village. The Plan illustrates a mix of residential and non-residential uses at a density of 1,092 units, which represents an increase of 242–392 units and</p>

<p>A subsequent virtual meeting was held in January of 2025 with City of Belleville Staff and Consultants to discuss the servicing options and servicing routes. The final Servicing Study Report was provided for our review on July 4, 2025.</p> <p>The J.L. Richards Servicing Study Report provides a comprehensive summary of infrastructure improvements, upgrades and details new infrastructure required to service the proposed Black Bear Ridge development. From the brief review we have been able to conduct of the J.L. Richards Servicing Study, we recognize that there are specific references to the Corbyville Development Area lands and would have potential implications on the lands owned by TCS Realty Co. Ltd. Servicing has historically been a constraint of development for the Corbyville lands and this is recognized in the City's Official Plan policies. TCS Realty Co. Ltd., is generally supportive of the proposed servicing routing option of using River Road and Plumpton Road for municipal water and sanitary sewer services.</p> <p>However, as we have not had sufficient time to review the J.L. Richards Servicing Report, we would request additional time to conduct a thorough review of this comprehensive study. We must fully understand the potential implications of the required servicing and infrastructure upgrades that are required for the Black Bear</p>	<p>a 35% increase in water demand above the approved Official Plan density permissions.</p> <p>Although JLR is of the opinion that the increase is not significant within the context of the overall system, any proposal for increased density and servicing allocations beyond what is permitted under the current planning framework would, at a minimum, require an application for an Official Plan Amendment. This application must be supported by appropriate planning, functional servicing, and related studies, and would be subject to City approval. As part of this process, JLR's modelling, servicing, and cost calculations would also need to be updated to reflect these changes. Thus, it would be advisable for the Corbyville Village owner to initiate a planning application in the short term to obtain City approval and ensure that its proposal is accurately incorporated into the overall servicing strategy for the area.</p>
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	Ridge Development and how this may impact the Corbyville Village Lands, prior to providing any additional comments.	
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