

# Welcome!

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## Belleville Official Plan Public Consultation Centre

### **PURPOSE OF THE PUBLIC CONSULTATION CENTRE**

The City of Belleville is updating its Official Plan to ensure it is consistent with Provincial planning direction and aligns with evolving City needs for land use.

The Official Plan is an important document to guide the City's growth for the next 20 years. Your feedback is crucial to ensure that the Plan reflects community needs, priorities and aspirations for the future. The Public Consultation Centre will outline why updates to the Official Plan are needed and key changes.

### **PROVIDING FEEDBACK**

Write your comments on a post-it note and place them on the boards or chat with us.

Follow the project at: <https://getinvolved.belleville.ca/official-plan-update>

# What is an Official Plan?

An Official Plan is an important land-use planning policy document that will:



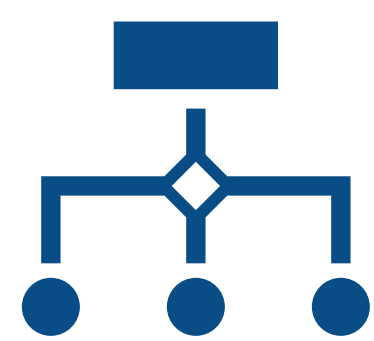
# Why are we updating the Official Plan?

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The City's Official Plan is being reviewed to ensure that:



The City's Official Plan is consistent with revised Provincial Legislation and Policies.



To implement Council direction from Council approved plans, studies and initiatives.



Incorporate policy direction reflective of community priorities based on feedback from the community, Council and Staff.

# What is driving the update?

## Provincial Planning Statement (2024)

- The Provincial Planning Statement (PPS) came into effect on October 24, 2024. This policy document sets the policy foundation for regulating development and the use of lands across the province.
- The PPS (2024) introduced policy changes that will need to be considered when updating the City's Official Plan policies. The changes related to the following key topics:

Cultural Heritage

Planning for People  
and Homes

Servicing

Employment Areas

Housing

Agriculture

Land Use  
Compatibility

Settlement Area and  
Boundary Expansions

Rural Areas

# What is driving the update?

## Housing Accelerator Fund (HAF)

- In December 2024, the City of Belleville entered into an agreement with the Government of Canada to accelerate the construction of 259 homes in the community over the next three years. The City of Belleville received funding from the Government of Canada under the Housing Accelerator Fund (HAF) to achieve housing targets and eliminate barriers to building housing faster.
- To secure this funding, the City of Belleville prepared an Action Plan that contained 8 initiatives to facilitate housing construction in the community.

As part of **Initiative #6**, the City of Belleville committed to strengthen and update their Official Plan policies to:

- ✓ Promote missing middle housing
- ✓ Support appropriate intensification, and
- ✓ Enable a framework to promote higher densities in built-up areas

# What is driving the update?

## Recent Legislative Changes to the *Planning Act* including:

- *Bill 109, More Homes for Everyone Act, 2022*
- *Bill 23, More Homes Built Faster Act, 2022*
- *Bill 97, the Helping Homebuyers, Protecting Tenants Act, 2023*
- *Bill 185, Cutting Red Tape to Build more Homes Act , 2024*
- *Bill 17, the Protect Ontario by Building Faster and Smarter Act, 2025*

## Key Changes

- Permissions for Additional Residential Units (ARUs)
- New definition of “Employment Areas” which is limited to clusters of business and economic activities and supporting uses
- Changes to processes to expand urban boundaries

# What is driving the update?

## Recent City Studies, Plans and Initiatives

- Housing Needs Assessment (2025)
- Council Strategic Plan (2012 – 2032)
- Population, Housing & Employment Forecast, 2021 to 2051 (2022)
- Urban Forest Study (2018)
- Bell Boulevard and North Front Street Corridor Study (August 2025)
- City of Belleville Parklands and Recreation Master Plan (2022)
- Asset Management Plan (2025)
- Transportation Master Plan (2014)

## Key Considerations

- Implement key policy directions and priorities
- Update population, housing and employment targets
- Support development of a broad range of housing options, including “missing middle” housing, and Additional Residential Units (ARUs)
- Support the creation of affordable housing
- Balance housing needs with the ability to provide sufficient City services

# Growth Management

- **Planning for the Future** - update population, housing, and employment growth targets in the Official Plan based on recent forecasts.
- **Directing Growth** - planning for infrastructure, public service facilities, strategic growth areas and employment areas for guide projected growth.
- **Develop “Complete Communities”** - that support access to necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services.

What are your thoughts?

# Housing

- **Support a wider range of housing options**
  - including additional residential units and “missing middle” housing forms.
- **Condominium Conversion Protection** - consider stronger protection for tenants where a condominium conversion is proposed by an owner of rental housing.
- **Gentle Intensification** - Permit 4 units as-of-right on urban residential serviced lots. Promote gentle intensification in established residential neighbourhoods.

What are your thoughts?

# Intensification

- **Servicing Capacity** - review policies for servicing (water and wastewater) capacity, intensification/infill development, and phasing to ensure coordination and prioritization of growth.
- **Managing medium and high density development** – establishing density requirements and ensuring new development fits in with existing and planned communities.
- **Greyfield Sites** - plan for reuse of greyfield sites, which are large and underutilized commercial sites that are not contaminated and do not require remediation in the same manner as brownfield sites

What are your thoughts?

# Urban Design

- **Promote Active Streetscapes** - Enable mixed-use development to enliven and activate streets.
- **Enhance Urban Design** – enhance the design of buildings and streets so that new development fits with existing development and promotes high-quality design.
- **Manage Parking** – review ways to ensure that parking areas and garages in the downtown are of high-quality design and do not take away from an active streetscape.
- **Urban Canopy** - support enhancement of urban forests throughout the City.

What are your thoughts?

# Rural & Agriculture

- **Agricultural Impact Assessments** - enable Agricultural Impact Assessments when non-agricultural development is proposed in rural areas to protect agriculture
- **Agricultural Systems Approach** – support the agricultural systems approach per Provincial direction

What are your thoughts?

# Project Phases & Next Steps

