

City of Belleville

Report No: APS-2025-16

Meeting Date: April 28, 2025



To: Mayor and Members of Council
Department: Engineering & Development Services
Staff Contact: Jarrod Gliddon, Development Engineer

Subject: **Extension of Draft Plan of Subdivision
Village of Avonlea Subdivision
Part of Lots 31 & 32, Broken Front Concession and Concession 1
Township of Sidney, Now City of Belleville, County of Hastings**

Owners: Whitestone Briarwood
Files: ER-117/ 12T-21002

Recommendation:

“THAT pursuant to Section 51(33) of the Planning Act, the Council of The Corporation of the City of Belleville approve the request for a two-year extension of the draft approval for the Plan of Subdivision until May 9, 2027.”

Strategic Plan Alignment:

Infrastructure: Plan for and invest in new or expanded infrastructure to establish sufficient capacity to provide for growth of our community.

Residential Development: Plan for residential growth to meet our needs for 20 years and designate sufficient land in our planning documents to accommodate residential growth for 10 years

Background:

On May 9, 2022, Council approved a draft plan of subdivision known as the Village of Avonlea. The subject lands are shown on the attached Location Map in **Attachment 1** and the draft plan of subdivision is shown in **Attachment 2**. Included within this draft plan approval were a series of conditions of draft plan approval. One of which was that draft plan approval expires on May 9th, 2025, if all conditions are not satisfied. Furthermore, if the conditions are not satisfied within 60 days prior to the expiration date the Owner could request an extension.

Since then, the property has been sold and the new Owners have begun to prepare for development of Phase 1, however all conditions are not met and therefore, the new Owners have requested an extension of draft plan of subdivision.

Financial/Analysis:

Section 51(33) of the Planning Act allows for the approval of a plan of subdivision to be extended for a time period specified by the approval authority. The Owners are requesting an extension as they are actively working towards addressing their outstanding draft conditions. The Owners have engaged an engineering consultant and are currently undertaking technical review for Phase 1 of the development. Given these efforts, staff recommend a two-year extension of draft plan approval to May 9, 2027. This extension should provide sufficient time for the Owners to ensure all conditions are met to finalize the execution of a subdivision agreement for Phase 1 of the development.

Financial:

An application fee of \$2700 was paid by the Owner.

Conclusion:

As the overall development plan has not changed, and the Owners are still committed to the development of the plan of subdivision, it is recommended that Council approve the two-year extension to draft plan approval for the plan of subdivision.

Attachments:

- [APS-2025-16 - Attachment 1 - Location Map](#)
- [APS-2025-16 - Attachment 2 - Draft Plan of Subdivision](#)

Approved by:

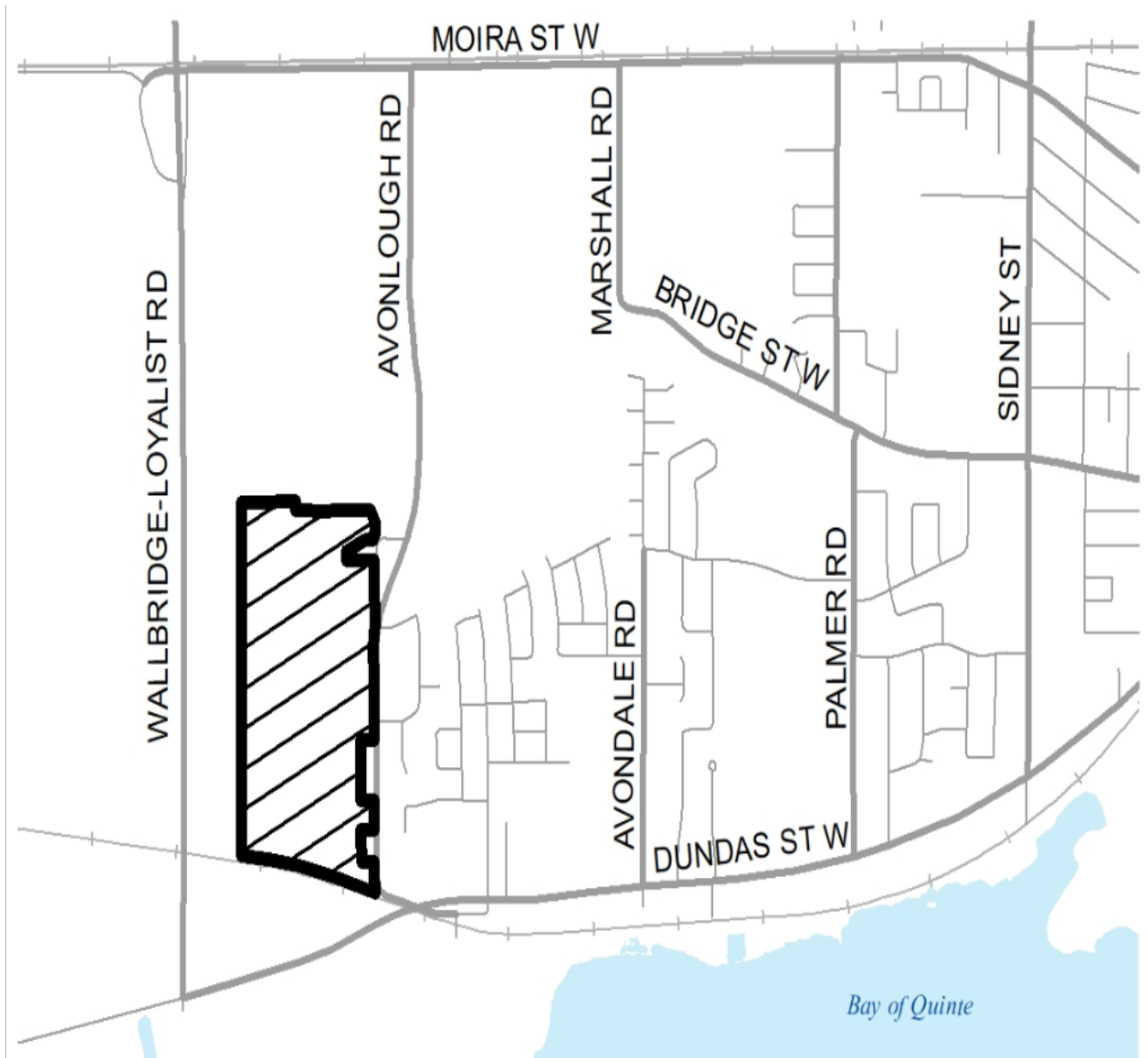
- Greg Pinchin, Manager of Approvals
- Stephen Ashton, Director, Engineering & Development Services
- Brandon Ferguson, Director of Finance/Treasurer
- Doug Irwin, City Clerk
- Matt MacDonald, Chief Administrative Officer

Status:

- Approved - 15 Apr 2025
- Approved - 16 Apr 2025
- Approved - 17 Apr 2025
- Approved - 17 Apr 2025
- Approved - 22 Apr 2025

ATTACHMENT #1

Location Map



ATTACHMENT #2

Draft Plan of Subdivision

