

City of Belleville

Report No: APS-2025-45

Meeting Date: December 08, 2025



To: Mayor and Members of Council
Department: Engineering & Development Services
Staff Contact: Andrew Chan, Senior Principal Planner

Subject: Monitoring approved Official Plan and Zoning By-law Amendment Applications related to residential construction between 2021 and 2025

Recommendation:

That Monitoring approved Official Plan and Zoning By-law Amendment Applications related to residential construction between 2021 and 2025, Report No. APS-2025-45 be received.

Background:

During the Council Meeting on October 27, 2025, this report was requested under new business with the following resolution: “Requested a staff report identifying Official Plan and/or Zoning Amendments that have been approved by City Council in relation to residential construction but there has not been an application for a building permit - including those applications where a building permit has been issued but expired and for all circumstances described, the date of the Official Plan and/or Zoning Amendment applications as well as the approval date.”

Based on this request, Staff identified a five (5) year review window between 2021 and 2025, which represents a period where detailed tracking information has been verified through the CityView implementation process.

Financial/Analysis:

The following table provides a summary of the number of residentially related Official Plan and/or Zoning By-law application that have yet to be built. These have been broken down by the type of residential development along with the total number of units approved.

Table 1: Summary of Approved Official Plan and/or Zoning Applications that have not resulted in construction between 2021 and 2025.

Type of Development	# of Applications	# of Potential Units
Subdivisions	4	1495
Included Apartments	6	582
Infill and/or Intensification	5	18
Rural Severances	9	12
Total	24	2107

The details about each application individually are fully listed in Attachment #1, along with the file numbers, property addresses, deemed complete date, decision date, and current statuses.

Conclusion:

Staff recommend that this report regarding monitoring approved Official Plan and Zoning By-law Amendment Applications related to residential construction be received between 2021 and 2025.

Attachments:

[Attachment # 1 - Data matrix of approved Official Plan and Zoning By-law Amendment Applications related to residential construction](#)

Reviewed by:

Greg Pinchin, Manager of Approvals
 Stephen Ashton, Director, Engineering & Development Services
 Doug Irwin, City Clerk
 Matt MacDonald, Chief Administrative Officer

Status:

Approved - 21 Nov 2025
 Approved - 21 Nov 2025
 Approved - 24 Nov 2025
 Approved - 01 Dec 2025

Attachment # 1 - Data matrix of approved Official Plan and Zoning By-law Amendment Applications related to residential construction

File Numbers	Scope	OPA	ZBA	Address	Deemed Complete Date	PAC Decision Date	Number of Units	Application Status	Permitting Status
PLZBA20240131	Subdivision		✓	Towncentre Place	2024-08-27	2024-11-15	95	Waiting on resubmission	No permit
B-77-1181	Subdivision		✓	Potters 9B	2022-12-14	2023-03-13	44	Waiting on resubmission	No permit
B-50-3-39 & B-77-1154	Subdivision	✓	✓	Village of Avonlea	2021-11-29	2022-05-09	695	Waiting on resubmission	No permit
B-50-3-34	Subdivision	✓		621 Dundas Street East	2020-10-13	2022-04-25	661	Waiting on resubmission	No permit
PLZBA20250047	Included Apartments		✓	93 Dundas St E	2025-03-10	2025-05-12	66	No Site Plan submission	No permit
B-77-1184	Included Apartments		✓	25 Old Bay Bridge	2023-01-30	2023-03-27	302	Site Plan approved in principle	No permit
B-77-1163	Included Apartments		✓	266 & 268 Moira St E	2022-05-06	2022-07-11	36	No Site Plan submission	No permit
B-77-1132	Included Apartments		✓	421 Dundas St W	2021-02-12	2021-11-08	35	No Site Plan submission	No permit
B-50-3-38 & B-77-1179	Included Apartments	✓	✓	40 Yeomans St	2021-06-03	2021-11-02	137	Site Plan approved in principle	No permit
B-50-3-36 & B-77-1137	Included Apartments	✓	✓	187 Stanley Street	2021-04-29	2022-08-15	6	No Site Plan submission	No permit
B-77-1201	Infill and/or Intensification		✓	363 Front St	2023-10-04	2023-12-11	1	-	No permit
B-77-1192	Infill and/or Intensification		✓	3 Highview Cr	2023-03-31	2023-08-14	2	-	No permit
B-77-1186	Infill and/or Intensification		✓	317 Front St	2023-02-28	2023-08-14	6	-	No permit
B-77-1149	Infill and/or Intensification		✓	97 Donald St & 19 Reynolds Cr	2021-09-01	2021-12-06	1	-	No permit
B-77-1140	Infill and/or Intensification		✓	46 Tice Cres	2021-05-21	2022-12-22	8	-	Permit expired
PLZBA20240363	Rural Severance		✓	33 Gifford Rd	2025-01-02	2025-03-10	1	-	No permit
PLZBA20240279	Rural Severance		✓	676 Foxton Rd	2024-04-29	2024-07-08	2	-	No permit
PLZBA20240267	Rural Severance		✓	Brennan Rd	2024-04-29	2024-07-08	1	-	No permit
PLZBA20240246	Rural Severance		✓	149 Denyes Rd	2024-02-07	2024-04-08	1	-	No permit
PLZBA20240011	Rural Severance		✓	287 Kelly Road	2024-01-02	2024-03-11	2	-	No permit
B-77-1173	Rural Severance		✓	217 Clearview Rd	2022-08-22	2022-11-14	1	-	No permit
B-77-1166	Rural Severance		✓	7614 Highway 62 & Frankford Rd	2022-06-22	2022-09-13	1	-	No permit
B-77-1164	Rural Severance		✓	313 Old Madoc Rd	2022-05-19	2022-08-09	1	-	No permit
B-77-1134	Rural Severance		✓	Sunningdale Dr & Vermilyea Rd	2022-04-30	2022-07-12	1	-	No permit