

# CITY OF BELLEVILLE OFFICIAL PLAN REVIEW

## Policy Directions Report

December 2025



**NPG**  
PLANNING  
SOLUTIONS

## Executive Summary

The City of Belleville is partnering with NPG Planning Solutions Inc. to undertake a review of The Official Plan of the City of Belleville (2021). This Official Plan Review will not result in an entirely new Official Plan for the City but will recommend updates in response to evolving Provincial and City planning directions, and particularly, updates to residential and intensification policies to support and encourage a wider range of housing unit types. These changes will ensure the Plan continues to meet changing community growth, needs and priorities into 2051.

The Official Plan Review includes recent changes to Provincial legislation and policy to ensure the Plan remains consistent with the *Planning Act* and the Provincial Planning Statement (2024). In addition, this Official Plan Review will incorporate new planning directives from Council endorsed City initiatives, plans and studies such as the Corridor Study, to inform development of Bell Boulevard and North Front Street. In addition, updated population and employment growth targets to 2051 are to be integrated into the Plan. Finally, this Official Plan Review will propose policy changes to achieve the initiatives funded through the City's successful federal Housing Accelerator Fund (HAF) application. The goals of the HAF application are to strengthen policies for the integration of missing middle housing, support appropriate intensification, and promote more housing in built-up areas. The City's commitment to permit four units as-of-right on

### Housing Accelerator Fund (HAF)

In December 2024, Belleville received \$10.5 million in funding through the federal Housing Accelerator Fund. The funding is to accelerate the construction of 10,540 homes over the next ten (10) years by eliminating barriers to building housing faster.

There are eight (8) initiatives as part of the City of Belleville's action plan:

1. Encourage alternative housing solutions for sustainable living
2. Develop city-owned lands for housing to create rental and affordable housing units
3. As-of-right permissions for missing-middle housing options
4. Enhance zoning provisions to enable a diverse housing supply.
5. Refresh the City's Community Improvement Plan with additional affordable housing and missing middle programs
6. Expand residential development opportunities through policy updates
7. Streamline and enhance the development approval process for missing-middle and affordable housing
8. Identify municipal infrastructure needs to enable additional development potential

urban serviced lots in order to meet the requirements of the HAF is included in this Review.

To-date the Official Plan Review process has included the preparation of a Background Report (July 2025) to identify the Provincial legislation and policies to be considered and completed and ongoing City studies and plans that will need to inform this process. This Policy Directions Report builds on the information in the Background Report to provide specific recommendations for policy changes to the Official Plan. This Policy Directions Report will be released for community input and engagement. Community engagement will form a key part of this Official Plan Review process to ensure that the community can provide input into future policy directions and provide input on evolving City needs, priorities, and aspirations.

Next steps in the Official Plan Review Process will include preparing the draft Official Plan policies and further community engagement prior finalizing the Official Plan policies for Council adoption.

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# 1. Introduction

## 1.1. Purpose of the Official Plan Review

The City of Belleville is partnering with a consultant team, NPG Planning Solutions Inc. (NPG), to undertake a targeted review of the 2021 Official Plan. The Official Plan Review will not result in an entirely new Official Plan, and the organization and structure of the Plan is intended to remain the same. Policy updates are primarily in response to evolving Provincial and City planning directions, and particularly, updates to residential and intensification policies to support and encourage a wider range of building typologies in appropriate areas.

The Official Plan Review will ensure that the City's Official Plan continues to support City growth and needs by amending the Plan so that it:

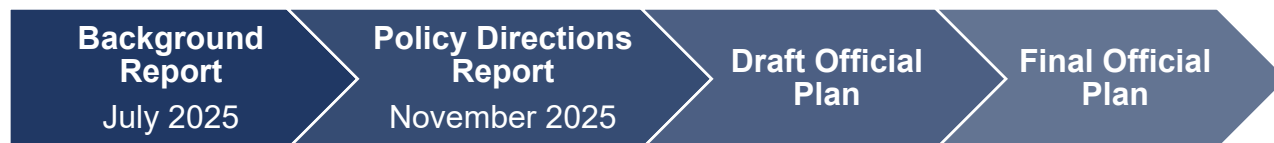
1. is consistent with recent changes to Provincial legislation and policy;
2. provides policies that further the plans, studies and initiatives since 2021, including the HAF initiative; and
3. identifies areas where there may be opportunities for new policies to support community needs, priorities and aspirations based on input from the community, Council, and staff.

In recent years there have been significant changes to Provincial legislation, such as the *Planning Act* and recent Ontario government bills amending *Planning Act* regulations. The Official Plan will be amended to ensure conformity with the Act, including for matters pertaining employment areas, accessory dwelling units and affordable housing. In addition, Provincial policy for land-use planning was updated in October 2024 through the adoption of the Provincial Planning Statement, to be referred to as the "PPS (2024)". The policy directions related to the PPS (2024) have been updated to address key matters of Provincial interest, including new planning horizons for projected population growth, settlement area and boundary expansions, housing, land use compatibility, employment (industrial) areas, and agriculture among other matters. Official Plans are required to be consistent with the PPS (2024), so this review process will consider how best to ensure the City's Official Plan policies are consistent.

The City's Official Plan Review will involve policy changes to implement recently prepared City plans, studies and initiatives, including the City's commitments as part of the federal Housing Accelerator Fund (HAF). The HAF initiative includes a plan to strengthen policies for the integration of missing middle housing, support appropriate intensification, and promote higher densities in built-up areas. In addition, preliminary directions in on-going studies such as the Bell Boulevard and North Front Street Corridor Study will be incorporated.

Community engagement is a key component of an Official Plan Review and community engagement opportunities will follow the preparation of this Policy Directions Report and in advance of the Official Plan update.

The following reports will be prepared to inform this Official Plan Review.



To date, the Official Plan Review process has included the preparation of a Background Report (July 2025) identifying preliminary issues, opportunities and City priorities for growth and development. The Background Report provided an overview of recent changes to Provincial legislation and policy documents, including the *Planning Act* and the Provincial Planning Statement (2024). The Report also reviewed recently completed and on-going studies, plans and initiatives that the City has to inform considerations for changes to policy directions.

## 1.2. Purpose of the Policy Directions Report

This Policy Directions Report establishes a framework for updating the City's Official Plan. The recommended policy directions are based on key considerations outlined in the Background Report, changes to conform the Province's evolving planning regime, and in response to engagement with the community, stakeholders, Council and City staff. The policy directions are presented in tables outlining the existing policies, proposed changes and the rationale for the changes. Each chapter of the 2021 City of Belleville Official Plan has been reviewed.

## 2. Recommended Policy Directions

The recommended policy directions are presented here as a starting point for identifying changes to policies. This section of the Policy Directions Report will review the 2021 Official Plan by chapter outlining the general purpose of each chapter followed by the recommended policy directions presented in table format. Each table identifies the direction / policy number, provides existing policy wording, recommended policy direction and outlines the rationale for the change. Some changes will be made across the Plan, but may not be individually noted such as conformity with updated legislative and policy document titles, such as the change from the "Provincial Policy Statement" to the new "Provincial Planning Statement."

The following are the key reasons for policy changes:

<b>Consistent</b>	Policy change is as result of evolving Provincial policy and legislation.
<b>Realign</b>	Policy change is a result of goals, objectives and/or recommendations within completed City Plans, studies and initiatives.
<b>Innovate</b>	Policy is adapted or enhanced in response to new planning approaches and/or best practices.
<b>Clarify</b>	Policy is changed to clarify intent and/or fix grammatical errors.

## SECTION 1 - ADMINISTRATION



***Section Purpose***

This section outlines important information for administering the Official Plan, including the applicability of the Official Plan to the City limits, the relevance of supporting schedules and background information and the planning horizon for growth (population and jobs) projections.

***Summary Overview of Policy Changes***

The planning horizon in the Official Plan will be extended from 2038 to 2051 to align with updated growth projections identified in the Population, Housing, & Employment Growth Forecast, prepared in December 2022 by Watson and Associates.

**Recommended Policy Directions Table**

Existing Policy	Recommended Policy	Rationale
<p>1.7 The planning horizon for this Plan is the year 2038.</p>	<p>1.7 The planning horizon for this Plan is the year <del>2038</del> 2051.</p>	<p><b>Realign</b>                      Revised growth projections to 2051 have been prepared within the Population, Housing, &amp; Employment Forecast, 2021 to 2051, (December 2022).</p>

## SECTION 2 - A VISION FOR THE CITY OF BELLEVILLE



### *Section Purpose*

This section of the Official Plan sets out the vision for Belleville's growth into 2051. The vision for the City of Belleville was developed with community input, recognizing what makes the City Belleville a unique place to live and visit. It establishes how Belleville is envisioned to grow in a responsible and sustainable manner that builds on its unique strengths and characteristics.

### **Vision Statement:**

The City of Belleville is a diverse urban and rural community strategically located on the Moira River and Bay of Quinte, providing the benefits of a high quality of life, a broad range of economic development opportunities, valued natural and cultural heritage amenities and a full range of essential services. The Municipality shall strive to create a balance of economic, social, cultural and natural environments for the development of a sustainable well-planned, financially sound community that values its natural and cultural heritage and offers opportunities for its residents to prosper.

The Vision Statement is supplemented by specific planning statements and direction for key City matters, which include:

- The future of the City of Belleville
- Environmental and Physical Resources
- Growth Pressures
- Settlement Patterns
- Economic Development
- Agriculture
- Tourism
- Commerce and Industry
- Social Needs
- Linkages
- Sustainability
- Housing
- Mixed Use

### ***Summary Overview of Policy Changes***

Significant changes to the Plan Vision are not intended as it was prepared recently (2021) through public and Council engagement to ensure it is relevant to community needs, priorities and aspirations. Proposed changes are largely to recognize forecast population and employment growth, support a wider range of housing options, and changes in terminology to align with Provincial guidance.

A forecast of the City of Belleville's population, housing, and employment growth potential to 2051, was completed by Watson & Associates Ltd. in 2022. The planning horizon in the Official Plan will be extended from 2038 to 2051 to align with those updated growth projections.

Minor changes are required for consistency with the PPS (2024). One notable change is updating policies to expand and/or identify new settlement areas. The PPS (2024) established that municipal comprehensive reviews are no longer required to expand and/or identify settlement areas, this may now occur at any time subject to criteria outlined in section 2.3.2 of the Provincial Planning Statement.

The Housing section (2.2.12) has been updated to reflect plans to accommodate additional residential dwelling units and the City's commitment to providing four units as-of-right on urban serviced lots.

**Recommended Policy Directions Table**

General policy directions proposed through this Official Plan Review will align with the Vision Statement.

Existing Policy	Recommended Policy	Rationale
<p><b>2.2.3 Growth Pressures</b>                      The City’s population is projected to increase by 6,400 people by 2041 to approximately 58,300 inhabitants, a growth rate of roughly 0.5% per year. Over the forecast period of 2016-2038, approximately 90-95% of City-wide housing growth should occur in the urban area and approximately 5-10% of City-wide housing growth should occur through rural growth. Growth will be accommodated through efficient use of existing serviced land, the logical extension or improvement of services, and appropriate infilling.</p>	<p><b>2.2.3 Growth Pressures</b>                      The City’s population is projected to increase by <del>6,400</del> 18,650 people by <del>2041</del> 2051 to approximately <del>58,300</del> 75,200 inhabitants, a growth rate of roughly <del>0.5</del> 1% per year. <b>Housing preferences by unit type are anticipated to gradually shift towards medium- and high-density housing forms over the long term.</b> <del>Over the forecast period of 2016-2038, approximately 90-95% of City-wide housing growth should occur in the urban area and approximately 5-10% of City-wide housing growth should occur through rural growth.</del> Growth will be accommodated through efficient use of existing serviced land, the logical extension or improvement of services, and appropriate infilling.</p>	<p><b>Realign</b>                      Revised growth projections to 2051 have been prepared within the Population, Housing, &amp; Employment Forecast, 2021 to 2051, (December 2022).</p>
<p>It is the intent of this Plan to achieve an increase in the City’s density through the application of intensification and density targets. New development and new secondary plans are subject to the following minimum densities:</p>	<p>It is the intent of this Plan to achieve an increase in the City’s density through the application of intensification and density targets. New development and new secondary plans are subject to the following minimum densities:</p>	<p><b>Realign</b>                      Revised growth projections to 2051 have been prepared within the Population, Housing, &amp; Employment Forecast, 2021 to 2051, (December 2022) and updates as part of the HAF agreement.</p>

Existing Policy	Recommended Policy	Rationale
<ul style="list-style-type: none"> <li>The City’s minimum density for residential units over the forecast period is 14 units per gross hectare.</li> <li>The City’s target for intensification and re-development (including infill development) is 20% (660 units) over the 2016-2038 forecast period.</li> <li>The City’s target density for jobs is 15 jobs per net hectare on new (greenfield) employment lands over the 2016-2038 forecast period.</li> </ul>	<ul style="list-style-type: none"> <li>The City’s minimum density for residential units over the forecast period is <b>40 units</b>-per gross hectare.</li> <li>The City’s target for intensification and re-development (<del>including infill development</del>) is <b>20%</b> (<del>660 units</del>) <b>is 10,540 units</b> over the <del>2016-2038</del> <b>2021-2051</b> forecast period <b>(or 350 units annually)</b>. The City’s target density for jobs is 15 jobs per net hectare on new (greenfield) employment lands over the <del>2016-2038</del> forecast period.</li> <li><b>Over the 2021 to 2051 forecast period, new housing is forecast to comprise 45% low-density (singles and semi-detached), 23% medium-density (townhouses), 23% high-density (apartments), and 9% secondary units.</b></li> </ul>	
<p>If growth occurs above what is projected and requires additional urban designated lands, the Plan will require a comprehensive review to</p>	<p>Delete</p>	<p><b>Consistent</b> PPS (2024) policy 2.3.2 outlines a new framework for Settlement Area Boundary Expansions.</p>

Existing Policy	Recommended Policy	Rationale
<p>establish additional serviced development lands.</p>		
<p><b>2.2.4 Settlement Patterns</b> The urban service area will be the focus of the majority of future residential growth and non-residential development.</p>	<p>The urban serviced area will be the focus of the majority of future residential growth and non-residential development.</p>	<p><b>Clarify</b> Fix grammatical error.</p>
<p>As per Schedule 'B' of this Plan, no urban boundary expansion is required to accommodate residential growth to 2038.</p>	<p>Delete</p>	<p><b>Realign</b> This statement is no longer required. City staff's 2024 annual land supply review indicates that Belleville has enough land supply for the next 20-30 years.</p>
<p><b>2.2.6 Agriculture</b> Agriculture will continue to be an important generator of economic activity in the rural sector and is recognized as the foundation for the rural community. In future, there will continue to be a distinct and important rural component to the City. Businesses that support the agricultural sector by adding value to farm products will be encouraged.  An objective of this Plan will be to discourage or prevent unnecessary or</p>	<p><b>2.2.6 Agriculture</b> Agriculture will continue to be an important generator of economic activity in the rural sector and is recognized as the foundation for the rural community. <b>The City will use an agricultural system approach, and support and foster the long-term economic prosperity and productive capacity of the agri-food network.</b> In future, there will continue to be a distinct and important rural component to the City. Businesses that support</p>	

Existing Policy	Recommended Policy	Rationale
<p>inappropriate encroachment or development of incompatible land uses within the immediate vicinity of significant agricultural resources. Large scale agricultural operations will be required to develop comprehensive waste management plans in order to protect surface and ground waters.</p> <p>This Plan also encourages land uses that support and enhance local sources of food in urban areas through community or urban agricultural uses, such as community gardens and rooftop gardens.</p>	<p>the agricultural sector by adding value to farm products will be encouraged.</p> <p>An objective of this Plan will be to discourage or prevent unnecessary or inappropriate encroachment or development of incompatible land uses within the immediate vicinity of significant agricultural resources. Large scale agricultural operations will be required to develop comprehensive waste management plans in order to protect surface and ground waters.</p> <p>This Plan also encourages land uses that support and enhance local sources of food in urban areas through community or urban agricultural uses, such as community gardens and rooftop gardens.</p>	
<p><b>2.2.9 Social Needs</b> The City of Belleville will be a healthy community with a high quality of life for all of its citizens. While the City will offer an attractive location for retirees, it is intended that all age groups will find the City a pleasant and enjoyable environment in which to live.</p>	<p><b>2.2.9 Social Needs</b> The City of Belleville will be a healthy community with a high quality of life for all of its citizens. While the City will offer an attractive location for retirees, it is intended that <b>residents of all ages and abilities</b> <del>all age groups</del> will find the City a pleasant and enjoyable environment in which to live.</p>	<p><b>Consistent</b> PPS (2024) policy 2.1.6 provides specific terminology that has been incorporated for greater inclusivity and applicability.</p>

Existing Policy	Recommended Policy	Rationale
<p>The well-being of the City’s residents will depend upon the effective delivery of:</p> <ul style="list-style-type: none"> <li>• affordable and well maintained housing for people of all ages, financial capacity and levels of independence (single detached dwellings, semi detached dwellings, townhouse dwellings, multi-unit dwellings, home sharing, nursing homes, long-term care homes, etc.);</li> </ul>	<p>The well-being of the City’s residents will depend upon the effective delivery of:</p> <ul style="list-style-type: none"> <li>• affordable and well maintained housing for people of <b>all ages, abilities and incomes</b> <del>financial capacity and levels of independence</del> (single detached dwellings, semi detached dwellings, townhouse dwellings, multi-unit dwellings, home sharing, nursing homes, long-term care homes, etc.);</li> </ul>	<p><b>Consistent</b> PPS (2024) policy 2.1.6 provides specific terminology that has been incorporated for greater inclusivity and applicability.</p>
<p><b>2.2.12 Housing</b> The Municipality will accommodate a range of housing choices to meet the growing and changing needs of the City. This will include single detached dwellings, semi-detached dwellings, townhouse dwellings, multi-unit dwellings and condominiums. The provision of these housing types will be varied, with some stock being provided on greenfield lands, and others in strategic infill locations.</p> <p>The Municipality supports intensification as a means of achieving an efficient use of land and</p>	<p><b>2.2.12 Housing</b> The Municipality will accommodate a range of housing choices to meet the growing and changing needs of the City. This will include single detached dwellings, semi-detached dwellings, townhouse dwellings, <b>accessory dwelling units</b>, multi-unit dwellings and condominiums. The provision of these housing types will be varied, with some stock being provided on greenfield lands, and others in strategic infill locations. <b>For the purposes of this plan, the term accessory dwelling unit shall have the</b></p>	<p><b>Realign, Innovate</b> As part of the HAF initiatives, the City has committed to permitting four units as-of-right on urban, serviced lots where certain residential typologies are permitted. The City may explore additional units as-of-right in certain contexts as part of its commitment to meeting housing needs.</p> <p>The additional text in relation to “gentle intensification” and “missing middle” housing provides some context for what these planning concepts look like in the City of Belleville.</p>

Existing Policy	Recommended Policy	Rationale
<p>infrastructure, curbing urban sprawl, and creating more walkable neighbourhoods, while also meeting the projected needs of the City. The City Centre area is expected to accommodate a range of intensification types, including mid to high rise buildings, infill, adaptive reuse and redevelopment and live-work buildings.</p> <p>Arterial roadways and corridors will accommodate intensification similar to the City Centre, decreasing in intensity further from the City Centre. Intensification will also be encouraged in underutilized areas throughout the City.</p> <p>The Municipality will accommodate appropriate affordable and market-based housing consisting of a mix of residential types to meet long-term needs. Further, the Municipality is committed to increasing the supply of affordable housing units across the City. Boarding houses, (also known as rooming houses or multi-tenant houses, but referred to throughout this plan as ‘boarding houses’), can play an important role in delivering this.</p>	<p>same meaning as additional residential unit per the <i>Planning Act</i>.</p> <p>The Municipality supports intensification as a means of achieving an efficient use of land and infrastructure, curbing urban sprawl, and creating more walkable neighbourhoods, while also meeting the projected needs of the City. <b>The Municipality will support forms of gentle intensification, which generally refers to new housing within existing residential neighbourhoods, including infill, where additional housing units are provided of slightly higher density than the surrounding density, in a way that is compatible with the existing neighbourhood. To support gentle intensification efforts, the City will provide policy guidance to permit multiple units as-of-right, on urban serviced lots where a detached dwelling, semi-detached dwelling or freehold townhouse dwelling is permitted, where appropriate, and subject to any criteria including servicing capacity. In addition, the City will support the development of “missing middle” housing forms (meaning multiple unit housing</b></p>	

Existing Policy	Recommended Policy	Rationale
	<p>including, but not limited to multi-unit two-unit, three-unit, stacked townhouses, apartments, and other low-rise housing options). The City Centre area is expected to accommodate a wider range of intensification types, including mid to high rise buildings, infill, adaptive reuse and redevelopment and live-work buildings.</p> <p>Arterial roadways and corridors will accommodate intensification similar to the City Centre, decreasing in intensity further from the City Centre. Intensification will also be encouraged in underutilized areas throughout the City.</p> <p>The Municipality will accommodate appropriate affordable and market-based housing consisting of a mix of residential types to meet long-term needs. Further, the Municipality is committed to increasing the supply of affordable housing units across the City. Boarding houses, (also known as rooming houses or multi-tenant houses, but referred to throughout this plan as 'boarding houses'), can play an important role in delivering this.</p>	

Existing Policy	Recommended Policy	Rationale
<p><b>2.2.13 Mixed Use</b>                      The Municipality encourages mixed use developments that supports live/work opportunities and contributes to the creation of liveable, vibrant and resilient communities. Mixed use development is encouraged in specific areas where it will strengthen the City’s urban fabric, such as in areas identified for intensification. Mixed use development may also be appropriate in areas beyond those identified in the Plan, where the development can be appropriately accommodated, and will contribute to the creation of complete communities where people can live, work, shop and access services within their neighbourhood.</p>	<p><b>2.2.13 Mixed Use</b>                      The Municipality encourages mixed use developments that supports live/work opportunities and contributes to the creation of liveable, vibrant and resilient communities. Mixed use development is encouraged in <del>specific</del> areas where it will strengthen the City’s urban fabric, such as in areas identified for intensification. <b>Where appropriate, greyfield sites in strategic growth areas may be considered for redevelopment for mixed use development.</b> Mixed use development may <del>also</del> be appropriate in areas beyond those identified in the Plan, where the development can be appropriately accommodated, and will contribute to the creation of complete communities where people can live, work, shop and access services within their neighbourhood.</p>	<p><b>Consistency, Innovate</b>                      The PPS (2024) recognizes that underutilized greyfield sites provide opportunities for redevelopment in strategic growth areas. This policy recognizes these sites may provide opportunities for housing or mixed uses to accommodate targeted growth.</p>

## SECTION 3 - LAND USE POLICIES



### *Section Purpose*

The Land Use policies are an integral section of the Official Plan as they implement the Official Plan vision, and ensure orderly development and compatibility between uses. These policies are applicable City-wide and are supported in their implementation and interpretation by the Official Plan Schedules (maps).

Policies in this section are applicable to the urban and rural areas, indicate land uses that can occur, and provide guidance on servicing and general development matters. The following are the major land use designations in Belleville, the boundaries of which are mapped on Official Plan Schedules 'A' and 'B':

<b>Hamlet</b>	For limited urban growth outside of the urban serviced area, generally on private and/or communal services.
<b>Agricultural</b>	Areas with a high potential for agricultural production, being lands predominantly comprised of classes 1, 2 and 3 in the Canada Land Inventory (C.L.I.) of Soil Capability for Agriculture, and which have the capacity for agricultural production.
<b>Rural</b>	Characterized by a rural landscape which reflects the historical relationship between settlement areas and farm and rural community to which the settlement areas provide basic services. Lands designated Rural Land Use are predominantly comprised of soil classes 4, 5, 6, and 7 according to C.L.I. mapping for agriculture.
<b>Recreation Commercial</b>	Intended for large scale or space extensive developments and land uses which are geared primarily towards providing recreation or tourism services and resources to visitors to the region, as well as local residents.
<b>Environmental Protection and Natural Heritage Features</b>	Lands that require special care and regulation due to their inherent natural or physical characteristics.
<b>Open Space</b>	Predominant use of land is for significant public outdoor parks and recreation uses. Some privately owned lands that have open space characteristics are also designated Open Space.
<b>Mineral Aggregate</b>	Sand, gravel and bedrock resources and pits and quarries either licensed by the Ministry of Natural Resources and Forestry or

identified as aggregate deposits by the Ministry of Energy, Northern Development and Mines.

<b>City Centre</b>	The City Centre is intended to be multi-functional; the business, professional, cultural, entertainment and administrative centre of the City; and the policies of this Plan are intended to attract new investment to the core area to enable it to prosper and grow as the business and administrative centre for the entire region. The City Centre is also targeted as a residential intensification area according to the Special Land Use Policies of Section 4.6.
<b>Commercial</b>	To recognize and encourage the concentration of commercial uses into nodes or areas of commercial activity defined by size, function and/or intended market. There are four distinct areas of major commercial activity located generally within the urban serviced area outside of the City Centre where specific policies are required, as follows: <ul style="list-style-type: none"> <li>• Bell Boulevard Corridor</li> <li>• Bayview Mall/Dundas Street East Corridor</li> <li>• Dundas Street West Corridor</li> <li>• North Front/Highway 62 Corridor</li> </ul>
<b>Residential</b>	To define the areas of the City within which the majority of housing development should be established.
<b>Community Facility</b>	To recognize the most significant community or institutional uses located throughout the community, generally within areas predominantly used for residential purposes. Community Facilities are encouraged to be located such that they sustain Belleville as a complete community, and contribute to complete neighbourhoods, thereby helping residents access services in close proximity to where they live and work.
<b>Employment</b>	To serve as the major concentrations of industrial activity and employment in the City.
<b>Strategic Employment Area</b>	Applies only to future employment lands within the Urban Boundary for which there are no immediate plans for development (i.e., these lands are not designated for development) but the long term rationale for these lands is to be employment lands.

Density requirements pertaining to the number of units permitted per hectare are outlined in this section, which provide thresholds for low, medium, and high-density developments City-wide.

### ***Summary Overview of Policy Changes***

The policy changes outlined in this section are to ensure consistency with updated Provincial legislation, realign with the City's other initiatives and plans, and adapt the existing policies in response to best practices and to address the key policy issues identified in the Background Report. Overall, the recommended policy changes ensure consistency with the PPS for each land-use designation, and alignment with the HAF application, the City's Strategic Plan and 2022 Parkland and Recreation Master Plan (PRMP).

These policy updates address a greater range of housing supply with support for "missing middle" forms of housing and infill as forms of gentle intensification in mature neighbourhoods. Policy updates have been proposed for intensification and mixed use development, particularly to provide stronger guidance in the City Centre designation where intensification is to be focused. Specific density targets have been established and policies requirements have been prepared to address proposals that exceed density requirements. In addition, rural lot creation has been addressed per updated Provincial planning direction.

**Recommended Policy Directions Table**

Existing Policy	Recommended Policy	Rationale
<b>Section 3.1 – Hamlet Area</b>		
<b>New Policy</b>	<b>3.1.1 a) Hamlets shall facilitate limited growth. When directing development in hamlets, consideration shall be given to locally appropriate rural characteristics, the scale of development, and the provision of appropriate service levels to support the development.</b>	<b>Consistent</b> Consistent with PPS (2024) 2.5.2 regarding growth in rural settlement areas.  NOTE: All references in the OP to Provincial Policy Statement will be changed to Provincial Planning Statement.
<b>3.1.1 a) Residential development within Hamlets should be limited primarily to low density residential uses. Additionally, an accessory dwelling unit may be permitted in accordance with Section 7.18.</b>	<b>3.1.1 a) Residential development within Hamlets should be limited primarily to low density residential uses. Additionally, an up to two accessory dwelling units may be permitted in accordance with Section 3.2.2 d) and e), and Section 7.18.</b>	<b>Consistent</b> Consistent with updates to OP Policies 3.2.2 d) and e), and 7.18 c) to ensure conformity with PPS (2024) 4.3.2.5 to permit up to two accessory dwelling units in prime agricultural areas.
<b>Section 3.2 – Agricultural Land Use</b>		
<b>New Policy</b>	<b>3.2.2 a) The City shall use an agricultural system approach based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.</b>	<b>Consistent</b> Consistent with PPS (2024) 4.3.1.1 for the long-term functioning of the agricultural land-base.

Existing Policy	Recommended Policy	Rationale
<p><b>3.2.2 a)</b> All development, including new or expanding livestock facilities and anaerobic digesters, will comply with the minimum distance separation formulae established by the Province, as amended from time to time, in order to minimize odour conflicts between livestock facilities and development.</p>	<p><b>3.2.2 b a)</b> <b>New land-uses in prime agricultural areas,</b> All development, including <b>the creation of lots and</b> new or expanding livestock facilities and anaerobic digesters, will comply with the minimum distance separation formulae established by the Province, as amended from time to time, in order to minimize odour conflicts between livestock facilities and development.</p>	<p><b>Consistent</b> Minor wording change for consistency with PPS (2024) 4.3.2.3 regarding compliance with the minimum distance separation formulae.</p>
<p><b>New Policy</b></p>	<p><b>3.2.2 c)</b> A principal dwelling associated with an agricultural operation shall be permitted in prime agricultural areas as a main agricultural use, in accordance with provincial guidance, except where prohibited in accordance with 3.2.2 r).</p>	<p><b>Consistent</b> Consistent with PPS (2024) 4.3.2.4 regarding principal dwellings in prime agricultural areas.</p>
<p><b>New Policy</b></p>	<p><b>3.2.2 d)</b> Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two accessory dwelling units shall be permitted in accordance with provincial guidance, provided that, where two accessory dwelling units are proposed, at least one of these accessory dwelling units is located within or attached to the principal dwelling, and any accessory dwelling units:</p>	<p><b>Consistent</b> Consistent with PPS (2024) 4.3.2.5 regarding accessory dwelling units in prime agricultural areas.</p>

Existing Policy	Recommended Policy	Rationale
	<ul style="list-style-type: none"> <li>i. comply with the minimum distance separation formulae;</li> <li>ii. are compatible with, and would not hinder, surrounding agricultural operations;</li> <li>iii. have appropriate sewage and water services;</li> <li>iv. address any public health and safety concerns;</li> <li>v. are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and</li> <li>vi. minimize land taken out of agricultural production.</li> </ul> <p>Lots with accessory dwelling units may only be severed in accordance with policy 3.2.2 r).</p>	
<b>New Policy</b>	<b>3.2.2 e)</b> The two accessory dwelling units that are permitted on a lot in a prime agricultural area in accordance with 3.2.2 d) are in addition to farm worker housing permitted as an agricultural use.	<b>Consistent</b> Consistent with PPS (2024) 4.3.2.6 regarding accessory dwelling units being permitted in prime agricultural areas, in addition to farm worker housing.
<b>3.2.2 c)</b> New agricultural lots may be permitted where the lots are intended for agricultural uses. The	<b>3.2.2 f e)</b> Lot creation in the Agricultural designation is discouraged and will only be permitted in accordance with	<b>Consistent, Realign, and Innovate</b> Consistent with PPS (2024) 4.3.3.1 and 4.3.5.2 regarding criteria for lot

Existing Policy	Recommended Policy	Rationale
<p>lots will be large enough to allow flexibility for future agricultural operations and will be subject to policies 7.2.3 a) and b) of this plan. New lots may also be permitted for agriculture-related uses provided that the lots are the minimum size needed to accommodate the use and appropriate sewage and water services, and will be subject to policies 7.2.3 a) and d) of this plan.</p>	<p><b>Provincial Policy, and will be subject to the following policies:</b></p> <ul style="list-style-type: none"> <li>• New agricultural lots may be permitted where the lots are intended for agricultural uses.</li> <li>• The lots will be large enough to allow flexibility for future agricultural operations and will be subject to policies 7.2.3 a) and b) of this plan.</li> <li>• <b>One new residential lot per farm consolidation for a residence surplus to an agricultural operation per the requirements of 3.2.2 r).</b></li> <li>• New lots may also be permitted for agriculture-related uses provided that the lots are the minimum size needed to accommodate the use and appropriate sewage and water services, and will be subject to policies 7.2.3 a) and d) of this plan.</li> <li>• <b>New lots for infrastructure purposes may be permitted, such as for utility corridors, where the facility or corridor cannot be</b></li> </ul>	<p>creation in agricultural areas, and the requirement for an Agricultural Impact Assessment.</p> <p>This change aligns with the strategic theme “Environment” in the Council Strategic Plan, with the objective of preserving prime agricultural lands.</p> <p>Furthermore, this builds on the objective of preserving prime agricultural lands by strengthening rural lot creation policies in the agricultural area. This directive language discourages rural lot creation but provides strict parameters and the requirement for an Agricultural Impact Assessment to ensure impacts on the agricultural system are appropriately considered and mitigated prior to permitting lot creation and/or non-agricultural uses.</p>

Existing Policy	Recommended Policy	Rationale
	<p>accommodated through the use of easements or rights-of-way.</p> <ul style="list-style-type: none"> <li>Applications for non-agricultural uses will require the submission of an Agricultural Impact Assessment prepared by a qualified professional.</li> </ul>	
<p><b>3.2.2 r)</b> New residential development is not permitted within Agricultural areas, except for lot creation for an existing residence surplus to a farming operation as a result of a farm consolidation, subject to the following policies in accordance with the Provincial Policy Statement, as well as section 7.2.3 a) and c) of this Plan:</p> <ul style="list-style-type: none"> <li>The new lot will be limited to the minimum size required to accommodate the appropriate sewage and water services.</li> <li>New residential dwellings are prohibited on any remnant parcel of farmland created by the severance.</li> <li>The extent of agricultural lands being removed from</li> </ul>	<p><b>3.2.2 r)</b> New residential development is not permitted within Agricultural areas, except for lot creation for an existing residence surplus to a farming operation as a result of a farm consolidation, subject to the following policies in accordance with the Provincial Planning Statement, as well as section 7.2.3 a) and c) of this Plan:</p> <ul style="list-style-type: none"> <li>The new lot will be limited to the minimum size required to accommodate the appropriate sewage and water services.</li> <li>New residential dwellings and accessory dwelling units are prohibited on any remnant parcel of farmland created by the severance.</li> <li>The extent of agricultural lands being removed from the remnant agricultural lot should be minimal.</li> </ul>	<p><b>Consistent</b> Consistent with PPS (2024) 4.3.3.1 c) regarding surplus farm dwelling.</p>

Existing Policy	Recommended Policy	Rationale
<p>the remnant agricultural lot should be minimal.</p> <ul style="list-style-type: none"> <li>There should be no unreasonable conflict created due to residential uses being established adjacent to agricultural activities and minimum distance separation formulae should apply.</li> <li>There should be safe access to an open publicly maintained road that is designed to accommodate traffic generated by the residential use, generally having at minimum 50 metres of frontage on an open public road.</li> </ul>	<ul style="list-style-type: none"> <li>There should be no unreasonable conflict created due to residential uses being established adjacent to agricultural activities and minimum distance separation formulae should apply.</li> <li>There should be safe access to an open publicly maintained road that is designed to accommodate traffic generated by the residential use, generally having at minimum 50 metres of frontage on an open public road.</li> </ul>	
<p><b>3.2.2 s)</b> In considering any application to amend this Plan to permit a non-agricultural use on Agricultural lands the Municipality will require a comprehensive review per the definition in the Provincial Policy Statement, and will only permit the proposed development or land use necessitating the amendment where it:</p>	<p><b>3.2.2 s)</b> <b>The City may permit non-agricultural uses such as extraction of minerals, petroleum resources and mineral aggregate resources or limited non-residential uses</b> <del>In considering any application to amend this Plan to permit a non-agricultural use on prime agricultural lands.</del> <b>Non-residential uses will only be permitted where the Municipality will require a comprehensive review per the definition in the Provincial Policy Statement, and</b></p>	<p><b>Consistent</b> This policy is consistent with PPS (2024) 4.3.5.1 regarding non-residential uses that are permitted in prime agricultural areas.</p>

Existing Policy	Recommended Policy	Rationale
<ul style="list-style-type: none"> <li>• has demonstrated a need within the planning horizon for additional land to be designated to accommodate the proposed use;</li> <li>• has demonstrated that the land does not comprise of a speciality crop area;</li> <li>• has demonstrated compliance with the minimum distance separation formulae;</li> <li>• has shown there are no reasonable alternative locations which avoid lands designated Agricultural Land Use;</li> <li>• has shown there are no reasonable alternative locations in the areas designated Agricultural Land Use that avoid Class 1, 2 and 3 agricultural soils;</li> <li>• has shown that appropriate conditions exist, or can be established, to mitigate or eliminate impacts from any new non-agricultural uses on surrounding agricultural operations and lands will be mitigated; and</li> </ul>	<p><del>will only permit</del> the proposed development or land use necessitating the amendment <del>where it:</del></p> <ul style="list-style-type: none"> <li>• has demonstrated a need within the planning horizon for additional land to be designated to accommodate the proposed use;</li> <li>• has demonstrated that the land does not comprise of a speciality crop area;</li> <li>• has demonstrated compliance with the minimum distance separation formulae;</li> <li>• has shown there are no reasonable alternative locations which avoid lands designated Agricultural Land Use;</li> <li>• has shown there are no reasonable alternative locations in the areas designated Agricultural Land Use that avoid Class 1, 2 and 3 agricultural soils;</li> <li>• has shown that appropriate conditions exist, or can be established, to mitigate or eliminate impacts from any new non-agricultural uses on surrounding agricultural</li> </ul>	

Existing Policy	Recommended Policy	Rationale
<ul style="list-style-type: none"> <li>has shown the agricultural land base will not be fragmented to such a degree that the area is no longer useful for agriculture.</li> </ul> <p>Within the Agricultural Land Use designation, there may be small pockets of land that are marginally productive or of lower priority for agriculture due to their size, shape, topography, soil, drainage and other physical characteristics. However, these physical limitations and site characteristics alone do not merit consideration for an amendment to this Plan to a non-agricultural designation.</p>	<p>operations and lands will be mitigated; and</p> <ul style="list-style-type: none"> <li>has shown the agricultural land base will not be fragmented to such a degree that the area is no longer useful for agriculture.</li> </ul> <p>Within the Agricultural Land Use designation, there may be small pockets of land that are marginally productive or of lower priority for agriculture due to their size, shape, topography, soil, drainage and other physical characteristics. However, these physical limitations and site characteristics alone do not merit consideration for an amendment to this Plan to a non-agricultural designation.</p>	
<p><b>New Policy</b></p>	<p><b>3.2.2 t) Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.</b></p>	<p><b>Consistent</b> Consistent with PPS (2024) 4.3.5.2 regarding the requirement for an Agricultural Impact Assessment in order to minimize and mitigate impacts on the agricultural system.</p>
<p><b>Section 3.3 – Rural Land Use</b></p>		

Existing Policy	Recommended Policy	Rationale
<p><b>3.3.1</b> Within areas designated Rural Land Use, a variety of land uses will be permitted including those permitted uses within the Agricultural Land Use designation provided that there is sufficient lot area to accommodate these uses, as well as limited residential, limited commercial/industrial and conservation and small-scale outdoor recreation uses. However, not all land designated Rural Land Use is appropriate for development; constraints to development for certain land uses include site specific conditions such as exposed bedrock, poor drainage, organic soils, steep and/or unstable slopes, high water table, natural features, and groundwater recharge or discharge areas.</p>	<p><b>3.3.1</b> Within areas designated Rural Land Use, a variety of land uses will be permitted including those permitted uses within the Agricultural Land Use designation provided that there is sufficient lot area to accommodate these uses, as well as limited residential <b>uses including home occupations and home industries</b>, limited commercial/industrial and conservation and small-scale outdoor recreation uses, <b>including cemeteries</b>. However, not all land designated Rural Land Use is appropriate for development; constraints to development for certain land uses include site specific conditions such as exposed bedrock, poor drainage, organic soils, steep and/or unstable slopes, high water table, natural features, and groundwater recharge or discharge areas.</p>	<p><b>Consistent</b> This policy is consistent with the PPS (2024) 2.6.1 regarding permitted uses on rural lands.</p>
<p><b>3.3.3 b)</b> Only residential development that has minimal impact on natural features and the rural character should be permitted, which may include an accessory dwelling unit in accordance with Section 7.18. To that end, residential uses in areas designated Rural Land Use should reflect the</p>	<p><b>3.3.3 b)</b> Only residential development that has minimal impact on natural features and the rural character should be permitted, which may include <b>up to two</b> <del>an</del> accessory dwelling units in accordance with <b>Sections 3.2.2 d) and e)</b>, and Section 7.18. To that end, residential uses in areas designated Rural Land Use should reflect the</p>	<p><b>Consistent</b> Consistent with updates to OP Policy 3.2.2 d) and e) and 7.18 c) to ensure conformity with PPS (2024) 4.3.2.5 to permit up to two accessory dwelling units in prime agricultural areas.</p>

Existing Policy	Recommended Policy	Rationale
<p>character of existing development in the area, and should be encouraged on lots minimum 0.4 hectares in size with at least 50 metres of frontage on a public street.</p> <p>Such development may be approved provided that:</p> <ul style="list-style-type: none"> <li>• it is in accordance with the policies in Section 3.5 (Environmental Protection and Natural Heritage Features) of this Plan;</li> <li>• there is sufficient capacity in the natural systems to adequately service the residential use;</li> <li>• the development does not interfere unreasonably with the normal functioning and the quality of natural features such as drainage courses and wetlands;</li> <li>• the development fully complies with the minimum distance separation formulae discussed in Section 3.2.2 a) of this Plan;</li> <li>• there is safe access to an open publicly maintained</li> </ul>	<p>character of existing development in the area, and should be encouraged on lots minimum 0.4 hectares in size with at least 50 metres of frontage on a public street.</p> <p>Such development may be approved provided that:</p> <ul style="list-style-type: none"> <li>• it is in accordance with the policies in Section 3.5 (Environmental Protection and Natural Heritage Features) of this Plan;</li> <li>• there is sufficient capacity in the natural systems to adequately service the residential use;</li> <li>• the development does not interfere unreasonably with the normal functioning and the quality of natural features such as drainage courses and wetlands;</li> <li>• the development fully complies with the minimum distance separation formulae discussed in Section 3.2.2 a) of this Plan;</li> <li>• there is safe access to an open publicly maintained road that is designed to accommodate traffic</li> </ul>	

Existing Policy	Recommended Policy	Rationale
<p>road that is designed to accommodate traffic generated by the residential development;</p> <ul style="list-style-type: none"> <li>it does not preclude or hinder aggregate extraction in areas designated Mineral Aggregate (licensed and reserve areas) according to the policies of Section 3.7.2 of this Plan; and</li> <li>it can be accommodated in accordance with Section 5.4 of this Plan.</li> </ul>	<p>generated by the residential development;</p> <ul style="list-style-type: none"> <li>it does not preclude or hinder aggregate extraction in areas designated Mineral Aggregate (licensed and reserve areas) according to the policies of Section 3.7.2 of this Plan; and</li> <li>it can be accommodated in accordance with Section 5.4 of this Plan.</li> </ul>	
<p><b>3.3.3 c)</b> Estate residential subdivisions within areas designated Rural Land Use are strongly discouraged by the Municipality and must be limited in scale both in the context of the amount of development in the municipality as a whole and in the context of specific proposals for specific sites. Estate residential subdivisions should only be permitted pursuant to an amendment to this Plan, based on an analysis of:</p>	<p><b>3.3.3 c)</b> Estate residential subdivisions within areas designated Rural Land Use are strongly discouraged by the Municipality and must be limited in scale both in the context of the amount of development in the municipality as a whole and in the context of specific proposals for specific sites. Estate residential subdivisions should only be permitted pursuant to an amendment to this Plan, based on an analysis of:</p> <ul style="list-style-type: none"> <li>the quantity and quality of the water supply, as per Section 5.4;</li> <li>the means by which sewage will be managed, as per Section 5.4;</li> </ul>	<p><b>Innovate</b> The requirement for an Agricultural Impact Assessment ensures that the impacts on rural lands are comprehensively considered and managed through a technical evaluation prior to permitting estate residential subdivisions. This strengthens the protection of rural lands from incompatible development.</p>

Existing Policy	Recommended Policy	Rationale
<ul style="list-style-type: none"> <li>• the quantity and quality of the water supply, as per Section 5.4;</li> <li>• the means by which sewage will be managed, as per Section 5.4;</li> <li>• the necessity and advisability of using communal services, as per Section 5.5;</li> <li>• stormwater management;</li> <li>• the adequacy of roads leading to the development;</li> <li>• the impact upon the character of the rural landscape;</li> <li>• the impact of the development on natural systems, in accordance with the policies of Section 3.5;</li> <li>• the need for the proposed development;</li> <li>• and the impact of the development on traditional rural land uses and mineral resource extraction according to Section 3.7.2 of this Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• the necessity and advisability of using communal services, as per Section 5.5;</li> <li>• stormwater management;</li> <li>• the adequacy of roads leading to the development;</li> <li>• the impact upon the character of the rural landscape;</li> <li>• the impact of the development on natural systems, in accordance with the policies of Section 3.5;</li> <li>• the need for the proposed development;</li> <li>• <del>and</del> the impact of the development on traditional rural land uses, <b>subject to the completion of an Agricultural Impact Assessment;</b> and</li> <li>• <b>the impact of the development on</b> mineral resource extraction according to Section 3.7.2 of this Plan.</li> </ul>	
<p><b>Section 3.5 – Environmental Protection And Natural Heritage Features</b></p>		

Existing Policy	Recommended Policy	Rationale
<p><b>3.5</b> The Environmental Protection designation on the land use schedules is intended to define those lands that require special care and regulation due to their inherent natural or physical characteristics. This designation applies to some of the following lands, while others require confirmation as indicated in section 3.5.6:</p> <ul style="list-style-type: none"> <li>• natural hazards, being lands or areas that are potentially hazardous to human use or development; examples include floodplains, steep slopes, unstable slopes or soils and/or unstable bedrock, lands having organic soils, poor drainage or a high water table, hazardous forest types for wildland fire, karst topography; and</li> <li>• natural heritage features, being lands that are important for their environmental and social values and which provide important ecological</li> </ul>	<p><b>3.5</b> The Environmental Protection designation on the land use schedules is intended to define those lands that require special care and regulation due to their inherent natural or physical characteristics. <b>Natural features and areas under this designation shall be protected for the long term.</b> This designation applies to some of the following lands, while others require confirmation as indicated in section 3.5.6:</p> <ul style="list-style-type: none"> <li>• natural hazards, being lands or areas that are potentially hazardous to human use or development; examples include floodplains, steep slopes, unstable slopes or soils and/or unstable bedrock, lands having organic soils, poor drainage or a high water table, hazardous forest types for wildland fire, karst topography; and</li> <li>• natural heritage features, being lands that are important for their environmental and social values and which provide important ecological functions; examples include significant wetlands,</li> </ul>	<p><b>Consistent, Innovate</b>                      Consistent with PPS (2024) 4.1.1 and 4.1.2 regarding the long-term protection of natural features and areas, and the need to maintain, restore, and enhance linkages between different natural heritage features.</p> <p>The policy also provides for updates to the environmental protection mapping without an Official Plan Amendment, which helps to reduce the administrative burden.</p>

Existing Policy	Recommended Policy	Rationale
<p>functions; examples include significant wetlands, significant coastal wetlands, other coastal wetlands, significant habitat of endangered and threatened species, significant woodlands and valley-lands, significant wildlife habitat, fish habitat, and significant areas of natural and scientific interest. The natural heritage features also include natural corridors which link natural features and areas and are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems.</p> <p>None of the policies in this section is intended to limit the ability of agricultural uses to continue.</p>	<p>significant coastal wetlands, other coastal wetlands, significant habitat of endangered and threatened species, significant woodlands and valley-lands, significant wildlife habitat, fish habitat, and significant areas of natural and scientific interest. The natural heritage features also include natural corridors which link natural features and areas and are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems.</p> <p>None of the policies in this section is intended to limit the ability of agricultural uses to continue.</p> <p><b>The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.</b></p>	

Existing Policy	Recommended Policy	Rationale
	<p>Minor changes to the boundaries of the Environmental Protection designation on the schedules may be permitted without a formal amendment to this Plan to reflect the findings of a comprehensive study and/or assessment, provided that the study/assessment has been undertaken to the satisfaction of the City.</p> <p>Changes to the limits or classification of individual features or components of the natural heritage system identified through the City's criteria may be considered through the submission of an environmental impact study and/or hydrological evaluation based on a terms of reference approved by the City, in accordance with the policies of this Plan, and in consultation with the Conservation Authority as appropriate.</p> <p>If the change to the limit or classification of an individual feature or component of the natural environment system identified through City criteria can be justified to the satisfaction of the City, an amendment to this Plan shall not be required. Further details on the scope of the study required to support a change to the limit or classification of the natural</p>	

Existing Policy	Recommended Policy	Rationale
	<p>environment system will be included in the City's Environmental Impact Study Guidelines and/or Hydrological Evaluation Guidelines.</p>	
<p><b>3.5.2 d)</b> Development of such areas for an appropriate use, site alteration, or additions to existing buildings or structures may be permitted provided that:</p> <ul style="list-style-type: none"> <li>• the hazards can be safely addressed and the work carried out in accordance with sound engineering and design practices;</li> <li>• new hazards are not created and existing hazards are not aggravated;</li> <li>• no adverse environmental impacts would result;</li> <li>• safe access to such lands is available at all times; and</li> <li>• uses do not include institutional uses or emergency services, or the disposal, manufacture, treatment or storage of hazardous substances.</li> </ul>	<p><b>3.5.2 d)</b> Development of such areas for an appropriate use, site alteration, or additions to existing buildings or structures may be permitted <b>where the effects and risk to public safety are minor and can be mitigated in accordance with provincial standards</b>, provided that:</p> <ul style="list-style-type: none"> <li>• the hazards can be safely addressed and the work carried out in accordance with sound engineering and design practices <b>including floodproofing standards, protection work standards, and access standards</b>;</li> <li>• new hazards are not created and existing hazards are not aggravated;</li> <li>• no adverse environmental impacts would result;</li> <li>• safe access to such lands is available at all times <b>especially during emergencies</b>; and</li> </ul>	<p><b>Consistent</b>                      This policy is consistent with PPS (2024) 5.2.8 regarding development on hazardous lands and sites, subject to various requirements.</p>

Existing Policy	Recommended Policy	Rationale
	<ul style="list-style-type: none"> <li>uses do not include institutional uses or emergency services, or the disposal, manufacture, treatment or storage of hazardous substances.</li> </ul>	
<p><b>New Policy</b></p>	<p><b>3.5.3 b) Development and alteration shall not be permitted in Provincially significant wetlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Development and site alteration shall not be permitted in significant coastal wetlands.</b></p>	<p><b>Consistent</b> Aligns with PPS (2024) 4.1.4 and 4.1.5 regarding the prohibition of development and site alteration in significant wetlands and significant coastal wetlands.</p>
<p><b>3.5.5 d)</b> Significant wildlife habitat may include: seasonal concentrations of animals (e.g. deer wintering areas, heronries), specialized habitats and rare vegetation communities, and/or habitats of species of special concern. Ministry of Natural Resources and Forestry’s Significant Wildlife Technical Guide and Ecoregion Criterion Schedules for the Identification of Significant Wildlife Habitat shall be used by proponents to help identify significant wildlife habitat.</p>	<p><b>3.5.5 d)</b> Significant wildlife habitat may include: seasonal concentrations of animals (e.g. deer wintering areas, heronries), specialized habitats and rare vegetation communities, and/or habitats of species of special concern. Ministry of Natural Resources and Forestry’s Significant Wildlife Technical Guide and Ecoregion Criterion Schedules for the Identification of Significant Wildlife Habitat shall be used by proponents to help identify significant wildlife habitat.</p> <p>Development and site alteration are not permitted in <b>or adjacent to</b> significant</p>	<p><b>Consistent</b> Consistent with PPS 4.1.8 regarding the prohibition of development in or adjacent to significant wildlife habitat unless it has been demonstrated that there are no negative impacts on the habitat or its ecological function.</p>

Existing Policy	Recommended Policy	Rationale
<p>Development and site alteration are not permitted in significant wildlife habitat except for the following types of development where proponents have demonstrated that there will be no negative impacts on the habitat or its ecological function:</p> <ul style="list-style-type: none"> <li>• creation of more than three lots through either consent of plan of subdivision</li> <li>• change in land use, not including the creation of a lot, that requires approval under the Planning Act;</li> <li>• shoreline consent along a large inland lake or large river (denoted on 1:50,000 National Topographic System maps as being two lined) that is within 120 metres along the shoreline of an existing lot of record or a lot described in an application for subdivision or consent; and</li> <li>• construction for recreational uses (e.g. golf courses, serviced playing fields,</li> </ul>	<p>wildlife habitat except for the following types of development where proponents have demonstrated that there will be no negative impacts on the habitat or its ecological function:</p> <ul style="list-style-type: none"> <li>• creation of more than three lots through either consent of plan of subdivision</li> <li>• change in land use, not including the creation of a lot, that requires approval under the Planning Act;</li> <li>• shoreline consent along a large inland lake or large river (denoted on 1:50,000 National Topographic System maps as being two lined) that is within 120 metres along the shoreline of an existing lot of record or a lot described in an application for subdivision or consent; and</li> <li>• construction for recreational uses (e.g. golf courses, serviced playing fields, serviced campgrounds and ski hills) that require large-scale modification of terrain, vegetation or both.</li> </ul>	

Existing Policy	Recommended Policy	Rationale
<p>serviced campgrounds and ski hills) that require large-scale modification of terrain, vegetation or both.</p>		
<p><b>Section 3.6 – Open Space</b></p>		
<p><b>3.6.1 Permitted Uses</b></p> <p>Generally, open space uses would include local or neighbourhood parks, community parks, and regional parks. Parks can also be defined by their primary function, as either active or passive open space; many parkland areas have a combination of both active and passive functions. While the majority of open space lands and facilities would be publicly owned and operated, certain recreational facilities with commercial potential can be owned and operated privately, either in a commercial capacity or as non-profit ventures.</p>	<p><b>3.6.1 Permitted Uses</b></p> <p>Generally, open space uses would include local or neighbourhood parks, community parks, and regional parks. Parks can also be defined by their primary function, as either active or passive open space; many parkland areas have a combination of both active and passive functions. While the majority of open space lands and facilities would be publicly owned and operated, certain recreational facilities with commercial potential can be owned and operated privately, either in a commercial capacity or as non-profit ventures.</p>	<p><b>Realign and Clarify</b></p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan.</p>
<p><b>New Policy</b></p>	<p><b>3.6.2 a) Parks and open space in the City shall be designed to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction, and facilitate active</b></p>	<p><b>Consistent</b></p> <p>Consistent with PPS (2024) 3.9.1 regarding the planning and design of healthy and inclusive communities.</p>

Existing Policy	Recommended Policy	Rationale
	<p><b>transportation and community connectivity.</b></p>	
<p><b>3.6.2 a)</b> The definitions of the various types of open space provided for within this Plan are as follows:</p> <ul style="list-style-type: none"> <li>i. Local or neighbourhood parks are open spaces located usually within residential areas that tend to serve the residents of that area. Uses are usually limited to small parks and playgrounds and include passive and active recreational activities such as outdoor sports fields (soccer or baseball) and children’s playgrounds consisting of fixed play</li> <li>ii. Community parks are open spaces that by reason of their location, access, use or potential for development tend to serve the population of the whole City, or serve a specific purpose for much of the community. Uses usually</li> </ul>	<p><b>3.6.2 ba)</b> <del>The definitions of the various types of open space provided for within this Plan are as follows:</del></p> <ul style="list-style-type: none"> <li>i. <del>Local or neighbourhood parks are open spaces located usually within residential areas that tend to serve the residents of that area. Uses are usually limited to small parks and playgrounds and include passive and active recreational activities such as outdoor sports fields (soccer or baseball) and children’s playgrounds consisting of fixed play</del></li> <li>ii. <del>Community parks are open spaces that by reason of their location, access, use or potential for development tend to serve the population of the whole City, or serve a specific purpose for much of the community. Uses usually consist of parks and playgrounds and include</del></li> </ul>	<p><b>Realign and Clarify</b></p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan.</p>

Existing Policy	Recommended Policy	Rationale
<p>consist of parks and playgrounds and include passive and active recreational uses such as a wide range of outdoor sports fields, indoor sports facilities, picnic areas, botanical gardens, and landscaped or natural open space areas. Accessory uses such as parking lots, change rooms, concession facilities, and other service uses usually are located in such parks.</p> <p>iii. Regional parks are open spaces that by reason of their location, access, development or functional use, serve a more extensive population than just the residents of the City. Uses usually consist of large scale parks and playgrounds which include both active and passive uses, and include picnic grounds, exhibition grounds, outdoor and indoor sports facilities, botanical and zoological gardens, and landscaped or natural open space areas which have a</p>	<p><del>passive and active recreational uses such as a wide range of outdoor sports fields, indoor sports facilities, picnic areas, botanical gardens, and landscaped or natural open space areas. Accessory uses such as parking lots, change rooms, concession facilities, and other service uses usually are located in such parks.</del></p> <p>iii. <del>Regional parks are open spaces that by reason of their location, access, development or functional use, serve a more extensive population than just the residents of the City. Uses usually consist of large scale parks and playgrounds which include both active and passive uses, and include picnic grounds, exhibition grounds, outdoor and indoor sports facilities, botanical and zoological gardens, and landscaped or natural open space areas which have a regional focus and often cater the needs of visitors to the community.</del></p>	

Existing Policy	Recommended Policy	Rationale
<p>regional focus and often cater the needs of visitors to the community. Accessory uses such as parking lots, small retail shops and restaurants, and other service facilities can be found in such parks.</p> <p>Active open space areas consist of facilities where users participate in physical activities (baseball fields, soccer pitches); passive open space consists of space intended for quiet or more leisurely enjoyment (hiking trails and natural features).</p>	<p><del>Accessory uses such as parking lots, small retail shops and restaurants, and other service facilities can be found in such parks.</del></p> <p><del>Active open space areas consist of facilities where users participate in physical activities (baseball fields, soccer pitches); passive open space consists of space intended for quiet or more leisurely enjoyment (hiking trails and natural features).</del></p> <p><b>Public parkland shall be designed to accommodate a variety of complementary activities such as pathways, multi-purpose trail, playgrounds, and sport courts, and provide safe and accessible pedestrian access and circulation on-site in accordance with Section 7.11.2.</b></p>	
<p><b>3.6.2 c)</b> Trails that support active transportation are an important component to the development of an open space system and the promotion of the community’s quality of life. Trails that connect shoreline areas, valleys, existing parks or other important physical or</p>	<p><b>3.6.2 c)</b> Trails that support active transportation are an important component to the development of an open space system and the promotion of the community’s quality of life. Trails that connect shoreline areas, valleys, existing parks or other important physical or man-made features should</p>	<p><b>Realign and Clarify</b></p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan</p>

Existing Policy	Recommended Policy	Rationale
<p>man-made features should be developed wherever possible but must be planned and designed in such manner that respects the interests of abutting property owners.</p> <p>To facilitate the development of trails, this Plan encourages the Municipality and the Conservation Authority to acquire rights to or ownership of existing corridors (rail, hydro or other utility) whenever opportunities for acquisition arise.</p>	<p>be developed wherever possible but must be planned and designed in such manner that respects the interests of abutting property owners.</p> <p>To facilitate the development of trails, this Plan encourages the Municipality and the Conservation Authority to acquire rights to or ownership of existing corridors (rail, hydro or other utility) whenever opportunities for acquisition arise.</p>	
<p><b>3.6.2 e)</b> Points of ingress and egress for open space areas should be established to ensure safe movement of vehicular traffic on the public street and the subject and adjoining lands, and for pedestrian and cyclist traffic. Further, such uses should have sufficient parking on-site but it is recognized that reduced parking standards may be applied where there is sufficient parking off-site to address needs during times of peak usage.</p>	<p><b>3.6.2 e)</b> Points of ingress and egress for open space areas should be established to ensure safe <b>and accessible</b> movement of vehicular, <b>pedestrian, and cyclist</b> traffic from <del>on</del> the public street and the subject and adjoining lands, <del>and for pedestrian and cyclist traffic</del>. Further, such uses should have sufficient parking on-site but it is recognized that reduced parking standards may be applied where there is sufficient parking off-site to address needs during times of peak usage.</p>	<p><b>Realign and Clarify</b></p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan</p>
<p><b>3.6.2 f)</b> Generally, only buildings and structures necessary to</p>	<p><b>3.6.2 f)</b> Generally, only buildings and structures necessary to establish and</p>	<p><b>Realign and Clarify</b></p>

Existing Policy	Recommended Policy	Rationale
<p>establish and support the principal use should be established on lands designated Open Space as a means to retain as much of the open character of these lands as possible; this is particularly important when such lands support large indoor facilities such as pools, arenas, and community centres.</p>	<p>support the principal use should be established on lands designated Open Space as a means to retain as much of the <b>natural landscape</b> <del>open character</del> of these lands as possible; this is particularly important when such lands support large indoor facilities such as pools, arenas, and community centres.</p>	<p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan</p>
<p><b>3.6.2 g)</b> The visual appearance of all parking lots and service areas in parks should be enhanced through appropriate landscaping. Appropriate lighting of such areas is required to ensure public safety and to accommodate certain uses; lighting should be oriented away from nearby residential properties as much as possible and from interfering with visibility on nearby public streets. Parking lots, service areas, and areas of intense outdoor activity should be located to minimize the effects of noise on adjacent residential properties. Measures to mitigate impacts of such facilities on adjoining residential areas (i.e. plantings, fencing, berming and buffer strips,</p>	<p><b>3.6.2 g)</b> The visual appearance of all parking lots and service areas in parks should be enhanced through appropriate landscaping <b>and screening</b>. Appropriate lighting of such areas is required to ensure public safety and to accommodate certain uses; lighting should be oriented away from nearby residential properties as much as possible and from interfering with visibility on nearby public streets. Parking lots, service areas, and areas of intense outdoor activity should be located to minimize the effects of noise on adjacent residential properties. Measures to mitigate impacts of such facilities on adjoining residential areas (i.e. plantings, fencing, berming and buffer strips, increased setbacks) should be employed as required.</p>	<p><b>Realign and Clarify</b></p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan</p>

Existing Policy	Recommended Policy	Rationale
<p>increased setbacks) should be employed as required.</p>		
<p><b>3.6.2 h)</b> All open space areas should have safe pedestrian access and circulation on-site.</p>	<p><b>3.6.2 h)</b> All open space areas should have safe <b>and accessible</b> pedestrian access and circulation on-site.</p>	<p><b>Realign and Clarify</b></p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan</p>
<p><b>3.6.2 j)</b> This plan supports the development of a Parkland and Recreation Master Plan to identify a comprehensive approach to parks, trails and open space. This Parkland and Recreation Master Plan should encourage the age-friendly design of public spaces. Following Council’s adoption of the Parkland and Recreation Master Plan relevant policies of this Plan should be updated through an Official Plan Amendment.</p> <p>In the absence of the Parkland and Recreation Master Plan, development that is not compatible with an open space environment will not be permitted in areas adjacent to existing public open spaces.</p>	<p><del><b>3.6.2 j)</b> This plan supports the development of a Parkland and Recreation Master Plan to identify a comprehensive approach to parks, trails and open space. This Parkland and Recreation Master Plan should encourage the age-friendly design of public spaces. Following Council’s adoption of the Parkland and Recreation Master Plan relevant policies of this Plan should be updated through an Official Plan Amendment.</del></p> <p><del>In the absence of the Parkland and Recreation Master Plan, development that is not compatible with an open space environment will not be permitted in areas adjacent to existing public open spaces.</del></p>	<p><b>Realign</b></p> <p>This policy change ensures that future policies regarding parks, open space, and recreation is consistent with the recommendations of the 2021 Parkland and Recreation Master Plan.</p>

Existing Policy	Recommended Policy	Rationale
	<p>Proposed development shall be consistent with the 2021 Parkland and Recreation Master Plan (as may be amended) as it relates to parks, open space, recreation, and/or community facilities.</p>	
<p><b>Section 3.7 – Mineral Aggregate</b></p>		
<p><b>New Policy</b></p>	<p><b>3.7.2 a)</b> Mineral aggregate resources and petroleum resources shall be protected for long-term use. Where provincial information is available, deposits of mineral aggregate resources shall be identified.</p>	<p><b>Consistent</b> Consistent with PPS (2024) 4.4.1.1 and 4.5.1.1 regarding the long-term protection of mineral and petroleum resources.</p>
<p><b>3.7.2 b)</b> The concept of influence areas is recognized as a means of protecting against incompatible land uses in the vicinity of Mineral Aggregate areas, and to protect existing pits and quarries (licensed areas) as well as deposits of sand and gravel and bedrock resources from encroachment by incompatible land uses. It is the policy of this Plan to discourage incompatible land uses in areas surrounding lands designated Mineral Aggregate and/or from licensed areas and/or from known aggregate deposits.</p>	<p><b>3.7.2 b)</b> The concept of influence areas is recognized as a means of protecting against incompatible land uses in the vicinity of Mineral Aggregate areas, and to protect existing pits and quarries (licensed areas) as well as deposits of sand and gravel and bedrock resources from encroachment by incompatible land uses. It is the policy of this Plan to <b>protect mineral aggregate operations from development and activities that would preclude or hinder their expansion or continued use by discouraging</b> incompatible land uses in areas surrounding lands designated</p>	<p><b>Consistent</b> Consistent with PPS (2024) 4.5.2.2 and 4.5.2.4 regarding minimizing impacts of extraction and protecting mineral aggregate operations from incompatible land-uses.</p>

Existing Policy	Recommended Policy	Rationale
<p>This area of influence is considered generally 300 metres for a pit or sand and gravel deposit and 500 metres for a quarry or bedrock deposit. In these areas, development that would preclude or hinder the establishment of new operations or access to the resources should only be permitted if the:</p> <ul style="list-style-type: none"> <li>• resource use would not be feasible;</li> <li>• or proposed use or development serves a greater long term public interest; and</li> <li>• issues of public health, public safety and environmental impact are addressed.</li> </ul> <p><b>d)</b> Pit and quarry operations that are subject to the Aggregate Resources Act (ARA) must be licensed by the Ministry of Natural Resources and Forestry. Through the ARA, the municipality may have input on ARA applications as part of the consultation process. Where the ARA applies, the depth of extraction</p>	<p>Mineral Aggregate and/or from licensed areas and/or from known aggregate deposits. This area of influence is considered generally 300 metres for a pit or sand and gravel deposit and 500 metres for a quarry or bedrock deposit. In these areas, development that would preclude or hinder the establishment of new operations or access to the resources should only be permitted if the:</p> <ul style="list-style-type: none"> <li>• resource use would not be feasible;</li> <li>• or proposed use or development serves a greater long term public interest; and</li> <li>• issues of public health, public safety and environmental impact are addressed.</li> </ul> <p><b>d)</b> Pit and quarry operations that are subject to the Aggregate Resources Act (ARA) must be licensed by the Ministry of Natural Resources and Forestry <b>and be undertaken in a manner which minimizes social, economic, and environmental impacts.</b> Through the ARA, the municipality may have input on ARA applications as part of the</p>	

Existing Policy	Recommended Policy	Rationale
<p>of new or existing mineral aggregate operations shall be addressed in accordance with the ARA.</p>	<p>consultation process. Where the ARA applies, the depth of extraction of new or existing mineral aggregate operations shall be addressed in accordance with the ARA.</p>	
<p><b>3.7.2 e)</b> All pits and quarries should be operated in such a manner so as to satisfy the requirements of the Ministry of the Environment, Conservation and Parks with respect to pumping and dewatering, water supply, waste water, solid and liquid waste disposal, dust and all emissions to the atmosphere including noise and vibrations. Environmental studies (noise, hydrogeology, air emissions etc.) should be required to assess the impact if development occurs within the influence area outlined above.</p>	<p><b>3.7.2 e)</b> All pits and quarries should be operated in such a manner <b>which minimizes social, economic, and environmental impacts and so as to</b> <del>satisfies</del> the requirements of the Ministry of the Environment, Conservation and Parks with respect to pumping and dewatering, water supply, waste water, solid and liquid waste disposal, dust and all emissions to the atmosphere including noise and vibrations. Environmental studies (noise, hydrogeology, air emissions etc.) should be required to assess the impact if development occurs within the influence area outlined above.</p>	<p><b>Consistent</b> Consistent with PPS (2024) 4.5.2.2 regarding minimizing impacts of extraction.</p>
<p><b>3.7.2 k)</b> Rehabilitation of mineral and mineral aggregate resource lands is required after mining or extraction operations have ceased, consistent with the provisions of the Aggregate Resource Act, or other provincial legislation.</p>	<p><b>3.7.2 k)</b> Rehabilitation of mineral and mineral aggregate resource lands is required after mining or extraction operations have ceased, consistent with the provisions of the Aggregate Resource Act, or other provincial legislation, <b>to accommodate subsequent land uses on or adjacent to these lands,</b></p>	<p><b>Consistent</b> Consistent with PPS (2024) 4.5.3.1 and 5.3.1 regarding the need for rehabilitation after mineral aggregate extraction is complete.</p>

Existing Policy	Recommended Policy	Rationale
	<p>to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.</p>	
<p><b>Section 3.8 – City Centre</b></p>		
<p><b>3.8 City Centre</b>                      The Provincial Policy Statement recognizes that maintaining and enhancing the vitality and viability of the downtown is important to the long term economic prosperity of a community. The City Centre is intended to be multi-functional; the business, professional, cultural, entertainment and administrative centre of the City; and the policies of this Plan are intended to attract new investment to the core area to enable it to prosper and grow as the business and administrative centre for the entire region. The City Centre is also targeted as a residential intensification area according to the Special Land Use Policies of Section 4.6.</p>	<p><b>3.8 City Centre</b>                      The Provincial <del>Planning Policy</del> Statement recognizes that maintaining and enhancing the vitality and viability of the downtown is important to the long term economic prosperity of a community. <del>As one of the City's Strategic Growth Areas,</del> the City Centre is intended to be multi-functional; <del>the City Centre is intended to be multi-functional;</del> <del>serving as</del> the business, professional, cultural, entertainment and administrative centre of the City; and the policies of this Plan are intended to attract new investment to the core area to enable it to prosper and grow as the business and administrative centre for the entire region. The City Centre is also targeted as a residential intensification area according to the Special Land Use Policies of Section 4.6.</p>	<p><b>Consistent, Realign, and Innovate</b>                      This policy recognizes the PPS (2024) and the direction to focus growth in Strategic Growth Areas, one of them being the City's downtown core. Further, the changes align with the Strategic Plan's theme on Growth and Housing to provide for various housing forms that respond to changing demographics and a need for affordability, as well as the objectives of Destination City, which is to support an enhanced waterfront through development opportunities and investment.</p> <p>Promoting intensification, a mix of housing options ("missing middle" housing), and diverse land-uses in the downtown core supports a compact, walkable, and liveable City</p>

Existing Policy	Recommended Policy	Rationale
<p>Policies for the City Centre are designed to encourage and enhance the downtown core as a major focus of economic activity, create a source of civic identity and pride, and establish the City’s core area as a community landmark. The purpose of the City Centre designation on Schedule ‘B’ is to encourage the development of a variety of compatible land uses in the City’s core creating a compact, clean, secure, attractive, accessible and economically stable area.</p> <p>Development should increase the diversity and vitality of the downtown and create a lively and vibrant environment that supports a wide variety of living, shopping, leisure, cultural and working activities. Development that takes advantage of the Moira River and Bay of Quinte is strongly encouraged. To ensure that intensification is compatible with existing uses, the development of Intensification Design Guidelines are encouraged. This would provide developers, city staff and Council with a tool to determine whether</p>	<p>Policies for the City Centre are designed to encourage and enhance the downtown core as a major focus of economic activity, create a source of civic identity and pride, and establish the City’s core area as a community landmark. The purpose of the City Centre designation on Schedule ‘B’ is to encourage the development of a variety of compatible land uses in the City’s core, <b>overall creating a livable downtown that is compact, walkable, clean, secure, attractive, accessible and economically stable-area.</b></p> <p>Development should increase the diversity and vitality of the downtown and create a lively and vibrant environment that supports a wide variety of living, shopping, leisure, cultural and working activities <b>that meet the daily needs of residents. The downtown will provide for a wide range of housing options, types, and tenures that meet the needs of residents in all stages of life. These housing options will consist of infill and intensification, redevelopment of underutilized properties, and adaptive reuse. Furthermore, the waterfront is a key asset that anchors the downtown core</b></p>	<p>for residents of all stages of life. It further acknowledges that this growth can be realized in different ways such as the adaptive reuse of heritage properties and the redevelopment of underutilized properties through infill or larger and more comprehensive developments.</p> <p>The addition of the term “conserve” in relation to cultural heritage resources aligns with defined terms in the PPS (2024).</p>

Existing Policy	Recommended Policy	Rationale
<p>new intensification development is compatible with the surrounding area.</p> <p>The City Centre contains significant cultural heritage resources, that are a major part of the character and quality of the area, and are linked to the economic function. New private and public investment opportunities that protect and enhance these heritage resources are important to the economic success of the City Centre.</p>	<p><del>and is crucial to the City's growth – Ddevelopment that takes advantage of the</del> <b>should respect and incorporate the</b> Moira River and Bay of Quinte <del>is strongly encouraged. To ensure that intensification is compatible with existing uses, the development of Intensification</del> <b>The City shall prepare Intensification Design Guidelines to assist in assessing compatibility of new development with surrounding area and uses.</b> <del>are encouraged. This would provide developers, city staff and Council with a tool to determine whether new intensification development is compatible with the surrounding area.</del></p> <p>The City Centre contains significant cultural heritage resources, that are a major part of the character and quality of the area, and are linked to the economic function. New private and public investment opportunities that <b>conserve,</b> protect and enhance these heritage resources are important to the economic success of the City Centre.</p>	
<p><b>3.8.1 Permitted Uses</b> The uses permitted in the City Centre shall include a broad range</p>	<p><b>3.8.1 Permitted Uses</b> The uses permitted in the City Centre shall include a broad range of</p>	<p><b>Realign and Innovate</b> This policy expands commercial, employment, and tourism recreational use permissions to support a wide</p>

Existing Policy	Recommended Policy	Rationale
<p>of commercial, residential and community facility uses, as follows:</p> <ul style="list-style-type: none"> <li>a) Commercial and employment uses, including hotels, conference facilities, retail uses, business, professional and administrative offices, outdoor cafes and restaurants, places of entertainment, private clubs, theatres, art galleries, marinas, recreational uses, all types of commercial services and parking lots.</li> <li>b) Medium and high density residential uses including townhouses, stacked townhouses, low to high-rise multi-unit dwellings, and affordable housing either as primary uses or within mixed use developments. Limited amount of single detached dwellings and semi-detached dwellings may be permitted as part of a mixed density development that would otherwise achieve the intent</li> </ul>	<p>commercial, residential and community facility uses, as follows:</p> <ul style="list-style-type: none"> <li>a) <b>A full range of commercial, and employment, and tourism recreational uses, including but not limited to</b> hotels, conference facilities, retail uses, business, professional and administrative offices, outdoor cafes and restaurants, places of entertainment, private clubs, theatres, art galleries, marinas, recreational uses, all types of commercial services and parking lots.</li> <li>b) Medium and high density residential uses including townhouses, stacked townhouses, low to high-rise multi-unit dwellings, and affordable housing either as primary uses or within mixed use developments. <b>Accessory dwelling units are permitted, subject to the provisions of Section 7.18.</b> <del>Limited amount of single detached dwellings and semi-detached dwellings may be permitted as part of a mixed</del></li> </ul>	<p>range of uses in the downtown that foster its intent as a destination center in the City.</p> <p>These changes address the policy gap regarding lack of mixed use permissions by explicitly permitting and encouraging mixed use development in the City Centre designation. This also addresses a key policy issue around the need for more diverse housing supply including missing middle housing – permitting single-detached dwellings and semi-detached does not support the objectives of the City Centre designation as a compact, mixed use, and transit-supportive core that is the centre of economic and social activity. As such, single-detached dwellings and semi-detached dwellings should not be permitted. Accessory dwelling units are a key component to increasing housing choice in existing neighbourhoods, which should be permitted, subject to the parent policies of Section 7.18.</p>

Existing Policy	Recommended Policy	Rationale
<p>of the Plan for density in the City Centre.</p> <p>c) Community facility uses including all government facilities and administrative offices, police station, places of worship, assembly halls, libraries, schools, nursing homes, museums, recreational facilities, day nurseries, parks and parking and transportation facilities.</p> <p>d) New automotive or industrial uses are discouraged from locating in the City Centre.</p>	<p><del>density development that would otherwise achieve the intent of the Plan for density in the City Centre.</del> Existing low density residential uses are intended to intensify and/or incorporate accessory dwelling units to provide more housing in the City Centre.</p> <p>c) Community facility uses including all government facilities and administrative offices, police station, places of worship, assembly halls, libraries, schools, nursing homes, museums, recreational facilities, day nurseries, parks and parking and transportation facilities.</p> <p>d) New automotive or industrial uses are <b>prohibited</b> <del>discouraged from locating</del> in the City Centre.</p> <p>e) <b>Mixed use developments containing ground-floor commercial or community facility uses, with residential uses located above or behind the non-residential uses, in a range of densities, building types, and forms.</b></p>	
<p><b>New Policy</b></p>	<p><b>General Development Policies</b></p>	<p><b>Conform and Realign</b></p>

Existing Policy	Recommended Policy	Rationale
	<p><b>3.8.2 before a)</b> As a Strategic Growth Area, the City Centre will be the focus of intensification and will accommodate higher density mixed use development in a compact built form. Development in the City Centre will be planned to:</p> <ul style="list-style-type: none"> <li>• Accommodate population and employment growth through a well-designed, compact built form that supports a pedestrian-oriented environment, active transportation, and a balanced multi-modal transportation system;</li> <li>• Accommodate infill and intensification through a range of densities, heights, and land-uses;</li> <li>• Be a focus of residential, commercial, institutional, office, employment, recreational, cultural, social, and public open space uses;</li> <li>• Be designed to have active uses on the ground floor with doors and windows connecting to the public sidewalk and public realm more generally;</li> <li>• Be consistent with the existing street wall and setbacks;</li> </ul>	<p>This conforms with PPS (2024) 2.3.1.1 by identifying the City Centre as a strategic growth area. It further strengthens the role of the City Centre as the focus of growth and intensification through a compact and well-designed built form, facilitating mixed uses, active transportation, and high-quality design.</p>

Existing Policy	Recommended Policy	Rationale
	<ul style="list-style-type: none"> <li>• Be designed to utilize best practices for the design of mid-rise and tall buildings;</li> <li>• Activate the waterfront through high-quality streetscape and architectural design, public art, and active uses at-grade;</li> <li>• Support public transit and active transportation infrastructure; and,</li> <li>• Conserve and have regard for cultural heritage resources.</li> </ul>	
<p><b>3.8.2 b)</b> Residential uses on lands designated City Centre may be permitted in mixed use developments or as a primary single use on a lot, generally consisting of a medium and high density projects. Medium and high density residential uses as defined in Section 3.10 of this Plan are allowed throughout the City Centre according to the Policies of Section 4.6 of the Plan.</p>	<p><b>3.8.2 b)</b> Residential uses on lands designated City Centre <del>may be are</del> permitted in mixed use developments or as a primary single use on a lot, generally consisting of a medium and high density projects. <del>Multi-unit residential developments shall incorporate a mix of unit types and sizes to accommodate a diverse range of household sizes and incomes.</del> Medium and high density residential uses as defined in Section 3.10 of this Plan are <del>permitted allowed</del> throughout the City Centre according to the Policies of Section 4.6 of the Plan.</p>	<p><b>Clarify</b> This policy strengthens the policy by explicitly supporting residential uses through mixed use development and medium- and high-density developments in the City Centre designation.</p>
<p><b>New Policy</b></p>	<p><b>3.8.2 after b) and before c)</b> Mixed use development supports a more efficient use of land and a range of uses that</p>	<p><b>Realign, Innovate</b> This policy recognizes the importance of mixed use development in creating</p>

Existing Policy	Recommended Policy	Rationale
	<p>contribute to greater walkability, increased housing choices, and greater social, cultural, and recreational opportunities. Mixed use development shall be encouraged in the form of medium and high-density developments throughout the City Centre, including buildings with ground-floor commercial, office, or community facility uses and live-work units.</p>	<p>a successful downtown core and strengthens existing policies by supporting mixed use development in various configurations.</p>
<p><b>3.8.2 c)</b> This Plan encourages compact, intense development of lands designated City Centre in order to ensure that the core area remains a key focal point in the City. To achieve this objective, buildings that maximize land utility should be encouraged.</p>	<p><b>3.8.2 d e)</b> This Plan encourages compact, intense development of lands designated City Centre in order to ensure that the core area <b>is a walkable, transit-oriented, and vibrant</b> <del>remains a key</del> focal point in the City. To achieve this objective, buildings that maximize land utility should be encouraged <b>with a focus on supporting a pedestrian-oriented and transit-oriented environment.</b></p>	<p><b>Realign, Innovate, Clarify</b> This policy emphasizes how compact development supports a walkable, transit-oriented, and vibrant downtown that is pedestrian-friendly and is the center of key government, commercial, and community activity in the City.</p>
<p><b>3.8.2 d)</b> The massing and height of buildings should respect the heritage value of the immediate areas, and a balance between intensity and scale needs to be achieved in many parts of the City Centre.</p>	<p><b>3.8.2 e d)</b> The massing and height of buildings <del>should</del> <b>shall have regard for respect adjacent properties, cultural heritage resources,</b> and the heritage value of the immediate areas., <del>and a</del> <b>A</b> balance between intensity and scale needs to be achieved, <b>and may be</b></p>	<p><b>Innovate</b> This policy provides concrete methods to assess compatibility with adjacent properties through the preparation of technical studies and implementation of various design measures.</p>

Existing Policy	Recommended Policy	Rationale
	<p>subject to technical studies such as shadow studies, streetscape analysis, heritage impacts, and viewshed analyses, with considerations for additional setbacks, height restrictions, landscaping, building setbacks, and more, in order to ensure an appropriate transition, mitigate impacts, and demonstrate compatibility with the surrounding area. <del>in many parts of the City Centre.</del></p>	
<p><b>3.8.2 e)</b> This Plan encourages the development of strong links of the City Centre to the waterfront and other commercial areas of the City. The Municipality will strive to create gateways to the City Centre at main vehicular and pedestrian access points.</p>	<p><b>3.8.2 f e)</b> This Plan encourages the <del>development in the City Centre shall reinforce connectivity and of strong links of the City Centre</del> to the waterfront and other commercial areas of the City <b>by protecting and enhancing waterfront views, and contributing to a vibrant pedestrian-oriented experience through active uses at-grade, streetscape design, public art, wayfinding, and connected pathways to key destinations from the City Centre to the waterfront. The City may undertake future studies of the waterfront to further inform compatible development and connections between the waterfront and City Centre.</b></p> <p>Add new separate policy after:</p>	<p><b>Innovate, Clarify</b> This policy expands on how development in the City Centre can strengthen linkages between the waterfront, and further strengthens the intent of identifying and creating gateways to the City Centre.</p>

Existing Policy	Recommended Policy	Rationale
	<p>The Municipality shall identify and will strive to create gateways to the City Centre at main vehicular and pedestrian access points in a manner that fosters a sense of place and contributes to community identity and civic pride.</p>	
<p><b>New Policy</b></p>	<p><b>3.8.2 m)</b> The City Centre should be transit-oriented and support a complete streets approach in the planning and design of new developments. Development in the City Centre shall be facilitated through compact, dense, and walkable developments located close to public transit, along with transit-oriented design and facilities such as integrated active transportation infrastructure.</p>	<p><b>Innovate</b>                      This policy strengthens the role of the City Centre as walkable and pedestrian-oriented area. Dense, developments support public transit and promotes a built form that is compact and walkable with a mix of uses. This centers pedestrian activity and ensures a human-centric approach to the design and development of the City Centre.</p>
<p><b>3.8.4 Parking Strategies</b></p>	<p><b>3.8.4 Parking Strategies Transportation and Mobility</b></p>	<p><b>Innovate, Clarify</b>                      This change focuses on the importance of transportation and mobility as a whole, instead of focusing solely on parking and vehicular needs. This name change aligns with the recommended policy approaches in this section.</p>
<p><b>3.8.4 a)</b> Vehicular parking is important to the success of the City Centre. The provision of public and</p>	<p>Split into two separate policies:</p>	<p><b>Innovate, Clarify</b>                      These policies introduce a comprehensive approach to</p>

Existing Policy	Recommended Policy	Rationale
<p>private parking facilities is encouraged to meet the needs of all uses in the City Centre. In recognition of the concentration of uses and the frequency of multi-purpose trips to the City’s core, parking standards in some parts of the City Centre may be reduced.</p>	<p><b>3.8.4 a) Multi-modal transportation options are</b> <del>Vehicular parking is</del> important to the success of the City Centre. <b>A balanced mix of active transportation, public transit, and vehicular parking should be facilitated throughout the City Centre, with the goal of supporting a walkable, transit-oriented, and pedestrian-friendly core.</b></p> <p>Add the following NEW policy after 3.8.2 a):</p> <p><b>3.8.4 b) While vehicular parking is important to support the City Centre, proper consideration should be given to ensure that there is not an oversupply of parking. The provision of The City will plan for appropriate, well-designed public and private parking facilities is encouraged</b> to meet the needs of all uses in the City Centre, <b>and will plan for reduced reliance on automobiles by supporting transportation demand management (TDM), active transportation, public transit, and reduced</b> <del>In recognition of the concentration of uses and the frequency of multi-purpose trips to the City’s core, parking standards in some parts of the City Centre</del> <b>where appropriate, may be</b></p>	<p>transportation that acknowledges the importance of other modes of transportation in supporting the success of the City Centre. They link the importance of mobility options with the planned vision of the City Centre. Furthermore, the policies expand on the direction for vehicular parking, acknowledging that a balance is needed but that an oversupply of parking is detrimental to the City Centre and must be balanced with other modes of transportation.</p>

Existing Policy	Recommended Policy	Rationale
	<del>reduced</del> in order to support and a compact, mixed use, and walkable core.	
<p><b>3.8.4 b)</b> Major new development should be encouraged to provide on-site parking; this is particularly important for residential uses. However, it may not always be practical or appropriate to provide on-site parking due to location or access concerns; in such instances, the cash-in-lieu provisions as set out in Section 8.1.6 a) of this Plan may be employed at the discretion of the Municipality.</p>	<p><b>3.8.4 c b)</b> Major new development should be encouraged to provide on-site parking; this is particularly important for residential uses. However, it may not always be practical or appropriate to provide on-site parking due to location or access concerns; in such instances, the <del>cash-in-lieu</del> <b>payment-in-lieu</b> provisions as set out in Section 8.1.6 a) of this Plan may be employed at the discretion of the Municipality.</p>	<p><b>Realign and Clarify</b></p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan.</p>
<p><b>3.8.4 c)</b> New parking structures will be located along Pinnacle Street and will be carefully designed to enhance the at-grade streetscape and pedestrian function.</p>	<p><b>3.8.4 d e)</b> New parking structures will be located along Pinnacle Street and will be carefully designed to enhance the at-grade streetscape and pedestrian function <b>through highly articulated facades with high-quality design and materials.</b></p>	<p><b>Innovate, Clarify</b></p> <p>This policy clarifies how parking structures may be designed to enhance the streetscape.</p>
<p><b>New Policy</b></p>	<p><b>Add the following after 3.8.4 d)</b> The preferred forms for parking in the City Centre are below grade, covered, or above grade parking. Surface parking is discouraged and shall not be located adjacent to sidewalks or streets on Front Street. Surface parking should not be</p>	<p><b>Innovate</b></p> <p>This policy supports a pedestrian-oriented environment through designs that minimize the impacts of parking on the streetscape.</p>

Existing Policy	Recommended Policy	Rationale
	<p>located adjacent to sidewalks or streets on all other streets in the City Centre.</p>	
<p><b>New Policy</b></p>	<p><b>Add the following after 3.8.4 d)</b>                      Consolidated parking structures are encouraged in the City Centre in order to reduce impacts on the streetscape and minimize the use of land.</p>	<p><b>Innovate</b>                      This policy acknowledges that there may be a need for vehicular parking in the City Centre, however, consolidated parking structures are preferred to reduce impacts on the streetscape, combine parking in one place, and minimize the use of land for parking in the downtown core.</p>
<p><b>Pedestrian Circulation</b>  <b>3.8.5 a)</b> Safe and convenient pedestrian circulation is critical to the success of the City Centre. This Plan encourages:</p> <ul style="list-style-type: none"> <li>• the maintenance of safe and clean sidewalks along all streets in the City Centre;</li> <li>• direct pedestrian access from the main commercial streets in the City Centre;</li> <li>• the establishment of attractive pedestrian links between Front (and other) Streets with the Bayfront and Riverfront Trails;</li> </ul>	<p><b>Pedestrian Circulation</b>  <b>3.8.5 a)</b> Safe and convenient pedestrian circulation is critical to the success of the City Centre <b>as a compact and walkable downtown.</b> This Plan encourages <b>planning public streets, spaces, and facilities to be safe, meet the needs of persons of all ages and abilities, foster social interaction, and facilitate active transportation and community connectivity by:</b></p> <ul style="list-style-type: none"> <li>• the maintenance of safe and clean sidewalks along all streets in the City Centre;</li> <li>• direct pedestrian access from the main commercial streets in the City Centre;</li> </ul>	<p><b>Consistent</b>                      Consistent with PPS (2024) 3.9.1 regarding the planning of healthy and active communities.</p>

Existing Policy	Recommended Policy	Rationale
<ul style="list-style-type: none"> <li>adequate lighting of all pedestrian ways in the City Centre for public safety; and, the use of street furniture (benches, waste receptacles) along pedestrian corridors.</li> </ul>	<ul style="list-style-type: none"> <li>the establishment of attractive pedestrian links between Front (and other) Streets with the Bayfront and Riverfront Trails;</li> <li>adequate lighting of all pedestrian ways in the City Centre for public safety; and, the use of street furniture (benches, waste receptacles) along pedestrian corridors.</li> </ul>	
<p><b>3.8.5 b)</b> To substantially improve pedestrian access to the Bay of Quinte waterfront and to contribute to the beautification of the City Centre, a continuous Trail along the Moira River and Bay of Quinte is intended to be linked with the City-wide Trail network, including the Trans-Canada Trail to the north. Land dedication required for the Trails and not currently owned by the Municipality may be obtained:</p> <ul style="list-style-type: none"> <li>as a condition of site plan, subdivision or condominium approval, subject to section 7.11.2 of this plan;</li> <li>as a dedication from private land owners for walkway</li> </ul>	<p><b>3.8.5 b)</b> To substantially improve pedestrian access to the Bay of Quinte waterfront and to contribute to the beautification of the City Centre, a continuous Trail along the Moira River and Bay of Quinte is intended to be linked with the City-wide Trail network, including the Trans-Canada Trail to the north. Land dedication required for the Trails and not currently owned by the Municipality may be obtained:</p> <ul style="list-style-type: none"> <li>as a condition of site plan, subdivision or condominium approval, subject to section 7.11.32 of this plan;</li> <li>as a dedication from private land owners for walkway development as a credit against future</li> </ul>	<p><b>Realign and Clarify</b></p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan.</p>

Existing Policy	Recommended Policy	Rationale
<p>development as a credit against future parkland requirements associated with redevelopment, subject to section 7.11.2 of this plan;</p> <ul style="list-style-type: none"> <li>• through donation by private land owners; or</li> <li>• through purchase by the Municipality.</li> </ul>	<p>parkland requirements associated with redevelopment, subject to section 7.11.32 of this plan;</p> <ul style="list-style-type: none"> <li>• through donation by private land owners; or</li> <li>• through purchase by the Municipality.</li> </ul>	
<p><b>3.8.7 Urban Design</b>  <b>3.8.7 a)</b> In addition to the Urban Design policies set out in Section 7.6 of this Plan, the following urban design and built form guidelines should be considered when undertaking any development or improvement project in the City Centre:</p> <ul style="list-style-type: none"> <li>• building setbacks from public roads should be minimized except where lands are required for sidewalks, road widening, or landscaping, in order to frame the street;</li> <li>• large exposed blank walls should be avoided. All visible sides of a building should be finished and treated similarly</li> </ul>	<p><b>3.8.7 Urban Design</b>  <b>3.8.7 a)</b> In addition to the Urban Design policies set out in Section 7.6 of this Plan, the following urban design and built form guidelines should be considered when undertaking any development or improvement project in the City Centre:</p> <ul style="list-style-type: none"> <li>• building setbacks from public roads should be minimized except where lands are required for sidewalks, road widening, or landscaping, in order to frame the street;</li> <li>• large exposed blank walls should be avoided. All visible sides of a building should be finished and treated similarly to the front <b>through architectural articulation</b></li> </ul>	<p><b>Innovate, Clarify</b>                      These policies provide further clarity and direction regarding the design of the built form in the City Centre.</p>

Existing Policy	Recommended Policy	Rationale
<p>to the front. Where exposed walls exist, screening through landscaping should be provided;</p> <ul style="list-style-type: none"> <li>• where appropriate, a building's first storey should be taller in height to accommodate a range of non-residential uses;</li> <li>• rooftop mechanical equipment should be screened with architectural features;</li> <li>• outdoor patios should be encouraged, and ideally located adjacent to pedestrian corridors;</li> <li>• building entrances should be oriented to streets, parking facilities and Trails;</li> <li>• major parking and delivery areas should be confined to the rear or side of buildings. Loading and garbage enclosure areas are to be screened from public view;</li> <li>• electrical servicing should be installed underground wherever possible;</li> </ul>	<p><b>or interesting designs such as murals.</b> Where exposed walls exist, screening through landscaping should be provided;</p> <ul style="list-style-type: none"> <li>• <del>where appropriate,</del> a building's first storey should <b>be have a minimum height of 4.5 metres taller in height</b> to accommodate a range of non-residential uses;</li> <li>• rooftop mechanical equipment should be screened with architectural features;</li> <li>• outdoor patios should be encouraged, and ideally located adjacent to pedestrian corridors;</li> <li>• building entrances should be oriented to streets, parking facilities and Trails;</li> <li>• <b>amenity areas for dwellings units should be provided for mixed use and residential developments, in accordance with the provisions of Section 7.11.3;</b></li> <li>• major parking and delivery areas should be confined to the rear or side of buildings. Loading and garbage enclosure areas are to be screened from public view;</li> </ul>	

Existing Policy	Recommended Policy	Rationale
<ul style="list-style-type: none"> <li>• tree planting along roads should include large specimen dense foliage trees appropriately spaced with clumped planting of mixed species at focal points;</li> <li>• parking lots should be properly demarcated, landscaped and lighted;</li> <li>• laneways providing access to parking lots should be well lighted and landscaped where feasible;</li> <li>• signs should not impact the heritage attributes of a built heritage resource and be consistent with the scale of the building upon which they are placed;</li> <li>• lighting of prominent buildings and monuments to accentuate civic and architectural design is encouraged;</li> <li>• accessibility and visitability should be actively promoted and improved where possible through new development;</li> <li>• landscaping and green open space should be provided at</li> </ul>	<ul style="list-style-type: none"> <li>• electrical servicing should be installed underground wherever possible;</li> <li>• tree planting along roads should include large specimen dense foliage trees appropriately spaced with clumped planting of mixed species at focal points;</li> <li>• parking lots should be properly demarcated, landscaped and lighted, <b>and provide for a safe and direct pedestrian pathway from the parking facilities to the street and building entrances;</b></li> <li>• laneways providing access to parking lots should be well lighted and landscaped where feasible;</li> <li>• signs should not impact the heritage attributes of cultural heritage resources <del>a built heritage resource</del>, <b>be located in between the first and second floor to support a consistent visual rhythm on the streetscape</b>, and be consistent with the scale of the building upon which they are placed;</li> <li>• lighting of prominent buildings and monuments to accentuate</li> </ul>	

Existing Policy	Recommended Policy	Rationale
<p>appropriate locations to complement buildings, and as relief from concrete and asphalt surfaces; and</p> <ul style="list-style-type: none"> <li>the upper storeys of higher rise built form should be incrementally stepped back to reduce shadowing.</li> </ul>	<p>civic and architectural design is encouraged;</p> <ul style="list-style-type: none"> <li>accessibility and visitability should be actively promoted and improved where possible through new development;</li> <li>landscaping and green open space should be provided at appropriate locations to complement buildings, and as relief from concrete and asphalt surfaces; and</li> <li>the upper storeys of higher rise built form should be incrementally stepped back to reduce shadowing.</li> </ul>	
<p><b>b)</b> Development within Courthouse District shall be consistent with the Courthouse Urban Design Guidelines (2010) and Development Guidelines (2024), which provide urban design guidelines for the area.</p>	<p><b>b)</b> Development within <b>the</b> Courthouse District shall be consistent with the <b>urban design guidelines applicable to the area, and which may be amended and/or updated from time to time, including</b> the Courthouse Urban Design Guidelines (2010) and Development Guidelines (2024), <del>which provide urban design guidelines for the area.</del></p>	<p><b>Clarify</b> This amendment ensures that development is not only required to be consistent with the existing design guidelines that are specifically denoted, but must adhere to any new guidelines or amendments that may be prepared.</p>
<p><b>Section 3.9 – Commercial</b></p>		

Existing Policy	Recommended Policy	Rationale
<p><b>3.9</b> The purpose of the Commercial Land Use designation as illustrated on the land use schedules is to recognize and encourage the concentration of commercial uses into nodes or areas of commercial activity defined by size, function and/or intended market. While there are a number of areas designated Commercial Land Use throughout the City, there are four distinct areas of major commercial activity located generally within the urban serviced area outside of the City Centre where specific policies are required, as follows:</p> <ul style="list-style-type: none"> <li>• Bell Boulevard Corridor</li> <li>• Bayview Mall/Dundas Street East Corridor</li> <li>• Dundas Street West Corridor</li> <li>• North Front/Highway 62 Corridor</li> </ul> <p>This Plan recognizes 3 categories of commercial activity in the City, which are differentiated by the role, function, location and intended market of the commercial use:</p>	<p><b>3.9</b> The purpose of the Commercial Land Use designation as illustrated on the land use schedules is to recognize and encourage <del>the concentration</del> a <b>range</b> of commercial uses <b>and mixed uses</b> into nodes or areas of commercial activity defined by size, function and/or intended market. While there are a number of areas designated Commercial Land Use throughout the City, there are four distinct areas of major commercial activity located generally within the urban serviced area outside of the City Centre where specific policies are required, as follows:</p> <ul style="list-style-type: none"> <li>• Bell Boulevard Corridor</li> <li>• Bayview Mall/Dundas Street East Corridor</li> <li>• Dundas Street West Corridor</li> <li>• North Front/Highway 62 Corridor</li> </ul> <p>This Plan recognizes <b>four (4)</b> <del>3</del> categories of commercial activity in the City, which are differentiated by the role, function, location and intended market of the commercial use:</p>	<p><b>Realign, Clarify</b></p> <p>This policy recognizes and supports mixed uses in the commercial area where it is appropriate, acknowledging its unique function in supporting a more pedestrian-oriented environment that supplements the role of other commercial uses.</p> <p>Furthermore, this policy ensures consistency with the vision and guiding principles in the Corridor Study.</p>

Existing Policy	Recommended Policy	Rationale
<ul style="list-style-type: none"> <li>• Uses intended to serve the neighbourhood within which they are located are referred to as neighbourhood commercial uses;</li> <li>• commercial uses intended to serve the City as a whole are referred to as community commercial;</li> <li>• large commercial developments or clusters intended to serve an entire region are referred to as regional commercial uses.</li> </ul> <p>Uses can also be distinguished by other characteristics – specialty commercial uses are usually geared to very specific market segments, such as tourists. Location is the critical issue for most commercial uses, as it influences function and its ability to penetrate preferred markets; location is closely aligned with ease and convenience of access.</p>	<ul style="list-style-type: none"> <li>• Uses intended to serve the neighbourhood within which they are located are referred to as neighbourhood commercial uses;</li> <li>• commercial uses intended to serve the City as a whole are referred to as community commercial;</li> <li>• large commercial developments or clusters intended to serve an entire region are referred to as regional commercial uses; <b>and,</b></li> <li>• <b>mixed uses that consist of retail commercial, office uses, and residential units that support greater street activity and a pedestrian-oriented environment.</b></li> </ul> <p>Uses can also be distinguished by other characteristics – specialty commercial uses are usually geared to very specific market segments, such as tourists. Location is the critical issue for most commercial uses, as it influences function and its ability to penetrate preferred markets; location is closely aligned with ease and convenience of access.</p>	

Existing Policy	Recommended Policy	Rationale
	<p>Bell Boulevard and North Front/Highway 62 are recognized as key intensification corridors within the City, intended to accommodate a mix and range of commercial and employment uses, and a range of housing options. Development within the Bell Boulevard and North Front/Highway 62 Corridors shall make an efficient use of land, support active transportation, and be compact, walkable, and connected. High-quality urban and streetscape design is essential to ensure the appropriate development of commercial and residential uses and the overall success of an enhanced urban environment.</p>	
<p><b>3.9.1 Policies Applicable to All Lands Designated Commercial Land Use</b>  <b>3.9.1 a)</b> Commercial development is dependent upon vehicular access. Points of ingress and egress should be established to ensure safe movement of:</p> <ul style="list-style-type: none"> <li>vehicular traffic on the public street;</li> </ul>	<p><b>3.9.1 Policies Applicable to All Lands Designated Commercial Land Use</b>  <b>3.9.1 a)</b> <del>Commercial development is dependent upon</del> <b>Ensuring proper vehicular and pedestrian access is an important component to the planning and design of commercial developments.</b> Points of ingress and egress should be established to <b>minimize potential conflicts between different transportation modes and to ensure safe and efficient</b> movement of:</p>	<p><b>Innovate</b>  This policy acknowledges the role of vehicular access as one component to planning and designing commercial developments. It expands on the importance of minimizing conflicts with other modes of transportation and ensuring a design that facilitates safe and efficient movement from the street and through the site, while discouraging the oversupply of parking.</p>

Existing Policy	Recommended Policy	Rationale
<ul style="list-style-type: none"> <li>• vehicular traffic on the subject and adjoining lands; and</li> <li>• pedestrian and cyclist traffic along the street.</li> </ul> <p>Further, commercial development should have sufficient parking on-site to meet the needs of customers and staff.</p>	<ul style="list-style-type: none"> <li>• vehicular traffic on the public street;</li> <li>• vehicular traffic on the subject and adjoining lands; and</li> <li>• pedestrian and cyclist traffic along the street <b>and throughout the site.</b></li> </ul> <p>Further, commercial development should <b>provide for a balanced mix of parking and active transportation facilities</b> <del>have sufficient parking on-site</del> to meet the needs of customers and staff <b>to ensure that there is not an oversupply of parking.</b></p>	
<p><b>3.9.1 b)</b> The following design and built form policies should be applied to all commercial development:</p> <ul style="list-style-type: none"> <li>i. Outdoor storage areas for garbage should be fenced or screened from adjacent uses and preferably located away from the public street.</li> <li>ii. The appearance of parking lots, loading facilities and service areas should be</li> </ul>	<p><b>3.9.1 b)</b> The following design and built form policies <b>shall apply</b> <del>should be applied</del> to all commercial development:</p> <ul style="list-style-type: none"> <li>i. <b>The height, massing, and scale of buildings shall reinforce the street and contribute to a pedestrian-scale environment, particularly along major roads and corridors.</b></li> <li>ii. <b>Buildings shall be designed to be accessible for people of all ages and abilities, and provide direct</b></li> </ul>	<p><b>Innovate</b> This policy provides more detailed guidance on the design and built form of commercial developments, which includes an enhanced focus on the streetscape and a pedestrian-oriented environment that minimizes the impacts of parking, loading, and service areas.</p>

Existing Policy	Recommended Policy	Rationale
<p>enhanced through appropriate landscaping, with appropriate lighting of such areas to ensure public safety, which should be oriented away from nearby residential properties and not interfere with visibility on public streets.</p> <p>iii. Loading facilities, parking lots and service areas should be located so as to minimize the effects of noise and fumes on any adjacent residential properties, and where possible, such facilities should be located in a yard that does not immediately abut a residential property, and where they do, measures to mitigate the impact of such a location by fencing or plantings, berming and buffer strips, or increased setbacks should be employed as required.</p> <p>iv. Facilities for safe pedestrian access and circulation on-site should be provided.</p> <p>v. Where two commercial lands share an adjoining lot line,</p>	<p>pathways from the building entrance to sidewalks, streets, and parking areas.</p> <p>iii. Development shall incorporate a pedestrian-oriented design approach that facilitates pedestrian comfort, activity, and safety through features such as building canopies, sitting areas, landscaped treatments, lighting, and signage.</p> <p>iv. Facilities for safe pedestrian access and circulation on-site <del>should</del> shall be provided to reduce conflicts with automobiles and provide safe and direct movement between buildings, parking areas, and the street.</p> <p>v. <del>The appearance of Parking lots, loading facilities and service areas</del> shall be located in the rear or side yard and shall not be located in the front yard, exterior side yard, or adjacent to a public street. Parking areas should be enhanced through appropriate landscaping, with appropriate lighting of such areas to ensure public safety, and be designed in a manner that minimizes potential conflicts with pedestrians and</p>	

Existing Policy	Recommended Policy	Rationale
<p>the municipality may require an easement between the two commercial land uses as a condition of development approval to improve circulation where street access is limited.</p>	<p><del>cyclists which should be oriented away from nearby residential properties and not interfere with visibility on public streets.</del></p> <p>vi. Loading facilities, parking lots and service areas shall be located in the rear or side yard and shall not be located in the front yard, exterior side yard, or adjacent to a public street in order <del>should be located so as</del> to minimize the effects of noise and fumes on any adjacent residential properties and the streetscape., and where possible, such facilities should be located in a yard that does not immediately abut a residential property, and where they do, Loading areas shall employ measures to mitigate the impacts of such a location by through fencing or plantings, berming and buffer strips, or increased setbacks should be employed as required.</p> <p>vii. Outdoor storage areas and waste storage areas for garbage shall be located in the rear or side yard and shall not be located in the front yard, exterior side yard, or adjacent to a public street. These</p>	

Existing Policy	Recommended Policy	Rationale
	<p><del>areas shall be fenced, enclosed, and/or screened from adjacent uses and preferably located away from the public street.</del></p> <p>viii. Where two commercial lands share an adjoining lot line, the municipality may require an easement between the two commercial land uses as a condition of development approval to improve circulation where street access is limited.</p>	
<p><b>New Policy</b></p>	<p><b>New Policy after 3.9.1 e)</b> The City shall undertake a coordinated approach to the planning, design, and streetscape improvements in commercial areas.</p>	<p><b>Innovate</b> This policy acknowledges the interrelated nature between public realm improvements and private development, understanding that improvements to the streetscape will impact commercial developments and vice versa. A coordinated approach is required order to ensure cohesive development of commercial areas.</p>
<p><b>3.9.1 e)</b> In some instances, particularly in the vicinity of residential areas, existing Municipal transit routes, and community services, mixed use development consisting of residential and commercial uses may be</p>	<p><del><b>3.9.1 f)</b> In some instances, particularly in the vicinity of residential areas, existing Municipal transit routes, and community services,</del> <b>Mixed use development may be permitted in the Commercial Land Use designation, subject to the following considerations:</b></p>	<p><b>Innovate and Clarify</b> This policy clarifies that mixed use development is permitted, subject to various land-use considerations that ensure mixed use development is directed and developed in an appropriate manner.</p>

Existing Policy	Recommended Policy	Rationale
<p>appropriate. However, not every property designated Commercial Land Use is suitable for mixed use development. Mixed use development should take into account the site location and compatibility with adjacent land uses. When considering mixed use development consisting of residential uses, the policies of Section 3.10.2 shall apply. Priority for mixed use development shall be given to areas within the City Centre Intensification Area as identified in Schedule 'E' and the Additional Intensification Areas as identified in Appendix 'A'. Mixed use development along the Bell Boulevard Corridor as defined in Section 3.9.2 of this Plan shall not be permitted until a study is completed to determine servicing feasibility for mixed use development.</p>	<ul style="list-style-type: none"> <li>• Site location including proximity to residential areas;</li> <li>• Compatibility with adjacent land-uses;</li> <li>• Height, density, and massing;</li> <li>• Proximity to existing or planned Municipal transit routes, and community services; <del>mixed use development consisting of residential and commercial uses may be appropriate. However, not every property designated Commercial Land Use is suitable for mixed use development. Mixed use development should take into account the site location and compatibility with adjacent land uses.</del></li> <li>• Location along an arterial or collector road;</li> <li>• Adequacy of parking and loading facilities; and</li> <li>• Availability of servicing and transportation infrastructure.</li> </ul> <p><b>3.9.1 f)</b> When considering mixed use development consisting of residential uses, the policies of Section 3.10.2 shall apply. Priority for mixed use</p>	

Existing Policy	Recommended Policy	Rationale
	<p>development shall be given to areas within the City Centre Intensification Area as identified in Schedule 'E' and the Additional Intensification Areas as identified in Appendix 'A'.</p>	
<p><b>3.9.2 Bell Boulevard Corridor</b></p> <p><b>3.9.2 a)</b> Lands designated Commercial Land Use in the Bell Boulevard corridor are suitable for commercial uses that serve the regional and community markets. As such, it is important that development of these lands be guided by appropriate land use policies to avoid future land use conflicts, traffic congestion and servicing problems, ensuring ease of access and maximizing development potential. The Bell Boulevard corridor's role as a major focus of employment and retail activity within the region would be enhanced through development of retail, highway commercial and recreational commercial uses. As a gateway to the community, the image of the Bell Boulevard corridor should be enhanced through policies emphasizing a high level of</p>	<p><b>3.9.2</b></p> <p>a) Lands designated Commercial Land Use in the Bell Boulevard corridor are suitable for commercial uses that serve the regional and community markets. As such, it is important that development of these lands be guided by appropriate land use policies to avoid future land use conflicts, traffic congestion and servicing problems, ensuring ease of access and maximizing development potential. The Bell Boulevard corridor's role as a major focus of employment and retail activity within the region would be enhanced through <b>mixed use development combining retail, commercial, and residential uses in accordance with the policies of this Section</b> <del>development of retail, highway commercial and recreational commercial uses</del>. As a gateway to the community, the image of the Bell Boulevard corridor should be enhanced through policies emphasizing a high level of urban</p>	<p><b>Realign, Innovate</b></p> <p>Proposed changes are required to implement the Bell Boulevard and North Front Street Corridor Study.</p>

Existing Policy	Recommended Policy	Rationale
<p>urban design, co-ordination of separate developments to function cooperatively, landscaping and efficient traffic circulation.</p>	<p>design, co-ordination of separate developments to function cooperatively, landscaping and efficient traffic circulation.</p> <p>b) The Bell Boulevard Corridor is envisioned to evolve into a vibrant mixed use corridor with three (3) unique districts, as identified on Schedule 'E':</p> <ul style="list-style-type: none"> <li>• Bell Boulevard West</li> <li>• Bell Boulevard and Sidney Street Intensification</li> <li>• Quinte Mall.</li> </ul> <p>Lands within the Bell Boulevard and Sidney Street Intensification District and Quinte Mall District that are designated Commercial Land Use are subject to the policies of this Section of the Plan. Development in the Bell Boulevard West District is subject to the policies of the West Belleville Secondary Plan or Section 3.12 of this Plan.</p>	
<p><b>3.9.2 Bell Boulevard Corridor</b></p> <p><b>3.9.2 b)</b> Uses permitted on lands designated Commercial Land Use in</p>	<p><b>3.9.2</b></p> <p>b)c) Uses permitted on lands designated Commercial Land Use in the Bell</p>	<p><b>Realign, Innovate</b></p>

Existing Policy	Recommended Policy	Rationale
<p>the Bell Boulevard corridor should include a wide array of commercial uses, including motels/hotels, conference facilities, restaurants, retail stores, personal service uses, day cares, automotive service uses, business, professional and administrative offices, recreational uses, places of entertainment, private clubs, theatres and all types of commercial services and parking lots, which may be developed either in clusters (such as plazas or malls) or on a standalone basis.</p>	<p>Boulevard corridor should include a wide array of commercial uses, including motels/hotels, conference facilities, restaurants, retail stores, personal service uses, day cares, automotive service uses, business, professional and administrative offices, recreational uses, places of entertainment, private clubs, theatres and all types of commercial services and parking lots, which may be developed either in clusters (such as plazas or malls) or on a standalone basis. <b>Residential uses in standalone or mixed use buildings may be permitted subject to direction provided for each district.</b></p>	<p>Proposed changes are required to implement the Bell Boulevard and North Front Street Corridor Study.</p>
<p><b>3.9.2 Bell Boulevard Corridor</b>  <b>3.9.2 c), d) and e)</b></p>	<p><b>3.9.2</b>  <b>Change lettering to d), e), and f) respectively</b></p>	<p><b>Clarify</b>  Minor administrative change to reflect addition of policies to implement the Bell Boulevard and North Front Street Corridor Study.</p>
<p><b>New Policy</b></p>	<p><b>Insert after 3.9.2 existing e)</b>  <b>g) Quinte Mall District</b>  <b>The Quinte Mall District is envisioned to evolve into a vibrant, commercially</b></p>	<p><b>Realign, Innovate</b>  Proposed changes are required to implement the Bell Boulevard and North Front Street Corridor Study.</p>

Existing Policy	Recommended Policy	Rationale
	<p>focused node that builds upon and enhances its established role as a regional destination. Development in the Quinte Mall District shall be in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. Development fronting Bell Boulevard should be in the form of mixed use buildings with commercial uses located on the ground floor with windows and entrances oriented to the street.</li> <li>ii. Stand-alone commercial development may be permitted. Stand-alone commercial uses shall be oriented to the street with parking provided in the rear or side yard. Where primary entrances are not oriented to the street, facades along frontages should interface and integrate into the streetscape and secondary entrances should be provided.</li> <li>ii. Residential only buildings may be permitted on larger lots as part of mixed use development of the entire lot. Residential only buildings fronting onto Bell Boulevard are discouraged and may only be permitted where it is demonstrated that the inclusion</li> </ul>	<p>Adds direction for the Quinte Mall district.</p>

Existing Policy	Recommended Policy	Rationale
	<p>of commercial uses is not feasible.</p> <p>iii. Parking should be provided underground or in a structure. Where surface parking is necessary, it shall be provided in a side or rear yard and shall be screened from view.</p> <p>iv. Building heights in the Quinte Mall District shall not exceed 8 storeys.</p> <p>v. Development of new buildings under 3 storeys in height is discouraged and may only be permitted for stand-alone commercial development.</p>	
<p><b>New Policy</b></p>	<p><b>Insert in 3.9.2 after Quinte Mall District</b></p> <p><b>h) Bell Boulevard and Sidney Street Intensification District</b></p> <p>The Bell Boulevard and Sidney Street Intensification District is envisioned to transform into a vibrant residential neighbourhood that builds upon its established employment and commercial character to create a unique destination with mid-rise residential and</p>	<p><b>Realign, Innovate</b></p> <p>Proposed changes are required to implement the Bell Boulevard and North Front Street Corridor Study. Adds direction for the Bell Boulevard and Sidney Street Intensification District.</p>

Existing Policy	Recommended Policy	Rationale
	<p>mixed use buildings fronting onto Bell Boulevard and Sidney Street.                      Development in the Bell Boulevard and Sidney Street District shall be in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. Standalone commercial uses should not front onto Bell Boulevard or Sidney Street.</li> <li>ii. Buildings at the intersection of Bell Boulevard and Sidney Street should wrap around the corner to create a continuous streetscape and be designed to reinforce their gateway location.</li> <li>iii. A range of housing types should be provided, including low-rise and mid-rise mixed use buildings, and predominantly higher density townhouses and apartments. Residential uses permitted include street, block, stacked or back-to-back townhouses, multiplexes and apartment buildings.</li> <li>iv. Residential only buildings fronting onto Bell Boulevard or Sidney Street are discouraged and may only be permitted where it is demonstrated that the inclusion of commercial uses is not feasible.</li> </ul>	

Existing Policy	Recommended Policy	Rationale
	<p>vi. Building heights in the Bell Boulevard and Sidney Street Intensification District shall not exceed 9 storeys in height.</p> <p>vii. Development of new buildings under 3 storeys is discouraged along the frontages of Bell Boulevard and Sidney Street.</p> <p>viii. Compatibility between adjacent Employment uses and residential and other sensitive uses shall be achieved in accordance with applicable provincial guidelines and standards as well as the policies of this Plan.</p> <p>ix. Existing Employment uses within the Bell Boulevard and Sidney Street Intensification District shall be permitted uses and the policies of this Plan shall not apply to prevent their continuation or future expansion and improvement.</p>	
<p><b>New Policy</b></p>	<p><b>3.9.2 i) Development within the Bell Boulevard Corridor shall:</b></p>	<p><b>Realign, Innovate</b></p> <p>This new policy integrates the main urban design principles contained in the Corridor Study, with a focus on</p>

Existing Policy	Recommended Policy	Rationale
	<ul style="list-style-type: none"> <li>i. Contribute to a vibrant public realm through the provision of street furniture, landscaping, lighting, signage, public art, and active transportation facilities;</li> <li>ii. Ensure appropriate built form transitions between various uses and the public and private realm through setbacks, height, building stepbacks on upper storey(s), open space, and separation distances; and,</li> <li>iii. Support a pedestrian-oriented environment by incorporating active uses at-grade, orienting buildings to frame the streetscape, and providing for enhanced architectural treatment and façade articulation.</li> </ul>	<p>the public realm, built form compatibility, and a pedestrian-oriented approach.</p>
<p><b>3.9.3 Bayview Mall/Dundas Street East Corridor</b>  <b>3.9.3 f)</b> Mixed use development may be permitted in accordance with the policies of Section 3.9.1 e) of this Plan.</p>	<p><b>3.9.3 Bayview Mall/Dundas Street East Corridor</b>  <b>3.9.3 f)</b> Mixed use development <del>is</del> <b>may</b> be permitted in accordance with the policies of Section 3.9.1 e) of this Plan.</p>	<p><b>Clarify</b>  This policy clarifies that mixed use development is permitted, subject to the land-use considerations outlined in a previous policy.</p>

Existing Policy	Recommended Policy	Rationale
<p><b>3.9.4 Dundas Street West Corridor</b>  <b>3.9.4 d)</b> Mixed use development may be permitted in accordance with the policies of Section 3.9.1 e) of this Plan.</p>	<p><b>3.9.4 Dundas Street West Corridor</b>  <b>3.9.4 d)</b> Mixed use development <del>is</del> may be permitted in accordance with the policies of Section 3.9.1 e) of this Plan.</p>	<p><b>Clarify</b>                      This policy clarifies that mixed use development is permitted, subject to the land-use considerations outlined in a previous policy.</p>
<p><b>3.9.5 North Front/Highway 62 Corridor</b>  <b>3.9.5 c)</b> It is important that the Municipality undertake a corridor study as soon as possible for the North Front/Highway 62 corridor to address issues pertaining to land use, traffic flow, servicing of the north end of the corridor, and the manner by which private developments occur along the corridor to ensure the corridor is developed in a safe, attractive and functional manner. This study may be completed in two parts (one south of Highway 401 and one north of Highway 401) due to the different physical characteristics of these areas.</p>	<p><b>3.9.5 North Front/Highway 62 Corridor</b>  <b>3.9.5 c)</b> <del>It is important that the Municipality undertake a corridor study as soon as possible for the North Front/Highway 62 corridor.</del> <b>The Municipality has completed a corridor study, the Bell Boulevard and North Front Street Study, which addresses land use, transportation, servicing, and urban design for the portion of the North Front/Highway 62 corridor south of Highway 401, which is identified on Schedule 'E' and subject to additional policies in this Section of the Plan.</b> <del>to address issues pertaining to land use, traffic flow, servicing of the north end of the corridor, and the manner by which private developments occur along the corridor to ensure the corridor is developed in a safe, attractive and functional manner. This study may be completed in two parts (one south of Highway 401 and one north of Highway</del></p>	<p><b>Realign, Innovate</b>                      Proposed changes are required to implement the Bell Boulevard and North Front Street Corridor Study. Adds direction for the North Front Street District.</p>

Existing Policy	Recommended Policy	Rationale
	401) due to the different physical characteristics of these areas.	
<p><b>3.9.5 North Front/Highway 62 Corridor</b>  <b>3.9.5 k)</b> Mixed use development may be permitted in accordance with the policies of Section 3.9.1 e) of this Plan.</p>	<p><b>3.9.5 North Front/Highway 62 Corridor</b>  <b>3.9.5 k)</b> Mixed use development <del>is</del> may be permitted in accordance with the policies of Section 3.9.1 e) of this Plan.</p>	<p><b>Clarify</b>                  This policy clarifies that mixed use development is permitted, subject to the land-use considerations outlined in a previous policy.</p>
<p><b>New Policy</b></p>	<p><b>Insert after 3.9.5</b></p> <p><b>3.9.X North Front Street District</b></p> <p>a) The North Front Street District is identified on Schedule 'E' and envisioned to transform into a vibrant destination with an active, pedestrian-focused streetscape characterized by a mix of compact low-rise and mid-rise buildings that provide a range of commercial and residential uses.</p> <p>b) Development within the North Front Street District shall be in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. Development fronting North Front Street should be in the form of low-rise and mid-rise buildings with commercial uses located on</li> </ul>	<p><b>Realign, Innovate</b></p> <p>Proposed changes are required to implement the Bell Boulevard and North Front Street Corridor Study. Adds direction for the North Front Street District.</p>

Existing Policy	Recommended Policy	Rationale
	<p>the ground floor with windows and entrances oriented to the street.</p> <p>ii. Stand-alone commercial development may be permitted. Stand-alone commercial uses shall be oriented to the street with parking provided in the rear or side yard. Where primary entrances are not oriented to the street, facades along frontages should interface and integrate into the streetscape and secondary entrances should be provided.</p> <p>iii. Stand-alone residential buildings may be permitted and should be located at the rear of properties as part of a larger comprehensive development. Stand-alone residential buildings may be in the form of street or block townhouses, stacked townhouses, back-to-back townhouses, multiplexes, or apartment buildings.</p> <p>iv. Building setbacks along North Front Street should be consistent in depth but may vary to accommodate landscaping,</p>	

Existing Policy	Recommended Policy	Rationale
	<p>plazas, patios, or other public spaces.</p> <p>v. Building heights in the North Front District shall not exceed 9 storeys in height.</p> <p>vi. Development of mid-rise buildings over 4 storeys in height shall be limited to sites without adjacent low density residential uses, except where it is demonstrated that an appropriate transition will be provided.</p> <p>vii. Development of new buildings under 3 storeys is discouraged along the North Front Street frontage and may only be permitted for stand-alone commercial development.</p>	
<p><b>New Policy</b></p>	<p><b>3.9.X e)</b> Development within North Front/Highway 62 Corridor shall:</p> <ul style="list-style-type: none"> <li>i. Contribute to a vibrant public realm through the provision of street furniture, landscaping, lighting, signage, public art, and active transportation facilities;</li> <li>ii. Ensure appropriate built form transitions between various uses and the public and private realm</li> </ul>	<p><b>Realign, Innovate</b></p> <p>This new policy integrates the main urban design principles contained in the Corridor Study, with a focus on the public realm, built form compatibility, and a pedestrian-oriented approach.</p>

Existing Policy	Recommended Policy	Rationale
	<p>through setbacks, height, building stepbacks on upper storey(s), open space, and separation distances; and,</p> <p>iii. Support a pedestrian-oriented environment by incorporating active uses at-grade, orienting buildings to frame the streetscape, and providing for enhanced architectural treatment and façade articulation.</p>	
<p><b>Section 3.10 – Residential Land Use</b></p>		
<p><b>3.10.1 Permitted Uses</b>  <b>3.10.1</b> Residential development will be permitted at low, medium and high densities with forms ranging from single detached dwellings to various types of multiple unit dwellings, under various forms of tenure (freehold, rental, cooperative, condominium). Specialized housing such as group homes and long-term care homes will also be permitted.</p> <p>Certain secondary uses of land of a non-residential nature may be permitted. Such uses would be restricted to those that are</p>	<p><b>3.10.1 Permitted Uses</b>  <b>3.10.1</b> Residential development will be permitted at low, medium and high densities with forms ranging from single detached dwellings, <b>and semi-detached dwellings</b> to various types of <del>multiple unit dwellings</del> <b>multi-unit dwellings such as townhouse dwellings, stacked townhouse dwellings, apartment dwellings as part of a mixed use development, and mid-rise and high-rise apartment dwellings</b>, under various forms of tenure (freehold, rental, cooperative, condominium). <b>Additional needs housing, including but not limited to</b> <del>Specialized housing such as</del></p>	<p><b>Consistent, Realign, Clarify</b>  This policy identifies other housing types permitted in the residential designation, which acknowledges the range of housing types to be facilitated throughout the City. Furthermore, it identifies a minor change in terminology from “church” to “place of worship” as a more inclusive term.</p> <p>The current policy is consistent with the <i>Planning Act</i> Section 16 (3.2.1), but incorporates the PPS (2024) term “additional needs housing” which is housing and dedicated facilities used by people who have specific needs</p>

Existing Policy	Recommended Policy	Rationale
<p>compatible with residential uses and which often perform a service function in support of the residential area within which they are located, or otherwise have such a minor impact that location within residential areas is of little or no consequence. Examples would include small convenience retail and service shops and offices, bed and breakfasts, churches, day care centres, branch libraries, and home occupations. Schools are permitted subject to a zoning by-law amendment and site plan approval.</p>	<p>residential care facilities and long-term care homes will also be permitted.</p> <p>Certain secondary uses of land of a non-residential nature may be permitted. Such uses would be restricted to those that are compatible with residential uses and which often perform a service function in support of the residential area within which they are located, or otherwise have such a minor impact that location within residential areas is of little or no consequence. Examples would include small convenience retail and service shops and offices, bed and breakfasts, <b>places of worship</b> churches, day care centres, branch libraries, and home occupations.</p> <p><b>Public schools and ancillary uses are permitted on urban residential land. Private schools may be permitted subject to a zoning by-law amendment and site plan approval.</b></p>	<p>beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of additional needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.</p> <p>The <i>Planning Act</i> was amended through Bill 17, and provides permission for the use of Kindergarten to Grade 12 public schools and ancillary uses (such as associated childcare) on urban land zoned for residential uses “as-of-right”.</p>
<p><b>3.10.2 Residential Policies</b>  <b>3.10.2 a)</b> Residential development within areas designated Residential Land Use should be permitted to occur at various densities within the City to ensure a full range of</p>	<p><b>3.10.2 Residential Policies</b>  <b>3.10.2 a)</b> Residential development within areas designated Residential Land Use should be permitted to occur at various densities within the City to ensure a full range of housing forms at</p>	<p><b>Realign, Innovate, and Clarify</b>                      This policy addresses the City’s direction to respond to population growth and housing forecasts, facilitate greater missing middle housing options, streamline</p>

Existing Policy	Recommended Policy	Rationale
<p>housing forms at different sizes and styles including market-based and affordable housing that meets the needs of all citizens is provided. The densities that are supported by this Plan are as follows:</p> <p><b>3.10.2 b)</b> Low density residential uses would normally include single detached dwellings and semi-detached dwellings, developed up to 25 units per hectare net residential density.</p> <ul style="list-style-type: none"> <li>i. Medium density residential uses would normally include various types of multiple unit dwellings or townhouse dwellings, and small low-rise multi-unit complexes, developed up to 60 units per hectare net residential density.</li> <li>ii. High density residential uses would normally include various types of multiple dwellings such as mid-rise and high-rise multi-unit complexes, developed up to 115 units</li> </ul>	<p>different sizes, <b>tenures</b>, and styles including market-based and affordable housing that meets the needs of all citizens is provided. <b>Densities are provided as “net residential density,” which means the total number of residential dwelling units per hectare of land excluding all roads, stormwater management facilities, utility corridors and similar which are necessary to support the residential area.</b> The densities that are supported by this Plan are as follows, <b>subject to servicing capacity:</b></p> <ul style="list-style-type: none"> <li>i. Low density residential uses would normally include <b>ground-oriented dwellings such as</b> single detached dwellings, <del>and</del> semi-detached dwellings, and <b>multi-unit dwellings</b> developed up to <b>a maximum of 28 25</b> units per hectare net residential density. <b>Gross density for greenfield residential subdivisions will be up to a maximum of 40 units per gross hectare.</b></li> <li>ii. Medium density residential uses would normally include various types of multiple unit dwellings or</li> </ul>	<p>development, and permit mixed use development. Current density provisions were a key policy issue to the implementation of housing – these updated density provisions aim to facilitate housing in places such as the City Centre and major corridors where mixed commercial and residential development can occur.</p>

Existing Policy	Recommended Policy	Rationale
<p>per hectare net residential density.</p> <p>The standards set out in these definitions should not be considered firm; circumstances or conditions will exist where the number of dwelling units permitted for a given area of land should be either higher or lower than defined in order to address other policies of this Plan.</p> <p>Further, it is recognized that for certain forms of specialized housing, traditional forms of dwelling units may not be established, and the issue of density for such housing should be established on the comparative basis of the numbers of persons intended to reside in the housing complex relative to the size of the land parcel upon which it is to be developed.</p> <p>Notwithstanding this subsection e), ground-oriented dwellings, which are defined as buildings with dwelling units that are designed to be individually accessible directly from the street and generally do not exceed three storeys in height (i.e.</p>	<p>townhouse dwellings, and small low-rise multi-unit complexes, <b>and small-scale mixed use buildings</b>, developed up to a <b>maximum of 75 60</b> units per hectare net residential density. <b>Medium density housing should front onto a local street which leads directly to a collector or arterial street but which does not run through significant areas of sensitive land uses leading to the collector or arterial street (i.e. significant areas of low density residential uses).</b></p> <p>iii. High density residential uses would normally include various types of multiple dwellings such as mid-rise and high-rise multi-unit complexes <b>and mixed use buildings</b>, developed to a <b>maximum of up to 115 115</b> units per hectare net residential density.</p> <p>The standards set out in these definitions are integrated to the City's servicing plans; circumstances or conditions will exist where the number of dwelling units permitted for a given area of land should be either higher or lower</p>	

Existing Policy	Recommended Policy	Rationale
<p>two-unit, three-unit, four-unit and townhouse dwellings), may be appropriate along local roads and may be accessed through low density residential developments.</p>	<p>than defined in order to address other policies of this Plan.</p> <p><b>In order to implement the planned densities and housing, the following shall apply:</b></p> <ul style="list-style-type: none"> <li><b>i. Lands suitable for medium and/or high density residential, including Specific Policy Areas, shall not be downzoned for lesser density than permitted by the implementing zoning by-law.</b></li> <li><b>ii. Increases in density beyond the permissions identified in this Plan may be considered. In all such instances, the proposed development shall:</b> <ul style="list-style-type: none"> <li><b>a. Incorporate affordable housing units with an agreement to maintain the affordability of the units for a minimum of 25 years;</b></li> <li><b>b. Incorporate contributions to streetscape design elements, public art, active transportation, and enhanced landscaping;</b></li> <li><b>c. The proposed development may be</b></li> </ul> </li> </ul>	

Existing Policy	Recommended Policy	Rationale
	<p>required to contribute to overall public benefit including, but not limited to, child care, commercial services for residents, publicly accessible parks that are privately owned, and transportation demand management requirements;</p> <p>d. Incorporate a higher level of urban design to ensure compatibility with the surrounding area, including use of high-quality materials and façade design, and the use of angular planes to minimize overlook and shadowing onto adjacent properties.</p> <p>Further, it is recognized that for certain forms of specialized <b>additional needs</b> housing, traditional forms of dwelling units may not be established, and the issue of density for such housing should be established on the comparative basis of the numbers of persons intended to reside in the housing complex relative to</p>	

Existing Policy	Recommended Policy	Rationale
	<p>the size of the land parcel upon which it is to be developed.</p> <p><del>Notwithstanding this subsection e), ground-oriented dwellings, which are defined as buildings with dwelling units that are designed to be individually accessible directly from the street and generally do not exceed three storeys in height (i.e. two-unit, three-unit, four-unit and townhouse dwellings), may be appropriate along local roads and may be accessed through low density residential developments.</del></p>	
<p><b>3.10.2 c)</b> The type and arrangement of dwellings and densities are important to the character of the City and specific residential neighbourhoods. Ideally all neighbourhoods should contain a mixture of dwelling types at different densities, but in some cases this is not possible nor is it desirable; some neighbourhoods therefore may consist predominantly of one form of housing whereas other neighbourhoods would have greater variety. Care should be exercised however to not create areas of excessively high densities without</p>	<p><b>3.10.2 c)</b> The type and arrangement of dwellings and densities are important to the character of the City and specific residential neighbourhoods. All neighbourhoods should contain a mixture of dwelling types at different densities, <b>including missing middle housing and other forms of gentle intensification that integrate with the built form character of the neighbourhood.</b> <del>but in some cases this is not possible nor is it desirable; some neighbourhoods therefore may consist predominantly of one form of housing whereas other neighbourhoods would have greater variety.</del> Areas of high-</p>	<p><b>Realign, Clarify</b>                      These policy amendments are intended to simplify policy wording and include reference to preferred housing form and gentle intensification.</p>

Existing Policy	Recommended Policy	Rationale
<p>ample supply of municipal services and community facilities to meet the needs of such a neighbourhood.</p> <p>In establishing residential densities for neighbourhoods, Council should consider:</p> <ul style="list-style-type: none"> <li>the capacity of servicing systems to adequately handle the traffic, water and sewage flows, and other services to and from the area once fully developed;</li> <li>the capacity of schools, parks, and other soft services in the area to adequately service the neighbourhood; and</li> <li>the availability of or the ability to provide transit services.</li> </ul> <p>Council may specify a maximum overall density for any residential neighbourhood through policies in this Plan or through a secondary plan.</p>	<p>density are to have <del>Care should be exercised however to not create areas of excessively high densities without</del> ample a supply of municipal services and community facilities to meet the needs of such a neighbourhood.</p> <p><del>In establishing residential densities</del> <b>implementing a mixture of dwelling types</b> for neighbourhoods, Council <del>should</del> <b>shall</b> consider <b>the following</b>:</p> <ul style="list-style-type: none"> <li>the capacity of servicing systems to adequately handle the traffic, water and sewage flows, and other services to and from the area once fully developed;</li> <li><b>the ability of the proposed development to integrate with the existing streetscape, neighbourhood landscape, and built form of the surrounding community and all adjacent heritage buildings and/or landscapes. New residential development should be sensitively designed to complement the existing character of the area, but not be required to</b></li> </ul>	

Existing Policy	Recommended Policy	Rationale
	<p style="color: red;"><b>replicate the existing neighbourhood;</b></p> <ul style="list-style-type: none"> <li>• the capacity of schools, parks, and other soft services in the area to adequately service the neighbourhood; and</li> <li>• the availability of or the ability to provide transit services and the overall walkability of the community.</li> </ul> <p><del>Council may specify a maximum overall density for any residential neighbourhood through policies in this Plan or through a secondary plan.</del></p>	
<p><b>3.10.2 e)</b> In addition to the policies of this Plan, when considering proposed high density residential development within the City Centre designation on Schedule ‘B’, Council may allow high density residential uses in the form of a high-rise multiunit complex to develop at density above 115 units per net hectare if the development:</p> <ul style="list-style-type: none"> <li>i. Includes a podium with sufficient ground floor</li> </ul>	<p><b>3.10.2 e)</b> In addition to the policies of this Plan, <del>when considering proposed high-density residential development within the City Centre designation on Schedule ‘B’, Council may allow high density residential uses in the form of a high-rise multi-unit complex to develop at density above 115 units per net hectare if the development</del> <b>shall:</b></p> <ul style="list-style-type: none"> <li>i. Includes <del>a</del> <b>s</b> a podium with sufficient ground floor commercial use to enliven the streetscape;</li> </ul>	<p><b>Realign, Innovate</b></p> <p>This policy addresses the previous challenge in facilitating development outside of the City Centre, by expanding permissions for mixed use and high-density development to apply City-wide through various land-use and built form considerations. This supports a broad range of housing choices, and well-designed, higher density developments in built up areas throughout the City.</p>

Existing Policy	Recommended Policy	Rationale
<p>commercial use to enliven the streetscape;</p> <p>ii. Incorporates a level of urban design and architectural expression that is significantly higher calibre than other high-rise development in Belleville;</p> <p>iii. Does not cause negative shade or shadow cast impacts (as determined by a sun/shade analysis); and,</p> <p>iv. Meets the Zoning By-law requirements for parking space, loading space, bicycle parking space, and amenity area provision.</p> <p>When considering proposed high density residential development outside the City Centre designation on Schedule 'B', Council should be guided by the following principles:</p> <p>i. The lands should have direct frontage on or immediate access to arterial or major collector roads; developments with access only to collector streets</p>	<p>ii. Incorporates a high-level of urban design excellence and architectural expression that is significantly higher calibre than other high-rise development in Belleville;</p> <p>iii. Mitigate Does not cause negative shade or shadow cast impacts, or wind impacts (as determined by a technical study such as a sun/shadow analysis or wind study, respectively);</p> <p>iv. Address the height, setbacks, massing, siting, and architecture of existing buildings to ensure compatibility with development in the area;</p> <p>v. Have regard for urban design best practices for high-rise buildings;</p> <p>vi. Facilitate the appropriate height and placement of buildings to provide for spatial separation between taller buildings in a manner that minimizes adverse shadow and wind impacts, and provides for adequate light, view, and privacy;</p> <p>vii. Reinforce a continuous streetwall through the podium with breaks</p>	

Existing Policy	Recommended Policy	Rationale
<p>should generally be smaller scale.</p> <p>ii. The main access routes to such developments should not be through areas of low density residential development.</p> <p>iii. The preferred locations for large scale high density residential developments would be along major arterial roads or at major intersections where access to two or more major transportation corridors is available.</p> <p>iv. High density residential development should be directed to areas which are adequately serviced with open space and other required community facilities and services, all of which should be of sufficient size to meet the needs of the residents of the housing development.</p> <p>v. While not a prerequisite, a preferred location for large scale high density residential development would be in</p>	<p>in massing to retain a pedestrian-scale environment;</p> <p>viii. Provide for increased setbacks from the street and adjacent properties for towers above the podium;</p> <p>ix. Contribute positively to the City's skyline presence by mitigating impacts on the skyline and preserving important view corridors such as the waterfront; and,</p> <p>x. <del>Meets the Zoning By-law requirements for</del> Provide the appropriate parking space, loading space, bicycle parking space, and amenity area space per the Zoning By-law requirements provision.</p> <p>In addition to the above, When considering proposed high-density residential development outside the City Centre designation on Schedule 'B'; Council shall be guided by the following principles land-use and built form considerations:</p> <p>xi. The lands <del>should</del> shall have direct frontage on or immediate access to arterial or major</p>	

Existing Policy	Recommended Policy	Rationale
<p>close proximity to or adjacent to non-residential land uses which service the residential area (neighbourhood commercial uses, schools, parks, churches).</p> <p>vi. As the potential impact of high density residential uses on adjacent or nearby residential uses can be significant, care should be exercised when determining building heights, setbacks, buffering, and building orientation (fenestrations) to ensure the impact of such development on residential areas of lower density is minimized; however, where unreasonable land use conflict between high density residential development and areas of lower density would be unavoidable, high density residential development should not be permitted. Further, Council should carefully consider the character of a neighbourhood when determining the appropriate locations for high</p>	<p>collector roads.; Developments with access only to collector streets should generally be smaller scale.</p> <p>xii. The main access routes to such developments <del>should</del> shall not be through areas of low-density residential development.</p> <p>xiii. The preferred locations for large scale high-density residential developments <del>would be</del> is on along major arterial roads and or at major intersections where access to two or more major transportation corridors is available.</p> <p>xiv. High-density residential development <del>should</del> shall be directed to areas that which are adequately serviced with open space and other required community facilities that are and services, all of which should be of sufficient size to meet the needs of the residents of the housing development.</p> <p>xv. While not a prerequisite, a preferred location for large scale high-density residential development would be in close proximity to or adjacent to non-</p>	

Existing Policy	Recommended Policy	Rationale
<p>density residential development.</p>	<p>residential land uses that <del>which</del> service the residential area <b>such as, but limited to</b> (neighbourhood commercial uses, schools, parks, churches).</p> <p>xvi. As the potential impact of high-density residential uses on adjacent or nearby residential uses can be significant, care <del>should</del> <b>shall</b> be exercised when determining <b>site layout and configuration</b>, building heights, setbacks, buffering, and building orientation (<del>fenestrations</del>) to ensure the impacts <del>of such development</del> on residential areas of lower density is minimized. <b>Where impacts from proposed high-density development cannot be sufficiently mitigated</b> ; <del>however, where unreasonable land use conflict between a high-density residential development and areas of lower density would be unavoidable, high density residential</del> <b>the</b> development <del>should</del> <b>shall</b> not be permitted. Further, Council should carefully consider the character of a <del>neighbourhood when determining</del></p>	

Existing Policy	Recommended Policy	Rationale
	<p><del>the appropriate locations for high density residential development.</del></p>	
<p><b>3.10.2 g)</b> Low density residential developments should be permitted in all areas designated Residential Land Use except in locations where low density uses would not be appropriate. The following principles should be employed by Council to determine the preferred locations for low density residential uses:</p> <ul style="list-style-type: none"> <li>i. Low density residential uses should not be permitted in any area where access to the roadway from individual driveways would create a traffic hazard.</li> <li>ii. Low density residential uses should not be permitted in any area where the impact of adjoining non-residential uses would be excessively disruptive to the quiet enjoyment of the low density residential development.</li> </ul>	<p><b>3.10.2 g)</b> Low density residential developments should be permitted in all areas designated Residential Land Use except in locations where low density uses would not be appropriate. The following principles should be employed by Council to <b>guide the development of</b> <del>determine the preferred locations for</del> low density residential uses:</p> <ul style="list-style-type: none"> <li>i. Low density residential uses should not be permitted in any area where access to the roadway from individual driveways would create a traffic hazard.</li> <li>ii. Low density residential uses should not be permitted in any area where the impact of adjoining non-residential uses would be excessively disruptive to the quiet enjoyment of the low density residential development.</li> <li>iii. Low density residential uses are appropriate along <b>minor collector and local roads and</b></li> </ul>	<p><b>Realign, Clarify</b>                      This policy realigns low-density uses with the road hierarchy and function outlined within the existing OP. Low-density residential uses are appropriate along local roads that convey neighbourhood traffic, whereas properties along arterial and major collector roads should consist of more intensified forms of development. This ensures consistency in the planned function and form of the City by integrating land-use and transportation. This policy further supports appropriate infill development and accessory dwelling units (ARUs) within low-density neighbourhoods.</p>

Existing Policy	Recommended Policy	Rationale
<p>iii. Low density residential uses are appropriate along arterial streets, but where there is concern about safe and/or efficient traffic movement along the arterial street, or where there is concern of unacceptable impacts on the low density residential development, use of reverse fronting lots should be considered, or where necessary development should be limited to medium or high density residential uses.</p>	<p><del>should not be permitted on arterial and major collector roads arterial streets, but where there is concern about safe and/or efficient traffic movement along the arterial street, or where there is concern of unacceptable impacts on the low density residential development, use of reverse fronting lots should be considered, or where necessary development should be limited to medium or high density residential uses.</del></p> <p>iv. <b>Infill on existing lots of record, minor redevelopment, and accessory dwelling units (ARUs) is a priority for creating new housing in existing low density communities.</b></p>	
<p><b>3.10.2 h)</b> In considering the appropriateness of residential development or redevelopment, issues of built form and density should be addressed. More specifically, if: (1) a property is located outside the City Centre</p>	<p><b>3.10.2 h)</b> In considering the appropriateness of residential development or redevelopment, issues of built form and density <del>should</del> <b>shall</b> be addressed. More specifically, if:</p>	<p><b>Realign, Clarify</b></p> <p>This policy ensures consistency with the previously proposed changes to the density range requirements. Formatting changes have been made to facilitate better readability.</p>

Existing Policy	Recommended Policy	Rationale
<p>designation on Schedule 'B', and (2) it is proposed for rezoning to a higher magnitude residential or mixed use zone (e.g., from R1 to R2), and (3) the property would be adjacent to a lower magnitude zone after the proposed rezoning (e.g., the property rezoned to R2 is adjacent to a property in the R1 zone), and (4a) the proposed development has a density of 60 units per net hectare or greater, and/or (4b) the proposed development is taller than three storeys, then the rezoning may be approved subject to an Urban Design Brief prepared by a qualified professional that will address conformity with the City's urban design guidelines and the appropriateness of incorporating into the rezoning:</p> <ul style="list-style-type: none"> <li>i. an angular plane requirement of 45 degrees (drawn from the foundation of the closest main residential dwellings on all adjacent lower magnitude residentially zoned properties); and,</li> </ul>	<p>(1) a property is located outside the City Centre designation on Schedule 'B', and (2) it is proposed for rezoning to a higher magnitude residential or mixed use zone (e.g., from R1 to R2), and (3) the property would be adjacent to a lower magnitude zone after the proposed rezoning (e.g., the property rezoned to R2 is adjacent to a property in the R1 zone), and (4a) the proposed development has a density of <del>60</del> <b>75</b> units per net hectare or greater, and/or (4b) the proposed development is taller than <del>three</del> <b>five</b> storeys, then the rezoning may be approved subject to an Urban Design Brief prepared by a qualified professional that will address conformity with the City's urban design guidelines and the appropriateness of incorporating into the rezoning:</p> <ul style="list-style-type: none"> <li>i. <b>appropriate setbacks to minimize massing and overlook and provide sunlight into the lower density adjoining properties; and, an angular plane requirement of 45 degrees (drawn from the foundation of the closest main</b></li> </ul>	

Existing Policy	Recommended Policy	Rationale
<p>ii. a minimum rear setback of 7.5 metres from the rear lot line shared with the lower-magnitude residentially zoned property, if the provisions of the zoning by-law would otherwise allow a lesser setback.</p>	<p><del>residential dwellings on all adjacent lower magnitude residentially zoned properties); and,</del></p> <p>ii. a minimum rear setback of 7.5 metres from the rear lot line shared with the lower-magnitude residentially zoned property, if the provisions of the zoning by-law would otherwise allow a lesser setback.</p>	
<p><b>3.10.2 i)</b> This Plan supports the development of all forms of housing in all forms of tenure, being freehold, rental, cooperative, and condominium. The conservation and rehabilitation of existing housing stock is encouraged by this Plan in order to maintain the supply of older housing and to preserve the character of existing neighbourhoods. New development, and expansions to existing dwellings, which are proposed within existing neighbourhoods, should not detract from neighbourhood character. Infill housing should be encouraged in existing neighbourhoods to</p>	<p><b>3.10.2 i)</b> This Plan supports the development of all forms of housing in all forms of tenure, being freehold, rental, cooperative, and condominium.</p> <p><b>3.10.2 j)</b> The conservation and rehabilitation of existing housing stock is encouraged by this Plan in order to maintain the supply of <b>varied older housing sizes and forms</b> and to preserve the character of existing neighbourhoods. New development, and expansions to existing dwellings, <del>which are proposed within existing neighbourhoods, should not detract from neighbourhood character.</del> <b>should be sensitively designed to complement the existing character of the area, but not be</b></p>	<p><b>Clarify</b></p> <p>This formatting change ensures greater readability and enforcement of specific policies. It further clarifies the impacts that must be considered for intensification proposals and the relevant policies in the OP to refer to.</p>

Existing Policy	Recommended Policy	Rationale
<p>maximize land utilization and efficiency of municipal infrastructure, provided such development does not detract from the character of the neighbourhood. In some instances, conversion of larger existing residential dwellings into multiple use is warranted provided sufficient parking can be provided and the character of the existing dwelling is not significantly altered. Where intensification is proposed adjacent to an existing neighbourhood, development must conform to the neighbourhood character of those areas and provide an appropriate transition between the mature neighbourhood and the intensification site. Intensification development proposed for mature neighbourhoods must conform to the relevant provisions of any Intensification Guidelines.</p>	<p><b>required to replicate the existing neighbourhood.</b></p> <p><b>3.10.2 k)</b> Infill housing should be encouraged in existing neighbourhoods to maximize land utilization and efficiency of municipal infrastructure, provided such development does not detract from the character of the neighbourhood. In some instances, conversion of larger existing residential dwellings into multiple use is warranted provided sufficient parking can be provided and the character of the existing dwelling is not significantly altered.</p> <p><b>3.10.2 l)</b> Residential neighbourhoods in the City consist of mature areas, which are established neighbourhoods that are generally low-density in nature. Where intensification is proposed adjacent to or within a <b>mature area</b> neighbourhood, development shall <del>must</del> <b>address:</b></p> <ul style="list-style-type: none"> <li>i. <b>compatibility with</b> <del>conform to the</del> neighbourhood character of <del>those</del> <b>areas in terms of massing, height, scale, setbacks, landscaping, natural features, lot fabric, driveway patterns,</b></li> </ul>	

Existing Policy	Recommended Policy	Rationale
	<p>ii. heritage character, stormwater, and streetscape impacts; and an appropriate transition between the mature area and the development/intensification site through considerations of overlook, privacy, shadowing, and views; and</p> <p>iii. protection of existing local services that support complete communities, including compatible small-scale retail and service uses as permitted in this plan.</p> <p>Intensification development proposed for mature areas must conform to the relevant provisions of any Intensification Guidelines and be subject to Section 3.10 and Section 7.16 of this Plan. The City may implement zoning overlays for mature areas.</p>	
<p><b>New Policy</b></p>	<p><b>3.10.2 m)</b> Plans of subdivision shall contain a mix of built forms and housing types and shall not consist solely of single-detached dwellings.</p>	<p><b>Innovate</b> This new policy ensures that land is used efficiently and contributes to the housing supply.</p>
<p><b>3.10.2 j)</b> The City may approve an application to convert rental housing to condominium tenure, only if the rental vacancy rate for the City of</p>	<p><b>3.10.2 n)</b> The City shall not support the conversion of rental housing to condominium tenure if the proposed conversion will result in a reduction of</p>	<p><b>Innovate, Clarify</b> This policy addresses issues regarding the need for greater rental housing protections and tenant</p>

Existing Policy	Recommended Policy	Rationale
<p>Belleville, as defined and reported yearly through the Canada Mortgage and Housing Corporation Rental Market Survey, has been at or above 3 per cent (3%) for the preceding two-year reporting period, and conditional on the following:</p> <ul style="list-style-type: none"> <li>i. The completion of an independent engineering study, funded by the developer, to determine: <ul style="list-style-type: none"> <li>• The structural integrity of the building;</li> <li>• Any Building Code and maintenance deficiencies;</li> <li>• An appropriate replacement reserve, pursuant to the Condominium Act; and</li> <li>• The need for landscaping and site servicing improvements.</li> </ul> </li> <li>ii. An agreement with the City by the developer to:</li> </ul>	<p><b>available rental housing that is lower than five percent (5%) as defined and reported yearly by the Canada Mortgage and Housing Corporation (CMHC) Rental Market Survey. The City may consider condominium conversions only where the following conditions are satisfied:</b> <del>may approve an application to convert rental housing to condominium tenure, only if the rental vacancy rate for the City of Belleville, as defined and reported yearly through the Canada Mortgage and Housing Corporation Rental Market Survey, has been at or above 3 per cent (3%) for the preceding two-year reporting period, and conditional on the following:</del></p> <ul style="list-style-type: none"> <li>i. <b>The applicant has demonstrated that the supply of rental housing has not been reduced;</b></li> <li>ii. <b>Where an application is being made for condominium approval, all tenants shall be given notice by the applicant through registered mail that the development is proposed for condominium approval;</b></li> </ul>	<p>protection in the circumstances of conversion of rental housing to condominium tenure. It strengthens rental housing protections and tenant protections through various requirements that must be satisfied prior to condominium conversion. This supports rental housing as well as the existing housing supply.</p>

Existing Policy	Recommended Policy	Rationale
<ul style="list-style-type: none"> <li>• Undertake all remedial work identified in the engineering study prior to registration;</li> <li>• Create and fund a replacement reserve in accordance with the engineering study; and,</li> <li>• Enter into a new site plan agreement to upgrade all site improvements to current design standards; and</li> </ul> <p>iii. The completion of any other conditions of approval in accordance with the Council decision.</p>	<ul style="list-style-type: none"> <li>iii. All existing tenants shall be given first right to purchase their units at a rate no higher than the price for which the units are offered to the general public;</li> <li>iv. The applicant shall provide, to all existing tenants at the date of the filing of an application, relocation assistance for a period of three years from the date of draft approval to those who must relocate as a result of the conversion, in finding alternate comparable accommodation, as mutually agreed upon between the applicant and each such tenant, and pay the moving costs of such tenant to other comparable or better accommodations;</li> <li>v. The provision of a minimum of five units to be sold at the affordable home ownership price for Belleville as defined by CMHC;</li> <li>vi. The building for which conversion is proposed meets the requirements of the Building Code and property</li> </ul>	

Existing Policy	Recommended Policy	Rationale
	<p><b>standards by-law through the</b> completion of an independent engineering study, funded by the developer, to determine:</p> <ul style="list-style-type: none"> <li>• The structural integrity of the building;</li> <li>• Any Building Code and maintenance deficiencies;</li> <li>• An appropriate replacement reserve, pursuant to the Condominium Act; and</li> <li>• The need for landscaping and site servicing improvements.</li> </ul> <p>vii. An agreement with the City by the developer to:</p> <ul style="list-style-type: none"> <li>• Undertake all remedial work identified in the engineering study prior to registration;</li> <li>• Create and fund a replacement reserve in accordance with the engineering study; and,</li> <li>• Enter into a new site plan agreement to upgrade all site</li> </ul>	

Existing Policy	Recommended Policy	Rationale
	<p>improvements to current design standards; <del>and</del></p> <p>viii. The completion of any other conditions of approval in accordance with the Council decision.</p>	
<p><b>3.10.2 n)</b> Accessory dwelling units may be permitted in accordance with Section 7.18.</p>	<p><b>3.10.2 o)</b> Accessory dwelling units may be permitted in accordance with Section 7.18. <b>This may also be referred to as an additional residential unit, with both terms used interchangeably.</b></p>	<p><b>Consistent, Clarify</b> This change ensures consistency across the OP.</p>
<p><b>3.10.2 p)</b> The development of the land known municipally as 40 Yeomans Street (north portion) shall conform to the policies set out below:</p> <ul style="list-style-type: none"> <li>i. The lands shall generally develop in accordance with the site concept plan, as shown in the following figure:</li> <li>ii. The design of the subject property shall be context-sensitive, in consideration of the adjacent low-rise residential neighbourhood to the east;</li> </ul>	<p><b>3.10.2 qp)</b> The development of the land known municipally as 40 Yeomans Street (north portion) shall conform to the policies set out below:</p> <ul style="list-style-type: none"> <li>vi. The lands shall generally develop in accordance with the site concept plan, as shown in the following figure:</li> <li>vii. The design of the subject property shall be context-sensitive, in consideration of the adjacent low-rise residential neighbourhood to the east;</li> <li>viii. In addition to any other application requirements for a site plan approval, the proponent</li> </ul>	<p><b>Realign and Clarify</b> This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan.</p>

Existing Policy	Recommended Policy	Rationale
<p>iii. In addition to any other application requirements for a site plan approval, the proponent shall undertake a site-specific Urban Design Brief, in accordance with Policy 3.8.2(g) of this Plan, to demonstrate how:</p> <ul style="list-style-type: none"> <li>a. The development is compatible with surrounding uses and character, and creates a pedestrian-friendly environment;</li> <li>b. The height of the apartment building is appropriately transitioned from the existing low-rise dwellings on the east side of Yeomans Street; and,</li> <li>c. The main entrances of low-rise housing units are oriented to local streets.</li> </ul> <p>iv. Outdoor amenity area for each residential unit shall be required and the size of the required outdoor amenity area shall be tailored to the</p>	<p>shall undertake a site-specific Urban Design Brief, in accordance with Policy 3.8.2(g) of this Plan, to demonstrate how:</p> <ul style="list-style-type: none"> <li>a. The development is compatible with surrounding uses and character, and creates a pedestrian-friendly environment;</li> <li>b. The height of the apartment building is appropriately transitioned from the existing low-rise dwellings on the east side of Yeomans Street; and,</li> <li>c. The main entrances of low-rise housing units are oriented to local streets.</li> </ul> <p>ix. Outdoor amenity area for each residential unit shall be required and the size of the required outdoor amenity area shall be tailored to the particular requirements and needs of the residents of the proposed development, in accordance with Policy <del>7.11.4</del> 7.11.3(b) of this Plan (e.g., a townhouse unit would have a functional private yard and an apartment would have a functional balcony);</p>	

Existing Policy	Recommended Policy	Rationale
<p>particular requirements and needs of the residents of the proposed development, in accordance with Policy 7.11.3(b) of this Plan (e.g., a townhouse unit would have a functional private yard and an apartment would have a functional balcony);</p> <p>v. In addition to any other application requirements for a site plan approval, the proponent shall undertake, either separately or through a single report:</p> <ul style="list-style-type: none"> <li>a. A report by a qualified professional to demonstrate how there will be adequate protection and functionality of the on-site monitoring wells that are part of an active groundwater monitoring program;</li> <li>b. A functional servicing report to demonstrate adequate water and wastewater servicing capacity to support the</li> </ul>	<ul style="list-style-type: none"> <li>x. In addition to any other application requirements for a site plan approval, the proponent shall undertake, either separately or through a single report:                             <ul style="list-style-type: none"> <li>a. A report by a qualified professional to demonstrate how there will be adequate protection and functionality of the on-site monitoring wells that are part of an active groundwater monitoring program;</li> <li>b. A functional servicing report to demonstrate adequate water and wastewater servicing capacity to support the proposed development; and,</li> <li>c. A stormwater management report demonstrating adequate onsite retention, and quality control.</li> </ul> </li> </ul> <p>Notwithstanding 3.10.2 d) ii) the main access route may be through low density areas should no other option be feasible.</p>	

Existing Policy	Recommended Policy	Rationale
<p>proposed development; and,</p> <p>c. A stormwater management report demonstrating adequate onsite retention, and quality control.</p> <p>Notwithstanding 3.10.2 d) ii) the main access route may be through low density areas should no other option be feasible.</p>		
<p><b>Section 3.12 – Employment Land Use</b></p>		
<p><b>3.12 Employment Land Use</b>  <b>3.12</b> Areas designated Employment Land Use on the land use schedules are intended to serve as the major concentrations of industrial activity and employment in the City. The Municipality is committed to protecting and preserving employment lands. Industrial areas are considered to be the City’s major enterprise zones, and the policies of this Plan are intended to provide flexibility to enable firms to respond quickly to changing economic conditions. General industrial uses may be large or</p>	<p><b>3.12 Employment Land Use</b>  <b>3.12</b> Areas designated Employment Land Use on the land use schedules are intended to serve as the major concentrations of industrial activity and employment in the City. The Municipality is committed to <b>planning for</b>, protecting and preserving employment lands <b>for current and future uses, and to ensure that the necessary infrastructure is provided to support current and projected needs</b>. Industrial areas are considered to be the City’s major enterprise zones, and the policies of this Plan are intended to provide flexibility to enable firms to respond quickly to</p>	<p><b>Consistent</b>                      This policy is consistent with PPS (2024) 2.8.2.1 which acknowledges the need to plan for current and future uses as well as supporting infrastructure.</p>

Existing Policy	Recommended Policy	Rationale
<p>small scale and may or may not be in enclosed buildings, and are usually incompatible with non-industrial uses. Service industrial uses are generally located within enclosed buildings with limited outdoor storage and do not produce levels of noise, dust or odours characteristic of general industrial uses which can be detected off-site.</p>	<p>changing economic conditions. General industrial uses may be large or small scale and may or may not be in enclosed buildings, and are usually incompatible with non-industrial uses. Service industrial uses are generally located within enclosed buildings with limited outdoor storage and do not produce levels of noise, dust or odours characteristic of general industrial uses which can be detected off-site.</p>	
<p><b>3.12.1 Permitted Uses</b>  <b>3.12.1</b> Uses permitted in areas designated Employment Land Use include activities associated with the manufacturing, assembling, fabricating, packaging or processing of goods and services, including transportation/truck terminals, warehouses, railway uses, and other similar uses. Other compatible uses such as commercial uses accessory to industrial uses, commercial uses which primarily serve the industrial area, wholesale establishments, office uses, equipment rental uses, data processing establishments, other quasi-industrial, service or business uses such as automotive services</p>	<p><b>3.12.1 Permitted Uses</b>  <b>3.12.1</b> Uses permitted in areas designated Employment Land Use include activities associated with the manufacturing, <b>research and development</b>, assembling, fabricating, packaging or processing of goods and services, including transportation/truck terminals, warehouses, railway uses, and other similar uses <b>and ancillary facilities</b>. Other compatible uses <b>include such as retail and office</b> <del>commercial</del> uses accessory to industrial uses, <del>commercial uses which primarily serve the industrial area, wholesale establishments, office uses, equipment rental uses, data processing establishments, other quasi-industrial, service or business uses such as</del></p>	<p><b>Consistent</b>  This policy is consistent with Planning Act changes and PPS (2024) 2.8.2.3 regarding permitted uses in employment areas, which now only permits ancillary retail and office uses associated with the primary employment use. This is to prevent the encroachment of incompatible uses that could impede employment growth.</p>

Existing Policy	Recommended Policy	Rationale
<p>uses and utility or service companies, training facilities, and commercial uses which require large sites for storage are permitted. Unless otherwise provided, retail uses that do not service the industrial area or do not have characteristics that warrant a location in an industrial area should not be permitted.</p> <p>Uses that are complementary to employment uses may be permitted in Employment areas. Complementary uses may include office and business services (printing, equipment repair), day care facilities (that do not create land use compatibility issues with an employment area's principal land uses), restaurants, financial institutions, personal services, convenience commercial uses and recreational facilities.</p>	<p><del>automotive services uses and utility or service companies, training facilities, and commercial uses which require large sites for storage are permitted. Unless otherwise provided, retail uses that do not service the industrial area or do not have characteristics that warrant a location in an industrial area should not be permitted.</del></p> <p><del>Uses that are complementary to employment uses may be permitted in Employment areas. Complementary uses may include office and business services (printing, equipment repair), day care facilities (that do not create land use compatibility issues with an employment area's principal land uses), restaurants, financial institutions, personal services, convenience commercial uses and recreational facilities.</del></p>	
<p><b>3.12.2 g)</b> General commercial, and convenience or service commercial accessory uses may be established within areas designated Employment Land Use to provide services to workers within the</p>	<p><del><b>3.12.2 g)</b> General commercial, and convenience or service commercial accessory uses may be established within areas designated Employment Land Use to provide services to workers within the industrial areas of the City</del></p>	<p><b>Consistent</b></p> <p>Deletion of these policies is consistent with PPS (2024) 2.8.2.3 regarding permitted uses in employment areas, which only</p>

Existing Policy	Recommended Policy	Rationale
<p>industrial areas of the City and to those who may be passing through, provided that such developments are generally limited in scale and do not detract from the general purpose of such areas to provide for intensive industrial activities. This development is limited to 250 square metres of gross floor area on any given property, and no development proposing greater gross floor area will be permitted unless it is accompanied by a market analysis by a qualified professional confirming that the trade area being served is predominantly the Employment area within which the development is situated.</p> <p>l) A zoning by-law amendment is required to permit non-accessory commercial development (e.g., standalone restaurants, standalone personal service business, etc.) in employment areas.</p> <p>m) Where commercial development is proposed in employment areas, it must be limited in scale and be</p>	<p><del>and to those who may be passing through, provided that such developments are generally limited in scale and do not detract from the general purpose of such areas to provide for intensive industrial activities. This development is limited to 250 square metres of gross floor area on any given property, and no development proposing greater gross floor area will be permitted unless it is accompanied by a market analysis by a qualified professional confirming that the trade area being served is predominantly the Employment area within which the development is situated.</del></p> <p><del>l) A zoning by-law amendment is required to permit non-accessory commercial development (e.g., standalone restaurants, standalone personal service business, etc.) in employment areas.</del></p> <p><b>m) Retail and office uses</b> Where commercial development is proposed in employment areas, it must be limited in scale and be <b>accessory</b> complementary to the existing employment uses in the area.</p>	<p>permits ancillary retail and office uses associated with the primary employment use.</p>

Existing Policy	Recommended Policy	Rationale
<p>complementary to the existing employment uses in the area.</p>		
<p><b>3.12.2 h)</b> The lands located in the industrial area west of Sidney Street along Bell Boulevard are designated an enterprise zone as defined in this Plan, wherein a broad range of uses (including certain compatible commercial uses) may be permitted in addition to industrial uses.</p>	<p>The lands located in the industrial area west of Sidney Street along Bell Boulevard are designated an enterprise zone as defined in this Plan, wherein a broad range of uses (including certain compatible commercial uses) may be permitted in addition to industrial uses.</p> <p><b>Development of lands in the industrial area west of Sidney Street shall be designed to contribute to an attractive streetscape with active and administrative uses oriented towards the street and with loading areas and mechanical units located and designed to be screened from public view. Employment uses visible from Highway 401 should be designed with regard for presenting an attractive view.</b></p>	<p><b>Realign, Innovate</b></p> <p>Proposed changes are required to implement the Bell Boulevard and North Front Street Corridor Study. Adds direction for the portion of the Bell Boulevard West District that is designated Employment on Schedule 'B'.</p>
<p><b>3.12.2 j)</b> Certain lands designated Employment Land Use are used for railway purposes, either as rail corridors, spur lines or marshalling yards, together with maintenance and support uses. The following policies apply to areas designated Employment Land Use which are used for railway purposes:</p>	<p><b>3.12.2 j)</b> Certain lands designated Employment Land Use are used for railway purposes, either as rail corridors, spur lines or marshalling yards, together with maintenance and support uses. The following policies apply to areas designated Employment Land Use which are used for railway purposes:</p>	<p><b>Consistent</b></p> <p>This policy ensures consistency in wording with PPS (2024) 3.3.4 regarding the reuse of abandoned railway corridors.</p>

Existing Policy	Recommended Policy	Rationale
<p>iv. Should any railway corridor be abandoned, the Municipality should endeavour to acquire the right-of-way or otherwise assure its protection as an open space corridor for such activities as recreation trails, service corridors, and transportation linkages. Where no appropriate use for an abandoned rail corridor is determined and acquisition of the corridor by the Municipality is not undertaken, the rail corridor may be used for uses consistent with adjoining land use designations in this Plan without amendment to this Plan.</p>	<p>iv. Should any railway corridor be abandoned, the Municipality should endeavour to acquire the right-of-way or otherwise assure its <b>preservation and reuse protection</b> as an open space corridor <b>or that of a similar purpose that maintains the corridor's integrity and continuous linear characteristics, such as</b> <del>for</del> such activities as recreation trails, service corridors, and transportation linkages. Where no appropriate use for an abandoned rail corridor is determined and acquisition of the corridor by the Municipality is not undertaken, the rail corridor may be used for uses consistent with adjoining land use designations in this Plan without amendment to this Plan.</p>	
<p><b>3.12.2 o)</b> The conversion of Employment lands to other uses may be permitted through a comprehensive review where it is</p>	<p><b>3.12.2 o)</b> The <b>City may permit the</b> conversion of Employment lands to other uses <b>only where it has been demonstrated that:</b> <del>may be permitted</del></p>	<p><b>Consistent</b></p> <p>This policy change is consistent with PPS (2024) 2.8.1.1 and 2.8.2.5</p>

Existing Policy	Recommended Policy	Rationale
<p>demonstrated that the land is not required for employment uses in the long term and that there is a viable need for the conversion.</p> <p><b>p)</b> Notwithstanding policy o), lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with the Municipality and subject to the following:</p> <ul style="list-style-type: none"> <li>• there is an identified need for the conversion and the land is not required for employment purposes over the long term;</li> <li>• the proposed use would not adversely affect the overall viability of the employment area; and</li> <li>• existing or planned infrastructure and public services facilities are</li> </ul>	<p><del>through a comprehensive review where it is demonstrated that the land is not required for employment uses in the long term and that there is a viable need for the conversion.</del></p> <p><del><b>p)</b> Notwithstanding policy o), lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with the Municipality and subject to the following:</del></p> <ol style="list-style-type: none"> <li>i. there is an identified need for the conversion and the land is not required for employment purposes over the long term;</li> <li>ii. the proposed use would not adversely affect the overall viability of the employment area <b>by:</b> <ul style="list-style-type: none"> <li>○ <b>avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to</b></li> </ul> </li> </ol>	<p>regarding the conversion of employment lands which no longer requires a municipal comprehensive review (MCR) process, with additional criteria to justify the employment lands conversion.</p>

Existing Policy	Recommended Policy	Rationale
<p>available to accommodate the proposed uses.</p>	<p>existing or planned employment area uses in accordance with policy 3.5;</p> <ul style="list-style-type: none"> <li>○ maintaining access to major goods movement facilities and corridors;</li> </ul> <p>iii. existing or planned infrastructure and public services facilities are available to accommodate the proposed uses; and</p> <p>iv. the City has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.</p>	
<p><b>New Policy</b></p>	<p>3.12 q) Parcels of land within the Employment designation that were used for uses excluded from the definition “area of employment” in paragraph 2 of subsection 1 (1) of the <i>Planning Act</i>, that were lawfully established on or before October 19, 2024, may continue to be used for such purposes pursuant to subsections 1 (1.1) and (1.2) of the <i>Planning Act</i>.</p>	<p><b>Consistent</b> The <i>Planning Act</i> and PPS (2024) limit the range of uses in Employment Areas. This policy allows existing uses that no longer conform to the Provincial requirements to continue.</p>
<p><b>Section 3.13 – Strategic Employment Area</b></p>		

Existing Policy	Recommended Policy	Rationale
<p><b>3.13</b> In accordance with Section 1.3.2.7 in the PPS, the Strategic Employment Area designation applies only to future employment lands within the Urban Boundary for which there are no immediate plans for development (i.e., these lands are not designated for development) but the long term rationale for these lands is to be employment lands. The Strategic Employment Area designated on Schedule 'B' is an area that is largely undeveloped or under-developed, primarily consisting of rural and rural residential uses, and is currently serviced by private water and sewage disposal systems. This area is intended for long term employment growth and development on full municipal services in accordance with the staging policies of this Plan, and is not expected for development prior to 2038, unless the Belleville East Arterial Road (BEAR) is constructed within this period of time. It is the intent of this Plan that development within the Strategic Employment Area will only be permitted when a secondary plan designated the</p>	<p><del>3.13 In accordance with Section 1.3.2.7 in the PPS,</del> The Strategic Employment Area designation <b>generally</b> applies only to future employment lands within the Urban Boundary for which there are no immediate plans for development (i.e., these lands are not designated for development) but the long term rationale for these lands is to be employment lands. The Strategic Employment Area designated on Schedule 'B' is an area that is largely undeveloped or under-developed, primarily consisting of rural and rural residential uses, and is currently serviced by private water and sewage disposal systems. <b>The City shall plan for, protect and preserve the Strategic Employment Area for future uses, and ensure that the necessary infrastructure is provided to support projected needs at the time of development in accordance with the timeframe identified in this Plan.</b> This area is intended for long term employment growth and development on full municipal services in accordance with the staging policies of this Plan, and is not expected for development prior to 2038, unless the Belleville East Arterial Road (BEAR) is constructed within this period of time. It is the intent</p>	<p><b>Consistent</b>                      This policy is consistent with PPS (2024) 2.8.2.1 which acknowledges the need to plan for and protect the Strategic Employment Area for future uses as well as providing supporting infrastructure.</p>

Existing Policy	Recommended Policy	Rationale
<p>lands for development has been prepared to the satisfaction of the Municipality.</p>	<p>of this Plan that development within the Strategic Employment Area will only be permitted when a secondary plan designating the lands for development has been prepared to the satisfaction of the Municipality.</p>	

## SECTION 4 - SPECIFIC POLICY AREAS



### *Section Purpose*

This Section of the Official Plan provides additional policies and guidelines for certain areas within Belleville that require more specific and detailed policy direction than is provided by general or broadly applicable Official Plan policies.

The following Specific Policy Areas are identified on Schedule E of the Official Plan and provided with policy direction in Section 4 of the Official Plan:

- Bayshore Planning Area;
- Hamlet of Point Anne;
- Corbyville Village;
- Loyalist Secondary Plan;
- Cannifton Planning Area;
- City Centre Planning Area;
- Black Bear Ridge Village, and
- Old Fairgrounds Area.

The Bayshore Planning Area, City Centre Planning Area, Old Fairgrounds Area, and Loyalist Secondary Plan are Specific Policy Areas located south of Highway 401. The Corbyville Village, Cannifton Planning Area, and Black Bear Ridge Village are located north of Highway 401. The Hamlet of Point Anne is located to the east of Belleville's urban area along the Bayshore adjacent to a quarry.

Policies that apply to identified Specific Policy Areas override other policies of the Official Plan, with the exception of Sections 3.5 and 5.3.

### *Summary Overview of Policy Changes*

Given Specific Policy Areas provide more detailed, area-specific policy direction, it is recommended that they be carried over without significant changes, except where appropriate to align with recommended policy changes elsewhere in the Official Plan. It is recommended that urban design guidance, intensification targets, building heights, and densities be reviewed after changes to other sections are drafted to assess alignment and ensure any potential conflicts between area-specific and broadly applicable policies are intended/desired. Of note, the Loyalist Secondary Plan area is currently under study, and is referenced as the "West Belleville Secondary Plan."

**Recommended Policy Directions Table**

Existing Policy	Recommended Policy	Rationale
<p><b>4.3 Specific Policy Area # 3 – Corbyville Village</b></p> <p><b>Corbyville Village, as identified in Schedule ‘E’, applies to the historic Corby distillery site on the Moira River. It is intended that this area be redeveloped as a village accommodating a broad range of housing with supporting and complementary uses, while recognizing existing non-residential uses.</b></p>	<p><b>4.3 Specific Policy Area # 3 – Corbyville Village</b></p> <p>Corbyville Village, as identified in Schedule ‘E’, applies to the historic Corby distillery site on the Moira River. It is intended that this area be redeveloped as a village accommodating a broad range of housing with supporting and complementary uses, while recognizing existing non-residential uses.</p> <p><i>Nothing in this Section shall preclude the City from preparing a Secondary Plan for the area to implement the policies of this Plan. Should a Secondary Plan be prepared, this Specific Policy Area shall be replaced and the Official Plan amended accordingly.</i></p>	<p><b>Clarify</b></p> <p>This policy is intended to clarify that a Secondary Plan may be prepared in the future for Corbyville Village and would replace this existing Specific Policy Area.</p>
<p><b>4.4 Specific Policy Area # 4 – West Belleville Secondary Plan (Loyalist Secondary Plan)</b></p> <p>a) The Loyalist Secondary Plan continues as part of this Official Plan,</p>	<p>Replace existing policy with:</p> <p><i>a) Development within Specific Policy Area #4 shall be in accordance with the West Belleville Secondary Plan in effect when a complete development application was submitted.</i></p>	<p><b>Realign</b></p> <p>This wording ensures the Secondary Plan applies to the Specific Policy Area and addresses transition when the update is completed.</p>

Existing Policy	Recommended Policy	Rationale
<p>however it is currently under review. Therefore, development applications in conformity to the existing Loyalist Secondary Plan may be deemed complete and the development will be approved in accordance with the policies in effect at the time that the City grants its approval.</p>		<p>Any references to the Loyalist Secondary Plan in the Official Plan will be updated to ensure consistency with the rebranding of this Secondary Plan Area.</p>
<p><b>4.5 Specific Policy Area # 5 – Cannifton Planning Area</b></p> <p><b>The Cannifton Planning Area, as identified in Schedule ‘E’, is within the Urban Area, north of Highway 401, bisected by Highways 62 and 37, and the Moira River. It is approximately 1,215 hectares in size and includes the existing settlement known as Cannifton. There are portions of this planning area that are fully developed for urban uses, but significant development potential exists for a variety of land uses throughout the planning area. This planning area is intended to accommodate a significant portion of the City’s future residential, commercial and industrial development.</b></p>	<p><b>4.5 Specific Policy Area # 5 – Cannifton Planning Area</b></p> <p>The Cannifton Planning Area, as identified in Schedule ‘E’, is within the Urban Area, north of Highway 401, bisected by Highways 62 and 37, and the Moira River. It is approximately 1,215 hectares in size and includes the existing settlement known as Cannifton. There are portions of this planning area that are fully developed for urban uses, but significant development potential exists for a variety of land uses throughout the planning area. This planning area is intended to accommodate a significant portion of the City’s future residential, commercial and industrial development.</p>	<p><b>Clarify</b></p> <p>This policy is intended to clarify that a Secondary Plan may be prepared in the future for Cannifton and would replace this existing Specific Policy Area.</p>

Existing Policy	Recommended Policy	Rationale
	<p>Nothing in this Section shall preclude the City from preparing a Secondary Plan for the area to implement the policies of this Plan. Should a Secondary Plan be prepared, this Specific Policy Area shall be replaced and the Official Plan amended accordingly.</p>	
<p><b>4.6.2 Intensification Plan</b></p> <p><b>a)</b> The Provincial Policy Statement obligates municipalities to identify and promote intensification where it can be accommodated. It has been determined that the City Centre provides opportunities for intensification that, if realized, will contribute to revitalization of this area.</p> <p><b>b)</b> The City Centre Intensification Plan is shown on Schedule ‘E2’. This Plan has evaluated the opportunities for redevelopment, including the reuse of brownfield sites; the development of vacant or underutilized properties; infill development; and the expansion or conversion of existing buildings within the City Centre at a higher density than currently exists. The intent of Schedule ‘E2’ is to actively encourage</p>	<p><b>4.6.2 Intensification Plan</b></p> <p><b>a)</b> The Provincial Policy <del>Planning</del> Statement obligates municipalities to identify and promote intensification where it can be accommodated. <del>The it has been determined that the City Centre provides opportunities for intensification that, if realized, will contribute to its revitalization of this area.</del></p> <p><b>b)</b> The City Centre Intensification Plan is shown on Schedule ‘E2’. This Plan has evaluated the opportunities for redevelopment, including the reuse of brownfield sites; the development of vacant or underutilized properties; infill development; and the expansion or conversion of existing buildings within the City Centre at a higher density than currently exists. The intent of</p>	<p><b>Consistent</b> This change is required to better align the OP policy with the PPS.</p>

Existing Policy	Recommended Policy	Rationale
<p>the intensification and redevelopment of these lands within the City Centre.</p> <p><b>c)</b> The Municipality may consider grants or loans for brownfield sites within the City Centre which are eligible under a Community Improvement Plan.</p>	<p>Schedule 'E2' is to actively encourage the intensification and redevelopment of these lands within the City Centre.</p> <p><b>c)</b> The Municipality may consider grants or loans for brownfield sites <b>and greyfield sites</b> within the City Centre which are eligible under a Community Improvement Plan.</p>	
<p><b>4.6 Specific Policy Area #6 – City Centre Planning Area</b></p> <p>4.6.3 Intensification targets define the potential for additional development by 2030. These targets have taken into account the development proposals that have the highest level of realization, sites with existing approvals or are currently vacant, or where there is greater likelihood of redevelopment occurring.</p> <p>[see table in OP for targets]</p>	<p><b>4.6 Specific Policy Area #6 – City Centre Planning Area</b></p> <p>4.6.3 Intensification targets define the potential for additional development by <del>2030</del> <b>2051</b>. These targets have taken into account the development proposals that have the highest level of realization, sites with existing approvals or are currently vacant, or where there is greater likelihood of redevelopment occurring. <b>Municipal servicing capacity has also been considered.</b></p>	<p><b>Realign</b> Intensification targets are based on new growth projections for the City to 2051 and servicing capacity across the City.</p>

Existing Policy	Recommended Policy	Rationale
<p><b>4.6.12 b)</b> A three (3) storey height restriction is recommended in this area, given the elevation relative to Downtown, to protect the predominance of the landmark buildings. Potential for some intensification exists on the east side of Church Street.</p>	<p>4.6.12 b) <del>A three (3) storey height restriction is recommended in this area,</del> Given the elevation relative to Downtown, to protect the predominance of the landmark buildings <b>new structures should be consistent in height with those shown on Schedule E2 of this Plan.</b> Potential for <del>some-gentle</del> intensification exists on the east side of Church Street.</p>	<p><b>Realign</b> The policy direction should align with the recommended heights shown on Schedule E2.</p>
<p><b>4.6.14 c)</b> New structures should be sympathetic to the massing and scale of existing uses, maximum building heights may be identified in the implementing Zoning By-law of this Plan.</p>	<p>New structures should be <b>consistent in height with those shown on Schedule E2 of this Plan and</b> sympathetic to the massing and scale of existing uses., Maximum building heights may be identified in the implementing Zoning By-law of this Plan.</p>	<p><b>Clarify</b> Building heights of 2-3 storeys are shown on the current Schedule E2 of the OP. This change would make the policy intent clearer.</p>
<p><b>4.6.14.1 e)</b> Outdoor amenity area for each residential unit shall be required and the size of the required outdoor amenity area shall be tailored to the particular requirements and needs of the residents of the proposed development, in accordance with Policy 7.11.3(b) of this Plan (e.g., a townhouse would have a functional private yard and an apartment would have a functional balcony);</p>	<p><b>4.6.14.1 e)</b> Outdoor amenity area for each residential unit shall be required and the size of the required outdoor amenity area shall be tailored to the particular requirements and needs of the residents of the proposed development, in accordance with Policy <del>7.11.4</del> <b>7.11.3(b)</b> of this Plan (e.g., a townhouse would have a functional private yard and an apartment would have a functional balcony);</p>	<p><b>Realign and Clarify</b> This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan.</p>

## SECTION 5 - SERVICING POLICIES AND UTILITIES



### *Section Purpose*

This Section of the Official Plan establishes requirements for the adequate provision and use of municipal and private services and utilities. A key aim of the policies of this Section of the Official Plan is to ensure urban development has the necessary infrastructure, support services, and facilities, and that proposed development establishes servicing feasibility as part of the approval process. Sections are provided to address general policies, water and sewage services, stormwater management, private utilities, telecommunication facilities, educational facilities, and pipelines.

### *Summary Overview of Policy Changes*

Changes recommended for Section 5 are mostly adjustments or refinements to existing policies to achieve consistency with the PPS (2024). Some policies are proposed to be moved from one section to another for clarity and readability. The existing policy framework provided in Section 5 of the Official Plan does not require significant new additions.

**Recommended Policy Directions Table**

Existing Policy	Recommended Policy	Rationale
<p><b>Introduction</b></p> <p>All lands in the City of Belleville within any land use designation except Agricultural Land Use designated lands established by this Plan may be used for any plant associated with the provision of any public roadway, service or utility provided that such location is either essential for the said service or represents the preferred location.</p>	<p>Move to Section 5.1 General Policies and consider revising to simplify the sentence and wording for clarity and readability.</p>	<p><b>Clarify</b></p> <p>This sentence currently serves as background context for this section of the Official Plan. However, it appears to be broadly applicable direction that should be provided in the form of policy direction with other General Policies in section 5.1.</p>
<p><b>Section 5.3 – Municipal Sanitary Sewer and Water Systems</b></p> <p><b>New Policy</b></p>	<p><b>5.3 x) Connection to municipal water and sanitary services is the preferred form of servicing and shall be prioritized where possible.</b></p>	<p><b>Clarify</b></p> <p>This policy explicitly states that municipal servicing shall be prioritized for new developments, which provides clarity with which to assess development proposals.</p>
<p><b>5.3 h) Partial servicing will only be permitted where individual on-site sewerage services and on-site water services within existing developments have failed, or within settlement areas where infilling or minor rounding out of existing development on partial services is proposed, so long as the site is capable of supporting this</b></p>	<p>Replace existing policy with:</p> <p><b>5.3 h) Partial servicing will only be permitted where individual on-site sewerage services and on-site water services within existing developments have failed, or within settlement areas where infilling or minor rounding out of existing development on partial services is proposed, so long as the</b></p>	<p><b>Consistent</b></p> <p>This change is required to better align the OP policy with the PPS.</p>

Existing Policy	Recommended Policy	Rationale
<p>infrastructure for the long term with no negative impacts.</p>	<p><del>site is capable of supporting this infrastructure for the long term with no negative impacts.</del> <b>Partial services shall only be permitted in the following circumstances:</b></p> <ul style="list-style-type: none"> <li><b>i. where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development;</b></li> <li><b>ii. within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts; or</b></li> <li><b>iii. within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.</b></li> </ul>	
<p><b>New Policy</b></p>	<p>Insert the following after 5.3 h):</p>	<p><b>Consistent</b> Existing OP policies do not address Section 3.6.6 in the PPS (2024),</p>

Existing Policy	Recommended Policy	Rationale
	<p>In rural areas, where partial services have been provided to address failed services in accordance with policy 5.3 h), infilling on existing lots of record may be permitted where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with no negative impacts.</p>	<p>which pertain to Partial Services in Rural Areas.</p>
<p><b>New Policy</b></p>	<p><b>5.4 Private Individual Water and Sewage Treatment Services</b>                      Add new policy after (d):                      (e) At the time of an official plan review or update, the City may assess the long-term impacts of private individual sewage and water treatment services on environmental health, and the financial viability or feasibility of other forms of servicing such as municipal and communal sewage and water services.</p>	<p><b>Consistent</b>                      This policy is consistent with PPS (2024) 3.6.4.</p>
<p><b>5.5 Communal Services</b>                      5.5 a) Communal Services shall include private communal sewage services and private communal water services, the definitions of which shall</p>	<p>The City may support the establishment of communal water and wastewater systems to serve multiple properties. Development proposals shall demonstrate how</p>	<p><b>Consistent</b>                      This policy is consistent with PPS (2024) 3.6.3.</p>

Existing Policy	Recommended Policy	Rationale
<p>be consistent with those provided in the Provincial Policy Statement, as amended.</p>	<p><del>shared servicing opportunities have been explored through the pre consultation and application review process. Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development.</del> Communal Services shall include private communal sewage services and private communal water services, <b>as defined in the definitions of which shall be consistent with those provided in the Provincial Planning Policy Statement, as amended.</b></p>	
<p><b>5.5 e)</b> The Municipality, in approving any communal system, should have particular regard for the documented performance of the proposed systems, financial securities to be provided, long-term maintenance requirements and operation and administration requirements for the systems. In general, Council should only agree to accept communal systems where it can be demonstrated that such systems would not create an</p>	<p><b>Before 5.5 e)</b> The Municipality, may support the establishment of communal water and wastewater systems to serve multiple properties. Development proposals shall demonstrate how shared servicing opportunities have been explored through the pre-consultation and application review process.</p>	

Existing Policy	Recommended Policy	Rationale
<p>unacceptable financial burden on the Municipality.</p>	<p>5.5 e) In approving any communal system, <b>the Municipality shall mitigate financial burdens to the City and</b> have particular regard for the documented performance of the proposed systems, financial securities to be provided, long-term maintenance requirements and operation and administration requirements for the systems. <del>In general, Council should only agree to accept communal systems where it can be demonstrated that such systems would not create an unacceptable financial burden on the Municipality.</del></p>	
<p><b>New Policy</b></p>	<p>Insert the following as 5.6 g):  Stormwater management planning shall promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.</p>	<p><b>Consistent</b> This policy is consistent with PPS (2024) 3.6.8.</p>
<p><b>New Policy</b></p>	<p>Insert the following as 5.6 h):  Stormwater management planning shall maximize the extent and</p>	<p><b>Consistent</b> This policy is consistent with PPS (2024) 3.6.8 .</p>

Existing Policy	Recommended Policy	Rationale
	function of vegetative and pervious surfaces.	
<b>New Policy</b>	Insert the following as 5.6 i):  Stormwater management planning shall mitigate risks to human health, safety, property and the environment.	<b>Consistent</b> Incorporates into Section 5.6 of the OP direction in Section 3.6.8 of the PPS (2024) not addressed by existing provisions a) to f).
<b>5.9 a)</b> Educational facilities are considered an important component of any community. As such, the location of schools should be considered in the context of their importance to meeting the needs of the community.	Educational facilities are considered an important component of any community. As such, the location of schools should be considered in the context of their importance to meeting the needs of the community-, <b>and, where feasible and appropriate, planned and co-located with other public service facilities and parks and open space to promote cost-effectiveness and facilitate service integration, access to transit, and active transportation.</b>	<b>Consistent</b> This policy is consistent with PPS (2024) 3.1.4.  Note: direction provided in Sections 3.1.4 and 3.1.5 could be provided more generally for all public service facilities in Section 5.0 or Section 7.0 in the OP.

## SECTION 6 - TRANSPORTATION POLICIES



### *Section Purpose*

This section of the City of Belleville Official Plan provides policies to guide transportation infrastructure growth in the city. The plan supports a safe, convenient and functional transportation network in the City and aims to reduce reliance on automobiles and encourage active transportation. Policies are specifically organized to address road infrastructure, parking and loading facilities, railways, active transportation, public transit, and air transportation.

### *Summary Overview of Policy Changes*

The City of Belleville is currently undertaking a 10-year review of the Transportation Master Plan (TMP) to provide a status update on the City's progress in implementing its recommendations for transportation planning initiatives. It is anticipated that this study will recommend specific policy direction for the Official Plan to guide future needs. The TMP review is anticipated to be completed at the end of 2025.

The vision statement in the TMP states:

The City of Belleville has a safe, equitable, and sustainable transportation system that achieves a balance between all travel modes, supporting a vibrant economy and healthy, livable communities while recognizing the importance of social and fiscal responsibility.

Changes to Official Plan policies to maintain consistency with the PPS (2024) are minimal. One change that may be considered in policy is recognizing that the City may plan for infrastructure beyond 20-years; this was a new change enabled by the PPS (2024).

It is anticipated that the 10-year review of the TMP will result in more specific policy changes based on a review of current city initiatives and projected growth.

**Recommended Policy Directions Table**

Existing Policy	Recommended Policy	Rationale
<p><b>Introduction</b>                      The 2014 Transportation Master Plan (TMP), as may be amended from time to time, should guide the provision of transportation infrastructure and services in Belleville over 20 years.</p> <p>The TMP is comprehensive, integrated, and multi-modal, addressing the needs of all Belleville residents both now and in the years to come.</p>	<p>The <b>City's</b> 2014 Transportation Master Plan (TMP), as may be amended from time to time, <del>should</del> <b>will</b> guide the provision of transportation infrastructure and services in Belleville over 20 years <b>or beyond</b>.</p> <p>The TMP is comprehensive, integrated, and <b>supports multimodal transportation systems and a complete streets approach</b> <del>multi-modal</del>, addressing the needs of all Belleville residents both now and in the years to come.</p>	<p><b>Consistent, Realign</b>                      This policy is consistent with PPS (2024) 2.1.3 allowing for infrastructure planning beyond the 20 years.</p> <p>The PPS (2024) uses the term <i>multimodal transportation systems</i> when referring to the use of more than one form of transportation, such as automobiles, walking, cycling, buses, etc.</p> <p>The PPS (2024) uses the term multimodal without a hyphen.</p> <p>The TMP is currently under review, reference to the 2014 plan can be removed. The TMP will include consideration for complete streets.</p>
<p><b>New Policy</b></p>	<p>Transportation systems shall be safe, energy efficient, and facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.</p>	<p><b>Consistent</b>                      This policy is consistent with PPS (2024) 3.2.1 for transportation systems.</p>

Existing Policy	Recommended Policy	Rationale
<b>New Policy</b>	Efficient use should be made of existing and planned infrastructure, including using transportation demand management strategies, where feasible.	<b>Consistent</b> This policy is consistent with PPS (2024) 3.2.2 for optimizing transportation planning.
<b>New Policy</b>	As part of a multimodal transportation system within the City, connectivity within and among transportation systems and modes should be planned for, maintained and, where possible, improved, including connections which cross jurisdictional boundaries.	<b>Consistent</b> This policy is consistent with PPS (2024) 3.2.3 to ensure comprehensive transportation planning.
<b>New Policy</b>	Major goods movement facilities and corridors shall be protected for the long term.	<b>Consistent</b> This policy is consistent with PPS (2024) 3.3.2.
<b>New Policy</b>	The co-location of linear infrastructure should be promoted, where appropriate.	<b>Consistent</b> This policy is consistent with PPS (2024) 3.3.5 for efficient use of lands and comprehensive planning.
<p><b>6.1.6 Complete Streets</b></p> <p>a) This Plan encourages the Municipality to develop Complete Streets guidelines to set out guiding principles for the accommodation of</p>	<p><b>6.1.6 Complete Streets</b></p> <p>a) <del>The This Plan encourages the Municipality to</del> <b>will prepare a develop</b> Complete Streets <b>Strategy and</b> guidelines <del>with to set out</del> guiding principles <b>for the design/construction</b></p>	<p><b>Realign</b></p> <p>This policy implements Transportation Master Plan goals for the creation of a Complete Streets strategy.</p>

Existing Policy	Recommended Policy	Rationale
<p>pedestrians, cyclists, transit riders, passenger vehicles, and trucks in the construction of new roads and re-construction of existing roads.</p>	<p><b>of new streets or reconstruction of existing streets that are designed to be safe for all users including people who walk, bicycle, take transit or drive, and for people of all ages and abilities</b> for the accommodation of <del>pedestrians, cyclists, transit riders, passenger vehicles, and trucks in the construction of new roads and re-construction of existing roads.</del></p>	
<p><b>New Policy</b></p>	<p>Insert the following as 6.5(l) The municipality will encourage the preservation and reuse of abandoned corridors in a manner that respects the corridor’s integrity and continuous linear characteristics, where feasible.</p>	<p><b>Consistent</b> This policy is consistent with PPS (2024) 3.3(4) for managing abandoned Corridors.</p>
<p><b>New Policy</b></p>	<p>Insert the following as 6.7(e) Airports shall be protected from incompatible land uses and development by: i) prohibiting new residential development and other sensitive land uses in areas near airports above 30 NEF/NEP; ii) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP</p>	<p><b>Consistent</b> This policy is consistent with PPS (2024) 3.4.2 to ensure general policies apply to any new future airports.</p>

Existing Policy	Recommended Policy	Rationale
	<p>only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport; and c) prohibiting land uses which may cause a potential aviation safety hazard.</p>	

## SECTION 7 - GENERAL DEVELOPMENT POLICIES



### *Section Purpose*

This section of the Official Plan outlines general policies that are applicable to the entire City of Belleville and to multiple land use designations. General policies are provided for the following particular matters:

- Community Improvement Policies
- Subdivision of Land
- Group Homes
- Cultural Heritage and Archaeological Resources
- Home Occupations
- Urban Design
- Sensitive Land Uses
- Hazardous Uses and Contaminated Lands
- Non-Conforming Uses
- Wayside Pits and Quarries
- Open Space System
- Water Resources
- Tourist-Related Development
- Energy Conservation and Climate Change
- Housing Policies
- Residential and Non-Residential Intensification
- Petroleum Resource Operations, Resources and Deposits
- Accessory Dwelling Units

### *Summary Overview of Policy Changes*

The majority of updates for policies in Section 7 of the City's Official Plan are to ensure consistency with the PPS (2024). This includes updates related to:

- lot creation policies in the agricultural designation;
- preservation of protected cultural heritage resources;
- land use compatibility between major facilities and sensitive land uses; and
- strategic growth areas and intensification.

Other policy updates were related to ensuring consistency with the regulations and in the *Planning Act*. Policies addressing parkland dedication have been revised to align with the *Planning Act* regarding the amount of land and payment-in-lieu that can be required.

Specific updates are recommended to strengthen existing policies for the agricultural area and recreational facilities requirements. Lot creation policies in the agricultural area have been revised to require the submission of an Agricultural Impact Assessment for application related to non-agricultural uses. This strengthens the preservation of prime

agricultural areas by ensuring that impacts to the agricultural system are considered and appropriately mitigated prior to permitting non-agricultural uses in the agricultural area. With regard to recreational facilities on private lands, the requirement of providing recreational facilities for multi-unit residential development may also be required for mixed use developments.

**Recommended Policy Directions Table**

Existing Policy	Recommended Policy	Rationale
<p><b>7.1 Community Improvement Policies</b></p> <p>a) The Municipality encourages improvement to the quality of public services, community facilities and existing development, particularly within hamlets and the urban serviced area, and provide those additional community facilities as circumstances and finances permit.</p> <p>Community improvement may include:</p> <ul style="list-style-type: none"> <li>• upgrading and provision of improved municipal hard services (i.e. sewers, water systems, roads, hydro, sidewalks, etc.);</li> <li>• upgrading of municipal soft services (i.e. parks, playgrounds, community centres) and improvement to the amenity of public lands;</li> <li>• acquisition of lands to protect natural heritage features (i.e. significant areas of flora and fauna or wildlife habitat such as the</li> </ul>	<p><b>7.1 Community Improvement Policies</b></p> <p>a) The Municipality encourages improvement to the quality of public services, community facilities and existing development, particularly within hamlets and the urban serviced area, and provide those additional community facilities as circumstances and finances permit.</p> <p>Community improvement may include:</p> <ul style="list-style-type: none"> <li>• upgrading and provision of improved municipal hard services (i.e. sewers, water systems, roads, hydro, sidewalks, etc.);</li> <li>• upgrading of municipal soft services (i.e. parks, playgrounds, community centres) and improvement to the amenity of public lands;</li> <li>• acquisition of lands to protect natural heritage features (i.e. significant areas of flora and fauna or wildlife habitat such as the</li> </ul>	<p><b>Align</b></p> <p>This policy addition enables the municipality to provide financial incentives to support the reuse of underutilized brownfield and greyfield lands. Brownfield sites are often undeveloped or previously developed properties that may be contaminated and are typically underutilized or vacant. Greyfield sites are typically former commercial sites that are vacant or underutilized, and may be in a state of neglect. Unlike brownfields, they do not usually have environmental contamination. Greyfield lands often have access to existing public services, infrastructure, and utilities opportunities and therefore provide an opportunity for revitalization.</p>

Existing Policy	Recommended Policy	Rationale
<ul style="list-style-type: none"> <li>• alvar or the Moira River caves);</li> <li>• upgrading and provision of transit and traffic control systems;</li> <li>• encouraging development in areas and corridors targeted for intensification;</li> <li>• encouraging the development of affordable housing in all forms, including medium and high density residential development;</li> <li>• encouraging the development of employment lands;</li> <li>• rehabilitation of existing buildings and structures which result in greater accessibility and visitability; and</li> <li>• replacement of inappropriate uses which have a serious negative impact upon an area with alternative uses and/or more appropriate buildings.</li> </ul>	<ul style="list-style-type: none"> <li>• alvar or the Moira River caves);</li> <li>• upgrading and provision of transit and traffic control systems;</li> <li>• encouraging development in areas and corridors targeted for intensification;</li> <li>• encouraging the development of affordable housing in all forms, including medium and high density residential development;</li> <li>• encouraging the development of employment lands;</li> <li>• rehabilitation of existing buildings and structures which result in greater accessibility and visitability;</li> <li>• replacement of inappropriate uses which have a serious negative impact upon an area with alternative uses and/or more appropriate buildings.</li> <li>• <b>Reuse of brownfield and greyfield sites, particularly for mixed uses, medium to</b></li> </ul>	

Existing Policy	Recommended Policy	Rationale
	<p>high-density residential development.</p>	
<p><b>7.2.3 Consents in Areas Designated Agricultural Land Use</b></p> <p>a) It is the policy of this Plan that the subdivision of land within areas designated Agricultural Land Use be through the consent process only.</p> <p>b) New lots for agricultural purposes would be permitted provided they are of a size appropriate for the type of agricultural uses common in the area and are sufficiently large to maintain flexibility for future changes in the type and size of operation. The minimum lot size shall be 40 hectares.</p> <p>c) The creation of new residential lots in agricultural areas is not permitted, except in the case of a consent to enable disposal of a residence surplus to a farm operation occurring as a result of a farm consolidation may be permitted, provided that:</p> <ul style="list-style-type: none"> <li>• the new lot will be limited to a minimum size needed to accommodate the use and</li> </ul>	<p><b>7.2.3 Consents in Areas Designated Agricultural Land Use</b></p> <p>a) It is the policy of this Plan that the subdivision of land within areas designated Agricultural Land Use be through the consent process only.</p> <p>b) New lots for agricultural purposes would be permitted provided they are of a size appropriate for the type of agricultural uses common in the area and are sufficiently large to maintain flexibility for future changes in the type and size of operation. The minimum lot size shall be 40 hectares.</p> <p>c) The creation of new residential lots in agricultural areas is not permitted, except in the case of a consent to enable disposal of a residence surplus to a farm operation occurring as a result of a farm consolidation may be permitted, provided that:</p> <ul style="list-style-type: none"> <li>• the new lot will be limited to a minimum size needed to accommodate the use and</li> </ul>	<p><b>Consistent</b></p> <p>PPS (2024) policy 4.3.3.1 provides that accessory dwelling units shall be prohibited on the remnant parcel of farmland created by a severance for a residence surplus to an agricultural operation. Furthermore, this policy states that lot creation will also be permitted for infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.</p> <p>In addition, in order to strengthen the preservation of prime agricultural lands, an Agricultural Impact Assessment will be required for consent applications for non-agricultural uses to ensure that impacts on the agricultural system are appropriately mitigated prior to permitting lot creation for non-agricultural uses.</p>

Existing Policy	Recommended Policy	Rationale
<p>appropriate sewage and water services;</p> <ul style="list-style-type: none"> <li>new residential dwellings are prohibited on any remnant parcel of farmland created by the severance;</li> <li>with the exception of existing buildings, any accessory buildings included on the severed lot should be smaller than the house;</li> <li>inappropriate fragmentation of agricultural land is not promoted; and</li> <li>the Provincial minimum distance separation formulae has been met.</li> </ul> <p>Lot adjustment consents may only be permitted for legal or technical reasons.</p> <p>d) Lots to be used for agriculture-related use may be created provided that:</p> <ul style="list-style-type: none"> <li>the use is directly related to farm operations in the area;</li> <li>the use supports agriculture</li> <li>the use benefits from being in close proximity to farm operations;</li> </ul>	<p>appropriate sewage and water services;</p> <ul style="list-style-type: none"> <li>new residential dwellings and <b>accessory dwelling units</b> are prohibited on any remnant parcel of farmland created by the severance;</li> <li>with the exception of existing buildings, any accessory buildings included on the severed lot should be smaller than the house;</li> <li>inappropriate fragmentation of agricultural land is not promoted; and</li> <li>the Provincial minimum distance separation formulae has been met.</li> </ul> <p>Lot adjustment consents may only be permitted for legal or technical reasons.</p> <p>d) Lots to be used for agriculture-related use may be created provided that:</p> <ul style="list-style-type: none"> <li>the use is directly related to farm operations in the area;</li> <li>the use supports agriculture</li> </ul>	

Existing Policy	Recommended Policy	Rationale
<ul style="list-style-type: none"> <li>the use provides direct products and/or services to farm operations as a primary activity;</li> <li>the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;</li> <li>inappropriate fragmentation of agricultural land is not promoted;</li> <li>the viability of adjacent agricultural operations is not compromised; and</li> <li>the Provincial minimum distance separation formulae has been met.</li> </ul>	<ul style="list-style-type: none"> <li>the use benefits from being in close proximity to farm operations;</li> <li>the use provides direct products and/or services to farm operations as a primary activity;</li> <li>the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;</li> <li>inappropriate fragmentation of agricultural land is not promoted <b>and viability of the principal agriculture use is retained;</b></li> <li>the viability of adjacent agricultural operations is not compromised; and</li> <li>the Provincial minimum distance separation formulae has been met.</li> </ul> <p><b>e) Applications for non-agricultural uses will require the submission of an Agricultural Impact Assessment prepared by a qualified professional.</b></p>	
<p><b>7.2.4 Consents in Areas Designated Rural Land Use</b></p>	<p><b>7.2.4 Consents in Areas Designated Rural Land Use</b></p>	<p><b>Consistent</b></p>

Existing Policy	Recommended Policy	Rationale
<p>a) It is the policy of this Plan that the subdivision of land within areas designated Rural Land Use be through the consent process only.</p> <p>b) New lots for agricultural purposes would be permitted provided they are of a size appropriate for the type of agricultural use intended.</p> <p>c) Rural Area consents shall not permit the creation of more than a total of 3 residential lots (2 severed, 1 retained) to be established from Lots of Record existing on January 1, 1998. The minimum lot size for a residential use is 0.4 hectares, provided that the individual on-site water and on-site sewage services can be accommodated, as per Section 5.4. The creation of irregularly shaped lots is to be avoided where possible.</p> <p>No consent that creates a number of development parcels in excess of the foregoing shall be granted during the life of this Plan.</p>	<p>a) It is the policy of this Plan that the subdivision of land within areas designated Rural Land Use be through the consent process only.</p> <p>b) New lots for agricultural purposes would be permitted provided they are of a size appropriate for the type of agricultural use intended.</p> <p>c) Rural Area consents shall not permit the creation of more than a total of 3 <b>lots used for residential purposes</b> (2 severed, 1 retained) to be established from Lots of Record existing on January 1, 1998. The minimum lot size for a residential use is 0.4 hectares, provided that the individual on-site water and on-site sewage services can be accommodated, as per Section 5.4. The creation of irregularly shaped lots <b>that would inhibit proper development</b> is to be avoided where possible.</p> <p>No consent that creates a number of development parcels in excess</p>	<p>PPS (2024) policy 4.3.3.1 provides that new dwellings or accessory dwelling units are prohibited on the remnant parcel of farmland created by a severance for a residence surplus to an agricultural operation.</p>

Existing Policy	Recommended Policy	Rationale
<p>d) A consent to enable disposal of a surplus dwelling created through the consolidation of lands may be permitted, as would a technical severance to correct a lot boundary or separate two lots to which titles have merged. The lot created by a surplus dwelling shall meet the standards outlined in the Zoning By-law.</p> <p>e) New lots for residential purposes shall only be created where there is sufficient separation from livestock facilities according to the Provincial minimum distance separation formulae, and the minimum lot area for residential purposes shall be 0.4 hectares.</p> <p>f) Lots to be used for rural commercial, industrial and outdoor recreational uses may be created provided that:</p> <ul style="list-style-type: none"> <li>• the severance is to provide for a use permitted in the Rural Land Use designation;</li> <li>• inappropriate fragmentation of land is not promoted;</li> </ul>	<p>of the foregoing shall be granted during the life of this Plan.</p> <p>d) A consent to enable disposal of a surplus dwelling created through the consolidation of lands may be permitted, as would a technical severance to correct a lot boundary or separate two lots to which titles have merged <b>inadvertently</b>. The lot created by a surplus dwelling shall meet the standards outlined in the Zoning By-law.</p> <p>e) New lots for residential purposes shall only be created where there is sufficient separation from livestock facilities according to the Provincial minimum distance separation formulae, and the minimum lot area for residential purposes shall be 0.4 hectares. <b>New residential dwellings and accessory dwelling units are prohibited on any remnant parcel of farmland created by the severance.</b></p>	

Existing Policy	Recommended Policy	Rationale
<ul style="list-style-type: none"> <li>• no land use conflicts with adjoining land uses would be created;</li> <li>• there is sufficient separation of the lot from adjacent farm-related structures according to Provincial policy; and</li> <li>• the Provincial minimum distance separation formulae has been met.</li> </ul>	<p>f) Lots to be used for rural commercial, industrial and outdoor recreational uses may be created provided that:</p> <ul style="list-style-type: none"> <li>• the severance is to provide for a use permitted in the Rural Land Use designation;</li> <li>• inappropriate fragmentation of land is not promoted;</li> <li>• no land use conflicts with adjoining land uses would be created;</li> <li>• there is sufficient separation of the lot from adjacent farm-related structures according to Provincial policy; and</li> <li>• the Provincial minimum distance separation formulae has been met.</li> </ul>	
<p><b>7.4 Cultural Heritage and Archaeological Resources</b></p> <p>Cultural heritage contributes to the Municipality’s identity, economic prosperity, quality of life, and overall sense of place. This Plan recognizes the importance of conserving cultural heritage resources so that they may be experienced by current and future generations. Significant cultural</p>	<p><b>7.4 Cultural Heritage and Archaeological Resources</b></p> <p>Cultural heritage contributes to the Municipality’s identity, economic prosperity, quality of life, and overall sense of place. This Plan recognizes the importance of conserving cultural heritage resources so that they may be experienced by current and future generations. Significant cultural</p>	<p><b>Consistent, Innovate</b></p> <p>PPS (2024) policy 4.6.1 provides that protected heritage properties which may contain built heritage resources or cultural heritage landscapes shall be conserved.</p> <p>The changes also ensure that heritage impact assessments are prepared by qualified heritage professionals and</p>

Existing Policy	Recommended Policy	Rationale
<p>heritage resources shall be conserved. This Plan encourages the identification, conservation, protection, management, restoration, maintenance and enhancement of cultural heritage resources, which include built heritage resources, cultural heritage landscapes and archaeological resources. The processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the <i>Heritage Act</i>. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.</p> <p>a) All new development shall have regard for cultural heritage resources and wherever possible, incorporate such resources into development plans. This Plan encourages all new development to be planned in a manner that enhances the context in which cultural heritage resources are situated.</p>	<p><del>heritage resources shall be conserved</del> <b>Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.</b> This Plan encourages the identification, conservation, protection, management, <del>restoration,</del> maintenance and enhancement of cultural heritage resources, which include built heritage resources, cultural heritage landscapes and archaeological resources. The processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the <b>Ontario</b> Heritage Act. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.</p> <p>a) All new development shall <b>conserve and</b> have regard for cultural heritage <b>resources and</b> <del>wherever possible,</del> <b>Development shall mitigate negative impacts and</b> incorporate such resources into development plans, <b>where feasible.</b> <del>This Plan encourages all</del></p>	<p>per best practice guidance as established by the province. PPS (2024) policy 4.6.3 provides that development and site alteration is not permitted on adjacent lands to protected heritage properties unless the heritage attributes of the protected heritage property are conserved.</p>

Existing Policy	Recommended Policy	Rationale
<p>b) Pursuant to the provisions of the Heritage Act and in consultation with the Municipal Heritage Committee (Heritage Belleville), the Municipality may designate by by-law properties or areas to be of cultural heritage value or interest as set out in Section 8.6 of this Plan.</p> <p>In addition to designation, Council may recognize properties by resolution and list them on the Municipality’s Register of Cultural Heritage Properties. Prior to alteration of such properties, the Municipal Heritage Committee (Heritage Belleville) should endeavour to assist the owner in developing plans sympathetic to the heritage attributes.</p> <p>c) The Municipality may participate in the protection, preservation, or development of significant cultural heritage resources, which have been determined to have cultural heritage value or interest,</p>	<p><del>n</del>New development <b>will</b> to be planned in a manner that enhances the context in which cultural heritage resources are situated.</p> <p>b) Pursuant to the provisions of the <b>Ontario</b> Heritage Act and in consultation with the Municipal Heritage Committee (Heritage Belleville), the Municipality may designate by by-law properties or areas to be of cultural heritage value or interest as set out in Section 8.6 of this Plan. In addition to designation, Council may <del>recognize properties by resolution and list</del> <b>properties</b> them on the Municipality’s Register of Cultural Heritage Properties.</p> <p><b>Council shall consult with the City’s Municipal Heritage Committee (Heritage Belleville), as required under the Ontario Heritage Act, for matters related to listed and/or alterations, removal or demolition on designated properties. Prior to alteration of such designated properties, The Municipal Heritage Committee (Heritage Belleville) may advise</b> should endeavour to assist the owner in</p>	

Existing Policy	Recommended Policy	Rationale
<p>through acquisition, assembly, establishment of covenants, heritage easements or joint ventures.</p> <p>f) Council may require a conservation plan and/or a heritage impact assessment to be conducted by a qualified professional whenever a development has the potential to affect a protected heritage property/cultural heritage resource.</p>	<p><del>developing on ways to mitigate development impacts on designated properties</del> plans sympathetic to the heritage attributes.</p> <p>c) The Municipality may participate in the <b>conservation protection, preservation, or development</b> of significant cultural heritage resources, which have been determined to have cultural heritage value or interest, through acquisition, assembly, establishment of covenants, heritage easements or joint ventures.</p> <p>f) Council may require a conservation plan and/or a heritage impact assessment to be conducted by a qualified professional <b>(such as a professional member of the Canadian Association of Heritage Professionals)</b> whenever a development has the potential to affect a protected heritage property/cultural heritage resource. <b>Heritage impacts assessments shall be prepared in accordance with best practice guidance as established in the Ontario Heritage Toolkit prepared by the Province.</b></p>	

Existing Policy	Recommended Policy	Rationale
	<p>Development and Site alteration on adjacent lands to a protected heritage property will not be permitted unless the heritage attributes of the protected heritage property will be conserved.</p>	
<p><b>7.4.3 h)</b> The Municipality shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.</p>	<p><b>7.4.3 h)</b> The Municipality shall engage <b>early</b> with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.</p>	<p><b>Consistent</b></p> <p>PPS (2024) policy 4.6.5 provides that planning authorities shall engage early with Indigenous communities.</p>
<p><b>New Policy</b></p>	<p>Add new policy after 7.6.2.5 b) xi.</p> <p><b>7.6 Urban Design</b>  <b>7.6.2.5 Built Form, Scale, and Massing</b></p> <p>b) Building design for non-residential, mixed use, and multi-residential uses shall consider the following:</p> <p>xii. <b>Balconies, terraces, or similar outdoor amenity spaces should not create privacy concerns for neighbouring properties so that the privacy of the abutting properties is generally maintained.</b></p>	<p><b>Innovate</b></p> <p>This additional criteria for consideration is to enhance compatibility and mitigate negative impacts from gentle intensification.</p>

Existing Policy	Recommended Policy	Rationale
<p><b>7.7 a)</b> Certain land uses can be impacted significantly by odour, noise, vibration, and other contaminants generated by rail lines, rail yards, major highways, airports, and similar major facilities. Sensitive land uses shall be planned and developed to avoid any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with all applicable provincial guidelines, standards, and procedures and all municipal by-laws and policies.</p> <p>Where avoidance is not possible, planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:</p> <ul style="list-style-type: none"> <li>• there is an identified need for the proposed use;</li> <li>• alternative locations for the proposed use have been evaluated and there are no</li> </ul>	<p><b>7.7 a)</b> Certain land uses can be impacted significantly by odour, noise, vibration, and other contaminants generated by rail lines, rail yards, major highways, airports, and similar major facilities. Sensitive land uses shall be planned and developed to avoid, <b>or if avoidance is not possible, minimize and mitigate</b> any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with all applicable provincial guidelines, standards, and procedures and all municipal by-laws and policies.</p> <p>Where avoidance is not possible, planning and development of proposed adjacent sensitive land uses are only permitted <b>if potential adverse affects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures. the following are demonstrated in</b></p>	<p><b>Consistent</b></p> <p>PPS (2024) policy 3.5.1 &amp; 3.5.2 provide updated criteria for permitting sensitive lands uses.</p>

Existing Policy	Recommended Policy	Rationale
<p>reasonable alternative locations;</p> <ul style="list-style-type: none"> <li>• adverse effects to the proposed sensitive land use are minimized and mitigated; and</li> <li>• potential impacts to industrial, manufacturing or other uses are minimized and mitigated.</li> </ul> <p>The planning approvals of new major facilities will be coordinated with processes and approvals required under other provincial statutes or regulations, including Environmental Compliance Approvals under the <i>Environment Protection Act</i>, to ensure compatibility with existing and planned sensitive land uses within the vicinity of any new major facility is achieved.</p>	<p><del>accordance with provincial guidelines, standards and procedures:</del></p> <ul style="list-style-type: none"> <li>• <del>there is an identified need for the proposed use;</del></li> <li>• <del>alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;</del></li> <li>• <del>adverse effects to the proposed sensitive land use are minimized and mitigated; and</del></li> <li>• <del>potential impacts to industrial, manufacturing or other uses are minimized and mitigated.</del></li> </ul> <p>The planning approvals of new major facilities will be coordinated with processes and approvals required under other provincial statutes or regulations, including Environmental Compliance Approvals under the <i>Environment Protection Act</i>, to ensure compatibility with existing and planned sensitive land uses within the vicinity of any new major facility is achieved.</p>	
<p><b>New Policy</b></p>	<p>Where appropriate, consideration may be given by the City, at the City's sole discretion, to the use of the Class 4</p>	<p><b>Innovate</b></p>

Existing Policy	Recommended Policy	Rationale
	<p>area classification, as provided for in the applicable Provincial environmental noise guideline (currently MECP Environmental Noise Guideline NPC-300) for a residential site (or sites).</p> <p>The area (or sites) to be affected must be approved by Council or the relevant approval authority.</p> <p>The use of Class 4 will only be considered by Council where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a) the development proposal is for a new noise sensitive land use in proximity to an existing, lawfully established stationary noise source;</li> <li>b) the development proposal for a new noise sensitive use does not impair the long-term viability and operation of an employment use;</li> <li>c) it is in the strategic interest of the City, furthers the objectives of the Official Plan and supports community building goals; and</li> </ul>	<p>This policy provides direction on how the City will implement provincial noise guideline requirements and new residential development where noise impacts may be an issue.</p>

Existing Policy	Recommended Policy	Rationale
	<p>d) all possible measures of noise attenuation have been assessed for both the proposed development site and the stationary noise source, including, but not limited to, building design and siting options for the proposed new noise sensitive use.</p> <p>If Council supports the use of Class 4 for an area or site proposed for a new sensitive land use, proponents for noise sensitive land uses proposed in a Class 4 area shall, at a minimum, ensure that the following are addressed:</p> <p>a) Appropriate noise impact assessments are conducted to verify that the applicable sound level limits will be met;</p> <p>b) Noise control measures are completed or in place, including receptor and source-based measures, as may be required to ensure compliance with the applicable sound level limits at the new noise sensitive land use;</p> <p>c) Enter into appropriate agreements with the City (and any</p>	

Existing Policy	Recommended Policy	Rationale
	<p>other relevant approval agencies), to confirm all relevant requirements have been met; and</p> <p>d) Registration on title of any recommended noise mitigation measures, including appropriate noise warning clauses to notify prospective purchasers that applicable Class 4 (as per Guideline NPC-300) area sound level limits for the affected dwelling are protective of indoor areas and are based on the assumption of closed windows.</p>	
<p><b>Section 7.11.2</b></p> <p><b>Section 7.11.3</b></p>	<p>Re-number from Section 7.11.2 to 7.11.3</p> <p>Re-number to Section 7.11.3 to 7.11.4</p>	<p><b>Realign and Clarify</b></p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan.</p>
<p><b>New Section</b></p>	<p><b>7.11.2 Parkland Classifications</b></p> <p>In accordance with the Parkland and Recreation Master Plan, the future of parks planning will be guided by the classifications below to ensure parks are design-oriented and comprehensively planned to</p>	<p><b>Realign and Clarify</b></p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan.</p>

Existing Policy	Recommended Policy	Rationale
	<p>accommodate the variety of uses and amenities that may be part of a park:</p> <ul style="list-style-type: none"> <li>i. Parkettes are intended to serve as local areas that are generally located in urban or residential areas, providing connections to larger parks and open spaces. These parks generally have a lot size that is less than 1.0 hectare and are generally used as small open spaces that have limited to no recreational facilities or passive programming such as seating and temporary gathering.</li> <li>ii. Neighbourhood Parks are intended to serve the local area who live in the general vicinity and can walk or bike to the park. These parks generally have a minimum lot size of 1.0 hectare and are generally used as a combination of active and passive recreation opportunities such as minor sports fields, multi-purpose courts, playgrounds, and informal play areas.</li> <li>iii. Community Parks are intended to serve more than one</li> </ul>	

Existing Policy	Recommended Policy	Rationale
	<p>neighbourhood within the City but are not intended to serve the City as a whole. These parks generally have a minimum size of 5.0 hectares and are generally used as active and/or passive recreation such as sport fields, sport course, playgrounds, water play, amenity buildings and on-site parking.</p> <p>iv. Destination or Regional Parks are intended to serve as municipal, regional, or provincially significant destinations. These parks may vary in size and are generally used for active and/or passive recreation opportunities that meets the needs of residents but also of interest to visitors.</p> <p>v. General Open Spaces are intended to serve as undeveloped lands accessible to the public. These parks may vary in size and are generally used for active and passive recreational activities such as pedestrian pathways, bicycle trails, community gardens,</p>	

Existing Policy	Recommended Policy	Rationale
	<p>open lawn areas, and remnant parcel of open land.</p> <p>vi. Natural Open Spaces are intended to serve as undeveloped lands accessible to the public that contain significant natural features. These parks may vary in size and are generally used for passive recreation activities that do not negatively impact ecological and biological functions of their natural surroundings.</p>	
<p><b>7.11.2 a)</b> As a condition of the approval of subdivision of land, Council may require:</p> <ul style="list-style-type: none"> <li>in the instance of subdivisions for primarily residential purposes, dedication of up to 5% of the land area for park or other public recreational purposes; and</li> <li>in the instance of subdivisions for primarily commercial or industrial purposes, dedication of up to 2% of the land area for</li> </ul>	<p><b>7.11.32 a)</b> As a condition of the approval of subdivision of land, Council may require:</p> <ul style="list-style-type: none"> <li>in the instance of subdivisions for primarily residential purposes, dedication of up to 5% of the land area for park or other public recreational purposes; and</li> <li>in the instance of subdivisions for primarily commercial or industrial purposes, dedication of up to 2% of the land area for</li> </ul>	<p><b>Realign and Clarify</b></p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan.</p>

Existing Policy	Recommended Policy	Rationale
<p>park or other public recreational purposes.</p>	<p>park or other public recreational purposes.</p> <p>As a condition of development or redevelopment of land the following parkland dedication or payment-in-lieu requirements, Council may require:</p> <ul style="list-style-type: none"> <li>i. For commercial or industrial purposes, a rate of 2% of the land area.</li> <li>ii. For residential purposes, a rate of 5% of the land area.</li> <li>iii. For purposes that contain a mixed-use, a rate of 4% of the land area; and</li> <li>iv. For any other purposes not listed above, a rate of 5% of the land area.</li> </ul>	
<p><b>7.11.2 c)</b> Council may adopt a by-law applicable to any part or the whole of the City stipulating that pursuant to the approval of residential, commercial or industrial development, parkland should be dedicated to the Municipality.</p> <p>The by-law may require dedication of up to 2% of the land area proposed for industrial or commercial development,</p>	<p><b>7.11.32 c)</b> Council may adopt a by-law applicable to any part or the whole of the City stipulating that pursuant to the approval of residential, commercial or industrial development, parkland should be dedicated to the Municipality.</p> <p>The by-law may require dedication of up to 2% of the land area proposed for industrial or commercial development,</p>	<p><b>Consistent and Clarify</b></p> <p>This policy has been revised to ensure consistency with Section 51.1 (2) of the <i>Planning Act</i>, which outlines the maximum alternative standards that may be required for parkland dedication.</p>

Existing Policy	Recommended Policy	Rationale
<p>and in all other cases up to 5% of the land area proposed for development, for park or other public recreational purposes in accordance with provisions in the Planning Act. Council may waive or reduce such requirements if in Council’s opinion:</p> <ul style="list-style-type: none"> <li>adequate open space facilities are provided by the owner to a standard that is satisfactory to the Municipality;</li> <li>adequate open space facilities are in close proximity to the proposed development; or</li> <li>such dedication is not required for industrial or commercial subdivisions.</li> </ul>	<p>and in all other cases up to 5% of the land area proposed for development, for park or other public recreational purposes in accordance with provisions in the <i>Planning Act</i>. <b>The by-law may also provide alternative parkland dedication requirements of 1.0 hectare for each 600 dwelling units proposed, or at a lesser rate as specified in the by-law.</b></p> <p>Council may waive or reduce such requirements if in Council’s opinion:</p> <ul style="list-style-type: none"> <li>adequate open space facilities are provided by the owner to a standard that is satisfactory to the Municipality;</li> <li>adequate open space facilities are in close proximity to the proposed development; or</li> <li>such dedication is not required for industrial or commercial subdivisions.</li> </ul>	
<p><b>7.11.2 d)</b> Council, at its discretion, may elect to require cash-in-lieu of park land where:</p> <ul style="list-style-type: none"> <li>the allowable land dedication fails to provide an area of suitable shape, size or location</li> </ul>	<p><b>7.11.32 d)</b> Council, at its discretion, may elect to require cash-in-lieu of park land where:</p> <ul style="list-style-type: none"> <li>the allowable land dedication fails to provide an area of suitable shape, size or location</li> </ul>	<p><b>Consistent, Realign, and Clarify</b></p> <p>This policy has been revised to ensure consistency with Section 51.1 (3.4) &amp; 51.1 (3.1) of the <i>Planning Act</i>, which addresses the rate for calculating</p>

Existing Policy	Recommended Policy	Rationale
<p>for appropriate parkland development;</p> <ul style="list-style-type: none"> <li>the required dedication of land would render the remainder of the site unsuitable or impractical for development;</li> <li>there is adequate parkland provided in the vicinity of the development; or</li> <li>the existing parkland and recreational development in the vicinity of the site are adequate to serve the needs of existing and future residents of the area.</li> </ul> <p>Such payment should be based on an appraisal by a qualified land appraiser, to the value of the land otherwise required to be conveyed as determined as of the day an application for an approval of development under site plan control or an application for an amendment to the zoning by-law, as the case may be, was made in respect of the development or redevelopment. If a development or redevelopment was subject to more than one application, the later one is deemed to be the applicable application. However, if on</p>	<p>for appropriate parkland development;</p> <ul style="list-style-type: none"> <li>the required dedication of land would render the remainder of the site unsuitable or impractical for development;</li> <li>there is adequate parkland provided in the vicinity of the development; or</li> <li>the existing parkland and recreational development in the vicinity of the site are adequate to serve the needs of existing and future residents of the area.</li> </ul> <p><del>Such payment should be based on an appraisal by a qualified land appraiser, to the value of the land otherwise required to be conveyed as determined as of the day an application for an approval of development under site plan control or an application for an amendment to the zoning by-law, as the case may be, was made in respect of the development or redevelopment. If a development or redevelopment was subject to more than one application, the later one is deemed to be the applicable application. However, if on</del></p>	<p>payment in lieu and the maximum requirement for conveyance of land or amount of payment for lands under 5 hectares and greater than 5 hectares included in a plan of subdivision.</p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan.</p>

Existing Policy	Recommended Policy	Rationale
<p>the day the first building permit is issued for the development or redevelopment, more than two years have elapsed since the application, the day a building permit was issued in respect of the development or redevelopment applies or, if more than one building permit is required for the development or redevelopment, as of the day the first permit is issued. Where, in the opinion of the Municipality, the cost to prepare a land appraisal would be unreasonable given the anticipated cash-in-lieu value, the Municipality may utilize a standard for cash-in-lieu of parkland. In establishing such a standard, the Municipality should ensure that application of such a standard would not result in cash requirements exceeding the maximum permitted.</p> <p>Money acquired as cash-in-lieu is to be placed in a fund specifically for parkland acquisition and development of recreational facilities.</p>	<p><del>the day the first building permit is issued for the development or redevelopment, more than two years have elapsed since the application, the day a building permit was issued in respect of the development or redevelopment applies or, if more than one building permit is required for the development or redevelopment, as of the day the first permit is issued. Where, in the opinion of the Municipality, the cost to prepare a land appraisal would be unreasonable given the anticipated cash-in-lieu value, the Municipality may utilize a standard for cash-in-lieu of parkland. In establishing such a standard, the Municipality should ensure that application of such a standard would not result in cash requirements exceeding the maximum permitted.</del></p> <p>Such contribution may be more effective in achieving service levels and objectives of the Parkland and Recreation Master Plan.</p> <p>As per the <i>Planning Act</i>, Council may adopt a by-law which requires payment in lieu of parkland, calculated by using a rate of 1.0 hectares for</p>	

Existing Policy	Recommended Policy	Rationale
	<p>each 1000 dwelling units proposed or such lesser rate as may be specified in the by-law.</p> <p>The amount of land that may be required to be conveyed shall not exceed:</p> <ul style="list-style-type: none"> <li>i. if the land included in the plan of subdivision is five hectares or less in area, 10 per cent of the land or the value of the land, as the case may be;</li> <li>or</li> <li>ii. if the land included in the plan of subdivision is greater than five hectares in area, 15 per cent of the land or the value of the land, as the case may be.</li> </ul> <p>Money acquired as cash-in-lieu is to be placed in a fund specifically for parkland acquisition and development of recreational facilities.</p>	
<p><b>7.11.2 e)</b> As an alternative to the requirement to dedicate 5% of the land within a residential subdivision or development for park or other public recreational purposes, Council may by by-law require the dedication of lands based on 1 hectare of land for every</p>	<p>Delete</p>	<p><b>Realign</b></p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan.</p>

Existing Policy	Recommended Policy	Rationale
<p>600 dwelling units, subject to criteria in the Planning Act.</p>		
<p><b>7.11.2 f)</b> The Municipality should not accept any lands as parks dedication that would not be suitable for parkland. Conditions including but not limited to the following, may be deemed by the Municipality to be unsuitable for parkland:</p> <ul style="list-style-type: none"> <li>• areas of steep hillsides, ravines, wetlands, or other constraining topographic features;</li> <li>• lands lacking suitable topsoil for the establishment of lawns, shrubs or trees;</li> <li>• Environmental Protection areas, natural hazard lands, buffers, and natural heritage features;</li> <li>• lands that are encumbered or part of an easement or right-of-way; and</li> <li>• lands that are contaminated or overly degraded by the construction process.</li> </ul>	<p><b>7.11.32 e f)</b> The Municipality should not accept any lands as parks dedication that would not be suitable for parkland. Conditions including but not limited to the following, may be deemed by the Municipality to be unsuitable for parkland:</p> <ul style="list-style-type: none"> <li>• areas of steep hillsides, ravines, wetlands, or other constraining topographic features;</li> <li>• lands lacking suitable topsoil for the establishment of lawns, shrubs or trees;</li> <li>• Environmental Protection areas, natural hazard lands, buffers, and natural heritage features;</li> <li>• lands that are encumbered or part of an easement or right-of-way; and</li> <li>• lands that are contaminated or overly degraded by the construction process;</li> <li>• lands containing stormwater management facilities;</li> </ul>	<p><b>Realign and Clarify</b></p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan.</p>

Existing Policy	Recommended Policy	Rationale
<p>This same policy should be applied with respect to configuration and location, dimensions and other matters that affect the suitability of lands for recreational purposes.</p>	<ul style="list-style-type: none"> <li>• lands encumbered by liens or non-city utilities;</li> <li>• lands that do not contain street frontage;</li> <li>• lands which the size and configuration limits or restricts the City's ability to use the land for park development; and/or</li> <li>• lands previously used for a temporary construction yard and/or traffic.</li> </ul> <p>This same policy should be applied with respect to configuration and location, dimensions and other matters that affect the suitability of lands for recreational purposes.</p> <p>Land that is conveyed to the City for stormwater management facilities, overland flow routes, floodplain or conservation purposes, roadways, walkway blocks or any other non-parkland purpose will not be credited against the required parkland dedication in accordance with the <i>Planning Act</i>, as amended. Over dedication of parkland provided willingly shall be given gratuitously and will receive no compensation by the City.</p>	

Existing Policy	Recommended Policy	Rationale
<p><b>7.11.3 Recreation Facilities on Private Lands</b></p> <p>a) The Municipality may require the provision of on-site recreational facilities in large multi-unit residential developments. The facilities should be oriented to the recreational need of the residents of such development. Such areas should not be considered as part of the land dedication requirements for parkland purposes.</p> <p>b) On-site recreational facilities should be tailored to the particular requirements and needs of the residents of the proposed development, and should be proportionate in size and scale of the development they serve. Particular emphasis should be given to the establishment of playground equipment for young children.</p>	<p><b>7.11.43 Recreation Facilities on Private Lands</b></p> <p><del>a) The Municipality may require the provision of on-site recreational facilities in large multi-unit residential developments. The facilities should be oriented to the recreational need of the residents of such development. Such areas should not be considered as part of the land dedication requirements for parkland purposes.</del></p> <p><del>b) On-site recreational facilities should be tailored to the particular requirements and needs of the residents of the proposed development, and should be proportionate in size and scale of the development they serve. Particular emphasis should be given to the establishment of playground equipment for young children.</del></p> <p><b>a) The municipality may require the provision of on-site recreational facilities. These facilities should be oriented to the recreational needs of the residents of the proposed development and should be proportionate in size and scale of the</b></p>	<p><b>Realign and Clarify</b></p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan.</p>

Existing Policy	Recommended Policy	Rationale
	<p>development they service. Such areas should not be considered as part of parkland dedication.</p> <p><b>b) Outdoor on-site recreational facilities shall be designed in accordance with the following:</b></p> <ul style="list-style-type: none"> <li>i. A balance of sun and shade exposure, and provide protection barriers as required.</li> <li>ii. Barrier-free pedestrian path from building (s) to amenity area(s) and site elements (e.g. walkways, roads, sidewalks, buildings).</li> <li>iii. Adequate screening and landscaped buffer from adjacent loading and service areas.</li> <li>iv. Gates and fencing as required.</li> <li>v. Separation from vehicular paved areas by a raised curb.</li> </ul> <p><b>c) In some cases, outdoor amenity areas provided in surplus of municipal requirements may be considered for shared use with the Municipality for the purposes of parkland dedication,</b></p>	

Existing Policy	Recommended Policy	Rationale
	<p>subject to an agreement to the satisfaction of the Municipality.</p>	
<p><b>7.14 Energy Conservation and Climate Change</b>                      This Plan will encourage and support the reduction of greenhouse gas emissions and increase the City’s resiliency and adaptability to climate change. This Plan has the following objectives and goals related to climate change:</p> <ul style="list-style-type: none"> <li>• to consider environmental, social, cultural and economic factors when making decisions around land use;</li> <li>• to support efforts to reduce greenhouse gas emissions within the City of Belleville;</li> <li>• to consider the impacts of climate change when assessing risks associated with natural hazards; and</li> <li>• to support climate-resilient architectural design of buildings.</li> </ul> <p>To meet the above stated goals and objectives, this Plan encourages the Municipality to:</p>	<p><b>7.14 Energy Conservation and Climate Change</b>                      i) This Plan will encourage and support the reduction of greenhouse gas emissions and increase the City’s resiliency and adaptability to climate change. This Plan has the following objectives and goals related to climate change:</p> <ul style="list-style-type: none"> <li>• to consider environmental, social, cultural and economic factors when making decisions around land use;</li> <li>• to support efforts to reduce greenhouse gas emissions within the City of Belleville;</li> <li>• to consider the impacts of climate change when assessing risks associated with natural hazards; and</li> <li>• to consider retention of and commit to sustain the urban forest and urban tree canopy where feasible; and</li> <li>• to support climate-resilient architectural design of buildings.</li> </ul>	<p><b>Innovate</b>                      These additions encourage the City to actively retain, sustain and monitor the urban forest, which contributes to the climate change mitigation measures in the City and contributes to a healthier urban environment for all.</p>

Existing Policy	Recommended Policy	Rationale
	<p>To meet the above stated goals and objectives, this Plan encourages the Municipality to:</p> <ul style="list-style-type: none"> <li>• <b>Prepare an Urban Forest Master Plan and undertake on-going monitoring of the urban forest.</b></li> </ul>	
<p><b>7.15.1 Supply of Residential Lands</b></p> <p>a) It is the policy of this Plan that at minimum:</p> <ul style="list-style-type: none"> <li>• a 15 year supply of lands designated for residential growth be maintained through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and</li> <li>• land with servicing capacity sufficient to provide a 3 year supply of lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans be available at all times.</li> </ul>	<p><b>7.15.1 Supply of Residential Lands</b></p> <p>a) It is the policy of this Plan that at minimum:</p> <ul style="list-style-type: none"> <li>• a 15 year supply of lands <del>designated for residential growth be maintained through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and</del></li> <li>• land with servicing capacity sufficient to provide a 3 year supply of lands suitably zoned <del>to facilitate residential intensification and redevelopment,</del> and land in <b>including units in</b> draft approved and registered plans, be available at all times.</li> </ul>	<p><b>Consistent</b></p> <p>The wording of this policy should be updated to be consistent with the language and terminology provided with policy 2.1.4</p>

Existing Policy	Recommended Policy	Rationale
<p><b>7.16 Residential and Non-Residential Intensification</b></p> <p>a) This Plan supports compatible housing intensification and infill development such as:</p> <ul style="list-style-type: none"> <li>• accessory dwelling units or conversions of large residential structures to mixed use in appropriate areas;</li> <li>• infilling on existing lots of record and maximizing use of underutilized lots;</li> <li>• subdivision of oversized residential lots;</li> <li>• conversion of upper floors above commercial uses in the City Centre to residential use;</li> <li>• conversion of a portion of first floor commercial uses, that is not street facing, in the City Centre to residential uses;</li> <li>• establishment of boarding houses in neighbourhoods of mixed land uses; and</li> <li>• conversion of non-residential buildings to residential use in appropriate areas.</li> </ul>	<p><b>7.16 Residential and Non-Residential Intensification</b></p> <p>a) This Plan supports compatible housing intensification and infill development <b>within the City's built boundary</b> such as:</p> <ul style="list-style-type: none"> <li>• accessory dwelling units or conversions of large residential structures to mixed use in appropriate areas;</li> <li>• infilling on existing lots of record and maximizing use of underutilized lots;</li> <li>• subdivision of oversized residential lots;</li> <li>• conversion of upper floors above commercial uses in the City Centre to residential use;</li> <li>• conversion of a portion of first floor commercial uses, that is not street facing, in the City Centre to residential uses;</li> <li>• establishment of residential care facilities in neighbourhoods of mixed land uses;</li> <li>• and conversion of non-residential buildings to</li> </ul>	<p><b>Clarify</b></p> <p>This change clarifies that intensification is encouraged within the built boundary where there are existing municipal services in order to support efficient and compact land-use patterns.</p>

Existing Policy	Recommended Policy	Rationale
	residential use in appropriate areas.	
<p><b>7.16 c)</b> Additional Intensification Areas, as shown on Appendix A, indicate areas where residential and non-residential intensification will be focused outside of the City Centre, and where greater densities of residential development may be permitted.</p> <ul style="list-style-type: none"> <li>Intensification may also be permitted on sites which are consistent with the Provincial Policy Statement’s definition of intensification, consistent with the policies of this Plan, and are aligned with the intensification targets included in Section 2 of this Plan.</li> </ul>	<p><b>7.16 c) As a Strategic Growth Area, the City Centre will be the focus for intensification.</b> Additional Intensification Areas, as shown on Appendix A, indicate areas where residential and non-residential intensification will be focused outside of the City Centre, and where greater densities of residential development may be permitted.</p> <p>Intensification may also be permitted on sites which are consistent with the Provincial <b>Planning</b> Statement’s definition of intensification, consistent with the policies of this Plan, and are aligned with the intensification targets <b>and policies</b> included in <del>Section 2</del> of this Plan.</p>	<p><b>Consistent</b> This conforms with PPS (2024) 2.3.1.1 by identifying the City Centre as a strategic growth area.</p>
<p><b>7.16 c)</b> Additional Intensification Areas, as shown on Appendix A, indicate areas where residential and non-residential intensification will be focused outside of the City Centre, and where greater densities of residential development may be permitted.</p>	<p><b>7.16 c)</b> Additional Intensification Areas, as shown on Appendix A, indicate areas where residential and non-residential intensification will be focused outside of the City Centre, and where greater densities of residential development may be permitted.</p>	<p><b>Consistent</b> The Provincial Policy Statement (2020) has been replaced by the Provincial Planning Statement (2024). The terminology of this policy has been updated to reference the Provincial Planning Statement.</p>

Existing Policy	Recommended Policy	Rationale
<p>Intensification may also be permitted on sites which are consistent with the Provincial Policy Statement’s definition of intensification, consistent with the policies of this Plan, and are aligned with the intensification targets included in Section 2 of this Plan.</p>	<p>Intensification may also be permitted on sites which are consistent with the Provincial Policy <b>Planning</b> Statement’s definition of intensification, consistent with the policies of this Plan, and are aligned with the intensification targets included in Section 2 of this Plan.</p>	
<p><b>7.18 Accessory Dwelling Units</b>                      a) Accessory dwelling units are defined as residential units that are accessory to a main use, limited in size and scale, and a form of gentle intensification. Accessory dwelling units are permitted for the following main uses along with the specified maximums:                      i. Within the Residential Land Use designation where a parcel is connected to municipal water and sanitary services, and where the main use is permitted, the following shall apply:                      i. Up to three (3) accessory dwelling units shall be permitted on a parcel containing a single detached, semi-detached, or townhouse dwelling;                      ii. Up to two (2) accessory dwelling units may be permitted on a parcel</p>	<p><b>7.18 Accessory Dwelling Units</b>                      a) Accessory dwelling units are defined as residential units that are accessory to a main use, limited in size and scale, and a form of gentle intensification. Accessory dwelling units are permitted for the following main uses along with the specified maximums:.                      i.<b>b)</b> Within the Residential Land Use designation where a parcel is connected to municipal water and sanitary services, and where the main use is permitted, the following shall apply:                      i. <del>Up to three (3) accessory dwelling units shall be permitted on a parcel containing a single detached, semi-detached, or townhouse dwelling;</del> <b>On a parcel containing a single detached, semi-detached, or townhouse</b></p>	<p><b>Consistent</b>                      The policies have been updated to conform with PPS (2024) 4.3.2.5 regarding two accessory dwelling units in agricultural areas.</p>

Existing Policy	Recommended Policy	Rationale
<p>containing a main building with two (2) main dwelling units;</p> <p>iii. One (1) accessory dwelling unit may be permitted on a parcel containing a main building with three (3) main dwelling units;</p> <p>iv. One (1) accessory dwelling unit may be permitted for a place of worship;</p> <p>v. A maximum of one (1) detached accessory dwelling unit may be permitted for a multi-unit dwelling containing less than nine (9) dwelling units and having an existing density of 60 units per hectare or less, subject to a rezoning. The development will only be approved subject to the following:</p> <ul style="list-style-type: none"> <li>- Incorporating parking space, bicycle parking and amenity space requirements for the Accessory Dwelling Unit and cannot be further reduced; and</li> <li>- Prohibiting the expansion of a driveway or parking area in the front yard.</li> </ul> <p>ii. Within the Residential Land Use designation where a parcel is not connected to both municipal water and sanitary services, or is within the Agriculture, Hamlet or Rural Land Use designations, one (1) accessory</p>	<p><b>dwelling, up to three (3) accessory dwelling units may be permitted;</b></p> <p>ii. <del>Up to two (2) accessory dwelling units may be permitted on a parcel containing a main building with two (2) main dwelling units;</del> <b>On a parcel containing a main building with two (2) dwelling units, up to two (2) accessory dwelling units may be permitted;</b></p> <p>iii. <del>One (1) accessory dwelling unit may be permitted on a parcel containing a main building with three (3) main dwelling units;</del> <b>On a parcel containing a main building with three (3) dwelling units, one (1) accessory dwelling unit may be permitted;</b></p> <p>iv. One (1) accessory dwelling-unit may be permitted for a place of worship;</p> <p>v. A maximum of one (1) detached accessory dwelling unit may be permitted for a multi-unit dwelling containing less than nine (9) dwelling units and having an existing density of 60 units per hectare or less, subject to a rezoning. The development will only be approved subject to the following:</p> <ul style="list-style-type: none"> <li>- Incorporating parking space, bicycle parking and amenity space requirements for the Accessory</li> </ul>	

Existing Policy	Recommended Policy	Rationale
<p>dwelling unit may be permitted on a parcel containing a single detached dwelling;</p> <p>iii. Within the City Centre designation where a parcel is connected to municipal water and sanitary services and where the main use is permitted, this subsection 7.18 a) i shall apply; and</p> <p>iv. Within the Community Facility designation, one (1) accessory dwelling unit may be permitted for any place of worship.</p>	<p><del>Dwelling</del> <b>accessory dwelling unit, and which</b> cannot be further reduced; and</p> <ul style="list-style-type: none"> <li>- Prohibiting the expansion of a driveway or parking area in the front yard; and</li> <li>- Requiring any addition to be in the side or rear yard only.</li> </ul> <p><b>vi) Applications for an accessory dwelling unit in a detached building with a height greater than what is permitted in the Zoning By-law may be considered through a minor variance process and subject to the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. Increased side yard and rear yard setbacks shall be required as part of any such request to ensure adequate separation distances are maintained between the accessory dwelling unit in a detached building and neighbouring properties.</li> <li>2. A minimum separation distance shall be maintained between the accessory dwelling unit in a detached building and the primary dwelling to preserve</li> </ol>	

Existing Policy	Recommended Policy	Rationale
	<p>privacy and minimize any adverse impacts.</p> <ol style="list-style-type: none"> <li>3. Balconies, terraces, or similar outdoor amenity spaces shall not be permitted on accessory dwelling units in a detached building where they may create privacy concerns for neighbouring properties.</li> <li>4. The proponent can demonstrate that the privacy of the abutting properties is maintained;</li> <li>5. The siting and scale of the detached building does not negatively impact abutting properties.</li> </ol> <p>ii. c) Within the Residential Land Use designation where a parcel is not connected to both municipal water and sanitary services, or is within the Agriculture, Hamlet or Rural Land Use designations, two (2) accessory dwelling units may be permitted on a parcel containing a single detached dwelling, provided that, where two accessory dwelling units are proposed, at least one of these accessory dwelling units is located within or attached to the principal</p>	

Existing Policy	Recommended Policy	Rationale
	<p>dwelling, and any accessory dwelling units:</p> <ul style="list-style-type: none"> <li>i. comply with the Minimum Distance Separation formulae;</li> <li>ii. are compatible with, and would not hinder, surrounding agricultural operations;</li> <li>iii. have appropriate sewage and water services;</li> <li>iv. address any public health and safety concerns;</li> <li>v. are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster; and</li> <li>vi. minimize land taken out of agricultural production.</li> </ul> <p><del>iii-</del> d) Within the City Centre designation where a parcel is connected to municipal water and sanitary services and where the main use is permitted, this subsection 7.18 a) i shall apply; and</p> <p><del>iv-</del> e) Within the Community Facility designation, one (1) <del>accessory dwelling</del> <b>accessory dwelling unit</b> may be permitted for any place of worship.</p>	

Existing Policy	Recommended Policy	Rationale
<p><b>7.18 b)</b> Accessory dwelling unit(s) are permitted as accessory uses as described in this subsection 7.18 a), provided:</p> <ul style="list-style-type: none"> <li>i. The unit shall be incidental and secondary to the main use;</li> <li>ii. The parcel has direct frontage on a municipal street;</li> <li>iii. The unit is prohibited from future severance from the main building; and</li> <li>iv. The unit is not located within any area subject to natural hazards (i.e. wetlands, unstable bedrock, erosion hazards, or flooding).</li> </ul>	<p><b>7.18 b) f)</b> Accessory dwelling unit(s) are permitted as accessory uses as described in this subsection 7.18 a), provided:</p> <ul style="list-style-type: none"> <li>i. The unit shall be incidental and secondary to the main use;</li> <li>ii. The parcel has direct frontage on a municipal street;</li> <li>iii. The unit is prohibited from future severance from the main building; and</li> <li>iv. The unit is not located within any area subject to natural hazards (i.e. wetlands, unstable bedrock, erosion hazards, or flooding).</li> <li>v. The siting and scale of the any accessory structure is lower in height and proportionately lesser in size than the main building.</li> </ul>	<p><b>Innovate</b></p> <p>An ADU in an accessory structure should ensure compatibility with surrounding uses by respecting the scale of surrounding development.</p>

## SECTION 8 - IMPLEMENTATION



### ***Section Purpose***

This section of the Official Plan outline policies regarding the implementation of the Official Plan and includes tools that the City may use to achieve its vision and objectives. Tools outlined in this section include land-use control by-laws, site plan control, sign by-laws, property standards by-law, sewer use and waste collection by-laws, heritage by-laws, other by-laws, subdivision and consent approval, capital works, land acquisition, boards and committees (Committee of Adjustment, Downtown Improvement Area Board of Management, Municipal Heritage Committee, Planning Advisory Committee, and others), plans and plan review (CIP and Secondary Plans), required reports and studies, procedural guidelines and municipal standards, and public consultation.

### ***Summary Overview of Policy Changes***

Section 8 of the City of Belleville's Official Plan require minor changes to ensure consistency with the policies of the PPS (2024) and the regulations of the *Planning Act*.

A new policy has been introduced to require that the City's Zoning By-law is updated no later than one year after a new Official Plan comes into effect, in accordance with regulation 16(20) of the *Planning Act*.

Furthermore, policies regarding the expansion of settlement boundaries in the City have been updated to reflect the changes introduced by the PPS (2024). Municipal comprehensive reviews are no longer required to permit settlement boundary expansions or the identification of new settlement areas. In addition, Section 2.3.2 of the PPS (2024) includes criteria that should be considered when identifying a new settlement area or permitting a settlement area boundary expansion.

**Recommended Policy Directions Table**

Existing Policy	Recommended Policy	Rationale
<p><b>New Policy</b></p>	<p><b>Zoning By-laws</b>  <b>8.1.1 c)</b> Upon the adoption of a new Official Plan, the City’s Zoning By-law shall be amended, as necessary to conform with the new Official Plan policies no later than one year after the Official Plan comes into effect.</p>	<p><b>Consistent</b>                      This policy is being added to ensure consistency with section 16(20) of the <i>Planning Act</i></p>
<p><b>New Policy</b></p>	<p><b>8.1.7 Community Planning Permit System</b>  <b>a)</b> The City may establish a Community Planning Permit System (CPPS) in accordance with the Planning Act.  <b>b)</b> Any CPPS will be established through amendment to this Plan and address matters such as the area to which the CPPS applies, any delegation of Council authority, specific goals, objectives and policies of area, the type of criteria and conditions that may be included in a CPPS By-law, and classes of development that may be exempt.</p>	
<p><b>New</b></p>	<p><b>8.7 c)</b> In accordance with Section 42 of the <i>Planning Act</i>, Council may adopt by-law regarding parkland dedication for development or redevelopment of land within the City and stipulate conditions in</p>	<p><b>Realign</b>                      This amendment aligns with the approved OPA No. 10 that aligns</p>

Existing Policy	Recommended Policy	Rationale
	<p>lieu of parkland dedication. Furthermore, the Council may adopt by by-law establish alternative requirements for parkland dedication in accordance with Section 42(3) of the <i>Planning Act</i>, as amended to ensure the City can appropriately provide parkland to meet the future park needs of the community.</p>	<p>with the 2021 Parkland and Recreation Master Plan.</p>
<p><b>New</b></p>	<p><b>8.7 d)</b> Council may adopt a by-law regarding the retention, protection, improvement, and revitalization of the City’s urban tree canopy and natural vegetation.</p>	<p><b>Realign</b></p> <p>This amendment aligns with the approved OPA No. 10 that aligns with the 2021 Parkland and Recreation Master Plan.</p>
<p><b>8.11.4 b)</b> Council may, by by-law, delegate its authority to make decisions with respect to the following types of zoning by-law amendments in accordance with the provisions of the <i>Planning Act</i>:</p> <ul style="list-style-type: none"> <li>i. removal of a holding “H” symbol to the satisfaction of the Chief Administrative Officer, Director of Engineering and Development Services, and/or their designate that provisions of the holding status have been met.</li> </ul>	<p>Delete</p>	<p><b>Consistent, Innovate</b></p> <p>The City recently passed Official Plan Amendment No. 9 which included policy 8.11.4 b); however, new delegation policies are proposed in the new Section 8.15 Delegation, which provides for broader permissions and greater consistency with the <i>Planning Act</i> provisions. As such, it is recommended that policy 8.11.4 b) be deleted.</p>

Existing Policy	Recommended Policy	Rationale
<ul style="list-style-type: none"> <li>ii. authorizing the temporary use of land buildings or structures.</li> <li>iii. amendments for the purposes of housekeeping the zoning by-law for the purpose of making clerical or other changes to assist in the interpretation of the Zoning By-law.</li> <li>iv. amendments to the Zoning By-law which are minor in nature in accordance with the criteria set out in section 45(1) or 45(2)(a) of the Planning Act.</li> <li>v. removal of site-specific and area-wide Holding Overlays where the City is satisfied that there are no longer constraints or technical requirements;</li> <li>vi. creation of new site-specific and area-wide Holding Overlays where a new constraint or technical requirement is identified;</li> <li>vii. amendments to the zoning boundaries relating to environmental protection or hazards when updated</li> </ul>		

Existing Policy	Recommended Policy	Rationale
<p>viii. information becomes available; amendments related to the severance of surplus farm dwellings;</p> <p>ix. amendments required to bring site specific zones from former zoning by-laws that conform with this Plan into the new zoning bylaw; and</p> <p>x. for any site-specific exception that is carried forward into the new zoning by-law during its appeal period, amendments required to delete site specific exceptions in the event of an appeal under the former zoning by-law.</p>		
<p><b>8.12.2 Plan Review</b>  <b>8.12.2 d)</b> Any expansions to the urban boundary, as delineated by Schedule 'B' of this Plan, will require a comprehensive review as defined by the Provincial Policy Statement. Any expansions are required to be in conformity with the requirements of 1.1.3.8 a) through e) and all other</p>	<p><b>8.12.2 d)</b> Any expansions to the urban boundary, as delineated by Schedule 'B' of this Plan, will require a comprehensive review as defined by the Provincial Policy Statement. Any expansions are required to be in conformity with the requirements of 1.1.3.8 a) through e) and all other relevant sections of the Provincial Policy Statement.</p>	<p><b>Consistent</b>                  This policy is being updated to be consistent with the changes introduced by the PPS (2024). Municipal comprehensive reviews are no longer required to identify new settlement areas or to expand settlement boundaries.</p>

Existing Policy	Recommended Policy	Rationale
<p>relevant sections of the Provincial Policy Statement.</p>	<p>In identifying a new settlement area or in receiving a privately initiated settlement area boundary expansion, the following shall be considered:</p> <ul style="list-style-type: none"> <li>i. whether there is a need to designate and plan for additional land to accommodate an appropriate range and mix of land uses through a Land Needs Assessment;</li> <li>ii. the impacts on the City’s ability to meet its residential intensification and redevelopment targets outlined in Section 2.2.3;</li> <li>iii. if there is sufficient capacity in existing or planned infrastructure, as evaluated through a Servicing Capacity Assessment;</li> <li>iv. whether public services facilities are planned or available;</li> <li>v. whether the applicable lands comprise <i>specialty crop areas</i>;</li> <li>vi. the evaluation of alternative locations which avoid <i>prime agricultural areas</i> and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in <i>prime agricultural areas</i>;</li> </ul>	

Existing Policy	Recommended Policy	Rationale
	<ul style="list-style-type: none"> <li>vii. whether the new or expanded <i>settlement area</i> complies with the <i>minimum distance separation formulae</i>;</li> <li>viii. whether impacts on the <i>agricultural system</i> are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an <i>agricultural impact assessment</i> or equivalent analysis, based on provincial guidance; and</li> <li>ix. the new or expanded <i>settlement area</i> provides for the phased progression of urban development.</li> </ul>	
<p><b>8.12.2 e)</b> Adjustments to the urban boundary, as delineated by Schedule 'B' of this Plan, may be adjusted outside of a comprehensive review provided the following:</p> <ul style="list-style-type: none"> <li>i. there would be no net increase in land within the settlement areas;</li> <li>ii. the adjustment would support the City's ability to meet intensification and redevelopment targets;</li> <li>v. in prime agricultural areas:                             <ul style="list-style-type: none"> <li>1. the lands do not comprise specialty crop areas;</li> </ul> </li> </ul>	<p><del>8.12.2 e) Adjustments to the urban boundary, as delineated by Schedule 'B' of this Plan, may be adjusted outside of a comprehensive review provided the following:</del></p> <ul style="list-style-type: none"> <li><del>i. there would be no net increase in land within the settlement areas;</del></li> <li><del>ii. the adjustment would support the City's ability to meet intensification and redevelopment targets;</del></li> <li>vi. in prime agricultural areas:                             <ul style="list-style-type: none"> <li>7. the lands do not comprise specialty crop areas;</li> <li>8. alternative locations have been evaluated;</li> </ul> </li> </ul>	<p><b>Consistent</b></p> <p>This policy is being updated to be consistent with the changes introduced by the PPS (2024). Municipal comprehensive reviews are no longer required to identify new settlement areas or to expand settlement boundaries.</p>

Existing Policy	Recommended Policy	Rationale
<p>2. alternative locations have been evaluated;</p> <p>3. there are no reasonable alternative which avoid prime agricultural areas;</p> <p>4. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;</p> <p>5. the new or expanding settlement area is in compliance with the minimum distance separation formulae; and</p> <p>6. impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extend feasible.</p> <p>iv. the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.</p>	<p><del>9. there are no reasonable alternative which avoid prime agricultural areas;</del></p> <p><del>10. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;</del></p> <p><del>11. the new or expanding settlement area is in compliance with the minimum distance separation formulae; and</del></p> <p><del>12. impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extend feasible.</del></p> <p><del>iv. the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.</del> <b>A new settlement area or expansions to the settlement area boundary may only be identified, subject to the following requirements:</b></p> <p><b>vi. Whether the privately initiated application for settlement area expansion conforms with the land use, servicing, and agricultural</b></p>	

Existing Policy	Recommended Policy	Rationale
	<p>considerations outlined in Section 8.12.2 d);</p> <p>vii. To initiate the review of the privately initiated application for settlement area expansion, the following information and materials may be required:</p> <ul style="list-style-type: none"> <li>• Agricultural Impact Assessment;</li> <li>• Concept Plan;</li> <li>• Draft Official Plan Amendment</li> <li>• Emergency Services Assessment;</li> <li>• Employment Needs Assessment;</li> <li>• Energy and Climate Change Assessment Report;</li> <li>• Indigenous Community Consultation Summary and Comment Response;</li> <li>• Financial Impact Analysis;</li> <li>• Functional Servicing Report/Servicing Capacity Assessment;</li> <li>• Housing Assessment;</li> <li>• Land Needs Assessment;</li> <li>• Phasing Plan;</li> </ul>	

Existing Policy	Recommended Policy	Rationale
	<ul style="list-style-type: none"> <li>• Planning Justification Report;</li> <li>• Public Consultation Summary and Comment Response Report</li> <li>• Noise Impact Study</li> <li>• Odour Impact Assessment;</li> <li>• Recreation Needs Assessment;</li> <li>• School Accommodation Issues Assessment</li> <li>• Subwatershed Study; and,</li> <li>• Transportation Management Plan / Study.</li> </ul>	
<p><b>New Policy</b></p>	<p><b>After 8.12.2 e)</b>                      Council may implement a fee for application for boundary expansions.</p>	<p><b>Innovate</b>                      This policy is to assist with recouping costs associated with applications for boundary expansions as these applications require substantial staff review.</p>
<p><b>Applications 8.12.3 b)</b>                      The additional information or material that may be required includes, but is not limited to the following:                      Planning</p> <ul style="list-style-type: none"> <li>• justification report</li> </ul>	<p><b>Applications 8.12.3 b)</b>                      The additional information or material that may be required includes, but is not limited to the following:                      Planning</p> <ul style="list-style-type: none"> <li>• justification report</li> <li>• land use-needs assessment</li> </ul>	<p><b>Innovate, Realign</b>                      A viewshed analysis provides guidance for new development to protect specific views and vistas, often in relation to natural heritage or cultural heritage elements.</p> <p>Additional studies have been incorporate to align with the</p>

Existing Policy	Recommended Policy	Rationale
<ul style="list-style-type: none"> <li>• land use needs assessment</li> <li>• economic impact study</li> <li>• market study</li> <li>• green space/trail needs assessment</li> </ul> <p>Environmental and Resources</p> <ul style="list-style-type: none"> <li>• agricultural impact assessment</li> <li>• environmental assessment</li> <li>• environmental impact study</li> <li>• ecological site assessment</li> <li>• mineral aggregate resource study</li> <li>• hydrogeological study</li> <li>• soil, environmental audit, record of site condition</li> <li>• slope stability study</li> <li>• tree inventory and preservation study</li> <li>• energy assessment report</li> <li>• air quality report</li> <li>• natural features restoration plan</li> <li>• noise, vibration, shadow, wind study</li> <li>• Section 59 Notice from the Risk Management Official</li> </ul> <p>Servicing/Infrastructure</p> <ul style="list-style-type: none"> <li>• servicing study</li> </ul>	<ul style="list-style-type: none"> <li>• economic/<b>financial</b> impact study</li> <li>• market study</li> <li>• <del>green space/trail</del> <b>recreation</b> needs assessment</li> <li>• <b>draft official plan amendment</b></li> <li>• <b>employment needs assessment</b></li> <li>• <b>housing impact assessment</b></li> </ul> <p>Environmental and Resources</p> <ul style="list-style-type: none"> <li>• agricultural impact assessment</li> <li>• <b>emergency services assessment</b></li> <li>• environmental assessment</li> <li>• environmental impact study</li> <li>• ecological site assessment</li> <li>• mineral aggregate resource study</li> <li>• hydrogeological study</li> <li>• soil, environmental audit, record of site condition</li> <li>• slope stability study</li> <li>• tree inventory and preservation study</li> <li>• energy <b>and climate</b> assessment report</li> <li>• air quality report</li> <li>• natural features restoration plan</li> <li>• noise, vibration, shadow, wind study</li> <li>• <b>odour impact assessment</b></li> <li>• Section 59 Notice from the Risk Management Official</li> </ul>	<p>studies/materials outlined as part of the proposed updated to policy 8.12.2 e).</p>

Existing Policy	Recommended Policy	Rationale
<ul style="list-style-type: none"> <li>• grading and drainage plan</li> <li>• stormwater management study</li> <li>• hydrology, soils and/or geotechnical study</li> <li>• sub-watershed study</li> </ul> <p>Transportation</p> <ul style="list-style-type: none"> <li>• traffic/transportation impact study (all modes)</li> <li>• parking demand analysis</li> <li>• transportation needs assessment</li> </ul> <p>Urban Design/Culture</p> <ul style="list-style-type: none"> <li>• coloured architectural rendering</li> <li>• archaeological assessment</li> <li>• First Nations Consultation and/or Métis Consultation</li> <li>• streetscape design study</li> <li>• building elevations</li> <li>• heritage impact assessment</li> <li>• conservation plan</li> </ul>	<p>Servicing/Infrastructure</p> <ul style="list-style-type: none"> <li>• <del>servicing study</del> <b>functional servicing report/servicing capacity assessment</b></li> <li>• grading and drainage plan</li> <li>• stormwater management study</li> <li>• hydrology, soils and/or geotechnical study</li> <li>• <b>school accommodation issues assessment</b></li> <li>• sub-watershed study</li> </ul> <p>Transportation</p> <ul style="list-style-type: none"> <li>• traffic/transportation impact study (all modes)</li> <li>• parking demand analysis</li> <li>• transportation needs assessment</li> <li>• <b>transportation management plan/study</b></li> </ul> <p>Urban Design/Culture</p> <ul style="list-style-type: none"> <li>• coloured architectural rendering</li> <li>• archaeological assessment</li> <li>• <del>First Nations Consultation and/or Métis</del> <b>Indigenous community consultation summary and comment response</b></li> <li>• <b>public consultation summary and comment response</b></li> <li>• streetscape design study</li> <li>• building elevations</li> </ul>	

Existing Policy	Recommended Policy	Rationale
	<ul style="list-style-type: none"> <li>• heritage impact assessment</li> <li>• conservation plan</li> <li>• <b>viewshed analysis</b></li> <li>• <b>concept plan</b></li> <li>• <b>phasing plan</b></li> </ul>	
<p><b>8.14 Public Consultation</b>  <b>8.14 e)</b> The Municipality shall engage with Indigenous communities on land use planning to help inform decision-making, build relationships, and address issues upfront in the approvals process. The contribution of Indigenous communities' perspectives and traditional knowledge shall be considered in land use planning decisions.</p>	<p><b>8.14 e)</b> The Municipality shall <b>undertake early engagement</b> with Indigenous communities on land use planning <del>to help inform decision-making, build relationships, and address issues upfront in the approvals process. The contribution of Indigenous communities' perspectives and traditional knowledge shall be considered in land use planning decisions.</del> <b>matters to facilitate knowledge-sharing, support consideration of Indigenous interest in land use decision making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.</b></p>	<p><b>Consistent</b>  This policy has been revised to be consistent with the terminology used in policy 6.2.2 of the PPS (2024).</p>
<p><b>New Policy</b>  <b>8.15 Delegation</b></p>	<p><b>8.15</b>  1. Council may, in accordance with the <i>Planning Act</i>, delegate approvals of matters stipulated in this Official Plan to a Committee of Council or an individual who is an officer, employee, or agent of the City. Every delegation of approval</p>	<p><b>Innovate</b>  The <i>Planning Act</i> allows Council to delegate routine decisions to a Committee of Council or an employee of the City. These policies provide the direction and expectations on what can be</p>

Existing Policy	Recommended Policy	Rationale
	<p>shall be done through the passage of a delegation By-law by Council.</p> <p>2. The following approvals may be delegated in accordance with this Policy:</p> <ul style="list-style-type: none"> <li>i. Minor changes to zoning of a property or properties;</li> <li>ii. Removal of “H” Holding provisions;</li> <li>iii. Temporary use by-laws;</li> <li>iv. Additional <del>dwelling</del> residential units;</li> <li>v. Approval of garden suites;</li> <li>vi. Cash-in-lieu of parking agreements;</li> <li>vii. Part Lot Control;</li> <li>viii. Site Plan Control;</li> <li>ix. Consents; and,</li> <li>x. Subdivisions.</li> </ul> <p>3. Every delegated approval decision shall comply to the policies and designations of the Official Plan.</p> <p>4. Delegated minor changes to zoning of a property or properties may be approved for:</p> <ul style="list-style-type: none"> <li>i. Siting, size and dimensions of buildings, structures, and similar uses;</li> <li>ii. Off street parking and loading;</li> <li>iii. Signs; and,</li> <li>iv. Screening and landscaping.</li> </ul>	<p>delegated and under what circumstances.</p>

Existing Policy	Recommended Policy	Rationale
	<p>5. Where required, minor changes to zoning should be permitted which result in the appropriate development of the lands, have no detrimental impacts on adjoining properties, maintain the intent, policies, and principles of the Official Plan and the Zoning By-law, and have regard for the design principles and guidelines of this Plan and the City, will generally be permitted.</p> <p>6. Delegation of approvals for minor changes in zoning should be established for the following:</p> <ul style="list-style-type: none"> <li>i. Low density residential homes or groupings of homes of 10 units or less;</li> <li>ii. Additional residential dwelling units;</li> <li>iii. Garden suites;</li> <li>iv. Shared Housing;</li> <li>v. Tiny Homes; and,</li> <li>vi. Small scale residential, industrial and commercial development.</li> </ul> <p>7. Delegation of approvals for minor changes in zoning should be established for the following applications:</p> <ul style="list-style-type: none"> <li>i. To implement an approved Site Plan;</li> <li>ii. To implement Part Lot Control;</li> </ul>	

Existing Policy	Recommended Policy	Rationale
	<ul style="list-style-type: none"><li>iii. To implement consents where there are no unresolved agency or community comments;</li><li>iv. To implement a Plan of Condominium where there are no unresolved agency or community comments; and,</li><li>v. To implement subdivisions where there are no unresolved</li><li>vi. agency or community comments.</li></ul>	

## SECTION 9 - INTERPRETATION



### ***Section Purpose***

This section of the Official Plan provides guidance for interpreting the Official Plan document, including commonly used terminologies, delineation of boundaries, and the application of values referenced in its policies.

### ***Summary Overview of Policy Changes***

The recommended policy updates strengthen clarity and enforceability within the Official Plan. New provisions emphasize reading the Plan as an integrated document, ensuring policies are interpreted to reflect the Plan's general intent and purpose, and confirming that Schedules and Tables are integral components, with policies taking precedence in case of discrepancies. The lists of permitted uses included in the Official Plan are illustrative and the recommendation will require the Zoning Bylaw to list and define the specific permitted uses. Changes expand the interpretation framework by referencing the *Planning Act*, other applicable provincial legislation, plans and guidelines and the full term of the Provincial Planning Statement. Additionally, the Plan will now include standardized definitions for directive terms such as “shall/ will/ must”, “should/ may” and “encourage,” ensuring consistent application and understanding across development review processes.

**Recommended Policy Directions Table**

Existing Policy	Recommended Policy	Rationale
<p><b>New Policy</b></p>	<p><b>9.1 General Interpretation</b>                      c) This Plan is intended to be read and interpreted as a whole. All policies of this Plan must be considered together to guide its interpretation and determine conformity. Individual policies should not be read or interpreted in isolation from other relevant policies.</p>	<p><b>Clarify</b></p> <p>The Official Plan is a comprehensive document with interrelated policies. This policy ensures that the overall intent and purpose of the Official Plan is met by reading policies together rather than relying on a single policy in isolation and out of context from the rest of the Plan.</p>
<p><b>New Policy</b></p>	<p>d) The Schedules and Tables included within this Plan must be read together with the policies of this Plan. In the case of a discrepancy between the policies of this Plan and a related Schedule, the policies shall take precedence.</p>	<p><b>Clarify</b></p> <p>This policy provides clarity and a consistent approach to interpretation in the event of a conflict.</p>
<p><b>New Policy</b></p>	<p>e) Secondary Plans shall conform to the Official Plan regarding goals, vision, and land use designations. Where there is a conflict between the policies of the Official Plan and the policies of a Secondary Plan, the detailed policies of the Secondary Plan shall prevail.</p>	<p><b>Clarify</b></p> <p>This new policy provides clarity around the purpose of Secondary Plans, their role, and how they are to be interpreted in conjunction with the policies of the Official Plan.</p>

Existing Policy	Recommended Policy	Rationale
<p><b>9.4 Main and Accessory Uses</b></p> <p>b) Where examples of permitted uses are provided, such listing is intended to indicate the possible range of uses considered appropriate and should not be interpreted as all-encompassing unless otherwise stated. All permitted uses should be in conformity with the policies of this Plan.</p>	<p><b>9.4 Main and Accessory Uses</b></p> <p>b) Where examples of permitted uses are provided, such listing is intended to indicate the possible range of uses considered appropriate and should not be interpreted as all-encompassing unless otherwise stated. All permitted uses should be in conformity with the policies of this Plan. <b>A list of specific uses shall be identified and defined in the implementing Zoning By-law.</b></p>	<p><b>Clarify</b></p> <p>The added sentence clarifies that the specific list of permitted uses will be established in the implementing Zoning By-law.</p>
<p><b>9.5 Definitions</b></p> <p>a) For the purposes of this Plan, all terms defined in the PPS have the same meaning when used in this Plan.</p>	<p><b>9.5 Definitions</b></p> <p>a) For the purposes of this Plan, all terms defined in the <b>Planning Act, the Provincial Planning Statement, and other applicable Provincial legislations, plans and guidelines</b> PPS have the same meaning when used in this Plan.</p>	<p><b>Clarify</b></p> <p>This revision expands the scope of definitions to include the Planning Act and other applicable provincial legislation, plans and guidelines. It also clarifies the terminology by fully stating 'Provincial Planning Statement'.</p>
<p>b) For the purposes of this Plan:</p> <ul style="list-style-type: none"> <li>• 'existing' when used in this Plan means existing as of the date of the adoption of this Plan by the Municipality;</li> <li>• 'date of adoption of this Plan' when used in this Plan means the date upon which Council gives final</li> </ul>	<p>b) For the purposes of this Plan:</p> <ul style="list-style-type: none"> <li>• 'existing' when used in this Plan means existing as of the date of the adoption of this Plan by the Municipality;</li> <li>• 'date of adoption of this Plan' when used in this Plan means the date</li> </ul>	<p><b>Clarify</b></p> <p>The added bullets support clear and consistent interpretation of directive terms used in the Official Plan. The policy improves clarity for decision-making and ensures consistent application of requirements by</p>

Existing Policy	Recommended Policy	Rationale
<p>reading to the by-law to adopt this Plan; and</p> <ul style="list-style-type: none"> <li>• 'development' when used in this Plan means the creation of a new lot, a change in land use, the alteration of lands to accommodate a building or structure, or the construction of buildings and structures requiring approval under the Planning or Building Code Act, but excluding activities that maintain infrastructure or works subject to the Drainage Act.</li> </ul>	<p>upon which Council gives final reading to the by-law to adopt this Plan; and</p> <ul style="list-style-type: none"> <li>• 'development' when used in this Plan means the creation of a new lot, a change in land use, the alteration of lands to accommodate a building or structure, or the construction of buildings and structures requiring approval under the Planning or Building Code Act, but excluding activities that maintain infrastructure or works subject to the Drainage Act.</li> <li>• the use of the words "shall", "will", or "must", when used in connection with a requirement for development applications, is a mandatory policy or requirement of this Plan;</li> <li>• The use of the term "should" when used in this Plan means something that ought to be done. It is however, a discretionary, not a mandatory policy or requirement of this Plan;</li> <li>• The use of the term "may" when used in this Plan means an action</li> </ul>	<p>elaborating the intent of "shall," "will," and "must" as mandatory, and distinguishing them from discretionary terms such as "should," "may," and "encourage".</p>

Existing Policy	Recommended Policy	Rationale
	<p>that is optional in its application, where appropriate;</p> <ul style="list-style-type: none"> <li>• The term “encourage” when used in this Plan means to give support to, or give favorable consideration to a matter or thing;</li> </ul>	
<p><b>NEW POLICY</b></p>	<p><b>9.5 d)</b> For the purposes of this Plan, ‘Built Boundary’ shall mean the limits of the serviced urban area for the purpose of measuring the minimum intensification target in this Plan.</p>	<p><b>Clarify</b></p> <p>This definition clarifies the role of the built boundary in the applicable policies of this Plan for growth management purposes.</p>
<p><b>NEW POLICY</b></p> <p><b>9.6 Administration</b></p>	<p><b>9.6 Administration</b></p> <p>An amendment to this Plan is not required for the following changes:</p> <ol style="list-style-type: none"> <li>i. altering the numbering and arrangement of provisions in this Plan;</li> <li>ii. updating base mapping used in the Plan or adding base information to maps to show existing and approved infrastructure;</li> <li>iii. mapping of provincially identified natural heritage features where such mapping</li> </ol>	<p><b>Innovate</b></p> <p>This policy streamlines updates to the Official Plan to streamline administration of the Plan.</p>

Existing Policy	Recommended Policy	Rationale
	<p>changes have been approved by the Province;</p> <ul style="list-style-type: none"> <li>iv. refining the limits of individual features and components of the natural environment system mapping where such mapping changes have been supported by an environmental impact study, hydrological evaluation or subwatershed study approved by the City;</li> <li>v. correcting clerical, grammatical, spelling and technical mapping errors (including colour adjustments on schedules or maps);</li> <li>vi. changing format or presentation;</li> <li>vii. altering punctuation to obtain a uniform mode of expression; or</li> <li>viii. updating mineral aggregate resource mapping based on new or updated information from the Province.</li> </ul>	

### 3. Conclusion

Belleville is undertaking this Official Plan Review to ensure that the Plan remains relevant and forward thinking in response to evolving Provincial planning directions and changing community growth, needs and priorities. The Official Plan Review will not result in an entirely new Official Plan for the City, but will update targeted components of the plan. Policy changes will still be required to meet the vision, goals and objectives of the Plan.

Recommended changes to the Official Plan are informed by Provincial legislation, to ensure consistency with changes to the *Planning Act* and the Provincial Planning Statement. In addition, this Official Plan Review incorporates directions in Council adopted initiatives, plans and studies. Finally, this Official Plan Review proposes changes in policy to achieve initiatives funded through the federal Housing Accelerator Fund (HAF) to strengthen policies for the integration of missing middle housing, supporting appropriate intensification, and enabling a framework to promote higher densities in built-up areas.