

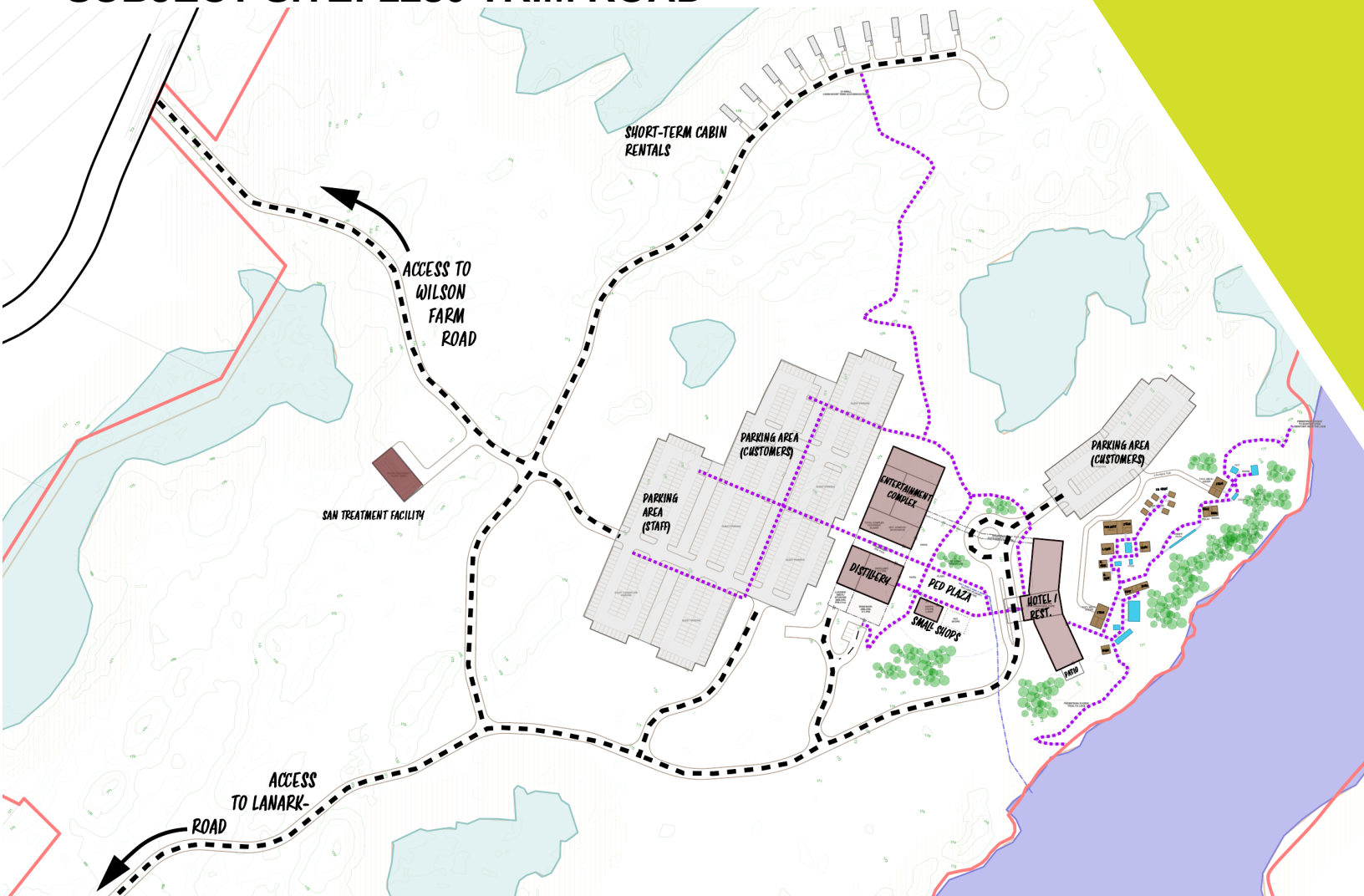
Q9

planning
+ design

PLANNING RATIONALE

ZONING AMENDMENT

SUBJECT SITE: 1280 TRIM ROAD



REPORT DATE: OCTOBER 2025 | REVISION: 2

REPORT PREPARED FOR: STONES LAKE RESORT & SPA

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This Planning Rationale is prepared in support of a Zoning By-law Amendment Application for the proposed tourist commercial development at 11728 Lanark Road, Calabogie, Greater Madawaska.

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1.0 INTRODUCTION

Q9 Planning + Design Inc. ("Q9") has been retained by **Stone Lake Resort & Spa** to prepare a Planning Rationale for the proposed development of a tourist commercial resort to be located at 11728 Lanark Road. The proposed development would consist of an entertainment zone featuring a venue, a distillery, mini retail shops, as well as hotel and restaurant, and a Nordic style spa fronting towards Stone Lake to the south-east.

The proposed development is currently seeking a **Zoning By-law Amendment** to rezone the applicable lands from **RU – Rural** to **TC – Tourism Commercial**. It is noted that there is some Environmental Protection Zones ("EP") on the subject site; these are to remain.

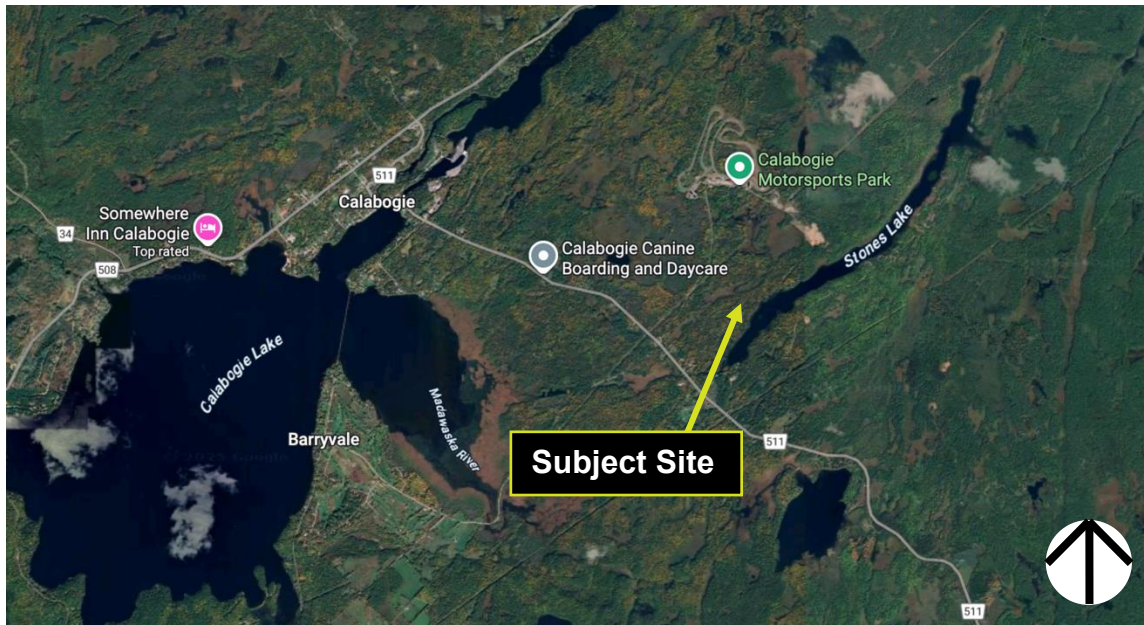


Figure 1: Location Plan. (Source: Google Maps).

Application and Material submitted:

- [Zoning By-law Amendment (Major)
- [Conceptual Site Plan
- [Servicing Brief
- [Topographical Survey
- [Planning Rationale (this document)
- [Archaeological Assessment
- [Preliminary Constraints Assessment

2.0 SITE & CONTEXT

2.1 SITE

The subject property is a large forested rural property in Calabogie (Greater Madawaska) in the County of Renfrew, located east of Lanark Road and south of the Madawaska River and Highway 508 ("Calabogie Road"). The site is legally described as *(PIN 57352-0111 and Part 5 Plan 49R-10129) Part Lots 11 and 12, Concession 9*, with a municipal address of 11728 Lanark Road. The following image is an outline of the subject property.

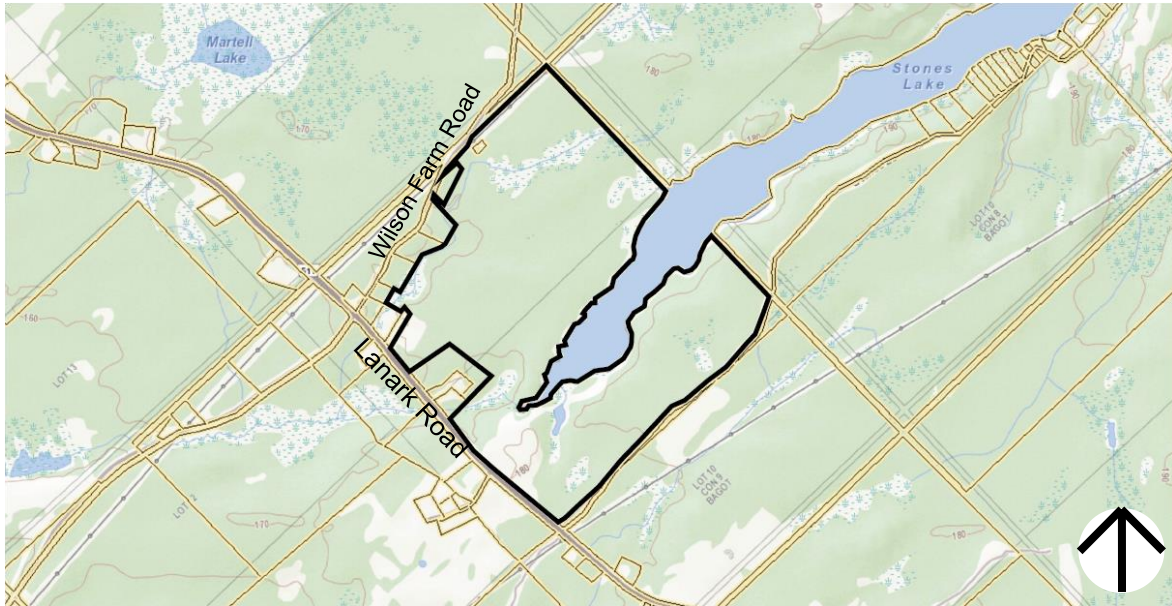


Figure 2: Site Map. (Source: Ontario AgMaps).

The site is approximately 105 hectares with frontage on Lanark Road and Wilson Farm Road. A large portion of the site has frontage on Stones Lake which bisects the site from the east side and cuts the property with 2/3rd of the site to the north and the remaining 1/3rd south of Stones Lake. The proposed development is proposed on the north side of Stones Lake.

[Lot Area: 105 ha

2.2 CONTEXT

The property is situated in the County of Renfrew, in the Township of Greater Madawaska, south of the town of Calabogie. The town of Calabogie is a rural village located around Calabogie Lake and where Lanark Road and Highway 508 intersect. Calabogie and Greater Madawaska is situated approximately 1.25 hours from Ottawa and therefore has become a notable tourist destination due to the extensive Crown protected lands, mountains, lakes, hiking trails, camping opportunities, ski hill, portaging, fishing, hunting, etc. Notably, ATV, snowmobile, and dirt-biking communities are very active in this area. New residential development has occurred in the surrounding area that has increased the general activity of the area along with the ever-increasing influx of visitors from all over Ontario.

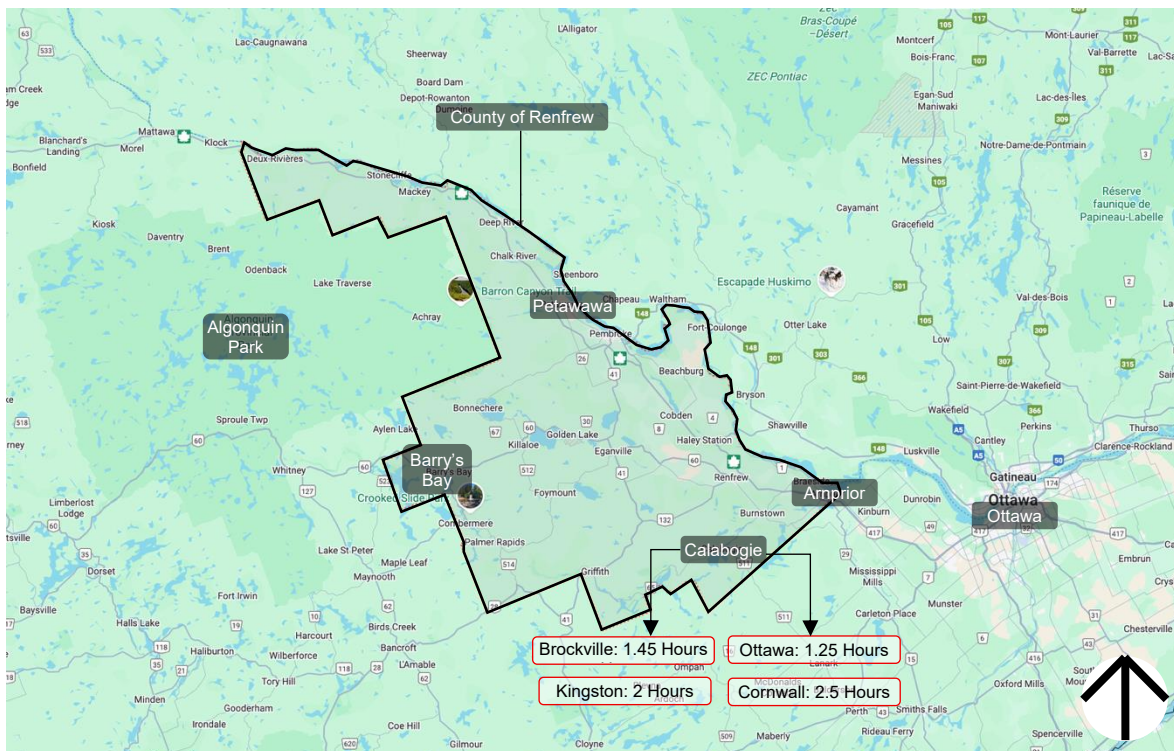


Figure 3: Renfrew County Context Map. (Source: Google Maps).

The proposed development is located south-east of Calabogie Lake and the Town of Calabogie, south on Lanark Road from Calabogie Road. The proposed development is a 5-minute drive from the Town of Calabogie and approximately 10 minutes from Calabogie Peaks Ski Hill. Another important contextual item is the K&P trail. As noted, Calabogie and the surrounding area is very well known for its active off-road recreational network and key to that is the K&P trail is a vital link within the Trans Canada Trail System and the K&P specifically connects Kingston to Renfrew and is about 180 km long. The K&P trail is identified on the following map and is noted as being in very close proximity to the subject development site.

Some of the well-known destinations in the area are: Calabogie Peaks Ski Hill, Calabogie Motor Sports, Black Donald Tent & Trailer Park, Eagle's Nest Lookout hiking trails, Calabogie Brewing Co, Centennial Lake Provincial Park, Neat Café (Burnstown).

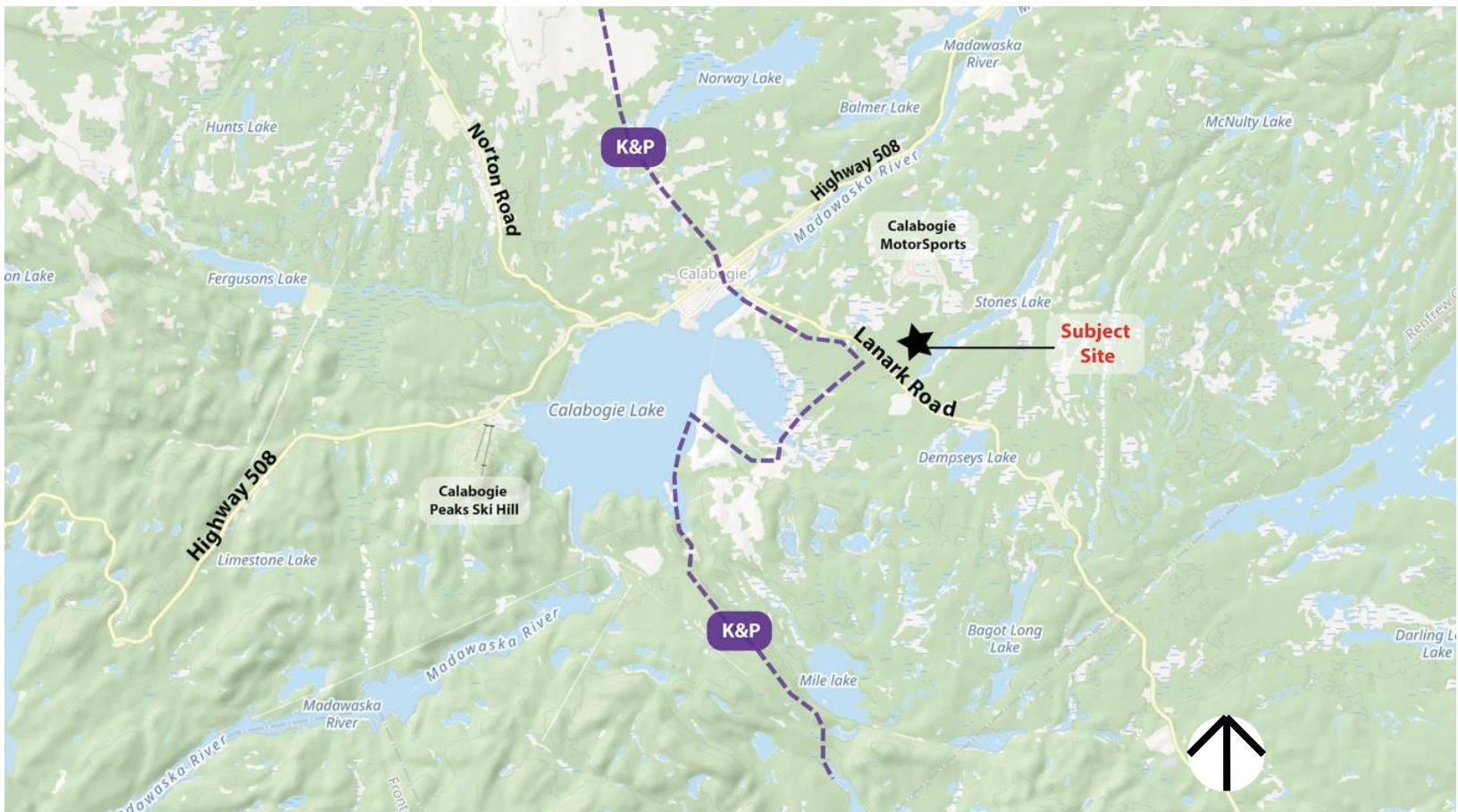


Figure 4: Calabogie Context. (Source: OpenStreet Maps).

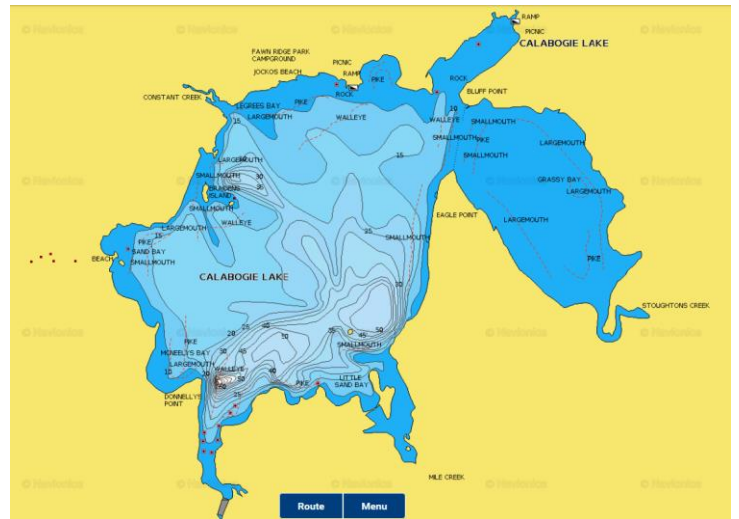


Figure 5: Calabogie and Area Contextual Images

3.0 PROPOSAL

The proposed development consists of tourist commercial resort which will feature a 200-unit hotel, 10 private cabins, a commercial hub featuring a distillery, wine bank, and mini shops along a pedestrian plaza and central naturalized court. South of the hotel and along Stones Lake will feature a Nordic style spa with a combination of exterior buildings and gazebos, hot and cool pools, relaxation zones, among other features.

The proposed development positions the main parking area to the north with connections to both Lanark Road and Wilson Farm Road. The private cabins are position north-east on the property, and the sanitary treatment facility is located north-west of the development area.

An Environmental Impact Assessment was conducted to identify the lower lying wetland areas and constraints mapping was utilized along with topographical data to efficiently and effectively layout the development features throughout the site.

The proposed design will include gravity fed sanitary pipes from all site elements to an on-site sanitary treatment facility designed specifically for uses and locations exactly comparable to the proposed Stones Lake Resort and Spa. Two wells are being proposed to support domestic water supply for the 10 private cabins and groundwater source (i.e. intake from Stones Lake) will be used for the domestic water supply for the balance of the development with a dedicated water treatment and pressurization facility.

The proposed Stones Lake Resort and Spa is ideally situated in the Calabogie, Greater Madawaska area to capitalize the existing momentum of the area as a destination hub for surrounding municipalities. Combined with the Calabogie Peaks Ski Hill, and Calabogie Motor Sports Track.

Nordic and Scandinavian spas have become increasingly popular and combined with the other amenities, the proposed development will serve to broaden the Calabogie areas tourist draw and support the economic stability of the area.

The following page provides a Site Plan along with some design images that are inspiration-focused to illustrate the style and feel of the proposed development.

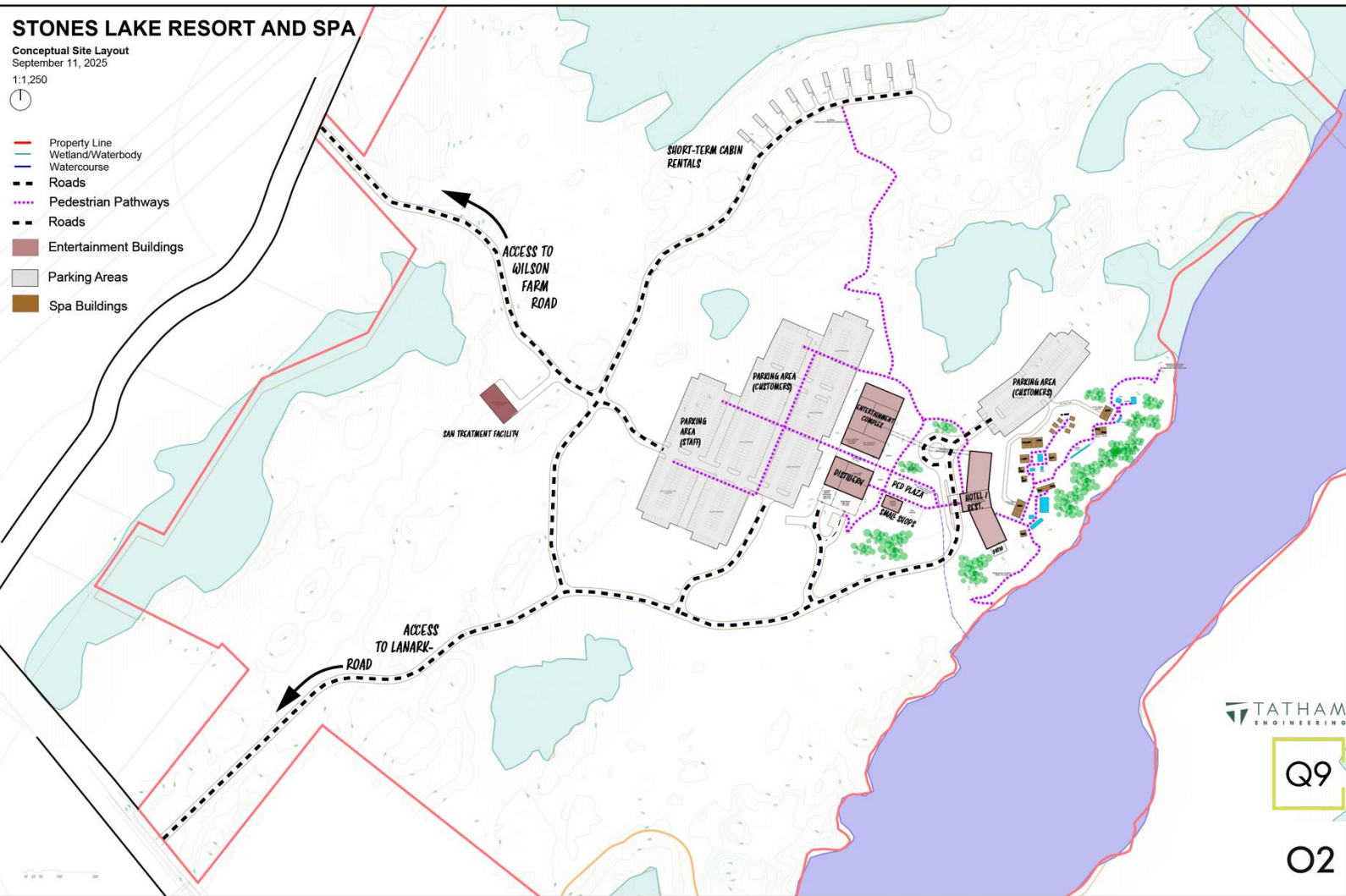


Figure 6: Concept Site Plan, Prepared by O2 with markups by Q9

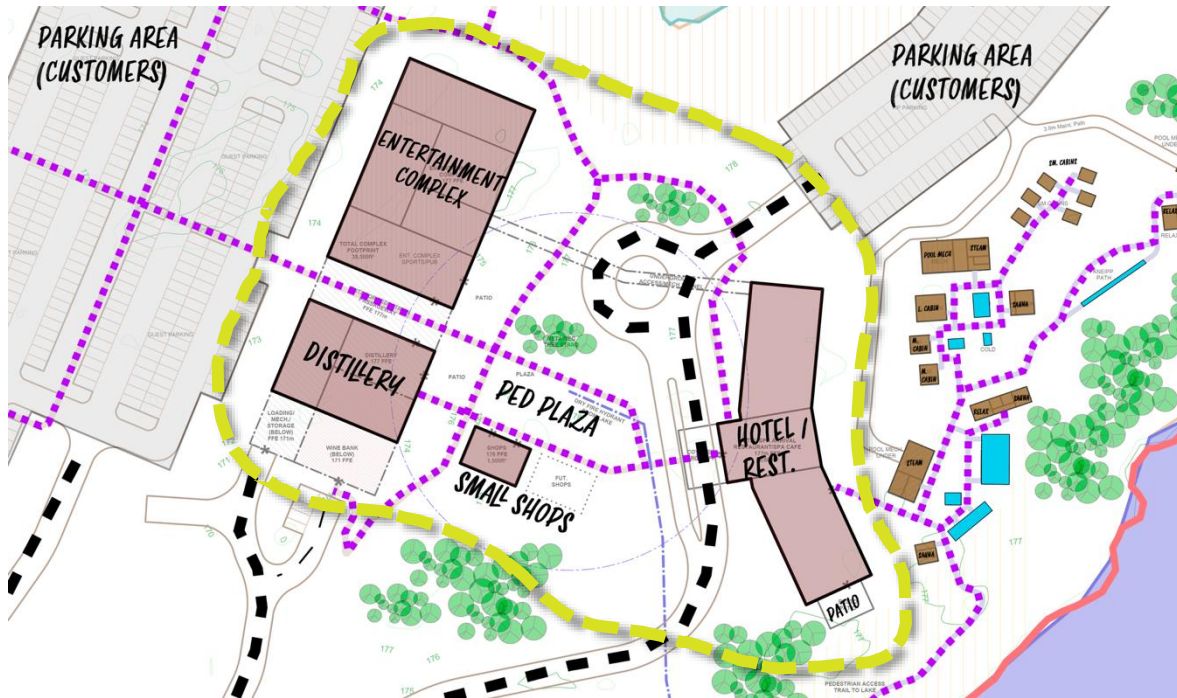


Figure 7: Hotel and Entertainment Court, Concept Plan Extract

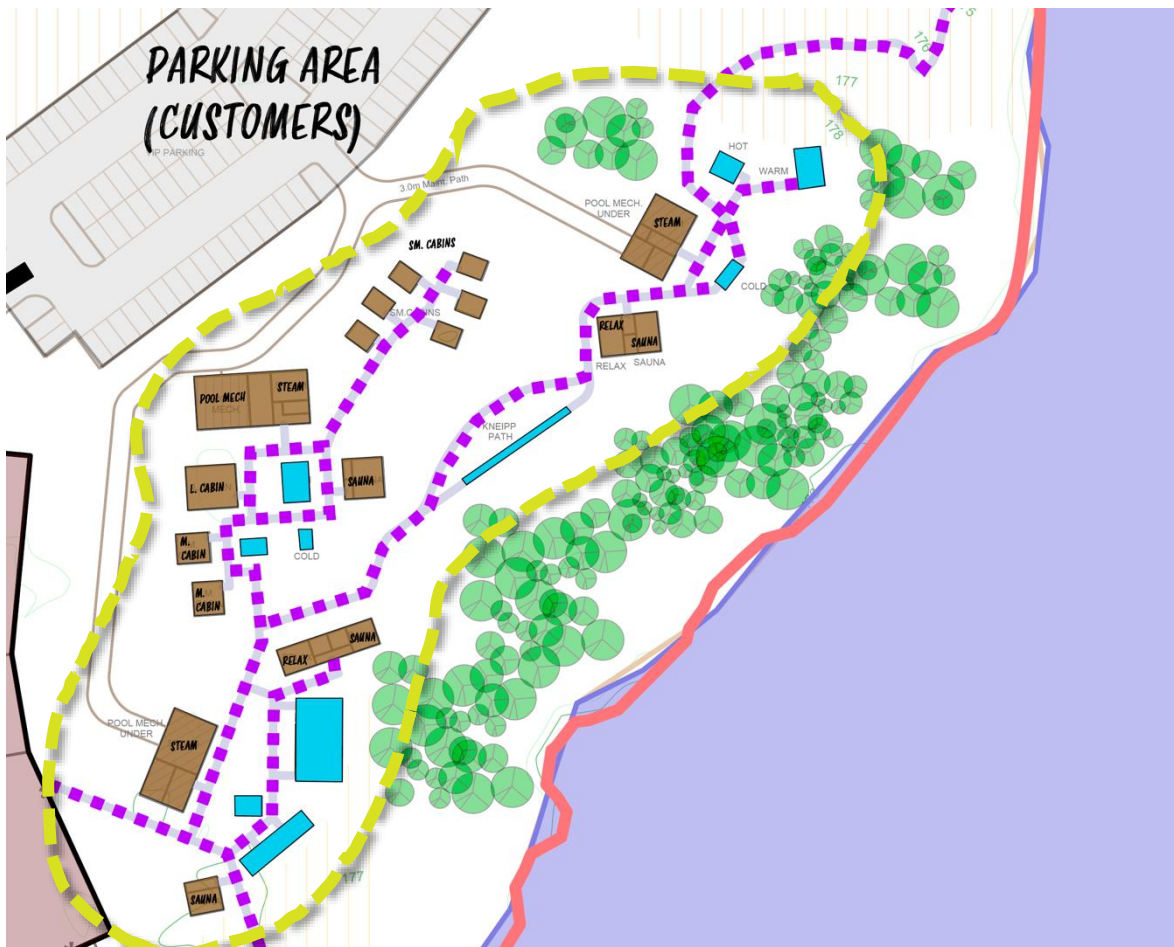


Figure 8: Nordik spa zone, Concept Plan Extract

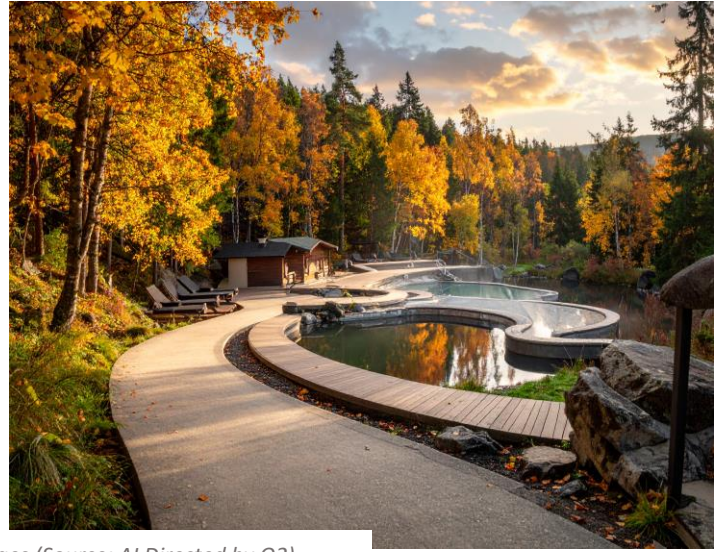
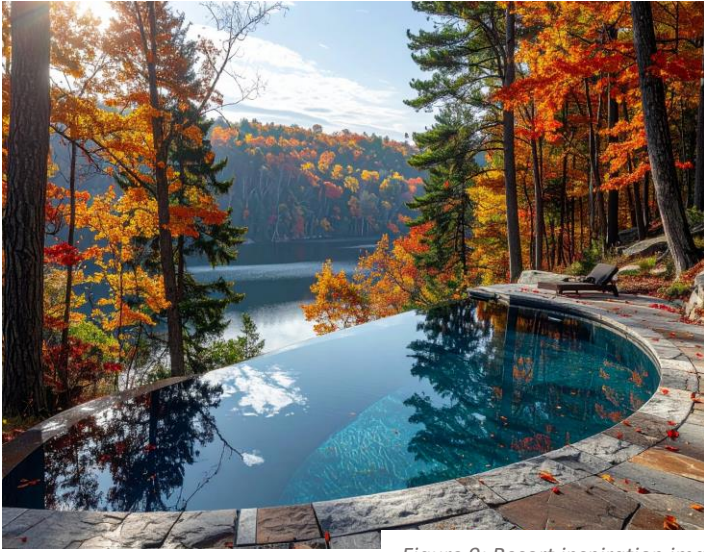


Figure 9: Resort inspiration images (Source: AI Directed by O2)

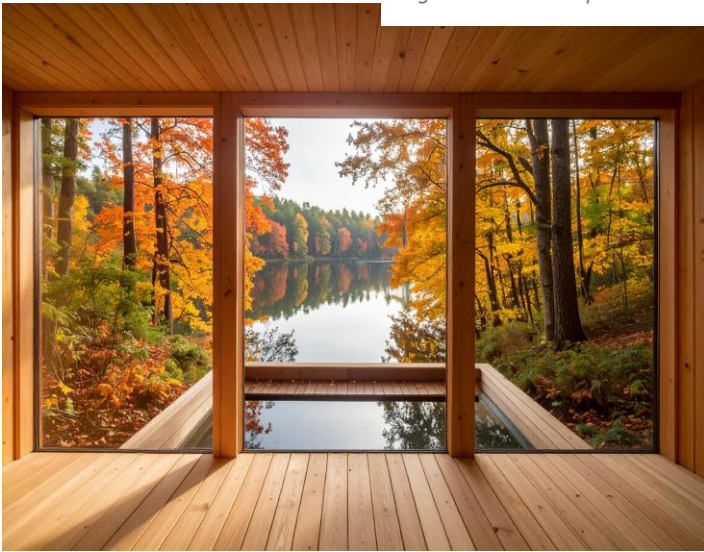




Figure 10: Resort inspiration images (Source: AI Directed by O2)



Figure 11: Wine Bank Examples

3.1 DEVELOPMENT STATISTICS

The proposed resort and spa will have a number of components, some are first phase aspects of the project and some are elements that would be constructed at later stages. The following is a review of the elements that are being proposed collectively over time in order to ensure they are captured in the proposed Zoning Amendment Application.

Detailed review will occur through Site Plan Control Application.

Hotel	
Area	Sq Ft
Hotel Rooms (200)	70,000
Grand Shared Lobby	4,000
Restaurant / Bar	5,000
Spa Café	4,000
Spa Reception + Office	3,000
Hotel Reception +Office	6,000
Spa Changerooms	6,000
Shared Back of House	4,000
Total	102,000
Wine Bank & Underground Storage and Service Building	
Area	Sq Ft
Wine Bank/Vault	6,000
Loading docks, shipping/receiving, fridges, dry storage, towels & linens	17,000
General Storage (Under Entertainment Building)	17,000
Total	40,000
Entertainment Building - Commercial Leisure Space	
Area	Sq Ft
Indoor Mini Putt (18 hole)	15,000
Bar/Pub/Kitchen	5,000
Golf Simulator	4,000

Event/party room	4,000
Reception Space/Retail	2,000
Restroom/Mech	4,000
Flex space	8,000
Circulation & Buffer	2,500
Total	44,500
Retail + Staff Housing Building (above)	
Area	Sq Ft
retail areas	1500
Potential staff housing	1500
Total	3,000
Distillery / Restaurant	
Area	Sq Ft
Distillery	3000
Restaurant	6000
Total	10,000
Small Dispersed Cabins	
Area	Sq Ft / Cabin
Pre-Fab Cabins (Each)	530
Total	5,300
Nordik Style Spa	
15 Exterior buildings and Approx. 10 pools	N/A

Parking Statistics

Upper Parking lot	130
Lower Parking Lot	608
Total	738

4.0 POLICY AND REGULATORY CONTEXT

The proposed development for a hotel resort and spa requires a Zoning By-law Amendment in order to amend the existing RU – Rural Zone to the proposed TC – Tourist Commercial Zone with Exceptions and a proposed Holding provision.

This application requires a thorough review of applicable policies, including the Provincial Planning Statement, 2024 (PPS), the County of Renfrew Official Plan, and the Greater Madawaska Zoning Bylaw 28-2024.

For the context of this review, it is important to identify for those that may not be aware that County of Renfrew is the upper-tier Municipality and the Township of Greater Madawaska is the lower-tier Municipality.

4.1 PROVINCIAL PLANNING STATEMENT, 2024

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024 and provides broad policy direction on land use planning and development matters of provincial interest. The Plan provides for appropriate development while protecting provincial resources of interest, public health and safety, and the quality of the natural and built environment. The policies of the Plan are complemented by other provincial and municipal plans which must align with the PPS. All decisions affecting planning matters “shall be consistent with” the PPS. The relevant policies of the PPS are discussed below, with policies provided in *italics*.

Section 2.5 references rural areas in municipalities, and for the purposes of this context, the subject site is designated as Rural within the upper-tier municipality of the County of Renfrew.

Section 2.5 – Rural Areas in Municipalities, identifies that healthy, integrated, and viable rural areas can be supported by the following:

- a) *building upon rural character, and leveraging rural amenities and assets;*
- b) *promoting regeneration, including the redevelopment of brownfield sites;*
- c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
- d) *using rural infrastructure and public service facilities efficiently;*
- e) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- f) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
- g) *conserving biodiversity and considering the ecological benefits provided by nature;*
- h) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.*

The proposed Stones Lake Resort and Spa integrates the development into the forested landscape and leverages the rural amenity of the Calabogie area which is known for the multitude of lakes, landscapes, and recreational activities. The Resort and Spa builds into

this existing personality of the area and provides a distinct experience that is intended to provide greater opportunities for people to visit and travel to the area and experience nature, to immerse themselves in nature, and to enjoy complementary amenities alongside their forest-resort experience. The proposed Resort and Spa, with the inclusion of the distillery, the wine bank, mini retail shops, and the venue supports economic diversification in Calabogie and the County of Renfrew, and will offer significant employment opportunities to residents, which will further bolster the local economy.

The proposed development integrates the areas of development in a holistic manner to reflect the natural landscape, ensuring that any wetland areas remain untouched and regulated by required buffer setbacks, by utilizing the natural grading of the site to determine where certain amenities and infrastructure are to be located, and by providing a diversified and technical approach to the sanitary and domestic water components.

The proposed development is a significant opportunity to offer sustainable tourism that leverages the natural assets of the area, supporting biodiversity by retaining as much of the natural landscape as possible which further supports the aesthetics of the resort and provides synergy between the two desirables.

Lastly, the subject lands are not suitable for agricultural activities due to the pockets of wetlands, the substantial forested areas, and the near-surface Canadian shield.

Section 2.9 of the PPS, Energy Conservation, Air Quality, and Climate Change

identifies 5 approaches designed to reduce greenhouse gas emissions and prepare for the impacts of a changing climate.

- a) support the achievement of compact, transit-supportive, and complete communities;*
- b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
- c) support energy conservation and efficiency;*
- d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
- e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

The proposed development aims to integrate the development into the existing landscape in a way that respects and supports the surrounding natural elements. The proposed development will provide on-site infrastructure to address sanitary and domestic water needs. As the project develops and building designs are initiated, the owner intends to review and discuss green building design components to see what is suitable for the proposed development. The owner is working with architects that are well-versed in green-building initiatives.

Section 3.5, Land Use Compatibility is specifically to address Major Facilities and Sensitive Land Uses and while the proposed development and surrounding land uses are

not typically uses that fall under these categories, it is acknowledged that the proposed land use and development is within proximity to the Calabogie Motor Sports race track. This element has been reviewed and discussed and the following components serve to mitigate potential noise related impacts from Calabogie Motor Sports:

- [Natural vegetation
- [Soft spa music
- [Water features
- [Placement of venue and entertainment buildings to shield and buffer noise towards the more noise-sensitive zones of the resort

Section 3.6, Sewage, Water, and Stormwater, reviews policies on the management and planning for municipal infrastructure. Per Policy 3, where municipal infrastructure is not available, feasible, or planned then private communal sewage and water for lot development is recommended to support the protection of the environment and minimize potential risks to human health and safety.

The proposed development utilizes a communal integrated approach to address the sanitary and domestic water needs of the proposed multi-zone development.

Policy 8 is an overview on the planning for stormwater management. A stormwater management approach should be integrated with a comprehensive approach that includes sewage and water services to ensure systems are optimized, to reduce stormwater management volumes and contaminant loads, to minimize erosion, mitigate risks to humans and the environment, promote best practices, and to align with any comprehensive municipal plans.

The proposed development has proposed a comprehensive and efficient system that takes advantage of the site elements, natural grades, and existing water patterns.

Section 3.9, Public Spaces, Recreation, Parks, Trails, and Open Space, is aimed to ensure that healthy, active and inclusive communities are supported by public amenities for all ages and accessibility levels, providing access to natural environments, community interaction, trails, etc.

While the proposed development will be a privately run business, it will offer greater opportunity for individuals to visit amenities within a natural environment and support gathering opportunities for the community.

Section 4.1, Wise Use and Management of Resources, specifically reviews the policies to support and protect the natural heritage environment. For this application, an Environmental Impact Statement and an Archaeological Report were both prepared to ensure that the proposed development does not negatively impact the existing natural heritage, both from an environmental perspective and from the perspective of archaeological value review. The EIS report contains the following summary statement, “The proposed project complies with the natural heritage policies of the Provincial Planning Statement and both the Township of Greater Madawaska and the County of

Renfrew Official Plan. No negative impacts to identified natural heritage features or their ecological functions are anticipated as a result of the proposed development as long as all mitigation measures in Section 7 are enacted and best management practices followed.”

The Archaeological report has concluded that no artifacts were found. When construction occurs, should any artifacts be located, the applicant will reach out to Matrix Heritage.

Section 4.2, Water, sets out policies for ensuring the protection of water resource systems including the protection of vulnerable surface and ground water and their hydrogeological functions. The proposed development as it intends to utilize both water resources will undertake the required Hydrogeological investigations and pursue all required approvals as necessary to ensure that the water sources are suitable and appropriate for use without negatively impacting the hydrogeological function of the respective water sources.

Based on our review, it is our professional planning opinion that the proposed development is consistent with the policies of the Provincial Planning Statement (PPS), 2024.

4.2 COUNTY OF RENFREW OFFICIAL PLAN

Designation: RU – RURAL

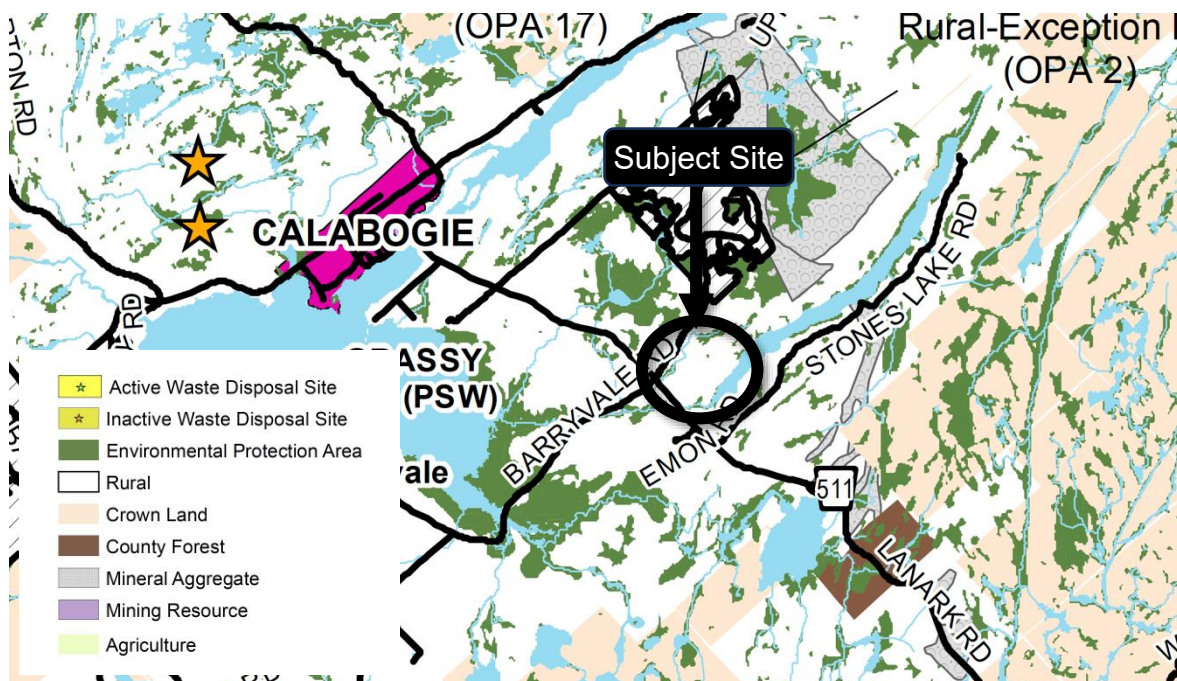


Figure 12: Extract of County Official Plan Schedule

The County of Renfrew Official Plan is the applicable Official Plan that guides development for the Township of Greater Madawaska where the subject lot is located. This OP was adopted by City Council on March 26 2020. County of Renfrew is considered the upper tier municipality and covers a number of lower-tier municipalities in the region. ‘

Under **Section 2.2(4)** General development policies, the County sets out general policies for the development of commercial, industrial, and institutional land uses. The proposed

development would be considered a commercial tourism use. The development conforms to the following relevant policies: access to a public road and sufficient room for vehicle parking on site, adequate off-street vehicle parking, access points limited to minimize conflicts between vehicles and pedestrians, buffering where necessary, no proposed obnoxious uses, not located on agricultural lands, servicing report provided, private water supply and private sewage will only be supported with demonstrated site conditions and adequacy, large scale commercial developments supported by a market impact study when required by local municipality.

The proposed development complies with all of these policies as a result of the proposed layout and the reports and studies that have already been prepared. A holding zone is recommended for the subject Zoning Amendment in order to undertake the detailed sanitary and domestic water assessments required for the proposed development. Proposed holding language has been provided.

Section 2.2(6), Cultural Heritage and Archaeological Resources, recognizes and sets out policies to address these resources given the existing context of the region and the numerous lakes and historical routes. As noted, a Stage 1 and 2 Archaeological Report was prepared and identified that no artifacts were uncovered. Proper procedures will take place should any items be discovered during construction.

Section 2.2(6) (3) and (4), addresses the need to engage and consult with indigenous communities, and specifically the Algonquins of Ontario. As per the Archaeological Report, it is noted that “the study area has both pre-contact Indigenous as well as historical Euro-Canadian archaeological potential due to the early land patent date and the proximity to Stones Lake and historic roads.” Under the Stage 2 work of the Archaeological Report, it was noted that, “No archaeological remains, artifacts, or cultural soil profiles were encountered during the Stage 2 investigations of the study area.” Despite this, it is noted that any uncovering of artifacts or remains will follow proper procedures and protocols with the applicant reaching out to Matrix Heritage should that occur.

Section 2.2(6) (5)(a) relates to waterfront development and guides situations under which an Archaeological Assessment would be required, which was necessary for this proposal and was completed for the Zoning Amendment Application submission.

Section 8, Natural Heritage sets out the policies in place to guide and protect natural heritage systems including but not limited to habitats of endangered or threatened species, areas of natural and scientific interest, wetlands, fish habitats, significant woodlands or valleylands, etc. In accordance with these policies, an Environmental Impact Statement was prepared by Gemtec in order to identify and locate any elements of natural heritage that affect how the development can proceed. Using the guidance of the EIS, the proposed development was laid out in a manner to avoid any areas of wetlands including applicable buffers. Clear recommendations are provided within the EIS on the manner of how to proceed with development and construction so as not to negatively impact any existing species or habitats.

Section 2.2(9)(d) references the notable risk for Wildland Fire in the County region. Due to recent instances across the County and within Ontario, it is notable to consider the susceptibility of wildfire risks and the potential impact to the proposed development. The subject lot is identified as orange – high risk for wildfire. The policy outlines that site plan control will be used to identify and implement any mitigation measures that are required where an assessment identifies the need for wildfire mitigation measures.

Section 2.2(11) contains policy in place to protect lakes, shorelines, and the riparian zone. The proposed development is setback from the normal high water back the required 30 metres in order to protect these areas and no activity will occur at the water's edge with the exception of a couple hiking trails for views of the lake. In the policies, it is noted that as a guidelines only 25% of the vegetation along the waterfront can be disturbed, and in this particular development the disruption of the vegetation along the waterfront will be way under the 25% guidelines.

Section 2.2(12) outlines the hierarchy of servicing policies, which prioritizes municipal, followed by communal, followed by private, with partial services being the least prioritized civil servicing direction. The proposed development with the collection of uses is more reflective of a communal servicing system though it is acknowledged that it does not meet the definition in the Official Plan. This comprehensive system will include a sanitary treatment facility and a domestic water treatment facility with a multi-well system and sourced ground and surface water. As per the identified holding zone, detailed reports will be provided to ensure that site conditions are appropriate and that the long term suitability of the infrastructure is supportable with no negative impacts. In accordance with Sections 2.2(23) and (30) an Environmental Impact Statement and Stormwater Management review have been completed and are submitted as part of the Zoning Amendment Application.

Section 5.0 captures the Rural Designation within the Official Plan. These refer to lands that are not intended for extraction or agriculture, and are generally considered non-resource lands. These lands general provide locations for those persons preferring a rural residential lifestyle as well as a location for commercial, industrial, recreational, institutional is permitted provided it is appropriately located.

The objectives of Section 5 are to preserve landscape and rural character, promote rural living sensitive to the environment, to maintain economic and social stability in the County, and to promote the tourism economy of the County be ensuring suitable lands are available to satisfy demands for tourism and tourism-related development.

The proposed development confirms to objective (4) of Section 5.2 by providing a tourism-draw development that will support the economy of the County and the Township in a manner that reflects the required reports and resulting recommendations to ensure that the development is appropriately integrated into the natural landscape.

In **Section 5.3**, policies of the rural designation, commercial and recreational uses are permitted. Policy 5 states, "Recreational or open space uses (such as golf courses, ski trails, whitewater rafting) or tourism-related development such as theme parks are permitted and may be expanded, provided the following criteria are met:"

These criteria are identified below in a chart with the responses provided in the adjacent column.

Criteria of Section 5.3(5)	Response
The impact on other recreational uses along a water body are considered	There are no identified other recreational uses along Stones Lake that would be negatively impacted by the proposal.
The reasonably anticipated effects of development on rural and recreational characteristics and on natural features and functions are assessed in accordance with the terms of subsection 2.2(8) and 2.2(23) of this Plan, where appropriate, and are acceptable	The proposed development is appropriate within the rural context and supports the recreational direction for the area and general support for tourism-related uses.
The aesthetic appearance of the proposed development is assessed and acceptable	The detailed design of the buildings has not been undertaken yet, but the images provided in this report represent the intended design direction for the proposed resort.
The long-term suitability of the site for communal services or individual on-site systems to accommodate proposed uses is demonstrated through appropriate site servicing studies	The proposed on-site private services are being designed specifically to accommodate the proposed uses for the long term and are being designed by a company that has designed similar systems for similar uses. A hydrogeotechnical report and a detail servicing study are required as part of the Site Plan Control Application
The long-term public costs of infrastructure, public services and public service facilities are assessed and are acceptable	There are no long term public costs anticipated from the proposed development. Further, the proposed development is expected to boost the local economy.
The land is rezoned to a separate classification in the local zoning by-law the rezoning application should be accompanied by a site plan depicting all buildings, structures, works and facilities, landscaping and buffering proposed for the subject lands, as well as all natural features, including all watercourses, slopes, etc.	The proposed zoning amendment application is accompanied by a site plan which identifies all of the buildings, parking areas, and anticipated structures on site and includes the identification of natural environmental areas and their buffer requirements.
The relevant policies of the General Policies for Development Section of this Plan are adhered to	A review of the relevant policies of this official plan have been reviewed as part of this Planning Rationale document.
Development shall not negatively impact upon significant natural heritage features, such as significant wildlife habitat, and fish and fish habitat, through activities such as dredging or filling, the removal of shoreline vegetation or the construction of buildings and structures	A detailed Environmental Impact Statement (EIS) was prepared in order to ensure that there would no negative impact. All setbacks and required buffers are identified on the Site Plan and within the EIS. Recommendations are included in the EIS for proper construction procedures with respect to wildlife and habitat.
Development shall satisfy the requirements of any relevant federal and provincial legislation, and regulations and policies made thereunder, e.g., the Canada Fisheries Act, the Federal Fish Habitat Policy, the Endangered Species Act, Public Lands Act, etc	Through site plan control process, the applicant will utilize the experts retained to pursue all relevant permits and approvals with regards to the environmental related components as well as the private services.
The approval of a significant freehold residential development that is proposed in	Not applicable.

association with or as a part of a recreation and/or open space use and that requires full or communal services will require an amendment to this Plan; and	
Residential uses associated with a recreational use are permitted provided that the development is consistent with the policies under subsection 5.3(3)	Not applicable.

Policy 7 requires that development proposals adjacent to natural heritage features must demonstrate that there will be no negative impacts on these features or their ecological functions. As per the prepared EIS report there are no negative impacts anticipated with the development adhering to the recommendations identified in the report.

Section 8.0 contains the policies for lands that are designated Environmental Protection. Based on Schedule A it is possible that some of the lands on the subject site have this designation but it is towards the edges of the property boundaries and not within proximity of the subject area of development. These designated areas are not being amended and will remain as is.

In reviewing all of the relevant policies of the County of Lanark Official Plan, it is our professional planning opinion that the proposed Site Development and related Zoning Amendment with holding conforms to the Official Plan policies.

4.3 TOWNSHIP OF GREATER MADAWASKA COMPREHENSIVE ZONING BY-LAW 28-2024

The subject site is zoned RU – Rural on Schedule A – Geographic Townships of Bagot and Blythfield. The current zone does not permit tourism related uses and as such a Zoning Amendment is required.

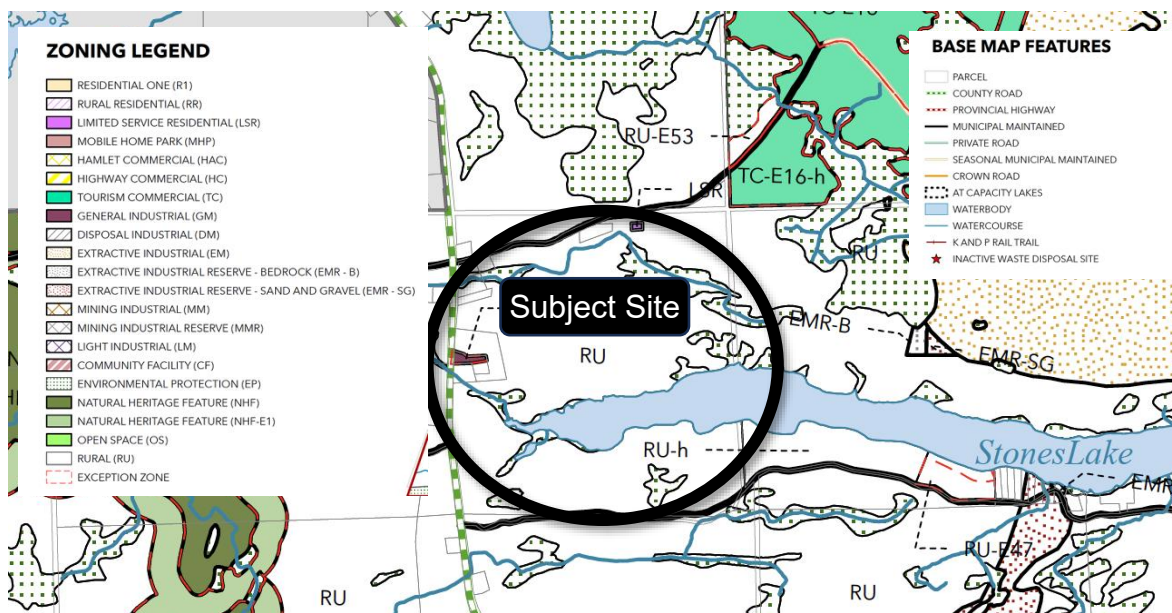


Figure 13: Extract of Schedule A, Zoning By-law 28-2024

5.0 PROPOSED ZONING AMENDMENT

In order to permit the proposed tourism and tourism-related uses, a Zoning Amendment is proposed as follows:

To rezoned the lands from RU-Rural Zone to TC-XX-h – Tourism Commercial Zone, with Exception and Holding Provisions.

The TC zone permits the following residential and non-residential uses. The proposed uses are highlighted.

Permitted Uses in the Tourism Commercial Zone			
Accessory single detached dwelling	Accessory semi-detached dwelling	Accessory duplex dwelling	Staff dormitory dwelling
Amusement arcade	Artisan shop or studio	Automotive gasoline bar	Bed and breakfast establishment
Camping establishment	Cottage establishment	Convenience store	Custom workshop
Eating establishment (regular, drive-in, take-out)	Furniture or wood products shop	Golf course	Hotel
Motel	Motor hotel	Marina	Office, business
Office, professional	Park, private	Park, public	Place of entertainment
Recreation, active	Recreation, passive	Recreational vehicle campground or park	Resort
Retail store	Retail store including one which the products are manufactured on the premises provided that the space allocated to such manufacturing does not exceed 50% of the gross leasable floor area	Riding stable	Tavern or public house
Tourist establishment	Yacht club	Accessory office and laundry facilities	

The proposed development will be constructed with the hotel and spa proceeding first and the other elements following thereafter. A detailed schedule is not known at this time.

The following is an overview of the zoning compliance assessment for the proposed development and conceptual site plan against the Zone Provisions of Section 11.2. Despite many buildings on site, none of the buildings are identified as accessory as they are all components of the primary uses.

Performance Standard	Required	Provided	Notes
Lot Area	3250 m ²	105 ha	Complies
Lot Frontage	53 - 65 m	~645 m	Complies
Front Yard Setback (Lanark Road)	7.5 - 12 m	> 12 m	Greatly exceeds minimum setback requirements
Side Yard Setback	6-9 m	> 9 m	
Rear Yard Setback	7.5 – 10.5 m	> 10.5 m	
Lot Coverage	30%	< 30%	
Building Height	12 metres	36 m	Proposed maximum height to accommodate flexible design of the proposed hotel.
Parking Requirements	<p>Place of Entertainment: 1 space per 6 seat capacity. (240 seats / 6 = 40 req'd)</p> <p>Hotel: 1 space per guest plus 10 spaces per 100 m² of public use area (200rooms + 20public use) = 220 req'd</p> <p>Eating establishment: 29 spaces per 100 m² of GFLA (TBD)</p> <p>Retail: 5.4 spaces per 100 m² of</p>	Total Parking Spaces Provided: 738 spaces	<p>There are no parking requirements for spa use or resort. Other non-residential uses is not a feasible way to calculate the necessary parking for the spa use because it is based on GFA and much of the spa use is outdoors.</p> <p>Exception provision is recommended to identify that there be a minimum number of parking spaces of 500.</p>

	GLFA (139 / 100) x 5.4.= 7.5 (8)		
	Total: 268		

Details of Proposed Zoning Amendment – TC-XX-h:

- (1) Maximum building height is 36 m
- (2) Minimum parking requirements are 500 spaces for the resort
- (3) A holding provision (-h) is applied to the lands zoned TC-XX, whereby the conditions for removal of the holding are as follows:
 - a. A site plan pursuant to Section 41 of the Planning Act for the development permitted under the TC-XX zone is submitted to the municipality, and an agreement under Section 41 of the Planning Act is executed and registered on title.
 - b. A hydrogeological study in support of the development completed to the satisfaction of the Township
 - c. A Site Servicing Study which demonstrates that the site can be adequately serviced to the satisfaction of the Township.

Based on our review, it is our professional planning opinion that the proposed rezoning amendment to rezone the lands to TC-XX-h is appropriate for the site. The proposed development exceeds the minimum setbacks and includes applicable holding provisions to ensure that the site can be adequately serviced through the proposed systems outlined in the Servicing Brief submitted with this application.

6.0 PLANNING ANALYSIS AND RATIONALE

The policy and regulatory framework for the property establishes provisions for tourist commercial uses on the basis that the proposal can be supported from an environmental and site servicing perspective. In order to support the fulfillment of these policies, the proposed Zoning Amendment will include a holding zone that can only be lifted upon approval of a Site Plan Control application, a Hydrogeological Study, and a Site Servicing Study. The Site Plan Control approval conditions as part of the Site Plan Agreement generally require documentation of MECP approvals and permits as necessary.

The proposed development proposes a comprehensive resort amenity that will draw in customers from the immediate area as well as broadly from the region and eastern Ontario.

The proposed development:

- [is consistent with Provincial Planning Statement
- [conforms to the County of Renfrew Official Plan
- [meets the intent of the TC zone

7.0 PUBLIC CONSULTATION STRATEGY

Public Consultation for the proposed development occurs through the following means:

- [A public information session, coordinated with the Township of Greater Madawaska
- [Open line of communication where any community member is welcome to contact Q9 Planning + Design and provide comments and feedback throughout the process
- [Required signage on site providing communication details and information about the proposal

8.0 SUPPORTING DOCUMENTATION REVIEW

As a result of the pre-application consultation meeting, studies and plans were identified as required for either the Zoning Amendment Application or the Site Plan Control Application. A review of the studies required for the Zoning Amendment application are provided below. One exception is that a hydrogeological study is required for Site Plan Control but was not identified as required for the Zoning Amendment application. Despite not being a requirement, a due diligence hydrogeological report was prepared to give initial guidance on what systems would be required for proposed private sanitary and domestic water infrastructure.

8.1 DUE DILIGENCE HYDROGEOLOGICAL INVESTIGATION AND TERRAIN ANALYSIS

A Due Diligence Hydrogeological Investigation and Terrain Analysis was prepared by Gemtec and dated July 23 2025. The report identifies that the underlying aquifer is hydrogeologically sensitive as a result of overburden soils. Well yield is expected to be highly variable and on-site drilling will be required to determine available flow rate and supportable recharge. Water quality is not expected to be an issue but water treatment is still expected to occur for well water. There are no anticipated negative impacts to the bedrock aquifer resulting from the on-site sewage treatment system proposed. A supplemental hydrogeological report following on-site field work will be submitted as part of a complete Site Plan Control application for the proposed development. As a result of these future on-site works, a holding provision is recommended for the proposed zoning on the basis of confirming hydrogeological conditions and the resulting impacts to the proposed servicing infrastructure.

8.2 SITE SERVICING BRIEF

A Functional Servicing and Stormwater Management Report has been prepared by Tatham Engineering, Revision 1, dated October 3 2025 has been prepared which reviews the proposed servicing program for the development and reviews proposed grading, stormwater management, as well as identifies the intended private servicing components.

Stormwater Management

The objective of the design is to ensure there are no adverse impacts on the hydrologic cycle and surface water runoff. The proposed stormwater management approach can be summarized as follows: Site will be developed in accordance with relevant municipal and provincial criteria, MECP enhanced treatment level water quality to be provided, post development peak flows will be reduced at or below existing condition peak flows during 2-100 year design storm events, runoff from storms including 100 year will be safely conveyed, erosion and sediment control measures will be implemented during and following construction.

Water Supply Servicing Design

Domestic water supply will be provided via a combination of ground water wells and surface water intake from the lake. Two drilled wells are proposed near the private cabins. A separate water service supply will be provided from intake to service the balance of the

development needs. Intake water will be treated and disinfected. Consultation with the MECP will be initiated in the near future and all water systems will be designed in accordance with the appropriate guidelines.

Sanitary Service

Wastewater from the resort will be collected and conveyed to a privately owned wastewater treatment facility via gravity sanitary sewers. The treatment facility will be centrally located west of each of the development areas taking advantage of existing grades and slopes. The facility will be designed by Newterra. As the flows will exceed 10,000 l/day, an ECA will be required from the MECP.

As identified in this report, a detailed Site Servicing Study will be prepared and submitted as part of the Site Plan Control application that will provide further details about the systems and approvals necessary for the proposed development and required infrastructure to support the proposed development.

8.3 ENVIRONMENTAL IMPACT STATEMENT

An Environmental Impact Statement was prepared by Gemtec, dated September 30 2025, a desktop review and numerous field investigations were completed to identify the presence or absence of natural heritage features and species at risk (SAR) on-site. Field investigations were completed through spring and summer of 2025.

The proposed development has the potential to impact regulated habitats, particularly those of SAR bats and black ash, and may result in the loss of woodland habitat for amphibian and avian species. To address these risks, the EIS recommends submitting an Information Gathering Form to the Ministry of the Environment, Conservation and Parks (MECP) to determine requirements under the Endangered Species Act, 2007. Additionally, a black ash health assessment must be completed before any disturbance occurs within the tree's critical root zone. Indirect impacts to aquatic habitats, such as nutrient and sediment loading, were also identified as potential concerns. The report emphasizes that careful planning and mitigation will be necessary to minimize these risks and maintain ecological integrity.

Mitigation measures recommended by Gemtec include implementing a 30-metre setback from on-site wetland communities, which is demonstrated on the provided Concept Site Plan and employing strict environmental protection practices during construction.

Exclusion fencing around each construction phase is advised to prevent SAR species and other wildlife from entering development areas. If any SAR are encountered, work should cease immediately, and MECP should be contacted for guidance. Adherence to best management practices and proper vegetation clearing windows for reptiles, birds, and bats will further ensure the protection of natural heritage features.

The EIS concludes that the proposed project is consistent with the natural heritage policies of the Provincial Planning Statement and the County of Renfrew Official Plan.

Provided all recommended mitigation measures are implemented, no negative impacts to identified natural heritage features or their ecological functions are anticipated.

8.4 ARCHAEOLOGICAL ASSESSMENT STAGE 1 AND 2

A Stage 1 and 2 Archaeological Assessment was prepared by Matrix Heritage dated September 30 2025. The Stage 1 portion of the report identified that the study area has both pre-contact Indigenous as well as historical Euro-Canadian archaeological potential due to early land patent date and the proximity of historical roads and Stones Lake. The Stage 2 portion of the report involved subsurface testing as outlined in the report and identified that no archaeological remains, artifacts, or cultural soil profiles were encountered during the Stage 2 investigations of the study area. No further archaeological study is required for the study area as defined in Map 1 of the provided report.

9.0 CONCLUSION

The proposed Stones Lake Resort & Spa is a comprehensive naturally-integrated tourism resort development planned for 11728 Lanark Road in Calabogie, within the Township of Greater Madawaska. The resort is envisioned as a major destination featuring a 200-room hotel, Nordic-style spa, distillery, wine bank, entertainment zone, retail shops, restaurant, and ten private cabins.

The project aims to rezone the property from **RU – Rural** to **TC-XX-h – Tourism Commercial** to permit these uses, while preserving existing environmental protection zones. The development will integrate with the natural forested landscape and Stones Lake shoreline, offering visitors a nature-immersive experience that leverages the area's recreational assets. Its location within an established tourism region approximately 1.25 hours from Ottawa makes it strategically positioned to attract both regional and broader Ontario visitors supporting the economic stability of the region.

The planning framework for the proposal aligns with key provincial and municipal policy objectives. The Provincial Planning Statement (PPS) 2024 supports rural economic diversification, sustainable tourism, efficient infrastructure use, and protection of natural heritage—all of which are addressed in the resort's design. The proposal respects ecological features, retains significant vegetation along the waterfront, and integrates trail and recreational opportunities to enhance public access to nature. Archaeological and environmental studies confirm no significant adverse impacts, provided mitigation measures are followed. At the County of Renfrew Official Plan level, the proposal satisfies policies for rural commercial and recreational development, including servicing feasibility, natural heritage protection, and buffering requirements. It also supports the County's objective of strengthening the tourism economy and preserving rural character.

Overall, the Stones Lake Resort & Spa proposal is consistent with provincial policies, conforms to the County and Township planning frameworks, and is poised to become a significant tourism destination that enhances the regional economy while respecting the natural and cultural environment.

Overall, it is Q9's professional opinion that the proposed Zoning By-law Amendment Application to permit the development of the site as a tourism resort constitutes good land use planning.



Prepared by :

A handwritten signature in black ink, appearing to be "C. McCuaig", written in a fluid, cursive style.

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10.0 LIMITATIONS OF REPORT

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