



February 20<sup>th</sup>, 2026

Dear Resident,

**Re: Notice of Decision – Zoning By-law Amendment  
(Stones Lake Resort & Spa)**

Thank you for your interest and participation in the review of the proposed Stones Lake Resort & Spa development. Enclosed with this letter is the formal Notice of Decision adopted by Council respecting the Zoning By-law Amendment for 11728 Lanark Road. We recognize that many residents took the time to attend the public meeting, submit written comments, and carefully review the technical materials. The feedback provided was thoughtful, detailed, and important in informing Council's deliberations. This letter is intended to explain, in plain language, what Council's decision means — and what it does not mean.

**What Council Approved**

Council has approved a Zoning By-law Amendment to change the zoning of a portion of the property from Rural (RU) to Tourist Commercial Exception – Holding (TC-E22-h), while maintaining the Environmental Protection (EP) areas. This decision establishes that, in principle, a tourism resort use is permitted on the lands. However, Council also applied a Holding ("H") provision to the property. The Holding symbol is a legal mechanism under the *Planning Act* that prevents any development from proceeding until specific technical requirements are satisfied.

**What This Decision Does *Not* Allow**

This approval:

- Does not permit construction to begin.
- Does not authorize building permits.
- Does not finalize the site layout.
- Does not guarantee that the originally proposed number of units will proceed unchanged.

No development can occur until the Holding provision is formally removed by Council at a future council meeting.

**What Must Happen Before Development Can Proceed**

Before the Holding can be lifted, the applicant must complete and submit detailed technical studies to the satisfaction of the Township and applicable provincial agencies. These include:

- A final Hydrogeological Study demonstrating no adverse impacts to groundwater, private wells, or Stones Lake (quantity or quality);

- A detailed Site Servicing Study, including wastewater treatment design and any required approvals from the Ministry of the Environment, Conservation and Parks (MECP);
- Resolution of all peer review comments related to the Environmental Impact Study;
- Confirmation of adequate fire protection and water supply;
- Completion of a Noise Study, including consideration of potential Class 4 designation (if required);
- Submission of a full Site Plan Control application, detailing building placement, grading, drainage, lighting, buffering, landscaping, and operational controls.

All technical submissions will be peer reviewed at the applicant's expense. If the required studies do not demonstrate that the development can occur without negative impacts, the Holding provision will not be removed.

### **How Scale and Size Will Be Determined**

While the zoning permits a tourism commercial use, the ultimate scale of development will be shaped by:

- Servicing capacity;
- Environmental constraints;
- Setbacks and shoreline buffers;
- Parking and lot coverage requirements;
- Natural features that must be avoided; and
- Conditions imposed through Site Plan Control.

If the studies determine that the site cannot sustainably support the originally proposed configuration, the development must be reduced or modified accordingly.

### **Next Steps**

The project now moves into a technical review and refinement stage. Once the applicant submits the required studies and materials, they will be reviewed by Township staff and external peer reviewers. When staff are satisfied that all Holding conditions have been addressed, a separate report will be brought forward to Council recommending whether or not to remove the Holding provision. Removal of the Holding provision requires a public Council meeting and formal by-law.

### **How You Can Stay Involved**

Residents may continue to stay informed and engaged by:

- Monitoring Council agendas on the Township website;
- Subscribing to municipal notifications;
- Contacting the Township Planning Department with questions; and
- Attending future Council meetings when the Holding removal is considered.

Updates will be posted as new information becomes available.

## **Closing**

Council's decision reflects a structured and phased approach. It recognizes the proposed use in principle while requiring that detailed scientific and engineering work be completed — and verified — before any development can occur.

We understand that this proposal is significant for the community. The Township remains committed to transparency, due process, and ensuring that public health, environmental integrity, and long-term sustainability remain central considerations as the review continues.

If you have any questions, please do not hesitate to contact the Township.

Sincerely,

A handwritten signature in black ink, appearing to read "Ashley Bilodeau". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ashley Bilodeau, MPA MPL RPP MCIP  
Planning Consultant  
Township of Greater Madawaska

## NOTICE OF PASSING OF A ZONING BY-LAW

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**TAKE NOTICE** that the Council of the Corporation of the Township of Greater Madawaska passed By-law 12-2026 on the **19<sup>th</sup> day of February, 2026**, under Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended.

**ONLY INDIVIDUALS**, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

**NO PERSON** or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Notwithstanding the above, subsection 34(19) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal. The prescribed list of 'persons' eligible to appeal a decision is as follows:

- (1) The applicant.
- (2) A *specified person* who, before the by-law was passed, made oral submissions at the public meeting or written submissions to the council.
  - a. A public body that, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council.
  - b. The registered owner of any land to which the by-law would apply, if, before the by-law was passed, the owner made oral submissions at a public meeting or written submissions to the council
  - c. The Minister.

A specified person is described as:

- (a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply,
- (b) Ontario Power Generation Inc.,
- (c) Hydro One Inc.,
- (d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply,
- (e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply,
- (f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act, 2000*, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply,
- (g) a company operating a railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply,
- (h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply; ("personne précisée")
- (i) NAV Canada,

- (j) the owner or operator of an airport as defined in subsection 3 (1) of the *Aeronautics Act* (Canada) if a zoning regulation under section 5.4 of that Act has been made with respect to lands adjacent to or in the vicinity of the airport and if any part of those lands is within the area to which the relevant planning matter would apply,
- (k) a licensee or permittee in respect of a site, as those terms are defined in subsection 1 (1) of the *Aggregate Resources Act*, if any part of the site is within 300 metres of any part of the area to which the relevant planning matter would apply,
- (l) the holder of an environmental compliance approval to engage in an activity mentioned in subsection 9 (1) of the *Environmental Protection Act* if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the holder of the approval intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act,
- (m) a person who has registered an activity on the Environmental Activity and Sector Registry that would, but for being prescribed for the purposes of subsection 20.21 (1) of the *Environmental Protection Act*, require an environmental compliance approval in accordance with subsection 9 (1) of that Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the person intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act, or
- (n) the owner of any land described in clause (k), (l) or (m).

**TAKE NOTICE THAT** an appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law Amendment may be made by filing a notice of appeal with the Clerk of the Corporation of the Township of Greater Madawaska either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting Greater Madawaska, Township of, as the Approval Authority or by mail 19 Parnell St, P.O Box 180, Calabogie, ON K0J 1H0, no later than 3:30 p.m. on **the 12<sup>th</sup> day of March, 2026**. The filing of an appeal after 3:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerk@greatermadawaska.com](mailto:clerk@greatermadawaska.com).

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies, and a Key Map showing the location of the lands to which the By-law applies are attached. The complete By-law is available for inspection in the township office during regular office hours.

#### **EXPLANATORY NOTE**

The Council of the Corporation of the Township of Greater Madawaska passed Comprehensive Zoning By-law No. 28-2024 on June 20<sup>th</sup>, 2024.

#### **Proposed Zoning By-law Amendment**

The purpose and effect of the proposed Zoning By-law Amendment is to rezone the subject lands from Rural (RU) and Environmental Protection (EP) to Tourist Commercial - Exception Twenty-Two – Holding (TC-E22-h) and Environmental Protection (EP). The amendment would permit the development of a tourist commercial resort and associated uses, facilitate an increase in the maximum permitted height of the primary

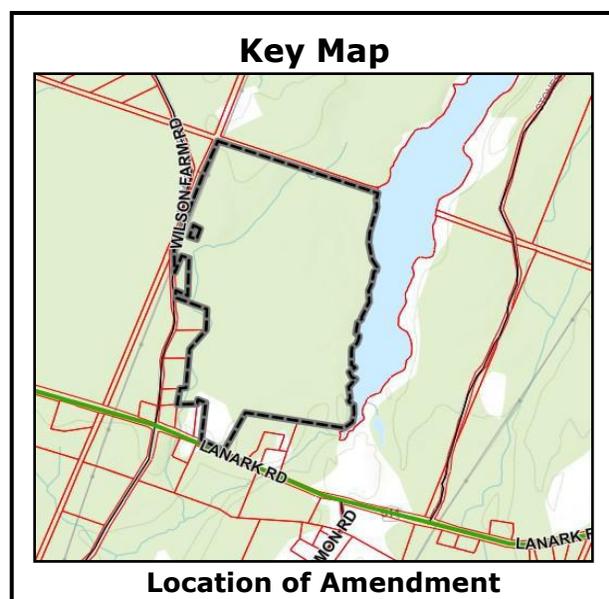
hotel building from 12.0 metres to 24.0 metres, and reduce the minimum required number of loading spaces from six (6) to two (2). In addition, a distillery, spa, and wine bank would be recognized as permitted uses.

### **Condition for Removal of the Holding (H) Symbol**

The holding (H) symbol may be removed once the following conditions have been met to the satisfaction of the Township:

- A final site plan control application, pursuant to Section 41 of the *Planning Act*, is submitted to the Township and deemed complete.
- A Site Servicing Study and Hydrogeological Study which demonstrate that the site can be adequately serviced to the satisfaction of the Township, and that the servicing receives approval by the Ministry of Environment, Conservation and Parks (MECP). The Study must verify that there will be:
  - o No negative impact to the quality/quantity of groundwater supplies on adjacent properties,
  - o Not result in measurable negative impact to nearby private wells,
  - o Not negatively affecting the hydrologic function, water levels or water quality of Stones Lake, and
  - o It can be sustainably maintained over the long-term without risk of interference, drawdown or contamination.
- Adequate fire protection measures are secured, to the satisfaction of the Township, without requiring additional municipal capital investment or placing any financial burden on local taxpayers.
- That all peer review comments/concerns outlined in the Environmental Impact Study (EIS) be addressed to the satisfaction of the Township.
- A Noise Study be prepared in order to determine whether the site be classified as a Class 4 Area as defined in the MECP Noise Guideline NPC-300. If the report confirms Class 4 is required, Council to apply Class 4 to the subject site and amend any applicable Municipal Noise By-laws and require Warning Clauses on Title as a condition of Site Plan Control Approval.

**NOTE:** One of the purposes of the *Planning Act* is to provide for planning processes that are open, accessible, timely, and efficient. Accordingly, all written submissions, documents, correspondence, e-mails, or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Municipality to such persons as the Municipality sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.



Dated at the Township of Greater Madawaska  
this 20<sup>th</sup> day of February, 2026

Ashley Bilodeau, MPL MPA RPP MCIP  
Planner  
Township of Greater Madawaska