

NOTICE OF APPLICATION AND PUBLIC MEETING

In the matter of Section 34 of the Planning Act, the Township of Greater Madawaska hereby gives NOTICE OF THE FOLLOWING:

- i) Application to amend the Zoning By-law 28-2024 of the Township of Greater Madawaska;
- ii) A public meeting regarding an application for an amendment to Zoning By-law 28-2024 of the Township of Greater Madawaska

Subject Lands 11728 Lanark Road, located on Part of Lots 11 and 12, Concession 9, geographic Township of Bagot, as shown on the attached Key Map.

Public Meeting A public meeting to inform the public of the proposed zoning amendment will be held on Thursday, February 12th, 2026, at 3:00 P.M at the municipal office of the Township of Greater Madawaska.

Those wishing to attend this meeting may also do so virtually. A link to connect to the Zoom meeting can be provided by contacting the Clerk at (613) 752-2229, or clerk@greatermadawaska.com by **no later than 9:00 A.M. on Thursday, February 12th, 2026.**

Purpose and Effect of the 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 Seventeen – Holding (TC-E17-h) and Environmental Protection (EP). The amendment would permit the development of a tourist commercial resort with associated uses, allow an increase in the maximum permitted height of the main hotel building from 12.0 metres to 36.0 metres, and reduce the minimum required number of loading spaces from six (6) to two (2). The proposed development consists of a tourist commercial resort featuring:

- 200-unit hotel
- 10 private cabins
- Commercial/entertainment hub featuring a distillery, wine bank, and mini shops
- Pedestrian plaza and central naturalized court
- Nordic-style spa with combination of exterior buildings and gazebos hot and cold pools, relaxation zones, etc.
- Walking paths
- Interior road systems and parking lots

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:

- Submission of a final Site Plan Control application pursuant to Section 41 of the *Planning Act*, deemed complete by the Township.
- Completion of a Hydrogeological Study in support of the proposed development, to the satisfaction of the Township.

- Completion of a Site Servicing Study demonstrating that the site can be adequately serviced, to the satisfaction of the Township.

Additional information regarding the Zoning By-law amendment is available for inspection at the Township of Greater Madawaska Municipal Office during regular office hours.

If a person or public body would otherwise have an ability to appeal the decision of Township of Greater Madawaska to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Greater Madawaska before the by-law is passed, the person or public body is not entitled to appeal the decision.

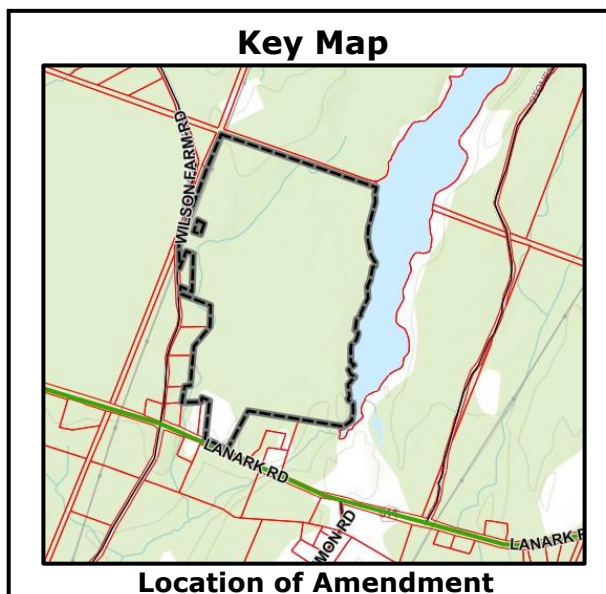
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Greater Madawaska before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additionally, 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. 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. If the e-file portal is down, you can submit your appeal to clerk@greatermadawaska.com.

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.

If you wish to be notified of the decision of Township of Greater Madawaska on the proposed zoning by-law amendment, you must make a written request to Township of Greater Madawaska at the address above.

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 23rd day of January, 2026.

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