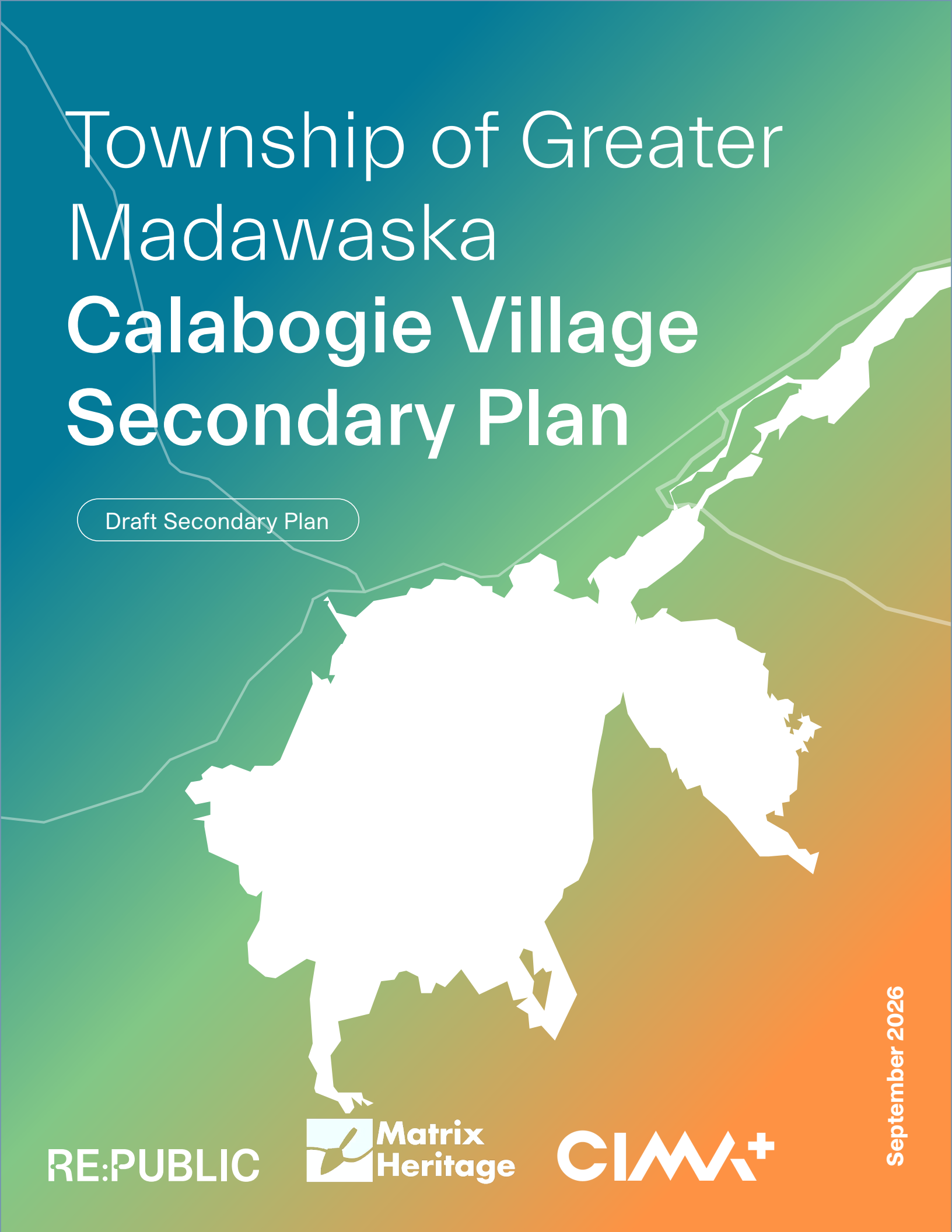
Township of Greater Madawaska

Calabogie Village Secondary Plan

Draft Secondary Plan



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Matrix Heritage

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September 2026

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SEPTEMBER 2026

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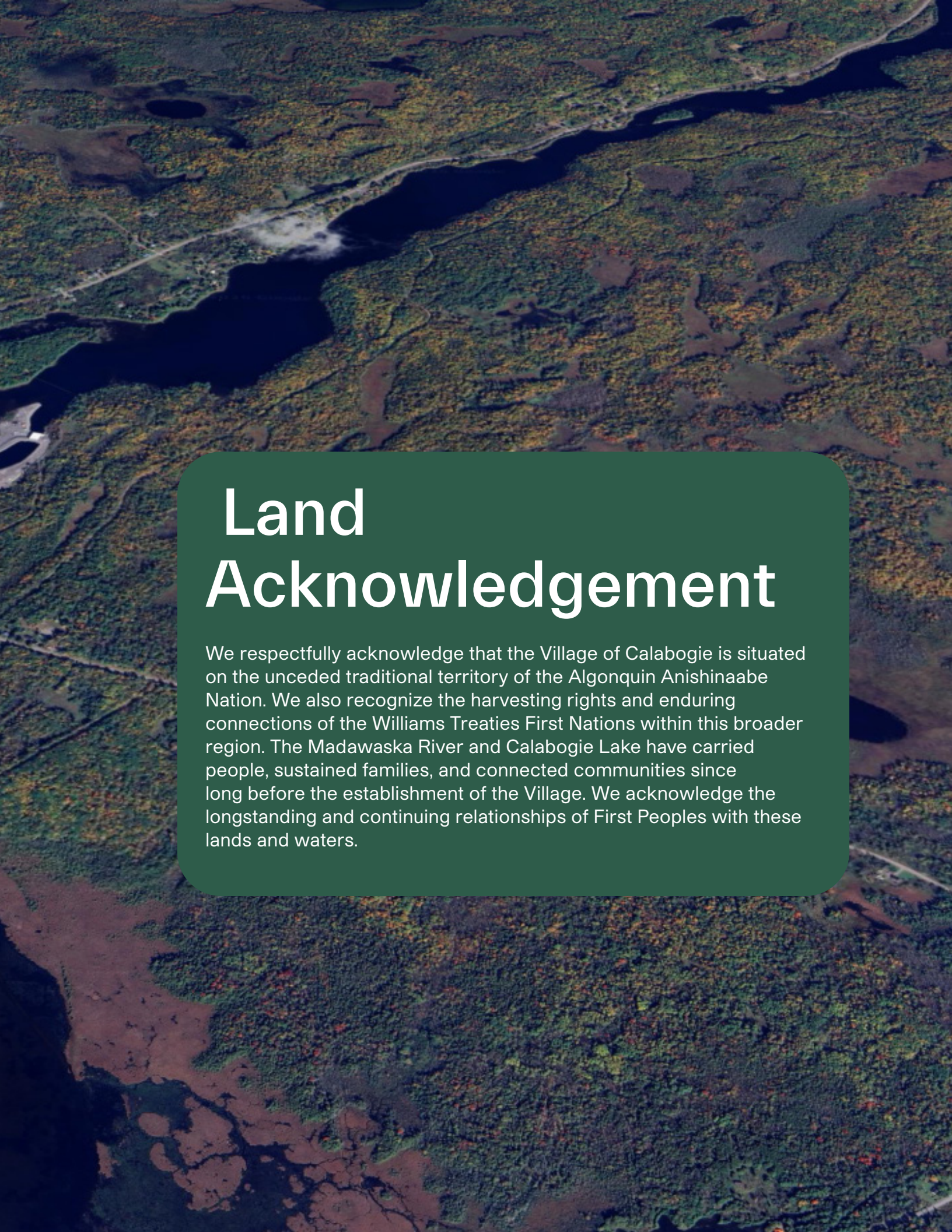
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Land Acknowledgement

We respectfully acknowledge that the Village of Calabogie is situated on the unceded traditional territory of the Algonquin Anishinaabe Nation. We also recognize the harvesting rights and enduring connections of the Williams Treaties First Nations within this broader region. The Madawaska River and Calabogie Lake have carried people, sustained families, and connected communities since long before the establishment of the Village. We acknowledge the longstanding and continuing relationships of First Peoples with these lands and waters.



1.0 Introduction

1.1 Purpose and Structure of the Secondary Plan

The Calabogie Secondary Plan establishes the long-term planning framework for the Village of Calabogie. It provides direction on land use, growth management, servicing, mobility, the public realm, community services, and the conservation of natural and cultural heritage resources. It applies to the lands shown on Schedule A, and upon adoption and approval it forms part of the County of Renfrew Official Plan.

The Plan was prepared over two years, informed by the Background Report (March 2026), the Growth Analysis Memo (July 2026), and the Recommendations Report (July 2026), together with two phases of engagement with the community, Council, Township staff, and First Nations and communities carried out between 2025 and 2026.

The Plan is organized in five sections:

- **Section 1.0** introduces the Plan and sets out the policy context and the vision.
- **Section 2.0** contains the General Policies, which apply to all lands in the Plan area.
- **Section 3.0** sets out the Land Use Designations shown on Schedule A, including the intent, permitted uses, and development direction for each.
- **Section 4.0** sets out the Area-Specific Overlays which apply in addition to the underlying designation.
- **Section 5.0** deals with Implementation, including the tools, actions, and monitoring needed to give effect to the Plan.
- **Appendix A** provides the Secondary Plan Schedules.
- **Appendix B** illustrates the intended urban design character of key land uses.



1.2 Planning Context and Policy Framework

The Secondary Plan has been prepared in accordance with the Planning Act and is consistent with the Provincial Planning Statement, 2024.

The County of Renfrew Official Plan is the Official Plan for the Township and is therefore the primary policy document guiding land use, growth management, environmental protection, infrastructure, and heritage conservation in the Township, and this Plan is to be read in conjunction with it. The County of Renfrew Official Plan designates Calabogie's settlement area as Village Community, which establishes Calabogie as a growth and service centre for the surrounding rural area. That designation provides for predominantly residential development accommodating a full range of housing types, together with commercial, institutional, recreational and light industrial uses, subject to land use compatibility, servicing suitability and the other applicable policies of the Official Plan.

The Secondary Plan area extends beyond the County settlement boundary to include the Riverfront Lands, Heritage Point, Barnett Park, and the residential areas along Bluff Point Drive, which function as part of the community in daily life. Lands outside the settlement area remain subject to the applicable County designations, and any future change to the settlement boundary would be pursued through a separate County Official Plan amendment.

1.3 Vision for the Village

The following vision sets out Calabogie's desired future, while the guiding principles establish how growth and change will support that vision. Together, they provide the foundation for the policies and implementation of this Secondary Plan.

Calabogie will remain a vibrant lakeside village where its natural landscape, waterfront, and close-knit community define its unique character. Through thoughtful, incremental growth, the village will become more complete, connected, and resilient, with a vibrant core, diverse housing, accessible public spaces, and an exceptional quality of life for residents at every stage of life.

1.4 Strategic Directions



1. Broaden housing choice. Provide a wider range of housing types, sizes and tenures so that residents can remain in Calabogie as their needs change and workers and households with different incomes can find suitable homes. Support smaller, accessible, multi-unit and rental housing in appropriate locations.



2. Focus growth and align development with servicing capacity. Concentrate growth within the Village, prioritizing infill and intensification while accommodating development at the Village edges where appropriate. Coordinate the scale and timing of development with demonstrated servicing capacity.



3. Connect the Village for walking and cycling. Strengthen connections between the Village Core, waterfront, residential neighbourhoods, community facilities, and trail networks. Make walking and cycling safer and more convenient for everyday trips and recreation.



4. Strengthen public enjoyment of the waterfront. Improve public access to the Madawaska Street shoreline through modest, coordinated public realm improvements. Maintain the Madawaska River shoreline as a quieter, naturalized setting for trails and passive recreation.



5. Reinforce Calabogie's identity and village character. Conserve cultural heritage and strengthen the Village Core as the community's commercial and social centre. Ensure new development respects village scale and character, while accommodating gentle infill within established residential neighbourhoods



6. Protect natural features and strengthen the parks and trails network. Protect natural heritage features and shorelines, and enhance the network of parks, open spaces and trails. Support these places as lasting assets for community wellbeing, four-season recreation and the local economy

2.0 General Policies

2.1 Application and Interpretation

2.1.1 The policies of this Secondary Plan apply to all lands within the Calabogie Secondary Plan Area, as shown on Schedule A. Development and site alteration shall conform with all applicable policies of this Secondary Plan.

2.1.2 This Secondary Plan shall be read in conjunction with the County of Renfrew Official Plan. Where this Secondary Plan provides more detailed direction, its policies shall apply.

2.2 Planned Character

2.2.1 Calabogie's planned character is that of a compact, predominantly low-rise waterfront village, combining a lively, walkable core with landscaped residential neighbourhoods and a strong natural and recreational setting. Growth shall introduce a broader range of housing and strengthen local shops and services while conserving heritage resources and reinforcing connections to Calabogie Lake, the Madawaska River and the K&P Trail. New development and public improvements shall contribute to welcoming streets, accessible waterfront spaces and gathering places that support everyday community life and four-season tourism. Development and redevelopment shall conserve, enhance and celebrate this character by:

a.) Reinforcing the Village Core as the principal focus of local shops, services and community activity, with buildings that contribute to welcoming streets and public spaces;

b.) Strengthening connections between existing and new development, the waterfront and recreational trails, and providing accessible places for social interaction and community activities;

c.) Using building scale, massing, siting, architecture and landscaping to reinforce village character and integrate new development with its surroundings; and,

d.) Conserving cultural heritage resources and retaining, where feasible, mature trees, natural terrain and shoreline vegetation that contribute to the Village's identity.

2.2.2 Protection and enhancement of urban character is not intended to require historic reproduction or to limit intensification, rather innovative architectural styles and urban forms that protect and enhance the Village's planned character and assist in sensitively integrating higher density development are encouraged. It shall be incumbent on an applicant to demonstrate how their proposal protects and enhances urban character, and to that end, an urban design brief may be required for certain proposals.

2.3 Growth Management and Development Pattern

2.3.1 Growth shall be accommodated through a combination of infill, redevelopment and the development of vacant lands in accordance with the land use and servicing policies of

this Plan. The form and arrangement of development shall reinforce the planned character of the Village as follows:

a.) Within the Village Core, infill and redevelopment shall strengthen village main streets through buildings and entrances oriented towards the street, distinct building frontages that reflect the scale of village shops and businesses, and parking located primarily beside or behind buildings. Development shall maintain or create pedestrian connections between the main street, surrounding neighbourhoods and the Madawaska Street waterfront.

b.) Within established residential neighbourhoods, growth shall occur through gentle infill that respects the prevailing low-rise scale, relationship of dwellings to the street, spacing between buildings and landscaped yards. New lots and housing forms may differ from those on neighbouring properties, provided their siting and design maintain these neighbourhood characteristics.

c.) In locations identified by this Plan for multi-unit housing near the Village Core and community uses, development shall establish a more compact residential pattern with direct pedestrian connections to nearby destinations. Where development adjoins established residential neighbourhoods, transitions shall be provided through building placement, changes in height and massing, setbacks and landscaping.

d.) On larger vacant sites and lands identified for development at the Village edges, new development shall form connected extensions of the Village. Streets and blocks shall relate to the surrounding street network, and the arrangement of lots shall maintain opportunities to connect with adjoining lands. Development along existing road frontages shall retain the access and connections needed for the future development of lands behind them.

2.3.2 Development layouts shall demonstrate how proposed lots, buildings, streets and open spaces will integrate with adjoining development and the future development of adjacent lands. Where required to achieve this integration:

a.) road and pedestrian connections shall align with existing streets, available rights-of-way and planned connections to the Village Core, community facilities, waterfront and trail network;

b.) servicing, drainage and open space connections shall be coordinated across property boundaries;

c.) initial phases and lot creation shall protect the access and corridors required for subsequent development; and

d.) where terrain or other physical constraints prevent a through-road connection, opportunities for pedestrian and cycling connections shall be incorporated where feasible.

2.4 Housing

2.4.1 A broad range and mix of housing types, lot and unit sizes, and tenures should be provided for across the Plan area to meet the needs of current and future residents, including smaller households, seniors, families, seasonal workers, and households with low or moderate incomes.

2.4.2 New residential development, particularly purpose-built rental, affordable, supportive, and non-market housing, should be located and designed to support convenient access to community services, commercial uses, parks, and walking and cycling routes.

2.4.3 Accessible, ground-oriented, and single-level housing is encouraged throughout the Village to provide options for residents to remain in the community as they age.

2.5 Economic Development and Tourism

2.5.1 Development that supports Calabogie's role as a local service centre and four-season tourism destination, while preserving the Village's planned character, is encouraged in accordance with the applicable land use designation policies.

2.5.2 Local commercial and community uses should be concentrated within the Village Core and other designated commercial or community amenity areas to improve access to services and support a complete, walkable community.

2.5.3 Tourism-related development should build upon Calabogie's waterfront, natural environment, recreational amenities, and trail network while remaining compatible with surrounding uses and protecting the features that contribute to the community's identity.

2.5.4 Small-scale and flexible commercial opportunities, including local services, markets, seasonal businesses, temporary events, and pop-up activities, may be supported where access, parking, servicing, and compatibility with surrounding uses can be appropriately addressed.

2.5.5 Larger-scale or major trip-generating commercial, institutional, and recreational uses should be directed to appropriately designated lands with convenient access to Calabogie Road.

2.5.6 The Township should use its Community Improvement Plan to support commercial property improvements and the reuse of vacant premises, particularly in the Village Core, subject to program eligibility and Council-approved funding.

2.5.7 The Township should support business activity in the Village Core through modest public realm improvements, including wayfinding and trail connections, and the use of suitable municipal spaces for markets and small events.

2.5.8 The Township shall work with businesses, tourism operators and regional partners on joint promotion and events that draw visitors into the Village Core, encourage longer visits and support activity during shoulder seasons.

2.5.9 The Township should support community-led placemaking in the Village Core and along the waterfront through public art, heritage interpretation, and seasonal installations that reflect Calabogie's identity and create welcoming places to gather.

2.6 Cultural Heritage and Archaeology

2.6.1 The Township should evaluate the potential built heritage resources identified through the Secondary Plan process and consider appropriate conservation measures, including listing on the Municipal Register or designation under the Ontario Heritage Act. An informational map of listed and designated properties should be maintained as an appendix to this Secondary Plan and may be updated without amendment.

2.6.2 The conservation and adaptive reuse of built heritage resources are encouraged and should be guided by the Standards and Guidelines for the Conservation of Historic Places in Canada.

2.6.3 The archaeological potential mapping prepared through the Calabogie Archaeological Management Plan and shown on Schedule D shall inform the review of development and site alteration in accordance with the archaeological assessment and conservation policies of the County of Renfrew Official Plan.

2.6.4 The Township should work with Indigenous Nations and communities with an interest in the area to develop a cultural heritage interpretation plan or related initiatives addressing traditional knowledge and history, settlement and industrial history, and tourism history.

2.6.5 The Township shall engage early with Indigenous Nations and communities with an interest in the area where archaeological resources may be affected. Development proponents should support this engagement through information sharing, opportunities to review findings, and Indigenous archaeological liaison participation during field investigations where interest is expressed.

2.7 Connectivity, Mobility, and Transportation

2.7.1 Schedule B shall guide the planning and coordination of a connected active transportation network linking residential neighbourhoods, the Village Core, waterfront areas, parks, community facilities, trailheads, and other key destinations. The network may include sidewalks, multi-use pathways, trails, crossings, and other pedestrian and cycling facilities. Minor adjustments to the location or type of facility may be made without amendment, provided the intended connection is maintained.

2.7.2 Development on or adjacent to a planned active transportation connection shall provide or protect for its continuation, where needed, and shall be designed to maintain the feasibility of the connection.

2.7.3 New roads and road reconstruction projects should apply complete-street principles appropriate to the rural village context, with consideration for:

a.) safe and accessible movement for pedestrians and cyclists of all ages and abilities;

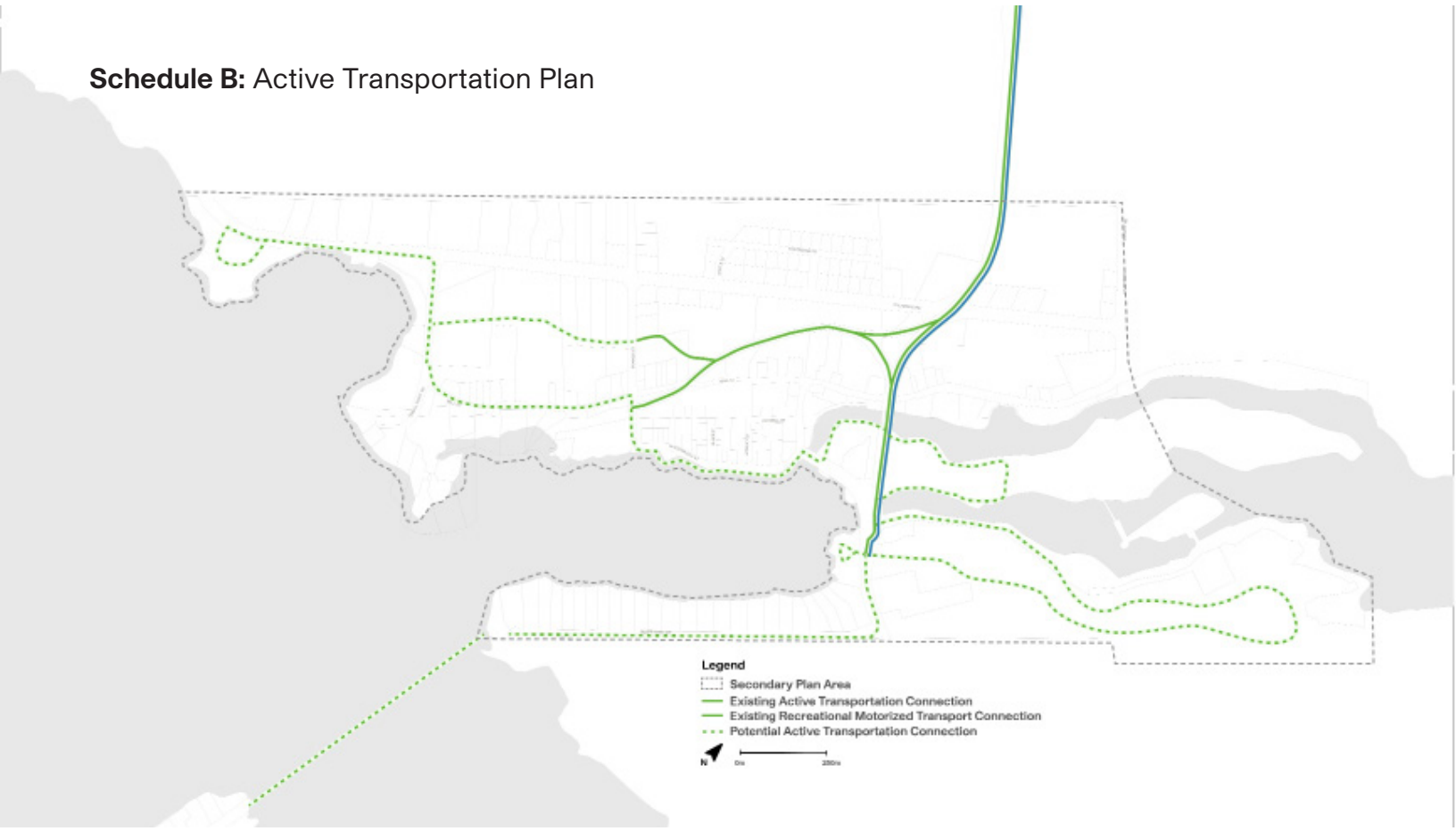
b.) traffic speeds, traffic calming, and safe crossings;

c.) connections to existing and planned trails;

d.) street trees, landscaping, and stormwater management; and

e.) the operational needs of emergency, service, and commercial vehicles.

Schedule B: Active Transportation Plan



2.7.4 The Township should work with the County to coordinate active transportation, intersection, traffic-calming, parking, and road improvements affecting County roads.

2.7.5 The Township should establish a coordinated wayfinding system connecting the Village Core, waterfront, parks, community facilities, trailheads, public parking, and tourism destinations.

2.7.6 Improving the active transportation connection between Calabogie Village and Calabogie Peaks should be pursued as a long-term priority through future transportation planning and road improvement projects.

2.7.7 As parking demand increases, the Township may prepare a Village parking strategy that balances vehicle access with pedestrian circulation, active transportation, and the quality of the public realm. The strategy should consider shared or public parking within convenient walking distance of the Village Core and other major destinations, as well as measures to reduce the prominence and impacts of surface parking.

2.7.8 The Township may investigate the feasibility of a non-motorized Bluff Point connection to the Causeway.

2.7.9 The Township, in coordination with the County where applicable, should pursue phased streetscape and public realm improvements along Mill Street, Madawaska Street, and Lanark Road. Priority should be given to pedestrian safety and accessibility, landscaping, wayfinding, and flexible public spaces, with improvements coordinated with road and infrastructure projects, waterfront and active transportation improvements, and private development.

2.8 Parks, Recreation, and the Public Realm

2.8.1 Parks, open spaces, waterfront areas, trails, and community facilities should form a connected system that serves residents and visitors and supports

Calabogie's role as a four-season recreational destination.

2.8.2 Parks and public spaces should:

a.) be accessible and inclusive for people of different ages and abilities;

b.) provide convenient connections to neighbourhoods and the active transportation network;

c.) contribute to a range of active and passive recreational opportunities;

d.) include seating, shade, landscaping, and other amenities appropriate to their function; and

e.) consider long-term maintenance and lifecycle costs.

2.8.3 Four-season recreational uses are encouraged where they are compatible with surrounding uses and avoid or minimize impacts on natural heritage features, shorelines, and cultural heritage resources.

2.9 Natural Heritage and the Waterfront

2.9.1 Development and site alteration shall conform with the applicable natural heritage, water resource, shoreline, and natural hazard policies of the County Official Plan.

2.9.2 Development, site alteration, and public realm improvements along Calabogie Lake and the Madawaska River shall be designed to protect shoreline functions, water quality, fish and wildlife habitat, and public safety.

2.9.3 Shoreline restoration and naturalization, native vegetation, erosion control, and low impact development measures are encouraged as part of development and public improvement projects.

2.9.4 The Township should pursue opportunities to protect and improve public access and connections to and along the waterfront through public lands and rights-of-way, development approvals, partnerships, acquisition, and other appropriate means.

2.10 Servicing, Stormwater Management, and Development Phasing

2.10.1 Development shall conform with the applicable water, sewage, stormwater management, and servicing policies of the County Official Plan.

2.10.2 The Village is currently serviced by a combination of private individual and communal on-site servicing for drinking water and sanitary sewage disposal, and this is anticipated to continue over the lifespan of this Plan. As such, development shall not be planned or approved on the assumption that municipal water or sewage services will become available within the Secondary Plan Area.

2.10.3 Development shall demonstrate that the proposed on-site water and sewage services are suitable over the long term, can accommodate the proposed use and density, and will not cause negative impacts.

2.10.4 The Calabogie Master Drainage Plan and associated drainage mapping shall guide development and drainage infrastructure planning within the Village. Development shall be assessed in relation to the applicable drainage catchment, identified flow nodes and receiving drainage system.

2.10.5 Stormwater management studies required under the County Official Plan shall address downstream capacity and the cumulative effects of planned

development, supported by detailed survey and hydraulic assessment where necessary. Scoped drainage assessments may also be required for smaller developments where additional runoff or changes to drainage patterns could affect an identified drainage constraint.

2.10.6 Development shall protect natural drainage features and maintain safe, continuous major overland flow routes. Existing drainage directions and outlets should be maintained. Changes shall be supported by an assessment demonstrating no adverse upstream or downstream effects on properties, infrastructure or natural heritage features.

2.10.7 Stormwater management shall protect the water quality of Calabogie Lake, the Madawaska River and their tributaries. Lot-level and conveyance controls, including low impact development measures, shall be incorporated where technically feasible and supplemented by other treatment facilities where required. Infiltration measures shall be supported by investigations confirming suitable soil, groundwater and bedrock conditions.

2.10.8 Drainage studies and the design of new or upgraded infrastructure shall account for projected changes in rainfall intensity using rainfall data and climate-change allowances accepted by the Township, informed by the Master Drainage Plan.

2.10.9 Development shall be phased to ensure required stormwater controls and downstream drainage improvements are operational before the additional runoff they are intended to manage is generated. Applicable approval conditions and agreements shall secure necessary works, drainage lands or easements, and establish responsibilities for funding, ownership, maintenance and access.

2.10.10 The Township shall prioritize further investigation of drainage constraints along Lanark Road, Francis Street and Mill Street. Confirmed improvements shall be coordinated with development phasing and road, servicing and utility projects. The Master Drainage Plan should be reviewed and updated as development proceeds and more detailed information becomes available.

2.11 Strategic Use of Public Lands

2.11.1 Publicly owned lands within the Secondary Plan Area should be used strategically to implement the vision and objectives of this Secondary Plan.

2.11.2 Before declaring Township-owned land surplus or disposing of it, the Township should evaluate its potential to support:

a.) affordable, supportive, non-market, seniors', or accessible housing;

b.) community facilities and public services;

c.) parks, trails, waterfront access, and public realm improvements;

d.) water, sewage, stormwater, transportation, or other infrastructure; and

e.) other strategic community needs identified by the Township.

2.11.3 The Township should encourage the County and other public bodies to undertake a similar evaluation of their lands within the Secondary Plan Area and collaborate where coordinated planning or development would support shared objectives.

2.11.4 Where public lands are suitable for

development, the Township should consider implementation approaches such as:

a.) direct public development;

b.) partnerships with other governments, Indigenous Nations and communities, non-profit organizations, or private-sector partners;

c.) long-term land leases;

d.) requests for proposals;

e.) conditional disposition; and

f.) agreements securing identified uses or development outcomes.

2.11.5 Where public land is made available for affordable, supportive, or non-market housing, the Township should use agreements, conditions, or other available mechanisms to secure the intended use and level of affordability over the long term.General Policies

2.12 Indigenous Peoples and the Duty to Consult

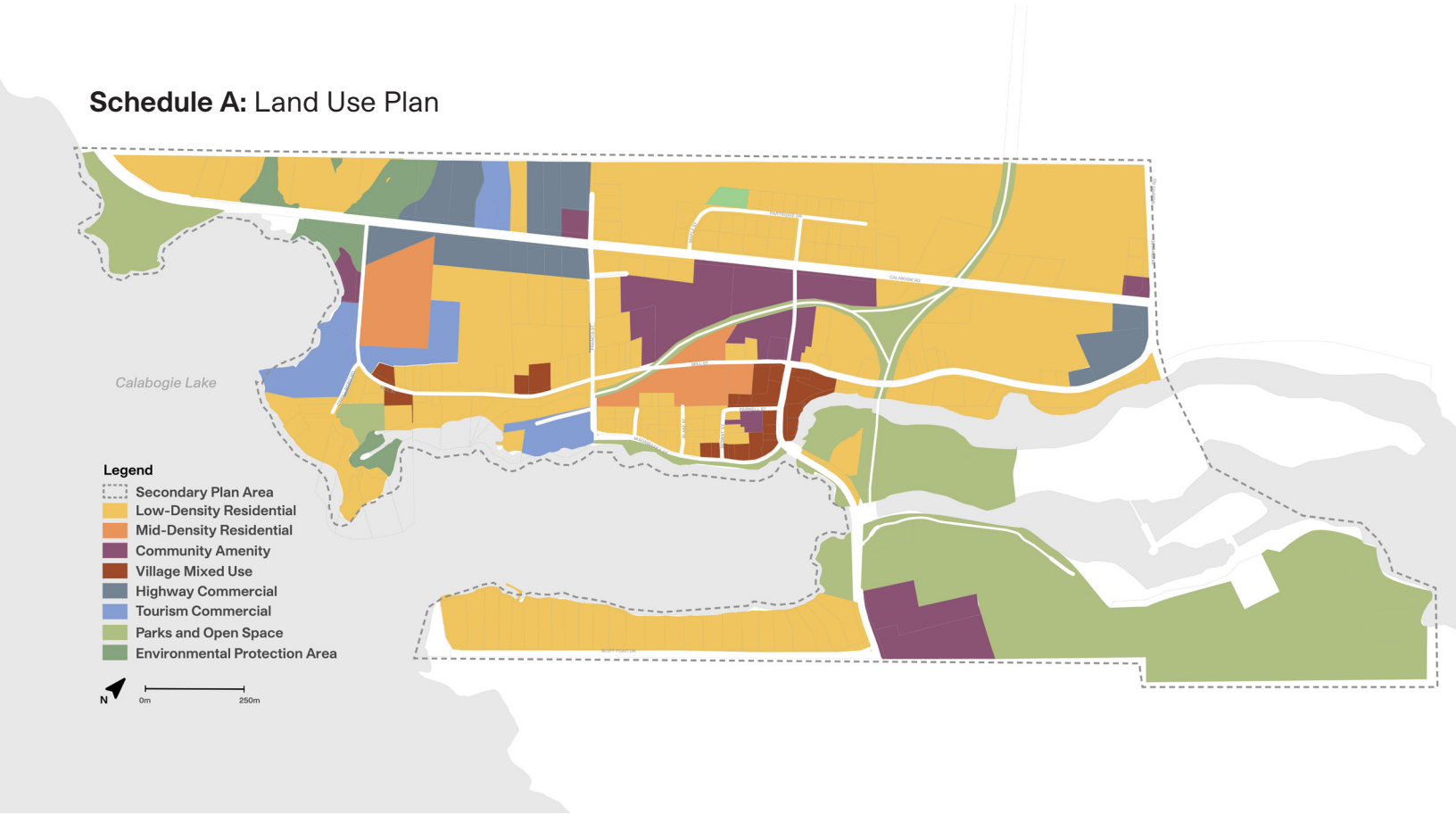
2.12.1 The Township will take an active role in engaging Indigenous Nations and communities on planning matters that may affect their Aboriginal or treaty rights or interests. Engagement shall occur as early as reasonably possible on planning matters that may affect their rights or interests, including, but not limited to, Secondary Plan amendments, Official Plan and Zoning By-law amendments, plans of subdivision and condominium, and public works within the Secondary Plan Area.

2.12.2 Where an archaeological assessment is required for proposed development or site alteration, the Township will notify Indigenous Nations and communities with an interest in the area early in the process and support opportunities for their participation. Where a Nation or community wishes to participate through liaison or monitoring roles, the Township will work collaboratively with them, the proponent, and the archaeologist to establish appropriate arrangements

2.12.3 The Township will work with Indigenous Nations and communities to establish protocols for receiving, using, storing, and sharing information provided by Indigenous Nations and communities concerning sites, travel routes, harvesting areas, burial sites, or other culturally significant places. The protocols will respect cultural sensitivities and confidentiality requests to the fullest extent permitted by applicable law.

2.12.4 The Township acknowledges the value of Indigenous knowledge and cultural heritage and will seek partnership with Indigenous Nations and communities on the cultural heritage interpretation initiatives contemplated by Policy 2.6.4, including naming, language, and interpretation, with authorship of that work resting with the Nations that choose to participate.

Schedule A: Land Use Plan



3.0 Land Use Designations

3.1 General

3.1.1 All lands within the Calabogie Secondary Plan Area are designated Village Community in the County of Renfrew Official Plan and remain subject to the applicable policies of the County Official Plan.

3.1.2 The land use designations shown on Schedule A provide more detailed direction for land use and development within the Secondary Plan Area. Development shall conform with the applicable land use designation, the General Policies, and any applicable Area-Specific Overlay of this Secondary Plan.

3.1.3 Listing a use as permitted in this Secondary Plan does not mean that it is permitted as of right on every property. Permitted uses remain subject to the Township's Zoning By-law, the availability of appropriate servicing, and all other applicable policies and requirements.

3.1.4 Designation boundaries shown on Schedule A should generally be interpreted to follow property boundaries, roads, watercourses, natural features, and other identifiable features. Minor adjustments may be made without amendment where supported by more detailed environmental, engineering, surveying, or planning information and where the general intent and land use pattern of this Secondary Plan are maintained.

3.2 Low-Density Residential

Purpose

The Low-Density Residential designation is intended to accommodate new low-rise residential development and gentle intensification within established neighbourhoods. It supports a range of housing types within a lower-intensity development pattern appropriate to Calabogie's village context and available servicing.

Policies

3.2.1 Permitted uses may include low-rise, primarily ground-oriented residential uses, home-based businesses, parks and open spaces, and compatible small-scale community uses.

3.2.2 New multi-lot development should generally not exceed a density of 15 units per gross developable hectare. This density is not intended to prevent small-scale infill or intensification on individual lots where compatible and appropriately serviced.

3.2.3 Residential buildings should generally not exceed four storeys.

3.2.4 Intensification within established residential neighbourhoods should complement the general scale and pattern of surrounding development. Compatibility should be assessed based on physical characteristics such as building scale, massing, setbacks, and the relationship to neighbouring properties and the street, rather than housing type or tenure.

3.3 Mid-Density Residential

Purpose

Mid-Density Residential designation accommodates more compact, low-rise housing near the Village Core and community amenities. It supports a broader range of housing options, including rental, affordable, non-market, and seniors' housing, which are currently limited in Calabogie.

Policies

3.3.1 Permitted uses may include compact, low-rise residential uses, residential care facilities, parks and communal amenity spaces, and compatible small-scale community uses.

3.3.2 Development should generally achieve a density of between 15 and 30 units per gross developable hectare. Higher densities may be permitted on individual sites where they are consistent with the intended low-rise built form and supported by appropriate servicing.

3.3.3 Buildings should generally not exceed four storeys.

3.3.4 Development adjacent to Low-Density Residential areas shall provide an appropriate transition through building setbacks, stepbacks, changes in height or massing, landscaping, or other site-design measures.

3.3.5 Development should orient buildings and primary entrances toward streets or principal pedestrian routes, locate and screen surface parking to reduce its visibility, and provide suitable indoor or outdoor amenity space.

3.4 Community Amenity

Purpose

The Community Amenity designation accommodates public and private institutional, health, educational, cultural, recreational, and social service uses. It also supports compatible residential and small-scale commercial uses that complement these functions and contribute to accessible, mixed-use community hubs.

Policies

3.4.1 Permitted uses may include community, institutional, health, educational,

cultural, recreational, and social service uses, together with compatible residential uses, parks and open spaces, and ancillary small-scale commercial uses.

3.4.2 Sites may accommodate a single principal use or a compatible mix of uses. Co-location and the sharing of access, parking, servicing, buildings, and outdoor spaces are encouraged where they would improve access to services or make more efficient use of land and infrastructure.

3.4.3 Residential uses may be permitted where they complement and do not limit the community-serving function of the designation.

3.4.4 Development should provide safe and accessible pedestrian connections among buildings, outdoor spaces, public roads, and the active transportation network. Buildings and primary entrances should be oriented toward public streets, principal pedestrian routes, or shared public spaces.

3.4.5 Parking, loading, refuse storage, and service areas should be located and screened to minimize their visibility from public spaces and impacts on adjacent residential uses.

3.5 Village Mixed-Use

Purpose

The Village Mixed-Use designation reinforces the historic Village Core as Calabogie's principal centre for commercial, community, cultural, and residential activity. It supports incremental intensification and a compact, pedestrian-oriented main street environment along Mill Street, Madawaska Street, and Lanark Road.

Policies

3.5.1 Permitted uses may include a broad mix of commercial, office, visitor accommodation, community, cultural, institutional, recreational, and residential uses, including combinations of these uses within mixed-use buildings.

3.5.2 A mix of uses that supports activity throughout the day and across all seasons is encouraged. Mixed-use buildings containing commercial or community uses at grade and residential or office uses above are particularly encouraged.

3.5.3 Along priority commercial frontages identified, ground-floor space should contain or be designed to accommodate commercial, community, or other publicly accessible uses.

3.5.4 Development should complement the scale and character of the Village Core. Buildings should be located close to and oriented toward the street or an adjoining public space, with entrances and windows creating an active, pedestrian-scaled frontage. Safe and direct pedestrian connections should be provided to sidewalks, public parking, the waterfront, and nearby community destinations.

3.5.5 Surface parking should generally be located beside or behind buildings and should not dominate the street frontage or interrupt principal pedestrian routes. Parking, loading, and service areas should be located or screened to minimize their visibility from public spaces and impacts on adjacent residential uses.

3.5.6 Automobile-oriented uses and site designs that substantially interrupt the pedestrian frontage should be directed to the Highway Commercial designation.

3.6 Highway Commercial

Purpose

The Highway Commercial designation accommodates commercial uses that require larger sites, vehicle access, outdoor display or storage, or greater parking capacity than can be appropriately accommodated within the Village Core. It supports additional village-serving amenities, including a potential grocery store, while promoting an attractive and coordinated frontage along Calabogie Road.

Policies

3.6.1 Permitted uses may include commercial uses requiring larger sites, buildings, parking areas, vehicle access, or outdoor display and storage, including retail and service commercial, automotive, commercial recreation, visitor accommodation, and office uses.

3.6.2 Development shall minimize the number of vehicle access points to Calabogie Road. Shared access, internal connections between adjoining sites, and coordinated parking should be provided where feasible.

3.6.3 Development shall provide safe pedestrian connections among buildings, parking areas, the public road, nearby residential areas, and the active transportation network. Larger parking areas should include internal pedestrian routes, landscaped islands, shade trees, and stormwater management features.

3.6.4 Buildings and landscaping should contribute to an attractive and coordinated frontage along Calabogie Road. Parking should generally be located beside or behind the principal building where feasible.

3.6.5 Outdoor display and storage may be permitted where associated with a permitted use and located or screened to minimize visibility from public streets and impacts on nearby residential and community uses. Loading, refuse storage, and service areas should be similarly located or screened.

3.6.6 Development adjacent to residential or community uses should incorporate setbacks, landscaping, screening, lighting controls, or other measures to minimize impacts.

3.7 Tourism Commercial

Purpose

The Tourism Commercial designation recognizes existing and accommodates new visitor accommodations, recreational facilities, and complementary commercial uses. It supports Calabogie's four-season tourism economy while protecting the natural, waterfront, and rural village qualities that attract visitors.

Policies

3.7.1 Permitted uses may include visitor accommodations, resorts, commercial recreation, and other tourism-related uses, together with complementary food service, wellness, event, water-access, retail, and service uses.:

3.7.2 Four-season operation and a complementary mix of accommodation, recreation, food service, wellness, event, and retail uses are encouraged.

3.7.3 Development should complement the scale and character of the surrounding area and manage traffic, noise, lighting, servicing, and outdoor activity to minimize impacts on nearby uses.

3.7.4 Development should incorporate publicly accessible trails, waterfront connections, or recreational amenities where feasible and compatible with natural heritage protection and the operation of the tourism use.

3.7.5 Tourism Commercial lands should be retained primarily for tourism and recreational uses. Conversion to a predominantly permanent residential use is discouraged.

3.7.6 Accommodation for staff of the principal tourism use may be permitted as an accessory use where appropriately integrated and serviced.

3.8 Parks and Open Space

Purpose

The Parks and Open Space designation recognizes and protects lands used or intended for parks, beaches, trails, outdoor recreation, public access, conservation, and other open-space purposes. The designation supports a connected recreation and open-space network serving residents and visitors.

Policies

3.8.1 Permitted uses may include parks, open spaces, conservation, outdoor recreation, trails, water access, public gathering, cultural, and interpretive uses, together with accessory facilities and compatible temporary activities.

3.8.2 Buildings and structures shall be limited to those associated with or supporting a permitted park, recreation, conservation, or public-access use.

3.8.3 The designation of privately owned land as Parks and Open Space does not imply a right of public access or require the Township to acquire the land.

3.8.4 The Township may acquire land or secure public access through dedication, donation, easement, purchase, partnership, or other appropriate means.

3.9 Environmental Protection Area

Purpose

The Environmental Protection Area designation identifies and protects natural heritage features, water resources, shorelines, wetlands, flood-prone lands, and other areas affected by environmental or natural hazard constraints. It supports conservation and allows only limited uses that protect ecological functions and public safety.

Policies

3.9.1 Permitted uses shall be limited to those allowed by the applicable Environmental Protection policies of the County Official Plan, including conservation and non-intensive outdoor recreation.

3.9.2 Development and site alteration shall only be permitted in accordance with the applicable Environmental Protection, natural heritage, shoreline, and natural hazard policies of the County Official Plan.

3.9.3 Non-intensive outdoor recreational uses and trails may be permitted where they do not create or aggravate a natural hazard, negatively affect natural heritage features or ecological functions, or require substantial buildings, grading, or site alteration.

3.9.4 Minor refinements to Environmental Protection Area boundaries may be permitted without amendment where supported by updated mapping, an environmental or wetland evaluation, geotechnical information, or other information prepared by a qualified professional and accepted by the appropriate approval authority. Lands removed from the designation shall be subject to the adjoining land use designation and all other applicable policies.

Lands determined to be unsuitable for development shall be excluded from the developable land area used to calculate density and shall not be accepted as required parkland dedication.


TROY

Schedule C: Area-Specific Overlays



4.0 Area-Specific Overlays

4.1 General Policies

4.1.1 The Area-Specific Overlays shown on Schedule C identify locations where additional direction is needed to implement the vision and objectives of this Secondary Plan.

4.1.2 Overlay policies apply in addition to the underlying land use designation and do not change the permitted uses unless specifically stated. Where an overlay provides more specific direction, the overlay policy shall apply.

4.1.3 The locations and boundaries of overlays shown on Schedule C are approximate and may be refined without amendment, provided their purpose and intended area of application are maintained.

4.1.4 The identification of a potential facility, trail, connection, park, or public improvement does not, on its own, create a public right of access, require the conveyance of private land, or commit the Township or County to acquiring land or undertaking the improvement.

4.2 Health Hub Overlay

Purpose

The Health Hub Overlay recognizes the planned Health Hub and supports an integrated cluster of health, community, residential, recreational, and family-serving uses in the centre of the Village.

Policies

4.2.1 The planned Health Hub shall be the principal anchor of the Overlay. Complementary community, residential, recreational, and small-scale commercial uses are encouraged, particularly seniors', affordable and non-market housing, childcare, and social and community services.

4.2.2 Development should create an integrated community-hub environment through coordinated site design, shared access, parking and servicing, accessible pedestrian connections, and outdoor amenity spaces. Development shall protect for the phased expansion of the Health Hub and complementary community facilities.

4.2.3 The Township should work with the County, health and housing providers, community organizations, and other partners to coordinate investment and implementation.

4.2.4 The Township should pursue opportunities to expand outdoor recreation facilities near the existing Community Centre. Improvements should connect with the active transportation network, use shared parking and facilities, and minimize impacts on adjacent residential uses.

4.3 Waterfront Overlay

Purpose

The Waterfront Overlay is intended to establish a connected waterfront system extending along Madawaska Street, Lanark Road, and the Madawaska River. The Overlay supports improved public access, waterfront trails and gathering spaces, visitor docking, passive recreation, shoreline restoration, and complementary commercial and tourism activity.

Policies

4.3.1 Public access and enjoyment shall be prioritized on municipally owned or controlled waterfront lands. The Township shall pursue an interconnected waterfront route through public lands, rights-of-way, easements, agreements, partnerships, and other appropriate means.

4.3.2 The Madawaska Street and Lanark Road waterfront should accommodate a more active public realm, including a promenade or boardwalk, gathering spaces, visitor docking, seating, events, and complementary small-scale commercial activity.

4.3.3 Riverfront lands east of Lanark Road should maintain a quieter, naturalized character focused on non-motorized trails, passive recreation, interpretation, shoreline restoration, and scenic enjoyment of the Madawaska River.

4.3.4 The Township should prepare a coordinated comprehensive landscape plan along the waterfront addressing:

a.) public access, trails, public spaces, and docking;

b.) traffic circulation and parking, including the potential introduction of one-way traffic along Madawaska Street;

c.) shoreline restoration, natural heritage, and natural hazards;

d.) accessibility and public safety; and

e.) phasing, operations, maintenance, and lifecycle costs.

4.3.5 The Township should coordinate with Ontario Power Generation, waterfront landowners, applicable agencies, and other partners when planning and implementing waterfront improvements.

4.4 Heritage Point Overlay

Purpose

The Heritage Point Overlay establishes Heritage Point as a visitor destination and eastern gateway to Calabogie, connecting the Village with the regional trail network and the Madawaska River.

Policies

4.4.1 Heritage Point should function as a visitor gateway, trailhead, and information point connecting Calabogie Village with the regional trail network and the Madawaska River.

4.4.2 Improvements may include an upgraded or reactivated boat launch, beach and water-access improvements, visitor information and wayfinding, parking, seating and picnic areas, a playground, and seasonal or pop-up activities.

4.4.3 The Township should prepare a concept plan to coordinate facilities, trail and waterfront connections, parking and circulation, accessibility, and long-term operations and maintenance.

4.4.4 Buildings and structures shall remain small in scale and complement the natural, waterfront, and gateway character of Heritage Point.

4.5 Barnett Park and Beach Overlay

Purpose

The Barnett Park and Beach Overlay reinforces Barnett Park as a family-oriented waterfront park anchoring the western end of Calabogie.

Policies

4.5.1 Barnett Park and the adjacent beach shall be maintained as an important public waterfront and recreational destination and should be enhanced over time.

4.5.2 Potential improvements may include upgraded washrooms, beach, play and picnic facilities, fishing and water access, seating, landscaping, signage, and improvements to existing buildings or cottages. Improvements should support accessible movement among parking areas, washrooms, the beach, recreation facilities, and other amenities.

4.5.3 The Township should pursue safe pedestrian and cycling connections between Barnett Park, the Village Core, and the active transportation network, including improvements along Calabogie Road.


Dog Park

5.0 Implementation

5.1 General

5.1.1 This Secondary Plan shall be implemented through the powers available to the Township and the County under the Planning Act, the Municipal Act, and other applicable legislation, including the Zoning By-law, site plan control, plans of subdivision and condominium, consents, minor variances, development agreements, capital and operating budgets, and partnerships.

5.1.2 Public works, by-laws, and capital projects undertaken by the Township within the Secondary Plan Area shall conform with this Secondary Plan.

5.1.3 The identification of an action, study, or improvement in this Secondary Plan, including in Table 1, does not commit the Township or County to funding or undertaking it within a specific timeframe. Implementation will be subject to Council priorities, budgets, available funding, and further study, consistent with Policy 4.1.4.

5.2 Zoning By-law

5.2.1 The Township should update its Zoning By-law following the approval of this Secondary Plan to implement the land use designations, permitted uses, heights, densities, and built form direction of this Plan.

5.2.2 The Township may choose not to pre-zone all lands in accordance with this Secondary Plan. Where servicing, phasing, or technical matters remain to be resolved, zoning may be amended on an application basis, in accordance with the Secondary Plan.

5.2.3 Until the Zoning By-law is updated, existing zoning shall continue to apply. Any amendment to the Zoning By-law shall conform with this Secondary Plan.

5.3 Parkland and Funding

5.3.1 The Township should use parkland dedication and cash-in-lieu of parkland under the Planning Act to secure lands and funds for the parks, trails, waterfront access, and public spaces identified in this Secondary Plan. Priority should be given to securing connections along the waterfront and the active transportation network.

5.3.2 The Township may use development charges, grants and programs of senior levels of government, partnerships, and other available funding sources to implement public improvements identified in this Secondary Plan.

5.4 Coordination and Partnerships

5.4.1 The Township shall coordinate with the County on matters affecting County roads, housing, and the County Official Plan, and with Ontario Power Generation and applicable agencies on matters affecting the waterfront, shoreline, and natural hazards.

5.4.2 The Township shall continue to engage with Indigenous Nations and communities with an interest in the area throughout the implementation of this Secondary Plan, in accordance with Policies 2.6.4 and 2.6.5.

5.4.3 The Township should work with local businesses, community organizations, event organizers, and residents to support year-round programming and activation of the Village Core, the waterfront, and parks, including markets, events, seasonal businesses, and pop-up activities as contemplated by Policy 2.5.4.

5.5 Monitoring and Review

5.5.1 The Township should monitor the implementation of this Secondary Plan, including:

a.) development activity and the supply and mix of housing by type and tenure;

b.) the performance of individual and communal servicing systems and any emerging servicing constraints;

c.) progress on the actions identified in Table 1; and

d.) feedback from residents, businesses, visitors, and partners.

5.5.2 The Township should report to Council on implementation progress periodically and should review this Secondary Plan in conjunction with reviews of the County Official Plan, or sooner where warranted by changes in growth, servicing, or provincial or County policy.

5.5.3 Changes to the policies or schedules of this Secondary Plan shall require an amendment, except where this Plan specifically permits refinements without amendment, including minor adjustments to designation and overlay boundaries, active transportation facilities, informational appendices, the Urban Design Guidelines, and Table 1.

5.6 Implementation Action Plan

5.6.1 Table 1 identifies the actions required to implement this Secondary Plan, the related policies, lead and partner organizations, and indicative timing. Table 1 is provided to assist in work planning and budgeting and may be updated without amendment to this Secondary Plan.

5.6.2 The Township should consider Table 1 through its annual budget and capital planning processes and review it as part of monitoring under Section 5.5.

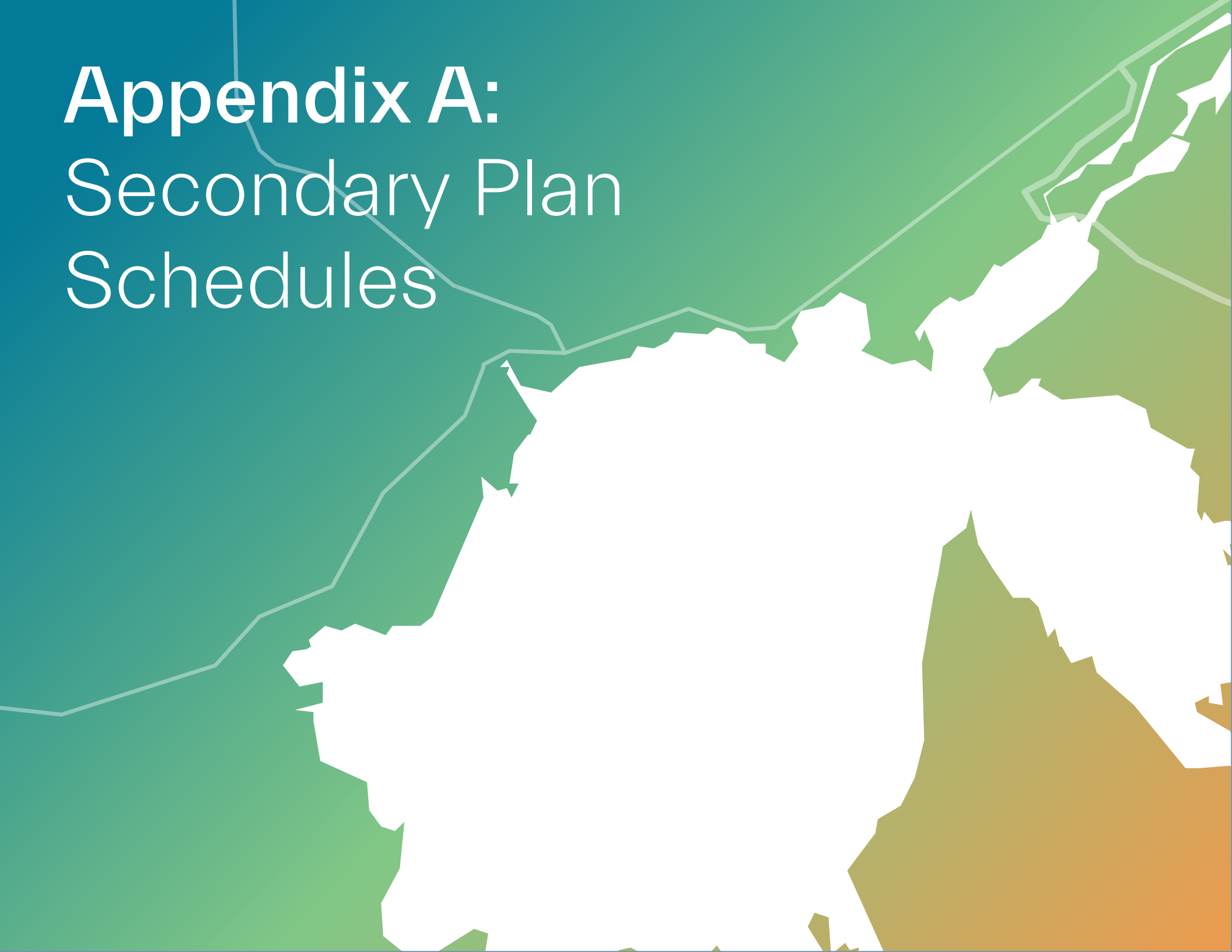
5.6.3 Timing in Table 1 is indicative and is defined as follows: Short term (within 3 years of approval), Medium term (4 to 7 years), Long term (8 years or more), and Ongoing.

Table 1: Implementation Action Plan

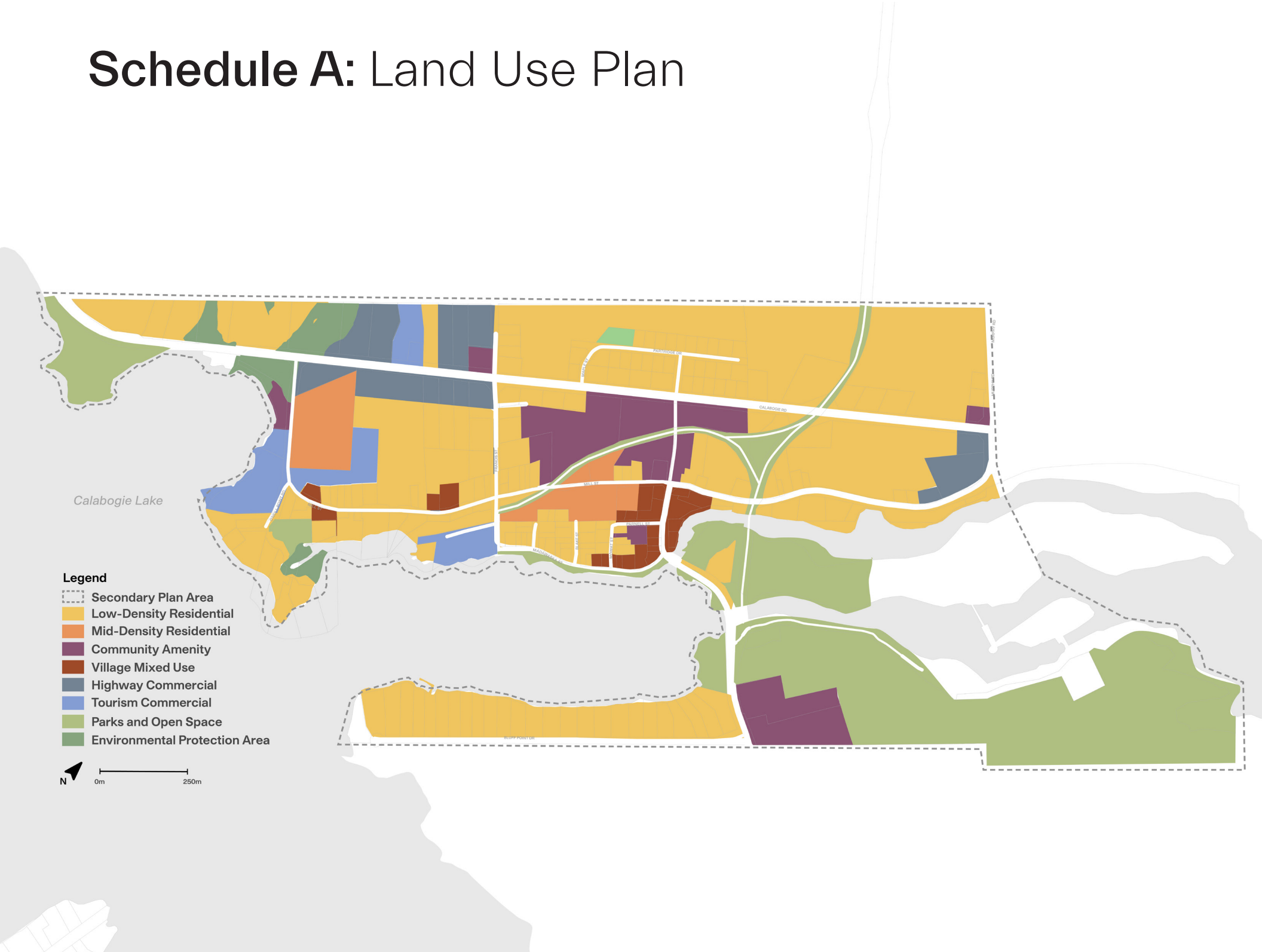
#	Action	Policy	Lead; Partners	Timing
Planning Tools				
1	Update the Zoning By-law to implement the Secondary Plan	5.2.1	Township; County	Short
2	Confirm the Township approach to private communal services, including any municipal responsibility agreements	2.10.2, 2.10.3	Township; County, agencies	Short
3	Consider a Community Improvement Plan for the Village Core	2.5.6	Township	Medium
Housing and Public Lands				
4	Inventory and evaluate Township-owned lands before any surplus declaration or disposition	2.11.2	Township	Short, then ongoing
5	Encourage the County and other public bodies to evaluate their lands in the Plan Area	2.11.3	Township; County, public bodies	Short
6	Pursue partnerships to deliver affordable, supportive, or non-market housing on suitable public lands, with long-term affordability secured	2.11.4, 2.11.5	Township; County, non-profit and Indigenous partners	Medium
7	Coordinate investment in the Health Hub and complementary uses	4.2.3	Township; County, health and housing providers	Ongoing
Cultural Heritage and Indigenous Engagement				
8	Evaluate potential built heritage resources and consider listing or designation; maintain the informational heritage map	2.6.1	Township; property owners	Short
9	Develop a cultural heritage interpretation plan with Indigenous Nations and communities	2.6.4, 2.12.4	Township; Indigenous Nations and communities	Medium
10	Maintain early engagement with Indigenous Nations and communities where archaeological resources may be affected	2.6.5, 2.12.2	Township; Indigenous Nations and communities	Ongoing
Mobility and Streetscapes				
11	Implement the active transportation network through capital projects and development approvals	2.7.1, 2.7.2	Township; County, developers	Ongoing
12	Coordinate crossings, traffic calming, parking, and active transportation on County roads	2.7.4	Township; County	Ongoing
13	Establish a coordinated wayfinding system	2.7.5	Township; County, tourism partners	Short

#	Action	Policy	Lead; Partners	Timing
14	Phase streetscape and public realm improvements on Mill Street, Madawaska Street, and Lanark Road with road and infrastructure projects	2.7.8	Township; County	Medium
15	Prepare a Village parking strategy as parking demand increases, coordinated with the waterfront plan	2.7.7	Township	Medium
16	Pursue pedestrian and cycling connections to Barnett Park, including along Calabogie Road	4.5.3	Township; County	Medium
17	Pursue an improved active transportation connection between the Village and Calabogie Peaks	2.7.6	Township; County, Calabogie Peaks	Long
18	Investigate the feasibility of a non-motorized Bluff Point connection to the Causeway.	2.7.8	Township; landowners, OPG, County, trail organizations	Long
Waterfront, Parks, and Programming				
19	Prepare a coordinated waterfront plan, including access, docking, circulation and parking, shoreline restoration, programming, and operations	4.3.4, 4.3.5	Township; OPG, landowners, agencies	Short
20	Secure a continuous public waterfront route through public lands, easements, agreements, and acquisition	4.3.1, 2.9.4	Township; landowners, OPG	Ongoing
21	Prepare a concept plan for Heritage Point	4.4.3	Township; trail organizations	Short
22	Implement Barnett Park and beach improvements	4.5.1, 4.5.2	Township	Medium
23	Expand outdoor recreation facilities near the Community Centre	4.2.4	Township; community organizations	Medium
24	Incorporate shoreline restoration and low impact development in public projects	2.9.3, 2.10.7	Township; agencies	Ongoing
25	Support year-round programming and activation of the Village Core, waterfront, and parks	2.5.4, 4.3.2, 5.4.3	Township; businesses, community organizations	Ongoing
Monitoring				
26	Monitor development, housing, servicing, and action progress, and report to Council	5.5.1, 5.5.2	Township; County	Ongoing

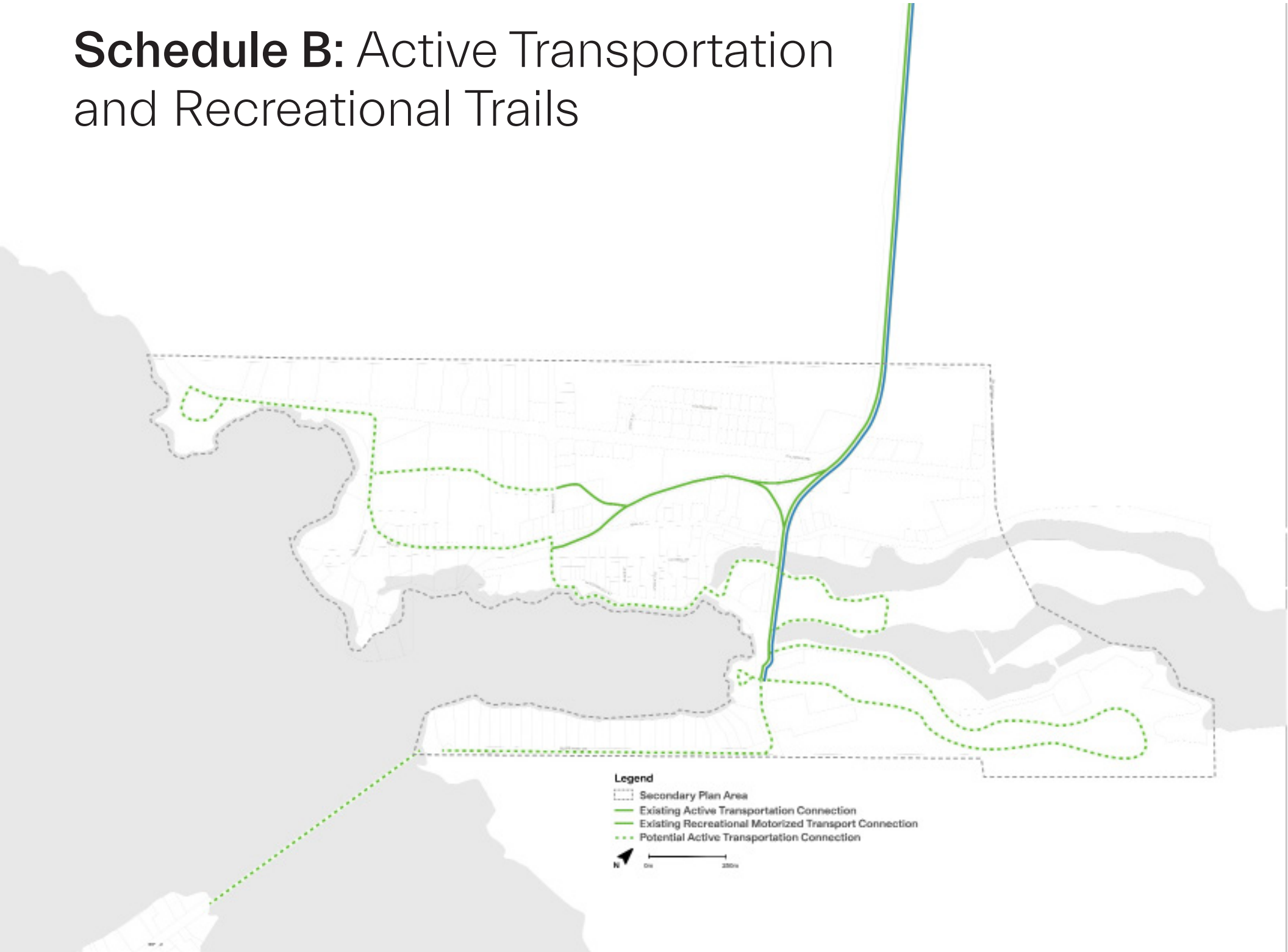
Appendix A: Secondary Plan Schedules



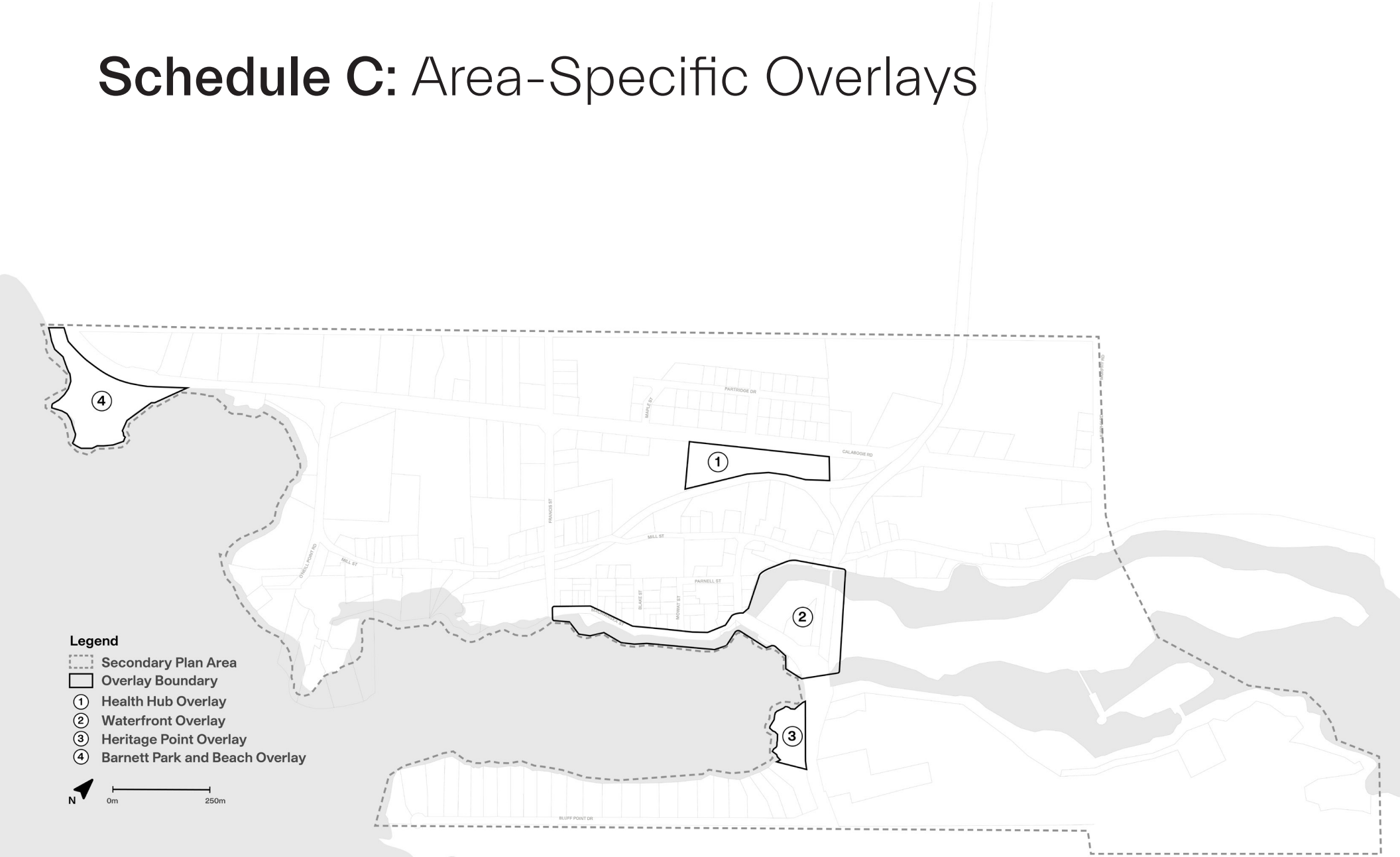
Schedule A: Land Use Plan



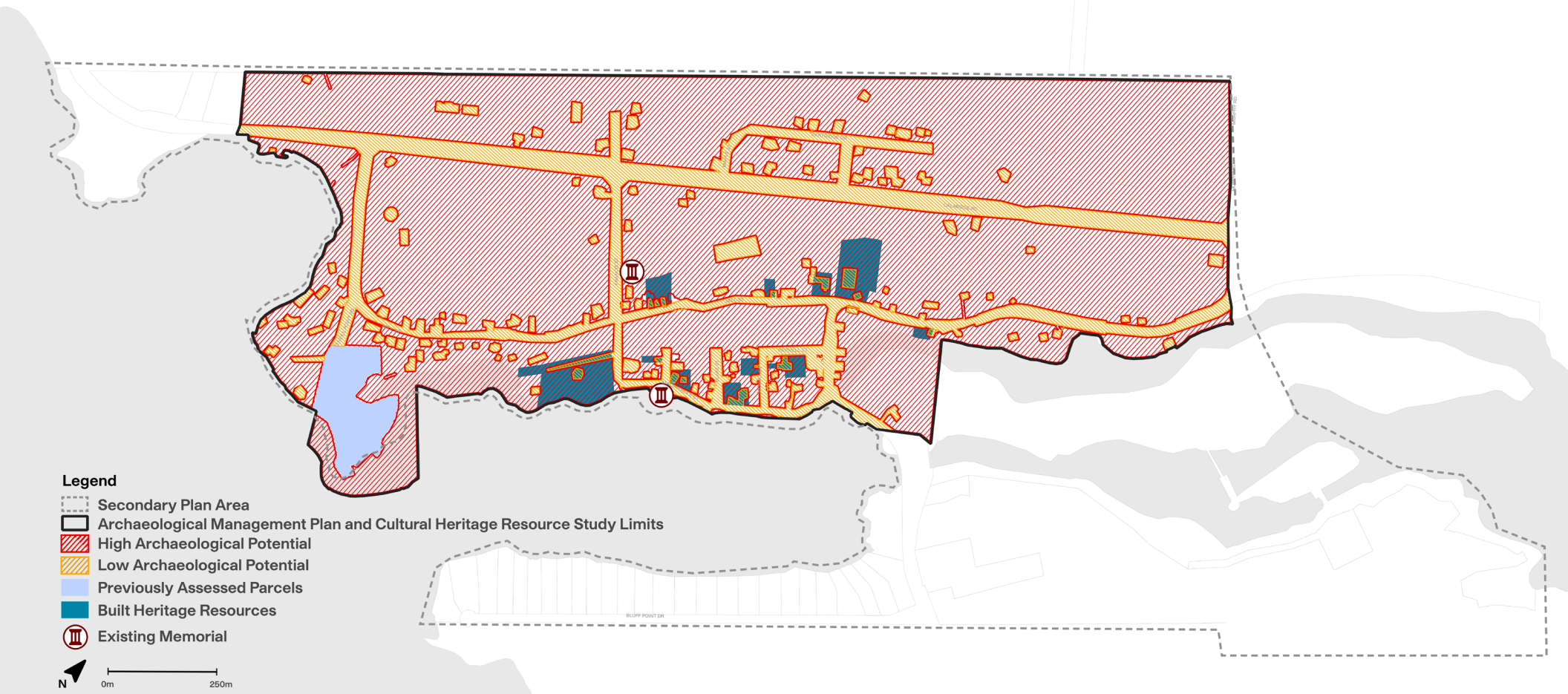
Schedule B: Active Transportation and Recreational Trails



Schedule C: Area-Specific Overlays

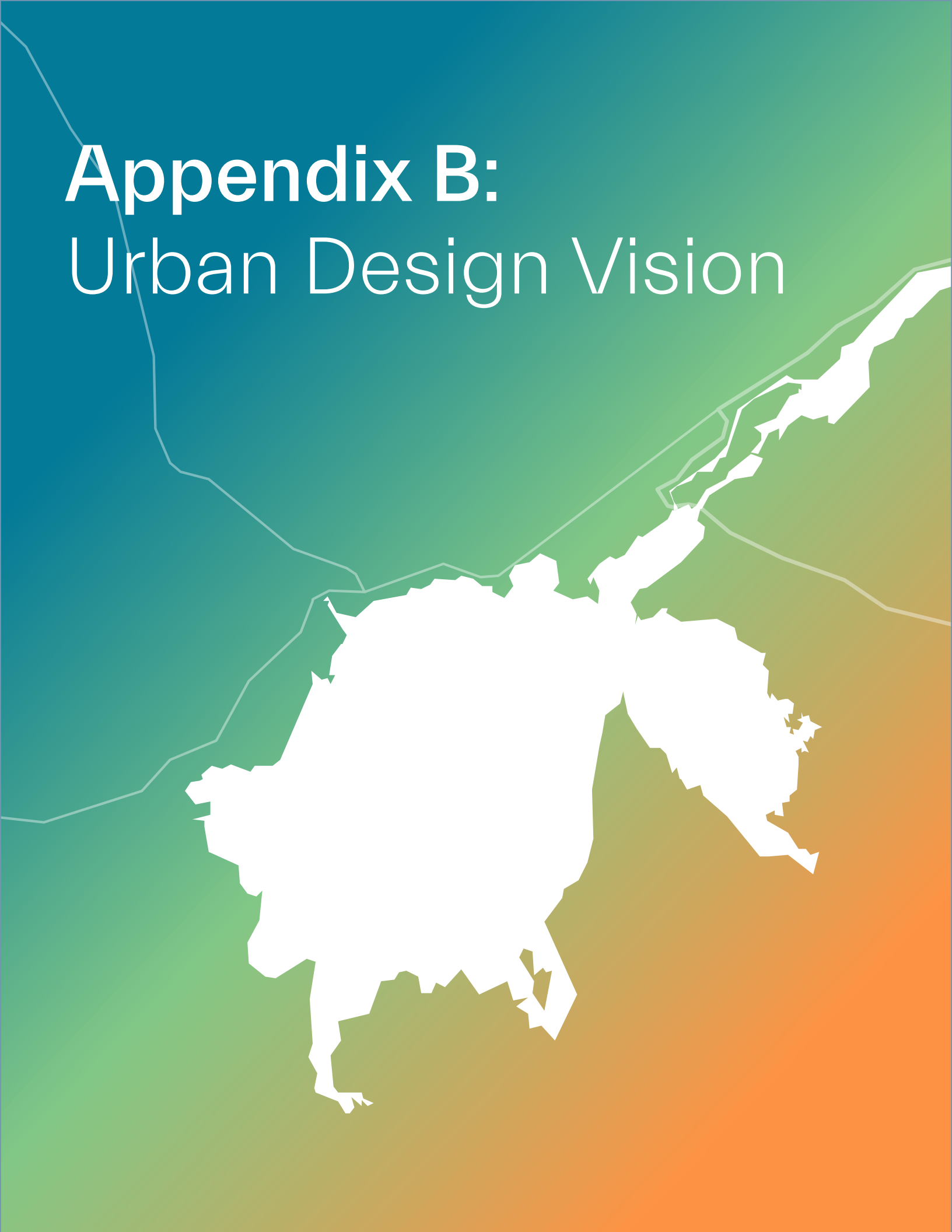


Schedule D: Cultural Heritage Resources & Archaeological Potential



Outside study limits, Archaeological potential and Cultural Heritage Resources are not determined

Appendix B:
Urban Design Vision

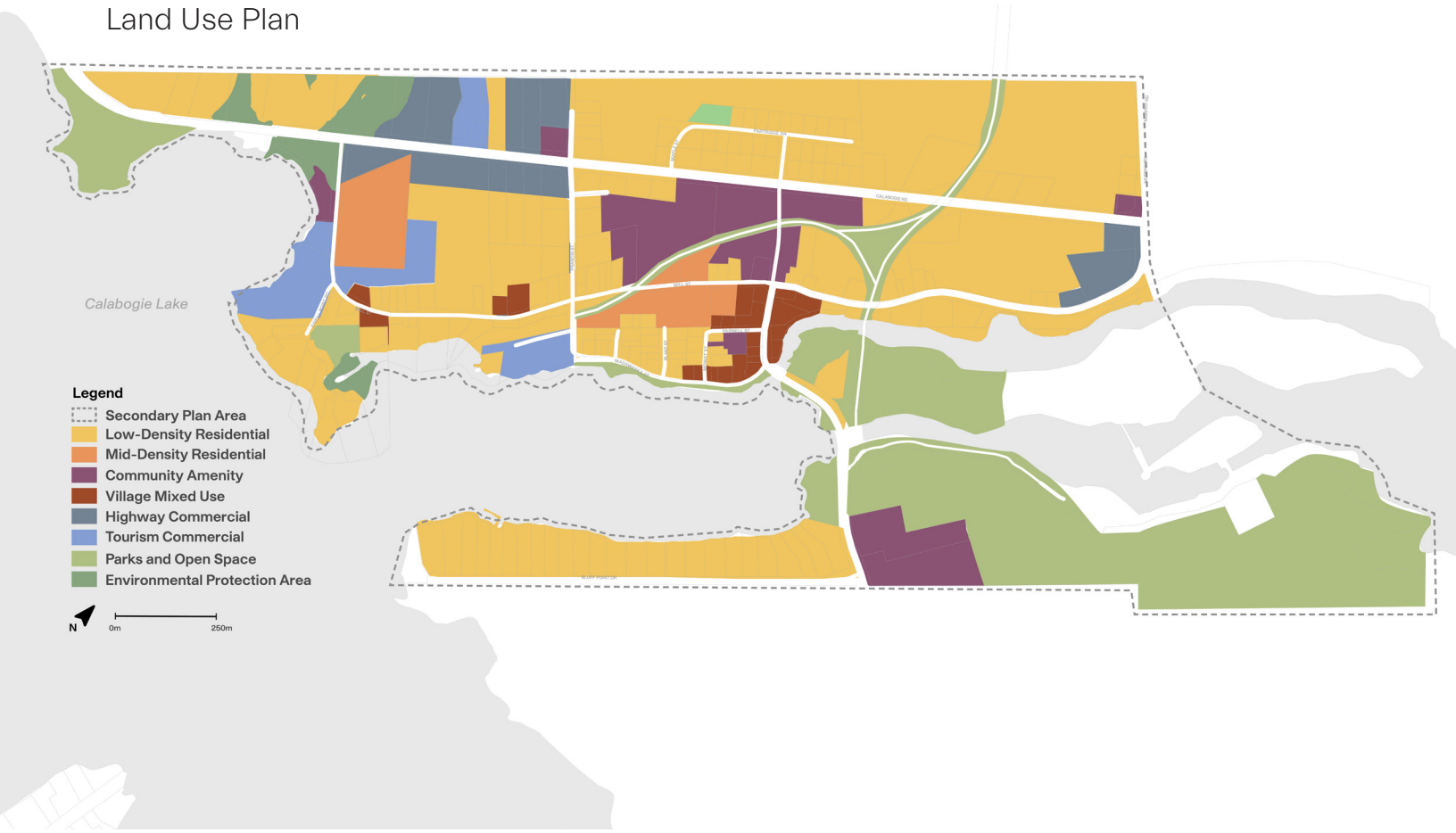




Calabogie Village Urban Design Vision

This appendix illustrates how the planned character established by the Secondary Plan may be expressed in key areas of Calabogie. It provides a visual reference to inform the review of development applications and public projects, and the preparation of future Urban Design Guidelines. It does not constitute urban design guidelines or form part of the policies of this Secondary Plan.

Land Use Plan



The land use designations describe the intended role and character of each part of Calabogie. Together, they reinforce a village structure that is already largely established: a small mixed-use core at Mill and Madawaska Streets; residential neighbourhoods surrounding it; community and institutional uses along Calabogie Road; commercial uses at the eastern and western approaches; tourism uses associated with the lake and ski hill; and an almost continuous network of parkland, waterfront, and protected natural areas along the shoreline and river.

The Plan does not seek to fundamentally change this structure, but to strengthen it. Growth is directed to the Village core, lands surrounding community uses, and vacant or underused parcels at the Village edges, at a scale that reflects available servicing. Established neighbourhoods are intended to retain their predominantly low- to mid-density character. Along the waterfront, riverfront, and natural areas, the designations recognize existing conditions and prioritize public access and ecological function rather than directing significant new development.

The pages that follow describe each land use designation in turn. For each, they outline the intended character, identify design directions that can help achieve it, and illustrate the desired outcome. These illustrations are not standards. Rather, they communicate the intent of the policies in Section 3.0 so that the direction of the Plan is clear to applicants, staff, Council, and residents before it is translated into zoning and future Urban Design Guidelines.



LOW-DENSITY RESIDENTIAL

Character

Low-Density Residential areas are intended to maintain the quieter, lower-scale character of Calabogie's established neighbourhoods while allowing for new housing and gentle intensification over time. Development should remain low-rise and ground-oriented, with new buildings fitting comfortably within the existing pattern of streets, lots, and neighbouring homes. A broader range of housing, including additional dwelling units, small multi-unit forms, and single-level and accessible units, can be accommodated where its scale, massing, setbacks, and relationship to the street remain compatible with its surroundings. This reflects the Secondary Plan direction for low-rise residential development at generally no more than 15 units per gross developable hectare and buildings generally no higher than three storeys.

Guiding Principles

- Fit new housing into the existing neighbourhood pattern. Use building scale, setbacks, massing, and landscaping to create a comfortable relationship with nearby homes. Where a development contains several units, break it into smaller volumes consistent with the scale of neighbouring houses.
- Support gentle intensification. Introduce additional housing types and infill, including accessible single-level forms, without substantially changing the low-rise character of established residential areas.
- Orient homes toward the street. Place entrances, windows, porches, and other active elements toward public streets to reinforce a welcoming residential character, and provide a front on each frontage on corner lots.
- Use landscaping to define the street edge. Where streets have no curbs or sidewalks, front yards and trees carry the character of the street. Retain mature vegetation where possible and use planting and landscaped setbacks to integrate new development into its surroundings.
- Keep parking secondary. Locate and design driveways and parking so that garages and paved areas do not dominate the streetscape.
- Work with the site. Retain existing grades, drainage, and vegetation where possible, and site buildings and private services to suit the lot rather than regrading it.

Precedent Imagery

Townhomes



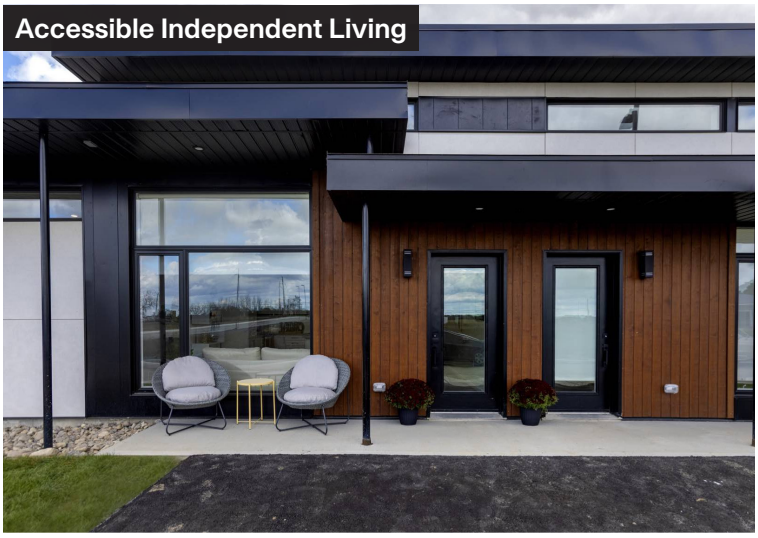
Naturalized LID Landscape



Tiny Homes



Accessible Independent Living



Courtyard Row-Housing



Interior Public Spaces





MID-DENSITY RESIDENTIAL

Character

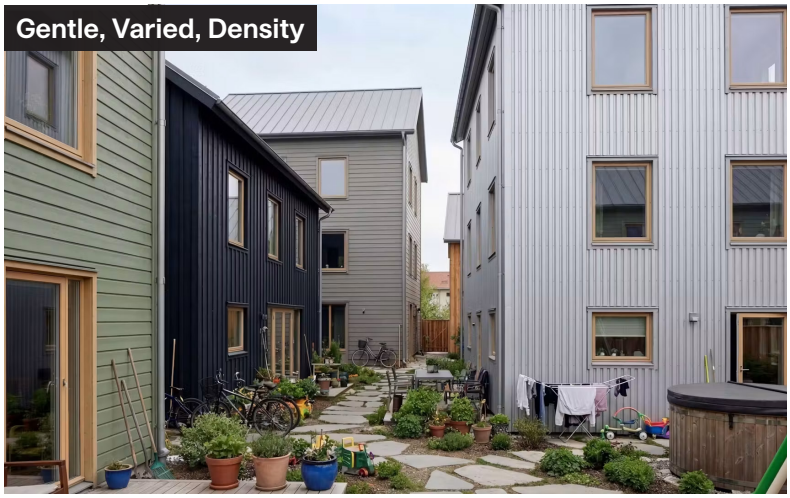
Mid-Density Residential areas are located where added height and massing can be absorbed, next to existing larger buildings, and on public lands where partnerships may deliver affordable and non-market units. These areas are intended to accommodate a broader range of housing, including rental, affordable, non-market, seniors', and accessible units. Development should be compact and low-rise, taking the form of townhouses, bungalow townhouses, multiplexes, and small low-rise apartment buildings. Buildings should be broken into smaller volumes so that development reads at the scale of a village rather than as a single large building, and should step down where they meet Low-Density Residential areas.

Guiding Principles

- **Break larger developments into village-scaled buildings.** Use several smaller buildings rather than a single long block, with variation in roof form, materials, and setbacks so that development reads at the scale of the surrounding neighbourhood.
- **Transition to adjacent low-density areas.** Use height, massing, setbacks, and landscaped buffers at the edges of a site to manage the relationship with neighbouring low-rise homes.
- **Orient buildings and entrances to the street.** Place principal entrances, windows, and amenity space toward the street or an adjoining public space. Provide direct, accessible walkways from each entrance to the sidewalk or shoulder.
- **Locate parking behind or beside buildings.** Keep parking, loading, and refuse storage out of the frontage, share access and parking between uses where possible, and screen and plant parking areas.
- **Design for residents of all ages and abilities.** Provide at-grade and single-level units, step-free access, and usable shared outdoor amenity space suitable for year-round use.
- **Retain landscape and tree cover.** Keep mature trees and vegetation where possible, plant new canopy trees, and use landscaped open space to soften the additional built form.

Precedent Imagery

Gentle, Varied, Density



Rear Lane Parking



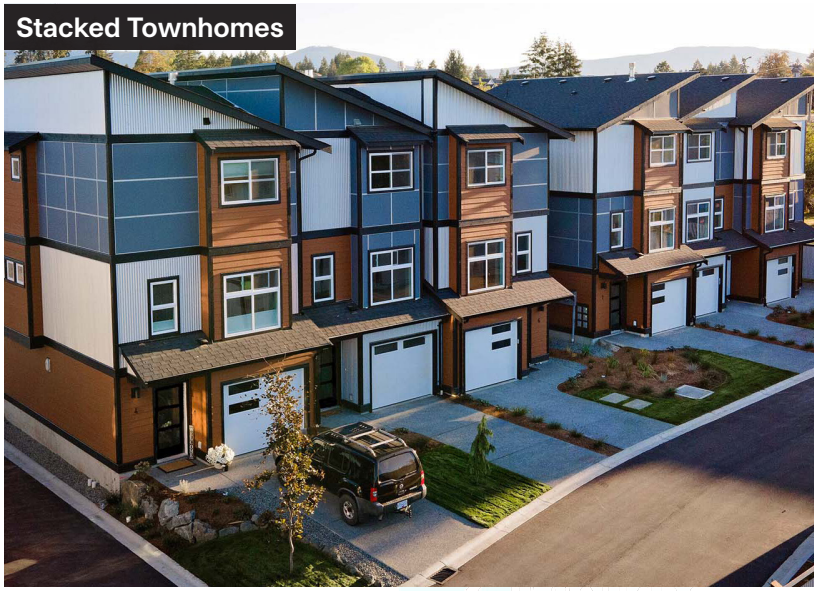
Natural Materials and Preservation of Existing Landscape



Multi-Plex Residential



Stacked Townhomes



Street Oriented Units





COMMUNITY AMENITY

Character

Community Amenity areas accommodate the public, institutional, health, recreational, and community uses that serve Calabogie and the surrounding area, including the planned Health Hub and the lands around the Community Centre. These areas are intended to develop over time as a connected cluster of community buildings and outdoor spaces rather than as a series of separate sites, with room reserved for future expansion. Complementary residential uses, including seniors', affordable, and non-market housing, are supported where they reinforce the community function of the area. Development should be accessible, easy to reach on foot, and organized so that shared parking and access serve more than one use.

Guiding Principles

- **Plan the area as a connected cluster.** Coordinate site design, access, parking, and servicing across adjacent properties so that community uses function together and land is not consumed by duplicated driveways and parking.
- **Protect for expansion.** Site buildings and parking so that the Health Hub, the Community Centre, and other community facilities can be expanded and added to over time.
- **Make walking the easy choice.** Provide safe, accessible, and clearly marked pedestrian connections between buildings, parking areas, the street, and the active transportation network.
- **Give buildings a front to the street.** Locate principal entrances and windows toward the street or a shared open space, with parking beside or behind, so the area reads as a civic precinct rather than a set of buildings behind parking lots.
- **Provide usable outdoor space**. Include seating, shade, planting, and space for gathering and outdoor recreation, designed for use across all four seasons.
- **Manage the edges.** Use landscaping, building placement, and the location of parking, lighting, and service areas to limit impacts on adjacent residential properties.

Precedent Imagery















VILLAGE MIXED-USE

Village Mixed-Use applies to the historic core of Calabogie around Mill Street, Madawaska Street, and Lanark Road, and is intended to reinforce it as the principal centre of the community. Development should support a compact, walkable main street environment with a mix of commercial, community, cultural, and residential uses, including residential and office uses above commercial at grade. Incremental intensification is expected rather than wholesale change: new buildings should complement the scale and character of the existing core, hold the street edge, and contribute to a continuous and comfortable pedestrian frontage.

Guiding Principles

- **Build to the street.** Place buildings close to and oriented toward the street or an adjoining public space, with entrances and windows facing it, so that a continuous main street edge develops over time.
- **Keep ground floors active.** Along priority commercial frontages, provide ground-floor space that contains or can accommodate commercial, community, or other publicly accessible uses, with clear glazing and direct entrances from the street.
- **Complement the existing scale.** Reflect the low-rise character of the core in height, massing, roof form, and materials, and conserve and reuse heritage buildings where present.
- **Put parking beside or behind**. Keep surface parking off the principal frontage, share parking and access between properties where possible, and screen parking, loading, and service areas from public view.
- **Design for people on foot.** Provide safe and direct connections to sidewalks, public parking, the waterfront, and nearby community destinations, with seating, planting, lighting, and wayfinding suited to a village main street.
- **Support activity across the day and the year.** Encourage a mix of uses, patios, small gathering spaces, and space for markets, events, and seasonal activity, designed for winter use as well as summer.

Precedent Imagery

Mixed-Use



Ground-Oriented Focus



Outdoor Seating Areas



Historical Material Palette



Active Waterfront Uses



Retail Pop-Ups





HIGHWAY COMMERCIAL

Highway Commercial areas accommodate the larger-format and service commercial uses that require highway exposure, larger sites, and convenient vehicle access, primarily along the Calabogie Road corridor. These areas serve residents, the surrounding rural area, and visitors, and include the Village's best opportunities for uses such as a full-service grocer. Development is expected to be vehicle-oriented, but should still contribute to an attractive approach to the Village and allow people to move safely on foot between businesses. Franchise and standardized building designs should be adapted to reflect Calabogie's scale and rural character.

Guiding Principles

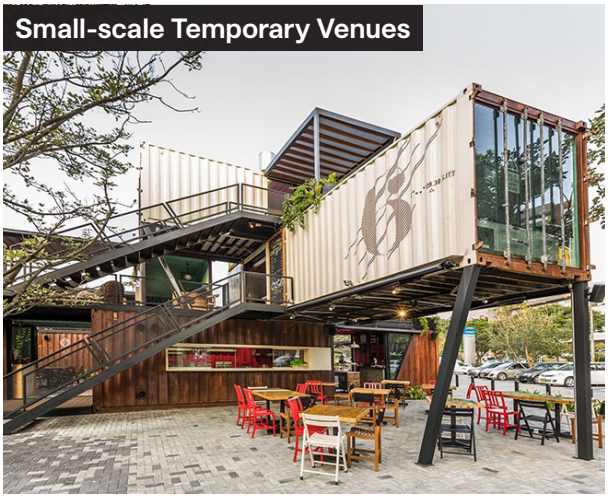
- **Adapt standard designs to the Village.** Adjust building form, materials, colours, and signage from corporate or standardized templates so that development reflects the scale and character of Calabogie.
- **Consolidate and limit access.** Minimize the number of driveways onto Calabogie Road, and share access and internal circulation between adjacent sites where possible.
- **Make the frontage green.** Provide landscaped setbacks, tree planting, and defined edges along the road so that parking and paved areas do not define the approach to the Village.
- **Connect sites on foot.** Provide safe and direct pedestrian connections between parking areas, building entrances, adjacent sites, and the active transportation network.
- **Manage outdoor display, storage, and servicing.** Locate and screen outdoor display, storage, loading, and refuse areas so that they are not prominent from the road or from adjacent properties.
- **Buffer neighbouring uses.** Use building placement, landscaping, screening, and lighting design to limit impacts on adjacent residential and community uses.

Precedent Imagery

High-Standard Architectural Conditions



Small-scale Temporary Venues



Gateway development



Materials and Detailing







PARKS AND OPEN SPACE

Parks and Open Space applies to the parks, waterfront lands, riverfront lands, trails, and open spaces that form the backbone of public life in Calabogie, from Barnett Park at the west to Heritage Point at the east. These lands are intended to function as a connected system rather than as isolated sites, serving residents and visitors and supporting the Village's role as a four-season recreational destination. Buildings and structures should be limited to those that support the use of the space, and should be small in scale. Development within and adjacent to these lands should improve public access while protecting shoreline function and natural features.

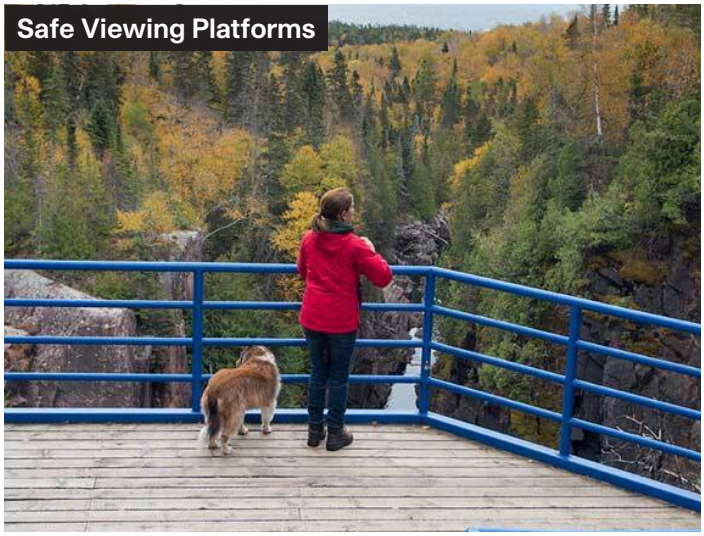
Guiding Principles

- **Build a connected system.** Link parks, trails, waterfront lands, and community facilities to each other and to neighbourhoods, and secure missing connections through public lands, easements, and development approvals.
- **Keep parks visible and accessible.** Provide street frontage, clear entrances, accessible routes, and wayfinding, so that public spaces are easy to find, easy to reach, and comfortable to use.
- **Design for all seasons and all ages.** Accommodate a range of active and passive uses, including winter use, with seating, shade, planting, and amenities suited to the function of each space.
- **Keep buildings small and purposeful.** Limit structures to those supporting recreation, access, and interpretation, at a scale and in materials that complement the natural setting.
- **Treat the water's edge as habitat as well as amenity.** Retain and restore natural shorelines, use native planting and low impact measures, and concentrate hard edges and structures where public use is already focused.
- **Plan for maintenance.** Choose materials, planting, and facilities with long-term maintenance, operations, and lifecycle cost in mind.

Precedent Imagery







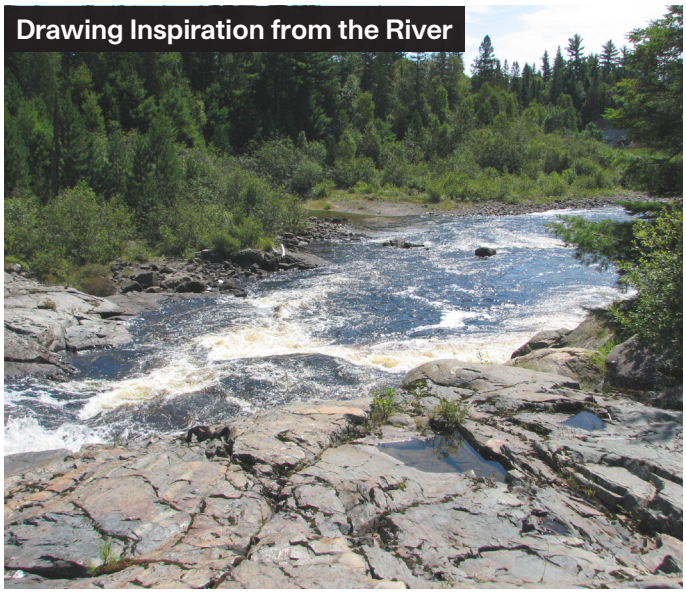
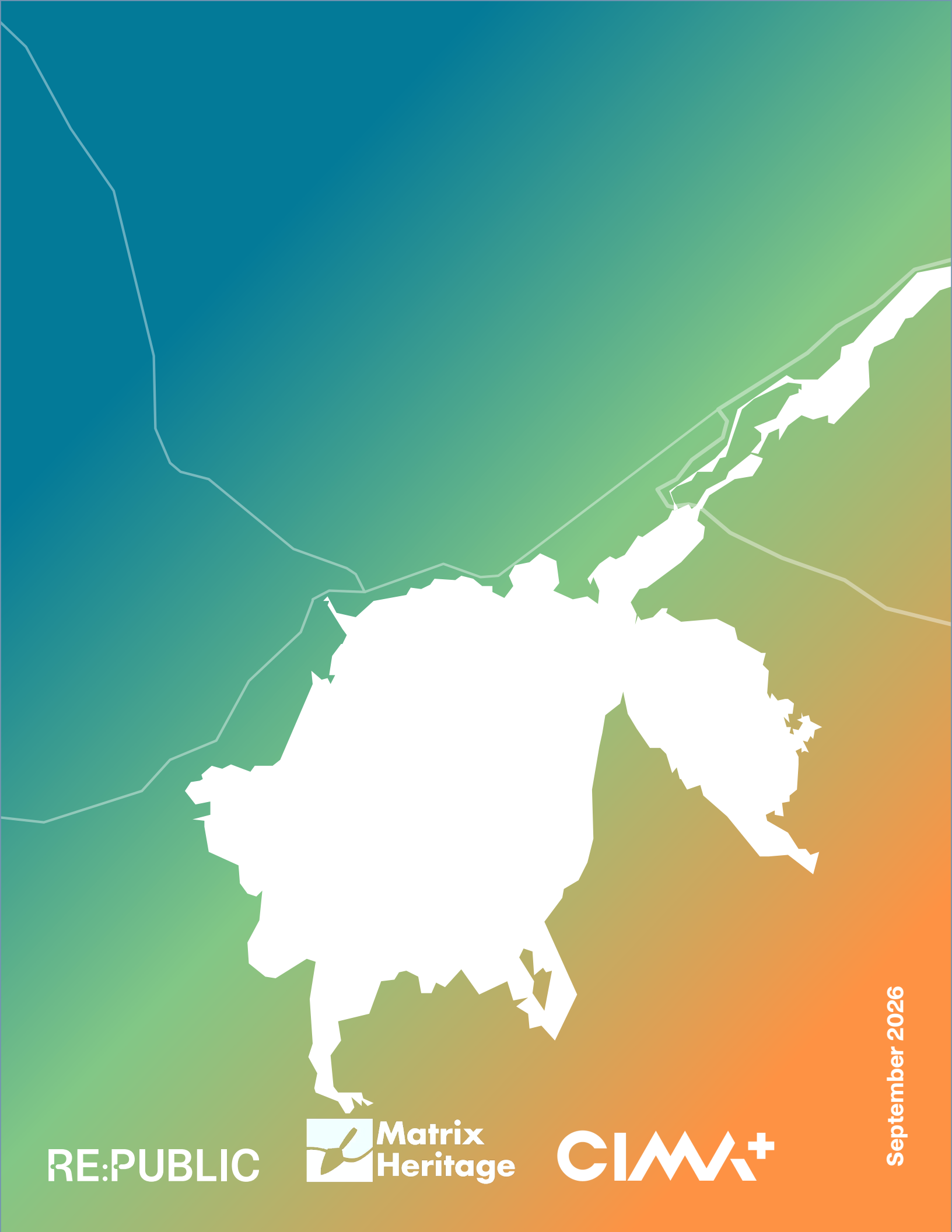




Figure 1: Parkland Reference Imagery



RE:PUBLIC

Matrix Heritage

CIMA+

September 2026