

Township of Greater Madawaska Calabogie Village Secondary Plan

Recommendations Report

RE:PUBLIC



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1.0 Introduction

1.1 The Recommendations Report

The Calabogie Secondary Plan will establish a long-term planning framework for the Village of Calabogie, providing policy direction on land use, the public realm, community services, and the management of growth. This Recommendations Report is a working document prepared in advance of the draft Secondary Plan. It consolidates the findings of the project's evidence base and consultation program into a coordinated set of directions that will inform the preparation of the draft Plan.

This report draws on three sources:

- The Background Report (March 2026) provides the technical foundation, including the demographic, housing, mobility, public realm, natural heritage, and cultural heritage analyses prepared over the course of the project.

- Council and Staff direction, received during the second phase of consultation, provides the framework within which the recommendations have been developed.
- The community engagement program, delivered across two phases between the summer of 2025 and the spring of 2026, provides the community perspective on the future of the Village.

The report is organized as follows:

- **Section 2.0 What We Heard in Phase 2** summarizes consultation through the second phase of the engagement program, including the public visioning workshop, Staff workshop, and Council direction.
- **Section 3.0 Consolidated Community Summary** presents the community feedback organized by geographic area

and identifies the considerations that flow from this feedback for the Secondary Plan.

- **Section 4.0 Overall Vision for Calabogie Village** sets out the overall vision that frames the Plan's strategic directions.
- **Section 5.0 Strategic Directions** sets out the strategic directions that will structure the Plan, organized across six themes: growth and housing; managing growth and servicing; connectivity and active transportation; the waterfront; identity and Village character; and natural heritage and parks.
- **Section 6.0 Key Opportunity Areas** identifies areas of highest significance for the development of the Secondary Plan.
- **Section 7.0 Conclusions**

1.2 Next Steps

The directions set out in this report will inform the preparation of the draft Calabogie Secondary Plan, scheduled for release in August 2026. Following its release, the draft Plan will be brought forward for public review and refinement, and for Council consideration, through the balance of 2026 and into 2027. Statutory approvals are anticipated by April 2027.

1.3 A Note on Indigenous Consultation

Indigenous consultation will continue over the coming months as the draft Secondary Plan is in preparation. Feedback received through this consultation will be integrated into the Plan as it advances forward.



2.0 What We Heard in Phase 2

The second phase of the engagement program, held in May 2026, included an in-person community visioning workshop, a workshop with Council, and a Staff working session.

The visioning workshop reinforced the priorities identified through the first phase of engagement and added further definition around trails and wayfinding, traffic calming, parks, and a broader range of housing including age in place and low-rise forms. Several participants expressed concerns about new housing forms and population growth within the community.

At the May 2026 Council meeting, Council provided direction across growth and housing, the waterfront, and community

character. Council supported planning for greater housing diversity, with an emphasis on smaller and accessible homes; expressed unanimous support for a public first waterfront while noting the need to resolve the balance with private docks; cautioned against a municipal sewage treatment plant in favour of communal servicing; and asked that growth be identified as an explicit direction and that the Plan provide for design control over the form of future commercial development.

A consistent finding across these sources is their convergence. The evidence base, Council, and the community independently identified the same or similar priorities. Where this report recommends a direction, it reflects that alignment.



Community Priority Areas Map



3.0 Community Priorities Summary

The following section presents community feedback organized by geographic areas of interest across the Village. Each area is described through a summary of the community input received to date, a set of community identified priorities that emerged through both the public survey and the visioning consultation, and includes a set of considerations for the Secondary Plan that respond to the input. Together, these sections form the spatial basis for the Secondary Plan's land use, public realm, and community services directions, and provide a record of how community input is being integrated into policy development.

3.1 Community Area

Community Input Received

The Community Area north of the village core was highly represented in the public survey and received substantial attention through the open house consultation. Submissions consistently identified this area as appropriate for a standalone or expanded library, an expanded community and recreation centre, an expanded medical centre, and family serving amenities including a splash pad sited near the

school. Open house participants reinforced these directions with a set of specific siting proposals, including a future library, a medical centre, a daycare centre, and a seniors facility, several of which were located in close proximity. This clustering suggests a coherent civic precinct concept along the corridor. Additional input identified opportunities for outdoor sports facilities and a dog park at the western end. The corridor is positioned to accommodate civic and family serving uses without competing with the commercial character of the village core.

Community Identified Priorities

- Library (standalone or expanded)
- Medical centre, daycare, and seniors cluster
- Community and recreation centre with sports fields
- Outdoor sports facilities
- Dog park
- Town sign and tourist information gateway

3.1 Considerations for the Secondary Plan: *The Township has already taken initial steps to advance the potential development of a 'Health Hub' in this area, and the Secondary Plan will reinforce the land use policies required to support its further development. This includes designating land use policy that supports the co-location of library, medical, daycare, and seniors uses within a defined civic precinct, and identifying appropriate parcel sizes and building envelopes to accommodate future expansion of these services. A coordinated land use approach is recommended, particularly for the library, medical, daycare, and seniors cluster, to ensure siting coherence and long-term functional integration.*

3.2 Madawaska St Waterfront

Community Input Received

The Madawaska Street waterfront emerged as the most heavily represented area of community input, with 46 submissions concentrated along a 250-metre section of shoreline. Community input identified a continuous boardwalk along the lake, anchored by a mixed public and private docking configuration, as the central organizing vision for this area. Submissions consistently paired the boardwalk with adjacent commercial uses including restaurants, cafés, and small shops that are accessible to visitors arriving by boat. The phrase “take back the waterfront for public use” appeared verbatim in multiple submissions, indicating a strong community preference for enhanced public access. Open house participants added specific siting proposals consistent with this vision, including a waterfront restaurant, patios and outdoor dining, outdoor seating, business directory and wayfinding signage, one way street configuration along Madawaska Street, and traffic calming measures. The convergence of survey and open house input around a linear waterfront promenade with public access and small-scale commerce is notable and provides clear direction for policy development.

Community Identified Priorities

- Boardwalk along Madawaska Street shoreline
- Public docking (mooring and swimming)
- Waterfront commercial (restaurants, patios, cafés)
- Boat access to village shops and restaurants
- Enhanced public waterfront access
- Traffic calming along Madawaska Street
- Wayfinding and business directory signage

3.2 Considerations for the Secondary Plan:

The Secondary Plan should establish the Madawaska Street waterfront as a distinct Public Realm and Waterfront designation and set out policy direction for a continuous public boardwalk along the shoreline, with defined access points for both pedestrians and boaters. Policy should support the introduction of small-scale waterfront commercial uses such as restaurants, cafés, patios, and shops that reinforce the main street character extending toward the water and should establish criteria for the design and location of public docking facilities suitable for visitor mooring, swimming, and marine access to Village amenities.

Streetscape policy for Madawaska Street should support traffic calming and a one-way configuration to expand the public realm, consistent with the direction identified in the Background Report.

3.3 The Village Core

Community Input Received

The Mill Street and Madawaska Street intersection area carries the strongest signal for main street character in the community input received to date. Survey submissions consistently identified this area as the appropriate location for incremental intensification supported by small scale commercial uses, sidewalks, and walkable outdoor spaces suitable for gathering. Open house participants reinforced these directions and added infrastructure specific proposals including a complete sidewalk network, speed bumps as traffic calming, street greening, and age in place housing. Taken together, the input describes a phased streetscape upgrade paired with a mixed-use built form that supports the Village core as a community focal point.

Community Identified Priorities

- Intensification with walkable main street character
- Complete sidewalk network and street greening
- Mixed use seniors housing, daycare, and retail
- Traffic calming measures

3.3 Considerations for the Secondary Plan:

The Secondary Plan should establish policy that formalizes the Mill Street and Madawaska Street intersection area as the Village Core and enables the incremental intensification and main street character identified through community engagement. This includes designating a Mixed-Use Village Core land use category that permits small scale commercial, residential, and community uses in combination, and setting-built form standards that reinforce a continuous street wall, consistent setbacks, and pedestrian scaled frontages. The Plan should provide policy direction for a phased streetscape upgrade along Mill Street and Madawaska Street, including sidewalk continuity, street tree planting, and traffic calming measures consistent with the streetscape recommendations of the Background Report.

3.4 Heritage Point

Community Input Received

Survey submissions identified the Heritage Point walking trail network and reactivation of the underused historic boat launch as key directions for this area. Open house participants identified this area as a potential visitor experience node, with proposals including retail pop-ups, a playground, outdoor seating, a manned

tourist information booth, a boat launch, and public parking. Open house input additionally mentioned seating and picnic area, multi-use trail segments along the trail corridor, river park designations, and trail wayfinding signage. Taken together, the input positions this area as the Village's primary connection point to the broader regional trail network and the Madawaska River system. This area warrants treatment as a distinct gateway and transition zone with its own character, separate from the commercial and public access focus of the Madawaska Street shoreline.

Community Identified Priorities

- Manned tourist information booth and wayfinding
- Public boat launch
- Retail pop-up spaces
- Playground
- Outdoor seating and public parking

3.4 Considerations for the Secondary

Plan: *The Secondary Plan should recognize Heritage Point as a distinct gateway and visitor node at the eastern edge of the Village, with policy that supports its role as the primary connection point to the regional trail network and the Madawaska River. This includes providing direction for the reactivation of the historic boat launch as a public amenity, identifying key trail entrance and wayfinding points to improve legibility, and supporting small scale visitor uses such as seasonal retail pop ups, tourist information, outdoor seating, and public parking that reinforce the area's gateway character while remaining compatible with adjacent uses.*

3.5 Riverfront Lands

Community Input Received

The Riverfront Lands, encompassing the municipally owned and Ontario Power Generation lands along the Madawaska River, received input across both phases of the engagement program that consistently identified this area as a public open space resource. Survey and open house submissions proposed a multi-use trail alignment along the river corridor, with associated seating and picnic areas near the water and improved wayfinding signage to support use of the resource. Multiple submissions identified the potential for river park designations along these lands, positioning them as a defined component of the Village's parks and open space network. Taken together, the input describes the Riverfront Lands as an underused public asset with strong potential to support passive recreation, trail based movement, and quiet enjoyment of the river, complementing the more active public realm and commercial character of the Madawaska Street waterfront.

Community Identified Priorities

- Multi-use trail along municipally owned and Ontario Power Generation lands
- River parkland designations
- Trail wayfinding signage
- Seating and picnic area near the river

3.5 Considerations for the Secondary

Plan: *The Secondary Plan should establish policy direction that recognizes the Riverfront Lands as a potential Parks and Open Space area within the Village's open space network. This includes designating the municipally owned and Ontario Power Generation lands along the river as a River Park with associated policy*

direction for public access, seating, interpretation, and passive recreation uses. Policy should formalize the multi-use trail alignment through these lands and set out consistent standards for trail wayfinding, signage, and access points to improve legibility of the resource. The Plan should also address the ecological function of the riverfront and integrate policy direction for natural heritage protection alongside enhanced public access, consistent with the low impact development and natural heritage recommendations of the Background Report.

- Wellness and spa facility (Ski Hill area)
- Mountain bike trail network

3.6 Considerations for the Secondary

Plan: *The Secondary Plan should recognize the vacant and underutilized parcels at the eastern and western edges of the Village as strategic opportunities for infill development that reinforces the existing settlement pattern rather than expanding it outward. This includes designating land use policy that supports mixed use and mid- to low-rise built forms at these edges, providing a transitional density between the Village Core and the surrounding rural context. Policy should identify appropriate scale, setback, and frontage standards that reinforce street continuity and pedestrian access and should support ground floor commercial uses along the eastern end of Calabogie Road where community input identified interest in additional stores and market opportunities. The Plan should also address servicing capacity and phasing considerations to ensure that infill development at the Village edges is coordinated with the incremental intensification anticipated within the Village Core.*

3.6 Village West and Village East

Community Input Received

Community input for the eastern and western areas of the Village identified these areas as opportunities for infill development on vacant and underutilized parcels. Open house participants proposed a mixed use mid- to low-rise development at the western edge, while additional submissions identified interest in commercial stores and a market at the eastern end of Calabogie Road, alongside additional housing and retail uses. Together, these submissions describe a settlement pattern in which the Village's edges accommodate incremental growth that complements, rather than competes with, the Village Core. Additional input received for these edges included proposals for outdoor sports facilities and a wellness and spa facility in the vicinity of the Ski Hill, as well as one proposal for the consolidation of township facilities on a single site.

Community Identified Priorities

- Mixed use and mid to low-rise development
- Age-in-place housing
- Commercial stores and market (Calabogie Road east)

3.7 Barnett Park / Beach

Community Input Received

Barnett Park and the adjacent beach area received consistent input from the public survey. Submissions identified opportunities for improvements to the existing public asset, including upgraded bathrooms, additional picnic tables, and a larger beach area. A splash pad was also identified for this location.

Community Identified Priorities

- Little theater at Barnett Park

- Bathroom, picnic, and beach improvements
- Fishing access point
- Park for children
- Barnett cottages improvements
- Safe pedestrian and cycling access to Barnett Park along Calabogie Road

3.7 Considerations for the Secondary

Plan: *The Secondary Plan should recognize Barnett Park and the adjacent beach as a key public open space anchoring the western edge of the Village and establish policy direction for its enhancement as a family-oriented community park with continued and improved access from the Village Core.*

3.8 Considerations for the Secondary

Plan: *The Secondary Plan should provide policy direction for a future trail connection across the causeway that supports the community priority for enhanced trail connectivity between Bluff Point and the Village. This includes establishing a policy framework for the use of the crossing that identifies preferred crossing typologies, with a preference for non-motorized use.*

3.8 Causeway / Bluff Point

Community Input Received

The Causeway and Bluff Point area received a focused set of submissions, all proposing a variant of the same idea: a trail or bridge connection across the causeway into Calabogie village to accommodate trail users (including ATV, snowmobile, cycling, and pedestrian) without requiring a turnaround at Bluff Point.

Two of the three submissions pre-emptively acknowledged concerns from Bluff Point residents regarding a trail alignment through their properties, and offered non motorized use and minimum disruption as opening compromise positions.

Community Identified Priorities

- Trail or bridge connection across the causeway
- Non-motorized alignment as a compromise position

4.0 A Vision for Calabogie Village

Calabogie will remain a **vibrant** village where its natural landscape, its close-knit community **define** the village. Through **thoughtful, incremental** change, Calabogie village will become more comfortable and resilient, with a **vibrant community, accessible public spaces**, and a high quality of life for residents at all times.

**ant lakeside village
waterfront, and
its unique character.
ental growth, the
mplete, connected,
ore, diverse housing,
d an exceptional
every stage of life.**

An abstract graphic of a coastline or shoreline, rendered in white and light green, set against a background of teal and green gradients. The graphic shows a jagged, irregular line representing the water's edge, with several smaller, nested shapes that suggest islands or peninsulas. The overall style is modern and minimalist.

5.0 Strategic Directions

5.1 Growth and Housing

The Background Report identifies an aging population within the community, with over 40% of residents aged sixty or older, a predominance of small households, and a housing stock that is almost entirely single detached and owner occupied, with limited rental or non-market supply. Both Council and the community supported planning for greater housing diversity, with particular emphasis on smaller, accessible, low maintenance homes that allow residents to remain in the community as they age, alongside multi-unit and rental forms to support workforce and lower income households.

Recommendations

1. Permit a broader range of housing types within the settlement area, including secondary units, accessory dwelling units, townhouses, and multi-plexes where possible, directed to defined intensification areas.
2. Designate specific gentle residential intensification and age in place areas, recognizing that the community's opportunity lies in several distinct pockets near the core, near community uses, and on available lands toward the village edges.
3. Adjust existing R1 Zones to allow for gentle density such as Additional Dwelling Units, Duplex, and Triplex housing units.

4. Prioritize accessible, at grade, turnkey housing forms, such as bungalow townhouses and single level units, to allow residents to downsize and age within the community.
5. Maintain the established residential neighbourhoods at their existing low-density character, permitting only gentle infill that respects the surrounding built form.
6. Enable rental and non-market housing where servicing capacity allows and commit to engaging local builders and developers during implementation. Key opportunities for non-market housing are located on Township and County Owned parcels.

5.2 Managing Growth and Servicing

The Background Report and the 2023 Township Housing Needs Assessment anticipate continued growth driven by improved regional access and rising interest in rural living, while the transportation and drainage assessments confirm that the existing networks can accommodate moderate growth. The County's Village Community policies direct growth inward through infill and intensification. Servicing is the principal constraint, as the village relies on private wells and septic systems, and Council cautioned against a municipal sewage treatment plant in favour of

communal or decentralized approaches on the basis of long-term cost.

Recommendations

1. Adopt a compact growth framework that directs new development to the settlement area and protects the surrounding rural and natural character.
2. Tie permitted densities to realistic servicing capacity and to the land area that servicing requires, rather than to aspirational targets.
3. Establish a clear preference for communal or decentralized servicing solutions and advise against a municipal sewage treatment plant, reflecting lifecycle cost and maintenance considerations.
4. Carry forward the transportation and drainage findings, requiring site specific studies as development proceeds and integrating low impact approaches to stormwater management.
5. Phase growth across short, medium, and long horizons, distinguishing near term, low cost actions from longer term build out.

5.3 Connectivity and Active Transportation

The Background Report identifies limited pedestrian and cycling infrastructure beyond the existing trail network and recommends stronger connections among the core, the waterfront, and surrounding neighbourhoods. Many of these improvements are achievable in the near term, as existing rights of way can accommodate sidewalks and the trail network is largely in place. Both the public and Council recognize the potential in improving and extending the trail network throughout the Village. The connection

between the village and the Peaks remains a recognized and unresolved gap.

Recommendations

1. Establish an active transportation network connecting the village core, waterfront, and trail system, prioritizing low-cost improvements that use existing rights of way.
2. Introduce sidewalks, multi-use pathways, and trail connections along the key corridors, with phasing that begins with the least disruptive improvements.
3. Incorporate traffic calming on waterfront and core streets, consistent with the speed management and street design priorities raised through public input.
4. Introduce one-way traffic on Madawaska Street along the waterfront to provide a larger waterfront public area, and a parking lane for vehicles.
5. Identify the connection between the village and the Peaks as a priority to be resolved, and coordinate with any planned Highway 511 improvements.
6. Provide consistent wayfinding linking the core, waterfront, trailheads, and key destinations.

5.4 The Waterfront

The Background Report identifies the Madawaska Street shoreline as central to community identity yet largely occupied by private uses and on street parking. The waterfront drew the strongest interest through engagement and at Council, with broad support for improved public access for residents, visitors, and boaters. The appropriate balance between public access and private docks, the range of seasonal uses the waterfront can support, and long

term maintenance cost were each identified as matters requiring resolution.

Recommendations

1. Designate the Madawaska Street waterfront as a public realm and open space priority, establishing public access as the primary objective.
2. Provide for a phased waterfront boardwalk and associated public gathering space, with design and material choices governed by lifecycle cost and maintenance considerations.
3. Establish a clear policy framework for the balance between public access and private docks, addressing how docks and slips are allocated, priced, and governed, given the existing situation on Madawaska Street.
4. Support a range of seasonal and four season uses on the waterfront, including event space, and enable temporary lease or pop-up arrangements on privately owned vacant parcels.
5. Enable partnerships with agencies such as Ontario Power Generation and the MNRF to explore options for waterfront expansion or enhancement where feasible.

5.5 Identity and Village Character

The Background Report identifies nineteen potential built heritage resources and recommends placemaking that reflects the community's history and natural setting. Council emphasized protecting the rural, small-town character and the family and community histories that define the village, and managing change incrementally. Council also requested provision for design control over the form of future commercial

development, so that franchise or larger format uses are consistent with the village.

Recommendations

1. Protect the identified cultural heritage resources and establish a path toward formal heritage designation where appropriate.
2. Introduce urban design guidance as a flexible toolkit rather than prescriptive rules, addressing materials, form, and fit to reinforce a cohesive village character while accommodating the community's eclectic built form.
3. Provide design control over the form and appearance of future commercial development, including franchise and larger format uses, so that signage, massing, and materials reflect the village's rural character.
4. Support a recognizable main street environment through streetscape standards, gateways, and consistent wayfinding.
5. Manage change incrementally and communicate the vision clearly, recognizing community sensitivity to the pace of change.

5.6 Natural Heritage and Parks

The natural heritage assessment identifies no major provincial designations within the Study Area but notes unevaluated wetlands and species at risk that warrant consideration, while the draft archaeological mapping indicates that substantially the entire village carries archaeological potential. Engagement and Council both emphasized protecting the natural setting and supporting a range of recreational uses, from hunting and fishing to hiking and biking.

Recommendations

1. Protect identified natural heritage features, including unevaluated wetlands, species at risk habitat, and shoreline areas, and require appropriate study where development is proposed near them.
2. Apply an archaeological potential overlay across the village, with assessment required prior to development consistent with the Archaeological Management Plan.
3. Protect and enhance the parks and open space network, including river parks, Barnett Park, sports facilities, and trail access points.
4. Support a balance of recreational uses of the natural environment and promote four season recreation as both a community and an economic asset.

5.7 Expansion of the Secondary Plan Boundary

While the County Village Settlement Area boundary for Calabogie Village remains as established in the Renfrew County Official Plan, the Secondary Plan study area now extends beyond this to capture the areas that function as part of the community. This reflects the reality that daily life in Calabogie includes the Riverfront Lands, Heritage Point, Barnett Park, and the residential and areas along Bluff Point Drive.

Any future adjustment to the County settlement area boundary would be pursued through a separate County Official Plan amendment, informed by the direction established here.

6.0 Key Opportunity Areas

The Key Opportunity Areas Map illustrates the parcels and locations across the proposed Secondary Plan area where the strategic directions of this report translate into specific opportunities for public realm improvement, land use change, and community investment.

Village Core Main Street. The Mill Street and Madawaska Street intersection is identified as the focus for mixed-use infill through main street typologies, streetscape improvements, wayfinding, and outdoor events. This area anchors the Village as a walkable community focal point and represents the primary opportunity to organize commercial, residential, and community uses around a defined centre.

Waterfront Parkland. The Madawaska Street shoreline is identified opportunity for shoreline restoration and reclamation, a public boardwalk, seasonal pop-up uses, and streetscape improvements.

Riverfront Parkland. The Township-owned and Ontario Power Generation lands along the Madawaska River are identified for a potential trail system, wayfinding, shoreline restoration, and preservation of natural heritage. These lands complement the Waterfront Parkland with a quieter, non-motorized and passive recreation character oriented to the river system.

Heritage Point Tourism Activation. Heritage Point is identified as a distinct visitor experience node at the eastern edge of the Village, with opportunities for seasonal pop ups, activities, a playground, a beach, and an improved boat launch. This area functions as the primary gateway to the regional trail network and the Madawaska River system.

Community Amenity Area. The lands adjacent to the proposed Health Hub along Calabogie Road are identified for clinic and health services, seniors housing, and non market housing. This area formalizes the emerging

civic and family services precinct along the corridor.

Outdoor Sports and Recreation. A defined location bordering the existing Community Centre is identified for outdoor recreation, such as: pickleball and tennis courts, a playground, and/or dog park area.

Highway Commercial. While there are existing highway commercial lands within the village, Two locations along the Calabogie Road corridor are identified for significant potential, including the potential for a large scale grocer and other key amenities.

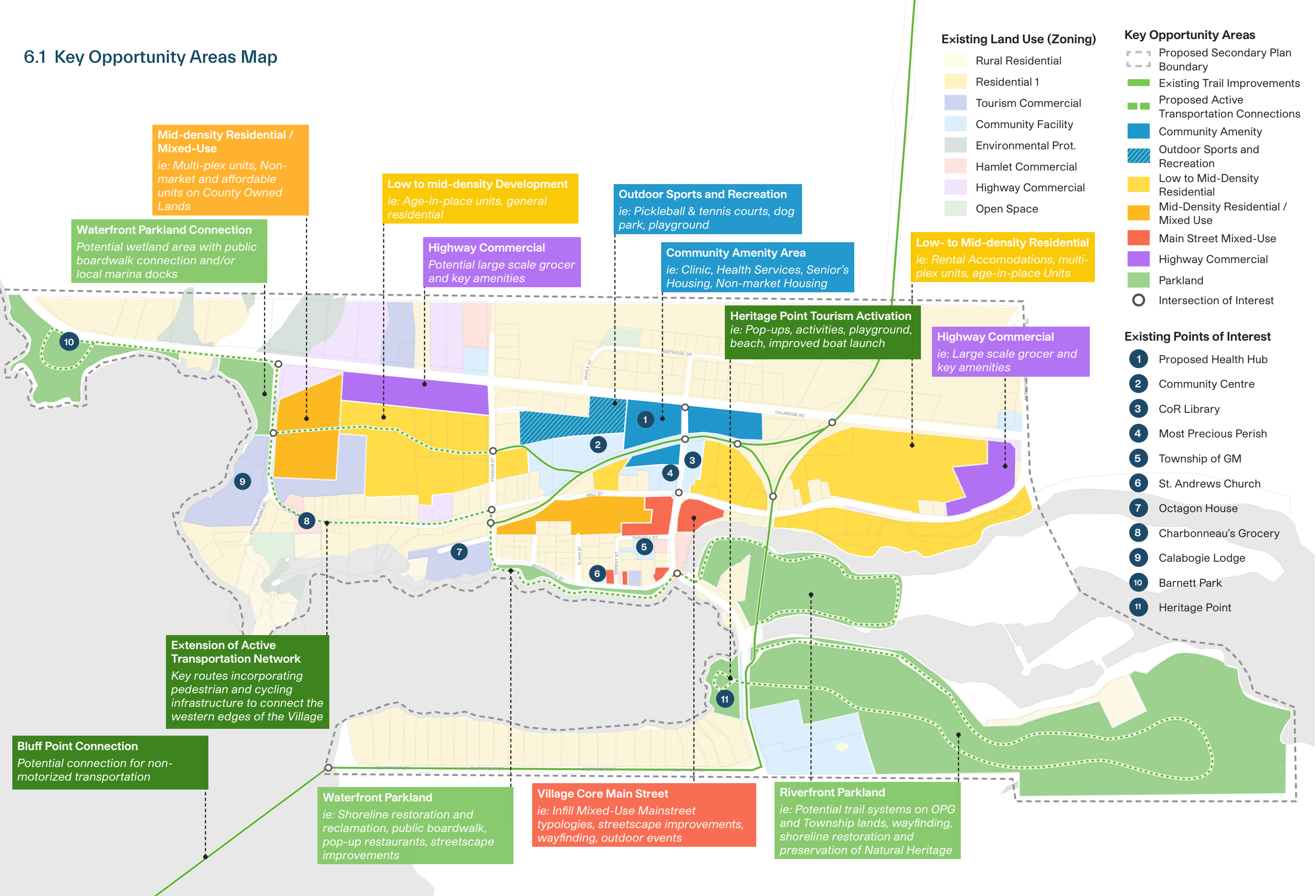
Mid-Density Residential and Mixed Use. Potential redevelopment on County-owned lands allow for the opportunity for mid-density residential opportunities, including multi-plex units, non-market, and affordable housing.

Low- to Mid Density Residential. Low- to mid density residential opportunities, including age in place units, rental accommodations, and multi-plex units, are identified at the eastern edge of the Village. These opportunities support the community's priority for a broader range of housing types while directing growth to areas that can be efficiently serviced.

Extension of the Active Transportation Network. A network of key routes incorporating pedestrian and cycling infrastructure is identified to connect the western edges of the Village to the Village Core, the waterfront, and the surrounding trail system. This network builds on existing trail improvements and supports the community priority for safe pedestrian and cycling access across the Village.

Bluff Point Connection. A potential connection across the causeway for non motorized transportation is identified, responding to the community input for enhanced trail connectivity between Bluff Point and the Village.

6.1 Key Opportunity Areas Map



6.2 Discussion on Growth Potential within Opportunity Areas

As part of the Secondary Plan process, the Township requested a high level review of the potential need for a settlement area boundary expansion based on land needs. This review is not a formal Land Needs Assessment, but rather a preliminary understanding on whether the lands within the proposed Secondary Plan area can reasonably accommodate the growth anticipated for the Village over the planning horizon.

As a high-level review, the residentially designated vacant and underutilized lands within the Key Opportunity Areas total approximately **31 hectares**. Applying a range of gentle residential densities consistent with the built form directions established in this report, from approximately **15 units per hectare at the lower end to 30 units per hectare at the upper end, this land base could accommodate in the order of 465 to 930 new residential units**. This figure does not include the additional units that could be delivered through residential intensification within the established residential areas, residential uses above ground floor commercial in the Village Core, or the mixed use opportunities identified elsewhere across the Village.

On this basis, a settlement area boundary expansion does not appear to be required to accommodate the growth anticipated over the Secondary Plan horizon. The lands within the proposed Secondary Plan area provide substantial capacity for gentle intensification and infill, consistent with the compact growth framework recommended in this report and with the intensification direction established through the Renfrew County Official Plan's Village Community policies.

6.3 Key Opportunity Areas Map: Aerial



- Key Opportunity Areas**
- Proposed Secondary Plan Boundary
 - Community Amenity
 - Outdoor Sports and Recreation
 - Low to Mid-Density Residential
 - Mid-Density Residential / Mixed Use
 - Main Street Mixed-Use
 - Highway Commercial
 - Parkland
 - Intersection of Interest

7.0 Conclusions

The directions set out in this report will inform the preparation of the draft Calabogie Secondary Plan, scheduled for release in August 2026. The draft Plan will translate the strategic directions, land use designations, and implementation recommendations established here into the policy language required for adoption, and will be brought forward for public review, refinement, and Council consideration through the balance of 2026 and into 2027, with statutory approvals anticipated by April 2027.



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