

BRUNELLO NORDIC SPA

DECEMBER 1, 2025

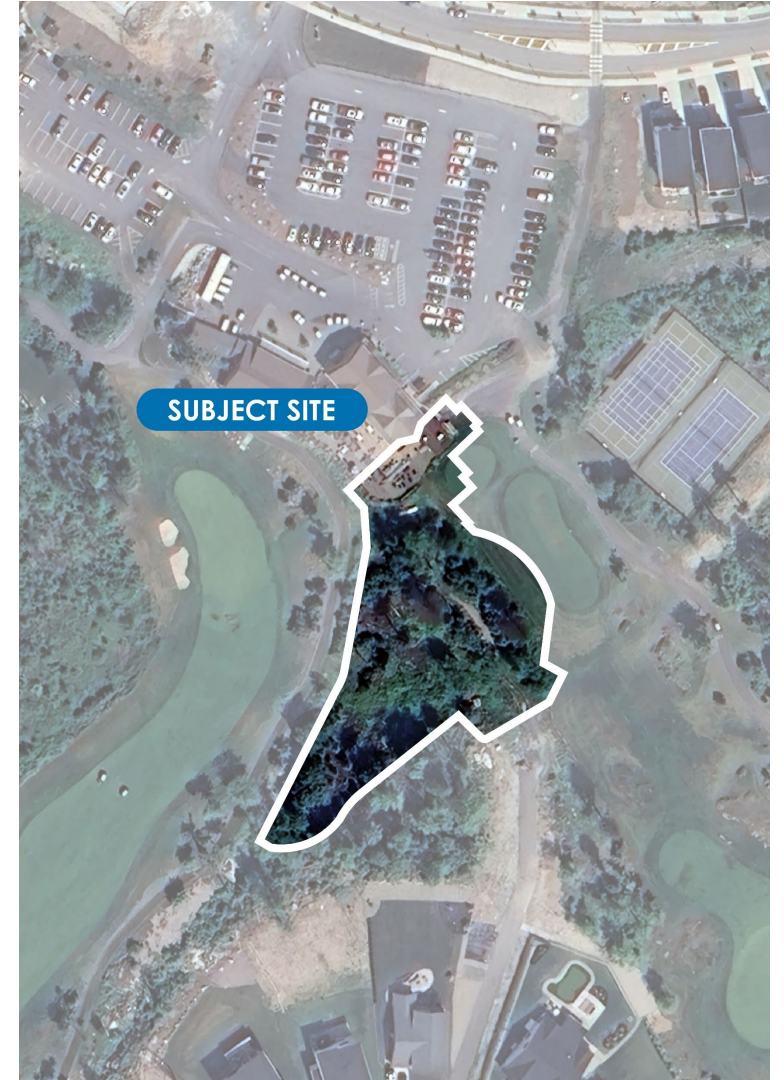


PLANNING CONTEXT & REQUEST

- Links at Brunello enabled through CDD policies in the Timberlea / Lakeside / Beechville Secondary Municipal Plan.
- Policy UR-27 enables a variety of land uses, including commercial, on the lands.
- Development Agreement section 3.1 outlines substantive and non-substantive amendment matters.
- Addition of a permitted use is a substantive amendment and must follow the criteria of Policy IM-12.

IM-12 Criteria Alignment

- Use is compatible with services typically offered at golf resorts.
- Spa is designed to fit into the unique terrain and surroundings
- Proposed use will not generate an excessive amount of noise or disruption due to tranquil philosophy values.
- Proposed use not expected to generate excessive amounts of vehicle traffic due to maximum guest capacity.
- Small scale buildings that will fit into the existing built form.
- Guest parking will be accommodated in the existing clubhouse parking lot.



Nordic Spa that will be accessed from the existing Clubhouse.



RENDERINGS - AERIAL VIEW

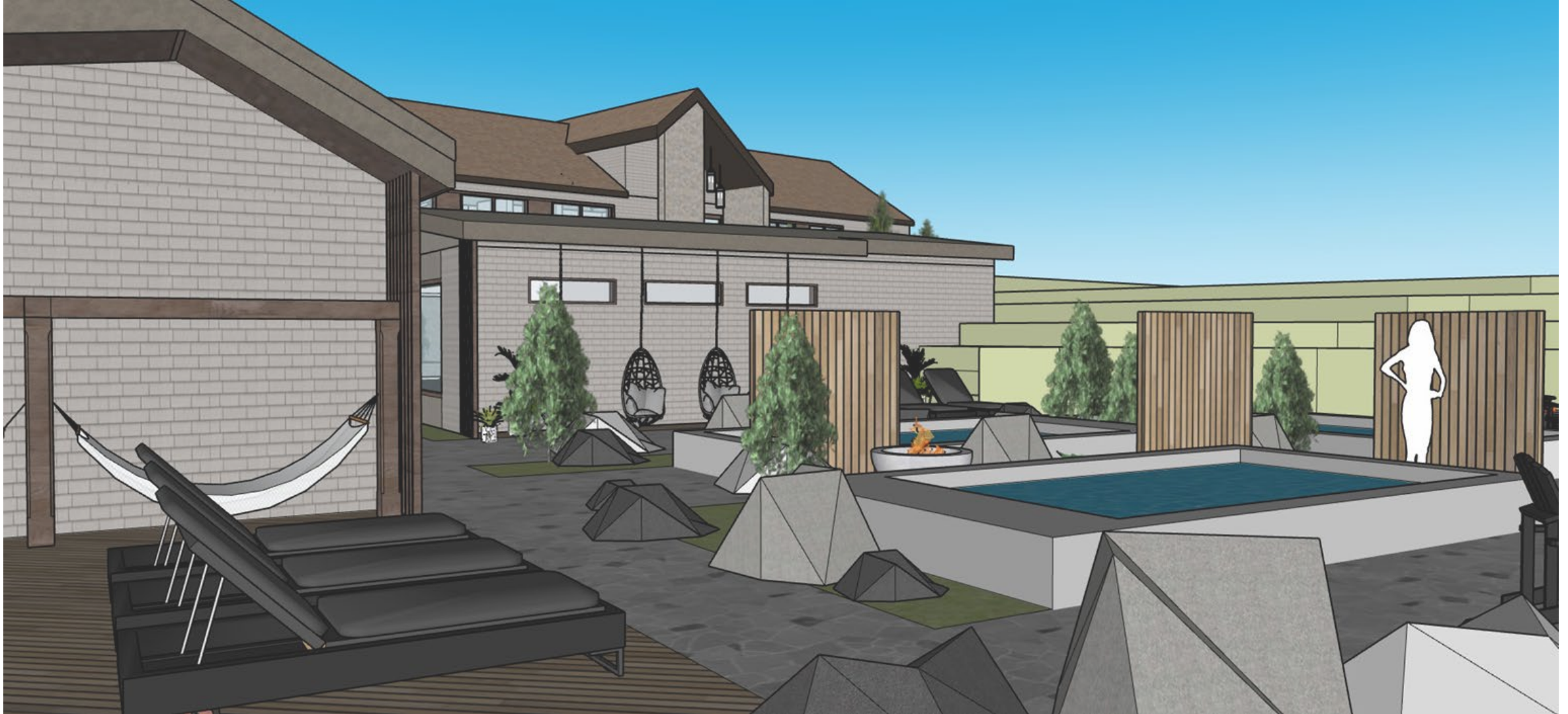
Spa would include outdoor hot and cold pools, sauna and steam rooms, rest areas, salt scrub, mud scrub, and massage.



RENDERINGS - CLUBHOUSE PARKING LOT VIEW



RENDERINGS - POOL AREA A



RENDERINGS – CAFÉ TERRACE



RENDERINGS – POOL AREA A



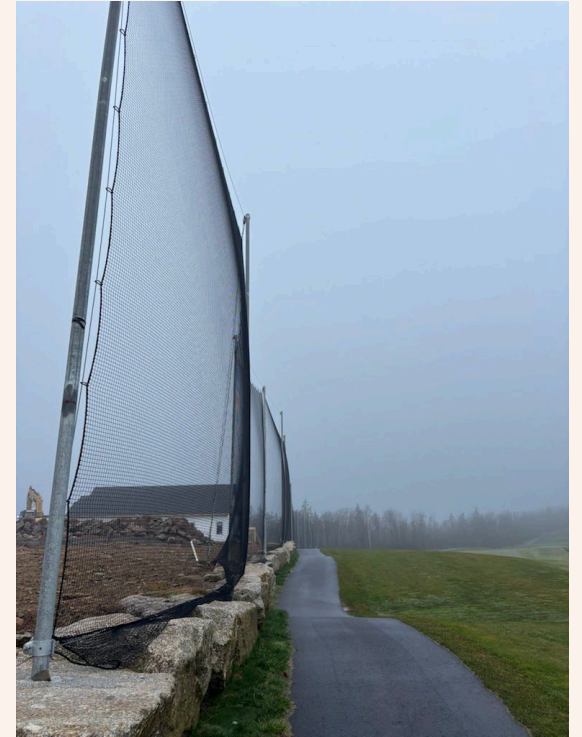
GOLF COURSE SAFETY

A Safety Assessment was conducted by a golf course architect to consider the potential safety impacts of the proposed Nordic Spa on the golf course.

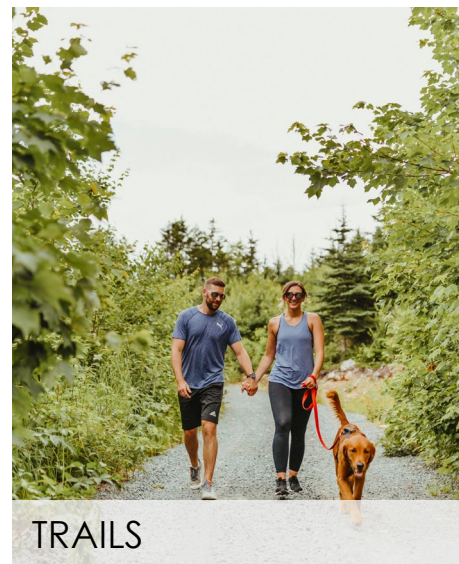
Implemented Safety Measures

Recommendations outlined in the Safety Assessment that were implemented included:

- Elevating the proposed development approximately 2-3m above the green on the 18th hole.
- Placing a retaining wall as well as a 9m tall safety net on top of the retaining wall along the cart path. (Safety nets will be taken down during the off season between November and April)



ACTIVITIES AT BRUNELLO



CURRENT PROJECT STATUS



An aerial photograph of a golf course at dusk or dawn. The foreground shows a large, light-colored sand trap on the right and a green fairway on the left. In the middle ground, a two-story clubhouse with a dark roof and white trim is visible, surrounded by tall evergreen trees. The background shows a line of trees and a clear sky with a soft gradient from blue to orange.

THANK YOU