

Attachment 4. Summary of Public Comments and Responses

	Comments	Township Response
<p>D. Millett Nov 10 2022 Jan 2 2023</p>	<ul style="list-style-type: none"> • Very concerned about significant negative impacts development of this size will have on small rural residential community • Year round resort? • Where will entrance/exits be? • Does all traffic use Thorah Park Blvd? • Do guests have access to public lake area across the street? • Where is source of water for this resort? • Will the boulevard be widened / modified to accommodate this excess traffic? • How will traffic impact parking for soccer field and traffic on area on soccer days? • How many and what type of permanent jobs are created with this proposal? • How will resort lighting affect residential neighbors? • Do any of the owners live in this community? • Will hydro supply affect other residential neighbors on Thorah Park Blvd. Is power supply adequate? 	<ul style="list-style-type: none"> • Noted. • Proposed amendment would permit a year-round resort. • The driveway access would be off Thorah Park Blvd. • General public has access to Township owned lands on Lake Simcoe. • A private water system is proposed to be drawn from Lake Simcoe which requires approval from MECP. • To be reviewed as part of the detailed design through subsequent applications. • Not anticipated to impact parking associated with the soccer field. • The number and type of jobs are to be determined based on the final plan that is to be approved through subsequent applications. • Lighting will be reviewed as part of detailed design through subsequent applications. Envision Durham OP encourages measures to avoid light trespass and impacts on adjacent lands. • Where the owners live is not relevant to the review of the application. • Hydro One is circulated on development applications to ensure adequate hydro supply is available.

<p>D. Millett cont.</p>	<ul style="list-style-type: none"> • What are plans for property owned across the street on the Lake? • How many people are expected at resort (including staff)? • When do owners want to have this facility in operation? • Expected demographic of market for this resort? <p>Issues:</p> <ul style="list-style-type: none"> • High traffic area • Residential neighbors immediately across the street (noise/traffic/lighting) • Hours of operation/seasons of operation • Impact on ice fishing operations • Water supply • Safety of children and families at soccer games • Very narrow road already has safety issues for cyclists / walkers • Environmental impact on lake • Total mismatch with rural residential community. Inconsistent with purpose of high value/high tax paying residential properties 	<ul style="list-style-type: none"> • The water lot provides legal access to Lake Simcoe for the purposes of drawing water to service the lands. • Will depend on the final plan approved through subsequent applications. • Additional applications and approvals required before construction could begin, including a local official plan amendment, zoning by-law amendment, site plan approval, building permit and other approvals. • Anticipate marketing to all demographics at this point in time. • A Transportation Impact Study was submitted and concludes the impact to the surrounding road network is acceptable from a transportation perspective. • Proposed amendment would permit a year-round resort. • Private water and sanitary servicing systems require approvals from MECP. • Will not impact use of the soccer fields. • A Natural Heritage Evaluation was submitted and concludes proposed development will not result in negative impacts to the natural heritage system. • Proposed use would support the rural economy and local tourism. The Township's Official Plan promotes destination-quality tourism facilities, including visitor accommodation and resorts.
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C. Drago Nov 13 2022 Jan 3 2023	<ul style="list-style-type: none"> • Very concerned with proposed development • We can't imagine 46 units in that location knowing how congested our road gets during cottage season. • Thorah Park Blvd has grown in more year-round residences than cottagers in the past few years. • As it is, we have many problems with speeding on our street which we believe will be more impacted if this development is past. 	<ul style="list-style-type: none"> • Noted. • A Transportation Impact Study was submitted and concludes the impact to the surrounding road network is acceptable from a transportation perspective.
P. Large Nov 21 2022	<ul style="list-style-type: none"> • Concerns re sewage, water, traffic, safety, etc., which will impact our neighbourhood. 	<ul style="list-style-type: none"> • Preliminary studies have been submitted to support the addition of a resort development as a permitted use in the Envision Durham Official Plan. Additional applications and approvals required as part of detailed design including a local official plan amendment, zoning by-law amendment, site plan approval, building permit and other approvals.
L. Pasquino Nov 16 2022	<ul style="list-style-type: none"> • Oppose the building of a resort on this property. 	<ul style="list-style-type: none"> • Noted.
M. and C. McGroarty Jun 17 2025	<ul style="list-style-type: none"> • In favor of the proposed resort. • The area is in desperate need of this type of use. 	<ul style="list-style-type: none"> • Noted.

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<p>W. Cartwright Jun 17 2025</p>	<ul style="list-style-type: none"> • This proposal has lots of issues that need to be identify prior to rezoning. Once rezoned it's easier for developers to put off financial and environmental issues. • Especially if the developers rezone the property and get the permits in order to flip the property. • The road is a narrow cottage road that is not safe for pedestrians. There is barely enough road allowance for one car to pass pedestrians. When two cars are coming in opposite direction at the same time, it's terrifying. You have to stand in the ditch. The additional traffic will add to this current situation. 	<ul style="list-style-type: none"> • This is not a rezoning application. Additional applications and approvals required, including a local official plan amendment, zoning by-law amendment, site plan approval, building permit and other approvals. • The subject application is just adding a resort development as a permitted use at the Regional OP level. Additional approvals would be required. Any owner of this property would be subject to the same approvals and requirements. • A Transportation Impact Study was submitted and concludes the impact to the surrounding road network is acceptable. The road condition and access would be further reviewed as part of the detailed design stage that would take place through the subsequent applications (zoning & site plan).