

Attachment 4. Summary of Public Comments and Responses (Update June 23, 2025)

	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).

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<p>R. Hickling Jun 18 2025</p>	<ul style="list-style-type: none"> • The hotel proposed at the end of our residential street warrants every question and concern be taken seriously. • If project gets approved, community and neighbourhood will be changed forever. • Is there proof or guarantee of funding to see the project to substantial completion? • Will there be a certain standard (star rating) for the hotel and will it be upheld? • There are several AirBnB's on Thorah Park Blvd that have wreaked havoc on the adjacent neighbours' peace and privacy. Although many complaints made, Township has made zero effort to regulate or license those properties. How are we to have confidence the same disturbances won't happen with a hotel? • At the public lake access proposed for use by the hotel, the garbage is already always overflowing and strewn across the parking lot. There has been an RV camping in the parking lot for over a week. Whose responsibility will it be to monitor the access and clean it up? • Don't have confidence the town is seriously taking into consideration the impacts of such a large, permanent structure. 	<ul style="list-style-type: none"> • Noted. • Some of the questions will be reviewed and addressed through the more detailed applications required. • Proof of funding is not relevant to the review of a ROPA. The application process assesses the appropriateness of the proposed development from a land use planning perspective against the applicable planning policy framework. • Township cannot require a certain star rating for a hotel. The application is just permitting the use. • Several of the Township's by-laws are used to address short-term rentals, including the Noise By-law, Fireworks By-law, Burn By-law, and Public Nuisance By-law. • The general public has access to the Township owned lands on Lake Simcoe.

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<p>J. Lye Jun 20 2025</p>	<ul style="list-style-type: none"> • It's good to know someone wants to add a resort and restaurant to our area. I hope the project is successful. We need more amenities in Brock/Beaverton. An increase in the tax base & more tourism is good. • If resort operators want guests to have water access for recreational purposes - how will the guests get to the water? • Assume the 'Water Lot' in front of Lot 25 belongs to this potential resort property. If so, what is the implication or consequence of the 'Water Lot'? Where is the drinking water source? Assume they will want to draw water from the lake. What is the Pump house in the drawing? Is it usable? • Who is the applicant? Is it a developer or resort operator? Have they ever done a project like this? Has research been done to ensure they have the financial wherewithal to fund a project like this? • Has the developer checked the land to make sure it can be used for development? • We don't want to end up with a mess like the one at Thorah Con Rd 5 & Osborne St 	<ul style="list-style-type: none"> • Noted. • To be reviewed as part of the detailed design through subsequent applications. The general public has access to Township owned lands on Lake Simcoe. • The water lot provides legal access to Lake Simcoe for the purposes of drawing water to service the lands. A new private water system is proposed from Lake Simcoe to support the new development which will require MECP approval. • The owner is 2648870 Ontario Inc. & the applicant/agent is Fotenn Consultants. The owners' background is not relevant to the review of a ROPA. The application process assesses the appropriateness of the proposed development from a land use planning perspective against the applicable planning policy framework. • Preliminary studies submitted to support this application. Additional work will be required as part of detailed design and subsequent applications.

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W. Cartwright June 20 2025	<ul style="list-style-type: none"> • Concerned if the development gets approved, during excavation there could be runoff into Lake Simcoe. • A recent example of runoff was this spring on Maple Beach near the Commodore Road. Torrents of water. Since this property is known to be contaminated, it's a concern. 	<ul style="list-style-type: none"> • Site has been remediated. Phase I and Phase II Environmental Site Assessment reports were submitted to identify the testing, monitoring and clean up activities completed on site to address the previous contamination issues. • Erosion and sediment control measures are required during construction to prevent sediment from leaving a construction site and entering nearby rivers and lakes. These measures will be reviewed and discussed as part of the site plan application process that would still be required.
D. Millett Jun 20 2025	<ul style="list-style-type: none"> • If the by law is approved on June 23rd to amend the official plan to allow resort development, what basis does Brock have to deny a rezoning application in the future? What are the criteria for accepting a rezoning application? What options do local residents/ taxpayers have to oppose rezoning if they see negative impacts to the community? 	<ul style="list-style-type: none"> • The subsequent applications would review the specific uses permitted and the site-specific provisions to define the size and scope of a potential resort. When reviewing a zoning by-law amendment, the Township evaluates an application for conformity with the OP and other provincial plans, and it must be consistent with the PPS. • An application for a zoning by-law amendment is reviewed for compatibility with adjacent uses, the suitability of the land for the proposed use and the adequacy of the various services and infrastructure required to support the proposed use (such as water, sewage, roads, etc.).

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<p>D. Rhead June 23 2025</p>	<ul style="list-style-type: none"> • Could the Regional OP amendment be submitted without the specific applicant's proposal? That way there is no implied approval in part or totally of their proposal but just the "Resort" concept for this site that Brock is considering. If allowed, this approach would give Brock more flexibility moving forward. 	<ul style="list-style-type: none"> • The Township is just dealing with the Regional OP amendment application to decide whether to permit the resort use or not. The plan provided is just a conceptual plan. There is no approval of that plan at this point in time. The concept plan just helps to give an idea of what could be done on the property through the resort development permission and what the current owner is considering. The detailed site plan would be worked out and approved through the subsequent applications required.