

# 23801 Thorah Park Boulevard

## Regional Official Plan Amendment

June 23, 2025

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Senior Planner

**FOTENN**  
Planning + Design



# Proposal Overview – Resort Development

- **A place to eat, shop, play, and learn....**
  - Resort, farm-to-table restaurant, and local commercial space(s)
  - Incorporate local produce into cuisine and retail areas
- **Educational Opportunities**
  - Potential partnerships with organizations such as the LSRCA, DDSB, and CSV to offer educational spaces for learning outside the classroom
- **Economic benefits**
  - Local employment opportunities
  - Local commercial amenities to benefit surrounding area
  - Future partnerships with local businesses, farms, and local organizations
  - Promotion of local produce, goods, and services
- **Tourism & Accommodations**
  - Support local and regional growth by providing accommodations to attract visitors

# Application Timeline

## February 2022 – Pre-consultation

- Township of Brock
- Region of Durham
- LSRCA
- MECP

## September 2022 – Application Submission

## January 2023 – Statutory Public Meeting

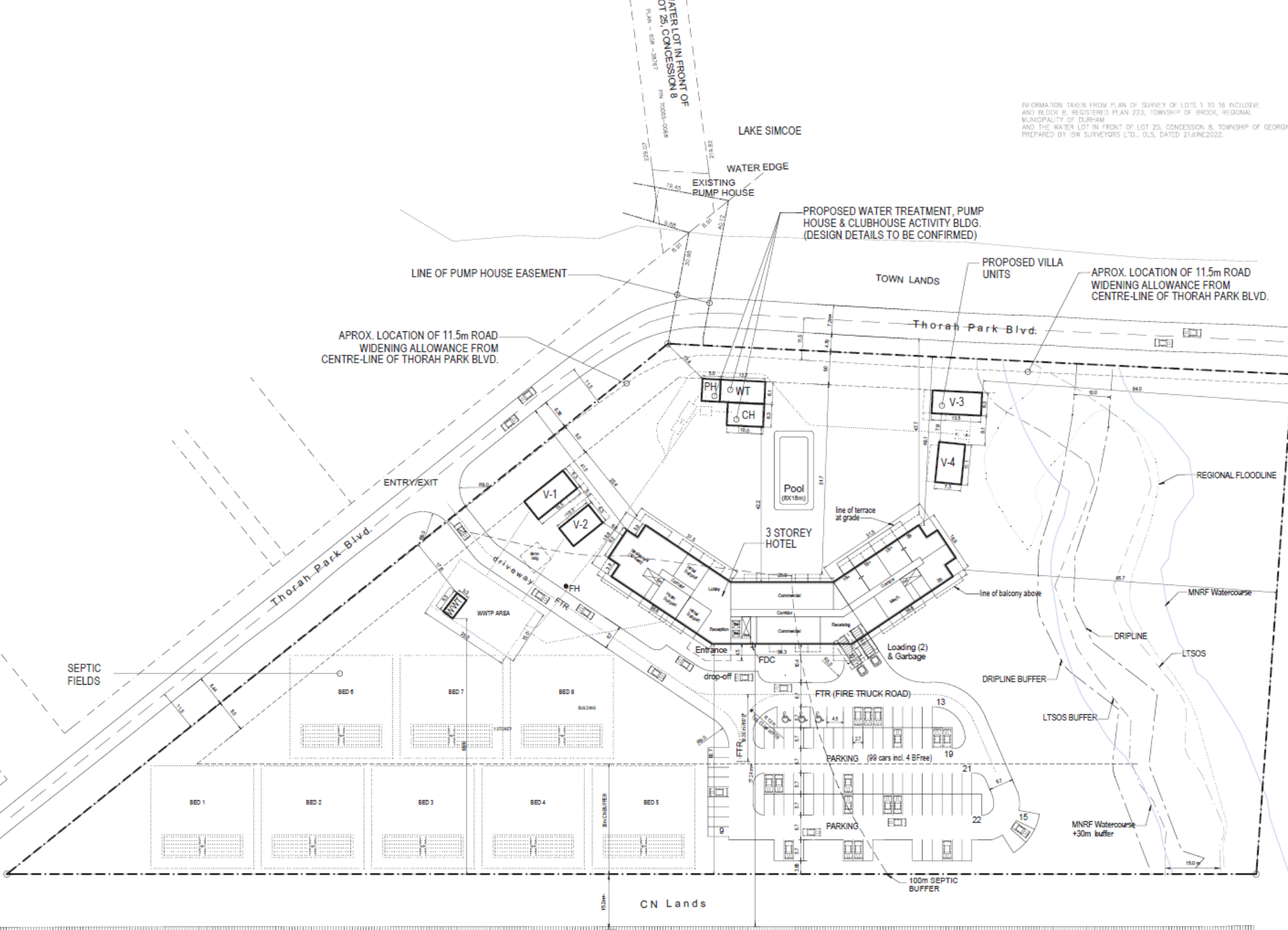
## January–August 2023 – CN Noise & Safety

## August 2023 – 1<sup>st</sup> Technical Resubmission

## September 2024 – 2<sup>nd</sup> Technical Resubmission

## June 2025 – Township Council Meeting

INFORMATION TAKEN FROM PLAN OF SURVEY OF LOTS 1 TO 16 INCLUSIVE AND BLOCK B, REGISTERED PLAN 223, TOWNSHIP OF BROOK, REGIONAL MUNICIPALITY OF DURHAM AND THE WATER LOT IN FRONT OF LOT 25, CONCESSION 8, TOWNSHIP OF GEORGINA PREPARED BY IBW SURVEYORS LTD., O.S., DATED 21 JUNE 2022.



# Supporting Studies

- Concept Plan
- Sewage System Design Plan
- Functional Servicing & Stormwater Management Report
- Servicing Plan
- Erosion & Sediment Control Plan
- Grading Plan
- Dewatering Brief
- Flood Hazard Study
- Geotechnical Investigation
- Hydrogeological Investigation
- Natural Heritage Evaluation
- Noise & Vibration Assessment
- Planning Justification Report
- Archaeological Assessment (Stage 1 & 2)
- Topographic Survey
- Transportation Impact Study
- Cleanup and Remediation of Petroleum Impact Letter
- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- CN Safety & Noise Review Memo
- Arborist Report
- Tree Inventory & Protection Plan
- Turning Analysis (functional design review)
- CN Agreement

# Technical Review

- 1) Township of Brock
- 2) Township of Georgina
- 3) Region of Durham
  - R.J Burnside Peer Review (Natural Heritage)
  - R.J Burnside Peer Review (Hydrogeology)
- 4) York Region
- 5) CN Railway
  - Jade Acoustics Peer Review (Noise)
- 6) Lake Simcoe Region Conservation Authority (LSRCA)
  - Natural Heritage
  - Natural Hazards (i.e.: flooding)
  - Hydrogeology
  - Servicing
  - Stormwater Management
- 7) Durham Regional Transit & Conseil Scolaire Viamonde
- 8) Bell Canada
- 9) Canada Post
- 10) Enbridge
- 11) Durham District School board
- 12) Ministry of Municipal Affairs & Housing
- 13) Rogers Communication
- 14) Durham Regional Health Department (environmental)
- 15) Durham Regional Works Department (source water protection)
- 16) Transportation Planning, Township of Brock

# Purpose of ROPA

- **Regional Official Plan Amendment is required to permit the proposed land use:**
  - **Permit a resort development on the subject lands**
- **Future ongoing public consultation and Township Council approval required to further refine the concept and address detailed design matters**

# Next Steps

If ROPA is approved...

- Township of Brock Official Plan Amendment
- Zoning By-law Amendment
- Site Plan Control
- MECP review/approval of proposed septic system
- LSRCA permit(s) for development within regulated areas
- Building permit(s)

Questions / Comments?