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The Regional Municipality of Durham Report

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2023-P-1
Date: January 10, 2023

Subject:

Public Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by 2648870 Ontario Inc., to permit a resort development in the Hamlet of Port Bolster, Township of Brock, File: OPA 2022-005

Recommendation:

That the Planning and Economic Development Committee recommends:

- A) That Commissioner's Report #2023-P-1 be received for information; and
 - B) That all submissions received be referred to the Planning and Economic Development Department for consideration.
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Report:

1. Purpose

- 1.1 This report provides information on a proposed amendment to the Durham Regional Official Plan (ROP) which is intended to permit a resort development in the Hamlet of Port Bolster, Township of Brock.
- 1.2 A "Notice of Complete Application" and "Notice of Public Meeting" regarding this application were advertised in the Brock Citizen and Georgina Advocate. Notice was also mailed to landowners within 120 metres (400 feet) of the subject site. This report was also made available on the Region's website prior to the meeting.

2. Application

- 2.1 On September 28, 2022, Fotenn Consultants Inc., on behalf of 2648870 Ontario Inc. submitted an application to amend the ROP to permit a resort development comprised of a three-storey building with 42 suites and four single-storey “villas” for a total of 46 suites as well as commercial and restaurant uses. The application was deemed complete on October 28, 2022. The resort development is proposed to be developed on private services.
- 2.2 The subject site is located at 23801 Thorah Park Boulevard, in the Hamlet of Port Bolster. The site is legally described as Lot 1, Concession 14, Township of Brock (refer to Attachment 1). The western limit of the site borders the Town of Georgina. The proposed development includes a water parcel to facilitate a private water supply from Lake Simcoe for the resort development. The water parcel is located in the Town of Georgina. The concept site plan is included in Attachment 2.
- 2.3 The subject site is approximately 3.6 hectares (8.9 acres) in size and is bounded by Thorah Park Boulevard to the west and northwest, the Canadian National Railway (Bala subdivision) to the south, and privately owned lands to the northeast. The site is occupied by a small brick structure. The balance of the site is vacant. A tributary of the Pefferlaw Brook crosses the northern portion of the site.
- 2.4 Land uses surrounding the subject site include:
- North – Port Bolster Park, Thorah Concession Road 1, shoreline residential;
 - West – Thorah Park Boulevard (this portion is within the Town of Georgina), shoreline residential, woodlot, Lake Simcoe;
 - South – Lake Ridge Road, Canadian National Railway, rural residential
 - East – Canadian National Railway, Lake Ridge Road, residential and agricultural land.

3. Report Submitted in Support of the Application

- 3.1 The following reports were submitted in support of this application:
- “Planning Justification Report”, prepared by Fotenn Consultants;
 - “Stage 1 – 2 Archaeological Assessment”, prepared by AMICK Consultants Limited.’
 - “Cleanup and Remediation of Petroleum Impact”, prepared by Comco Canada Ltd.;
 - “Natural Heritage Evaluation”, prepared by Beacon Environmental;

- “Transportation Impact Study” prepared by LEA Consulting Ltd.;
- “Preliminary Hydrogeological Assessment”, prepared by Wilson Associates;
- “Transportation Noise & Vibration Assessment”, prepared by Gradient Wind;
- “Functional Servicing & Stormwater Management Report”, prepared by Urban Watershed Group Ltd.;
- “Flood Hazard Assessment”, prepared by Urban Watershed Group Ltd.; and
- “Geotechnical Investigation”, prepared by Soil Engineers Ltd.

3.2 In accordance with Council adopted policy, the Region is currently in the process of conducting a peer review for the Preliminary Hydrogeological Study, in consultation with the Regional Health Department, and the applicant, at the applicant’s expense.

4. Provincial Plans and Policies

Provincial Policy Statement

- 4.1 Policy 1.1.1 of the Provincial Policy Statement (PPS) states that healthy, liveable and safe communities are sustained by: promoting efficient development and land use patterns; avoiding development and land use patterns which may cause environmental or public health and safety concerns; and promoting development and land use patterns that conserve biodiversity.
- 4.2 Policy 1.1.3.2 of the PS further states that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources; and are appropriate for, and efficiently use, the infrastructure which are planned or available.
- 4.3 Policy 1.1.4.1 of the PS states that healthy, integrated and viable rural areas should be supported by:
- a. Building upon rural character, and leveraging rural amenities and assets;
 - b. Promoting regeneration, including the redevelopment of brownfield sites;
 - c. Accommodating an appropriate range and mix of housing in rural settlement areas;
 - d. Encouraging the conservation and redevelopment of existing rural housing stock on rural lands;
 - e. Using rural infrastructure and public service facilities efficiently;

- f. Promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
 - g. Providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural and natural assets;
 - h. Conserving biodiversity and considering the ecological benefits provided by nature; and
 - i. Providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.
- 4.4 Policy 1.1.4.2 states that in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.
- 4.5 Policy 2.1.2 of the PPS states that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

A Place to Grow, Growth Plan for the Greater Golden Horseshoe

- 4.6 Policy 2.2.1.2 of A Place to Grow, Growth Plan for the Greater Golden Horseshoe (the Growth Plan) states that the vast majority of growth will be directed to settlement areas that have a delineated built boundary; municipal water and wastewater systems and can support the achievement of complete communities. Growth will be limited in settlement areas that are rural settlements; are not serviced by existing or planned municipal water and wastewater systems; or are in the Greenbelt Area.
- 4.7 Policy 2.2.9.1 of the Growth Plan states that municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses.

Greenbelt Plan

- 4.8 Policy 3.4.4.1 of the Greenbelt Plan states that hamlets are subject to the policies of the Growth Plan and continue to be governed by official plans. Limited growth is permitted through infill and intensification of hamlets subject to appropriate water and sewage services.

Lake Simcoe Protection Plan

- 4.9 Policy 4.8 DP of the Lake Simcoe Protection Plan (LSPP) states that an application for major development shall be accompanied by a stormwater management plan that, amongst other matters, includes a water budget and phosphorus plan.
- 4.10 Policy 6.33 DP of the LSPP states that within Settlement Areas, an application for development or site alteration shall,
- a. Increase or improve fish habitat in streams, lanes and wetlands and any adjacent riparian areas;
 - b. Include landscaping and habitat restoration that increase the ability of native plants and animals to use valleylands or riparian areas as wildlife habitat and movement corridors;
 - c. Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and
 - d. Establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible.
- 4.11 Policy 6.34 DP of the LSPP states that where, through an application for development or site alteration, a buffer is required to be established as a result of the application of the PPS, the buffer shall be composed of and maintained as natural self-sustaining vegetation.

Durham Regional Official Plan

- 4.12 The subject site is designated “Hamlet” in the ROP. In accordance with policy 9B.2.3 hamlets shall be developed in harmony with surrounding uses and may consist of the following:
- a. Predominantly single-detached housing, as well as community facilities;
 - b. Employment uses;
 - c. Commercial uses that meet the immediate needs of the residents of the hamlets and the surrounding rural area.
- 4.13 Policy 9B.2.4 of the ROP includes the following principles for Hamlet development that shall serve to guide the preservation, cultural attributes and historic heritage of the community:
- a. Simplicity of form;
 - b. Predominance of residential uses;
 - c. Larger lots that accommodate private services;

- d. Almost exclusively single-detached dwelling form;
- e. Few facilities; and
- f. Views and vistas of the countryside.

5. Consultation

5.1 The application has been circulated to various agencies for comment, including: the Ministry of Municipal Affairs and Housing, the Township of Brock, the Region of York, the Town of Georgina, the Lake Simcoe Region Conservation Authority, CN Rail, Parks Canada – Trent Severn Waterway, the Regional Works Department and the Regional Health Department.

5.2 At the time of writing this report comments were received from:

- a. CN Rail, which raised concerns regarding noise and vibration and stated that they are reviewing the submitted Noise and Vibration Report and Stormwater Management Report; and
- b. The Health Department, which has advised that in light of the scale of the project, the approval for the proposed private servicing falls under the purview of the Province. It is the responsibility of the Ministry of Municipal Affairs and Housing, through the provincial “one window” protocol to circulate the application to the Ministry of the Environment, Conservation and Parks for their review and comment.

6. Public Consultation

6.1 Anyone who attends the public meeting may present an oral submission, and/or provide a written submission to the Planning and Economic Development Committee on the proposed amendment. Also, any person may make written submissions anytime before Council makes a decision.

6.2 If a person or public body does not make oral submissions at a public meeting or does not make written submissions before the proposed official plan amendment is adopted, the person or public body:

- a. Is not entitled to appeal the decision of the Region of Durham to the Ontario Land Tribunal (OLT); and
- b. May not be added as a party to the hearing of an appeal before the OLT, as appropriate, unless in opinion of the Tribunal there is reasonable grounds to add the person or public body as a party.

- 6.3 Anyone who wants to be notified of Regional Council's decision on the proposed ROP Amendment must submit a written request to:

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and Economic Development
Planning and Economic Development Department
Regional Municipality of Durham
605 Rossland Road East
Whitby, Ontario L1N 6A3
brian.bridgeman@durham.ca

7. Future Regional Council Decision

- 7.1 The Planning and Economic Development Committee will consider the ROP Amendment application at a future meeting and will make a recommendation to Regional Council. Council's decision will be final unless appealed.

8. Previous Reports and Decisions

- 8.1 There are no previous reports on this matter.

9. Relationship to Strategic Plan

- 9.1 The objective in the processing of Regional Official Plan Amendment applications is to ensure responsive, effective and fiscally sustainable service delivery.

10. Attachments

Attachment #1: Location Sketch

Attachment #2: Concept Site Plan

Respectfully submitted,

Original signed by

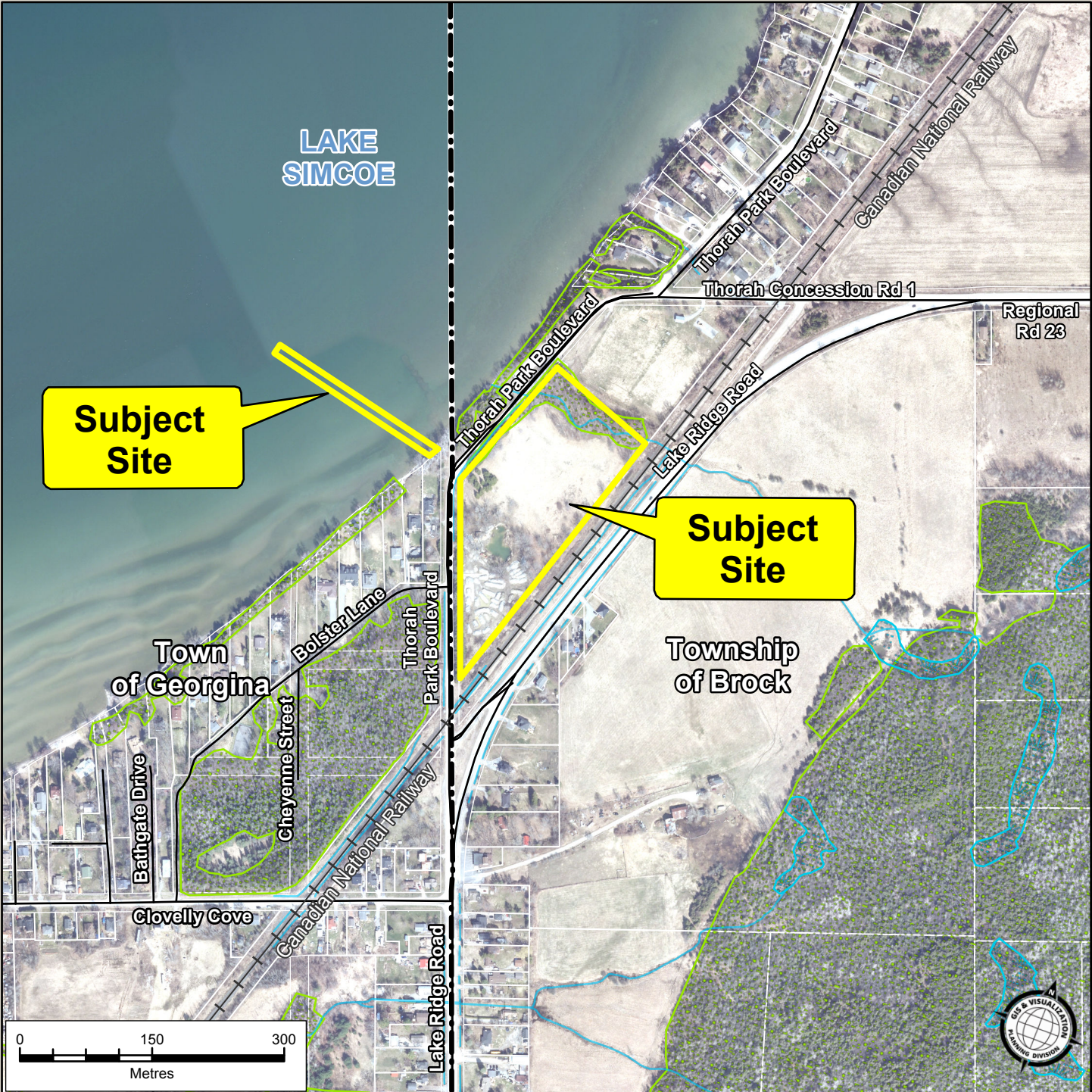
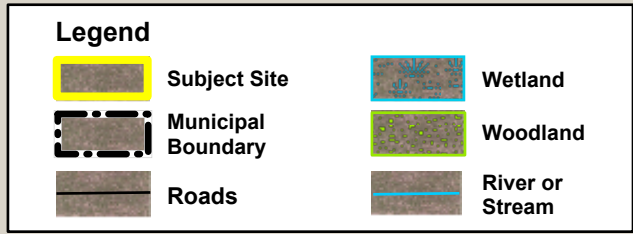
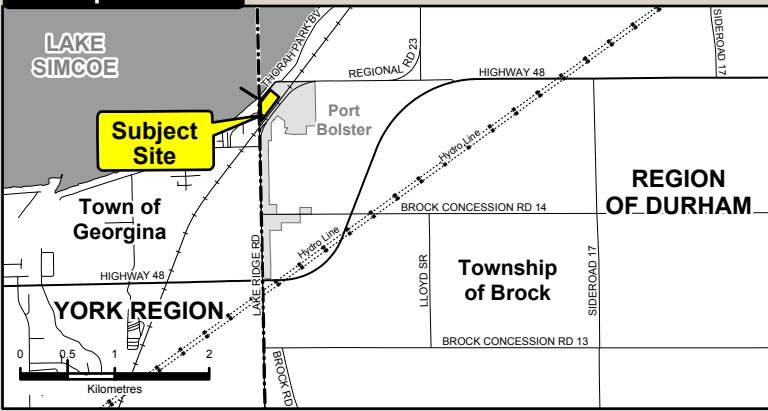
Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Recommended for Presentation to Committee

Original signed by

Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context



Data Sources:
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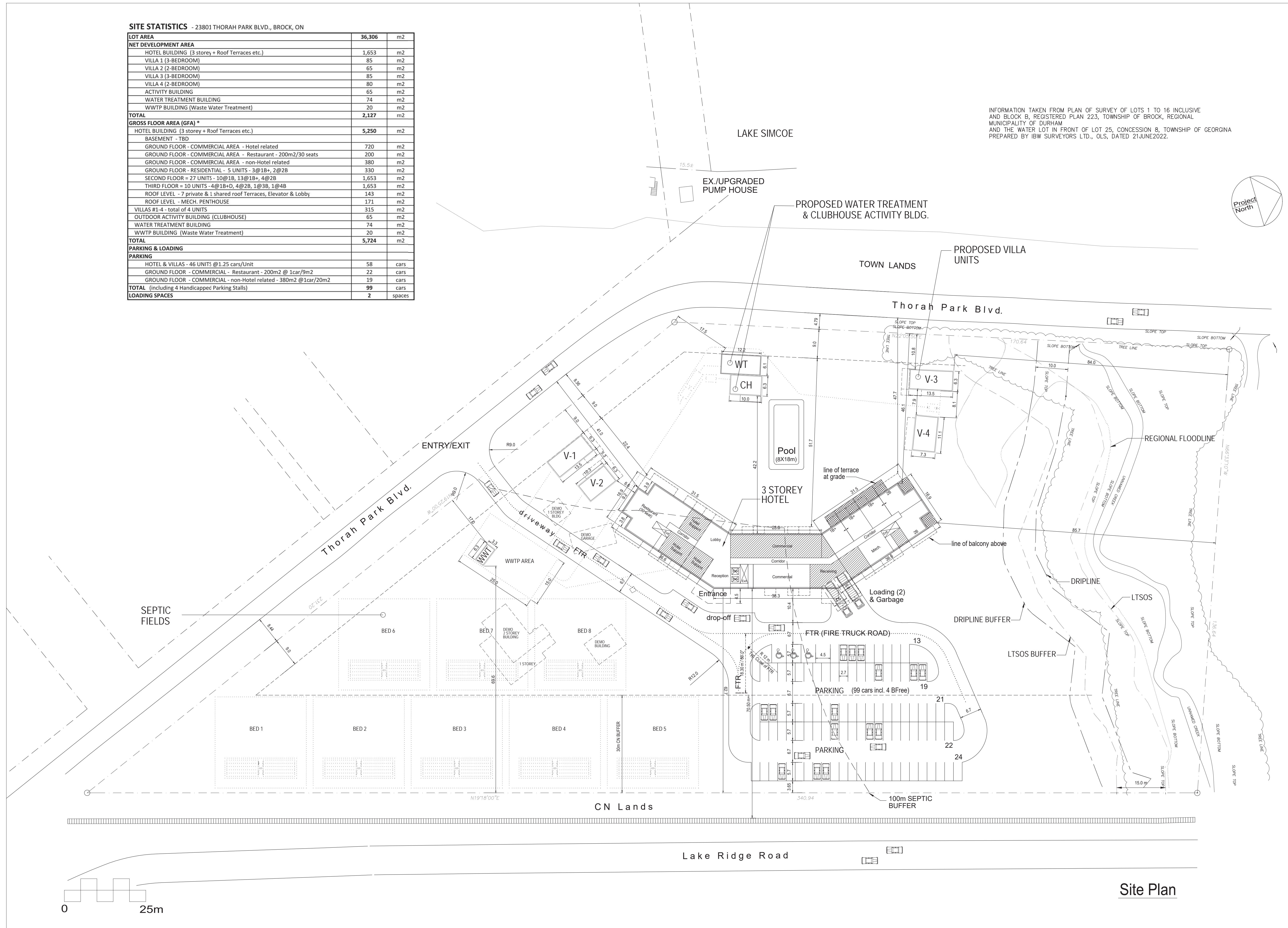
This map has been produced from a variety of sources.
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SITE STATISTICS - 23801 THORAH PARK BLVD., BROCK, ON

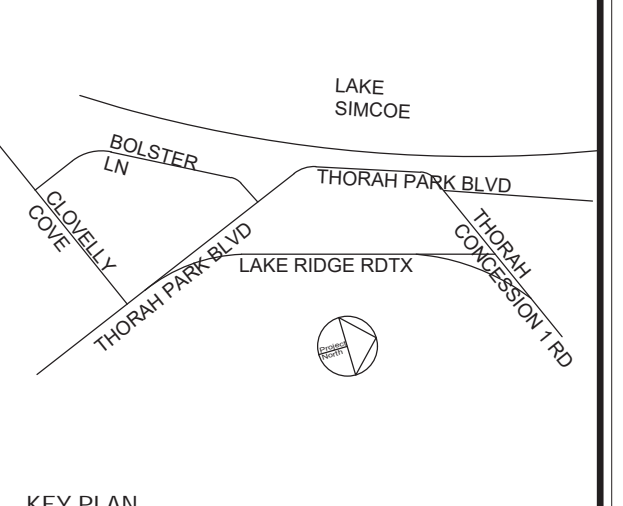
LOT AREA	36,306	m²
NET DEVELOPMENT AREA		
HOTEL BUILDING (3 storey + Roof Terraces etc.)	1,653	m ²
VILLA 1 (3-BEDROOM)	85	m ²
VILLA 2 (2-BEDROOM)	65	m ²
VILLA 3 (3-BEDROOM)	85	m ²
VILLA 4 (2-BEDROOM)	80	m ²
ACTIVITY BUILDING	65	m ²
WATER TREATMENT BUILDING	74	m ²
WWTP BUILDING (Waste Water Treatment)	20	m ²
TOTAL	2,127	m²
GROSS FLOOR AREA (GFA) *		
HOTEL BUILDING (3 storey + Roof Terraces etc.)	5,250	m ²
BASEMENT - TBD		
GROUND FLOOR - COMMERCIAL AREA - Hotel related	720	m ²
GROUND FLOOR - COMMERCIAL AREA - Restaurant - 200m ² /30 seats	200	m ²
GROUND FLOOR - COMMERCIAL AREA - non-Hotel related	380	m ²
GROUND FLOOR - RESIDENTIAL - 5 UNITS - 3@1B+, 2@2B	330	m ²
SECOND FLOOR = 27 UNITS - 10@1B, 13@1B+, 4@2B	1,653	m ²
THIRD FLOOR = 10 UNITS - 4@1B+D, 4@2B, 1@3B, 1@4B	1,653	m ²
ROOF LEVEL - 7 private & 1 shared roof Terraces, Elevator & Lobby	143	m ²
ROOF LEVEL - MECH. PENTHOUSE	171	m ²
VILLAS #1-4 - total of 4 UNITS	315	m ²
OUTDOOR ACTIVITY BUILDING (CLUBHOUSE)	65	m ²
WATER TREATMENT BUILDING	74	m ²
WWTP BUILDING (Waste Water Treatment)	20	m ²
TOTAL	5,724	m²
PARKING & LOADING		
PARKING		
HOTEL & VILLAS - 46 UNITS @1.25 cars/Unit	58	cars
GROUND FLOOR - COMMERCIAL - Restaurant - 200m ² @ 1car/9m ²	22	cars
GROUND FLOOR - COMMERCIAL - non-Hotel related - 380m ² @ 1car/20m ²	19	cars
TOTAL (including 4 Handicapped Parking Stalls)	99	cars
LOADING SPACES	2	spaces

INFORMATION TAKEN FROM PLAN OF SURVEY OF LOTS 1 TO 16 INCLUSIVE AND BLOCK B, REGISTERED PLAN 223, TOWNSHIP OF BROCK, REGIONAL MUNICIPALITY OF DURHAM AND THE WATER LOT IN FRONT OF LOT 25, CONCESSION 8, TOWNSHIP OF GEORGINA PREPARED BY IBW SURVEYORS LTD., OLS, DATED 21JUNE2022.



- GENERAL NOTES:
- DO NOT SCALE THE DRAWINGS
 - CONTRACTOR MUST CHECK AND VERIFY ALL CONDITIONS & DIMENSIONS ON SITE
 - CONTRACTOR TO IMMEDIATELY REPORT ALL ERRORS, OMISSIONS & TO THE ARCHITECT
 - DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT
 - THIS DRAWING IS THE PROPERTY OF THE ARCHITECT & MAY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOTES:



REVISIONS

4	Rev Dripline Buffer, add LTSOS	23 Aug 2022
3	Issued for OPA submission	25 July 2022
2	rev dripline/miscellaneous	12 July 2022
1	rev U/G services	4 July 2022

Proposed New Development
 23801 Thorah Park Blvd.
 Brock, Ontario



FILE
 2215

DRAWING TITLE
 Concept Site Plan

SCALE	DRAWN	CHECKED
1:500 M	MR	MS

DATE PLOTTED
 26 June 2022

DRAWING NO.
 A-1

Site Plan