

# 23801 Thorah Park Boulevard

## Regional Official Plan Amendment

January 10, 2022

**Miles Weekes, MCIP, RPP**  
**Senior Planner**

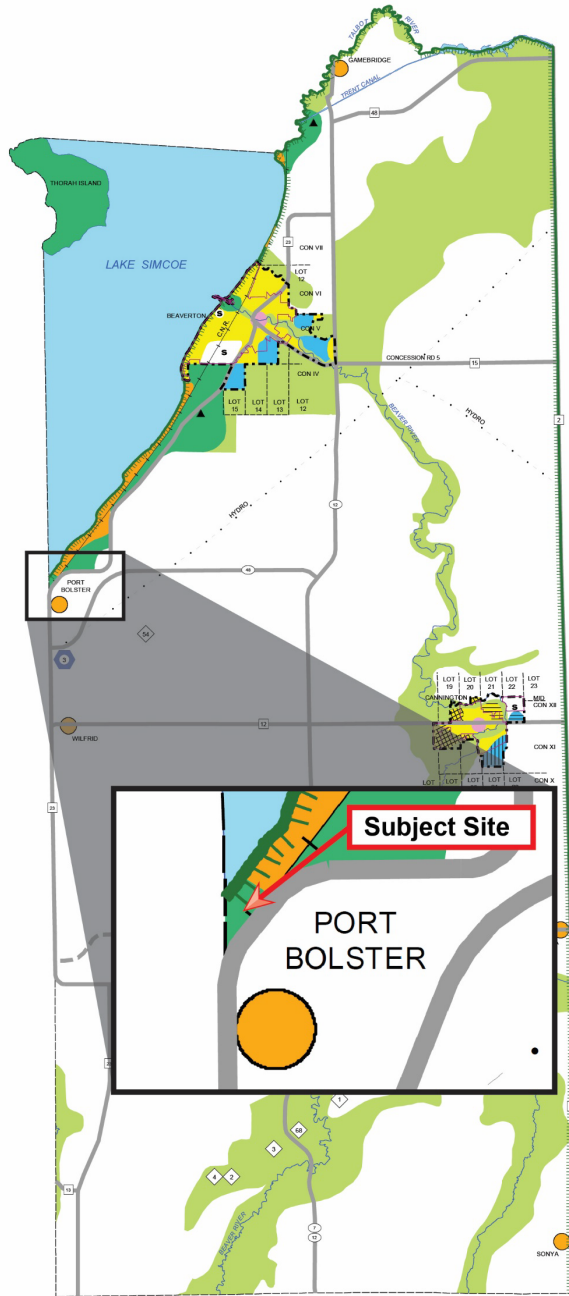
**FOTENN**  
Planning + Design



**SCHEDULE 'A' - MAP 'A1'  
REGIONAL STRUCTURE**

**LEGEND**

- URBAN SYSTEM**
- URBAN AREA BOUNDARY
  - REGIONAL CENTRE
  - URBAN GROWTH CENTRE
  - REGIONAL CORRIDOR
  - LIVING AREAS
  - EMPLOYMENT AREAS
  - MUNICIPAL SERVICE
  - ▨ AREAS DEVELOPABLE ON FULLPARTIAL MUNICIPAL SERVICES
  - ▨ AREAS DEVELOPABLE ON MUNICIPAL WATER SYSTEMS & PRIVATE WASTE DISPOSAL SYSTEMS
  - ▨ AREAS DEVELOPABLE ON PRIVATE WELLS & MUNICIPAL SEWER SYSTEMS
  - ▨ AREAS DEVELOPABLE ON PRIVATE WELLS & PRIVATE WASTE DISPOSAL SYSTEMS
  - BUILT BOUNDARY
- RURAL SYSTEM**
- PRIME AGRICULTURAL AREAS
- RURAL SETTLEMENTS :**
- HAMLET
  - RURAL EMPLOYMENT AREA (SEE TABLE E3 FOR DESCRIPTION)
  - COUNTRY RESIDENTIAL SUBDIVISION (SEE TABLE E3 FOR DESCRIPTION)
  - SHORELINE RESIDENTIAL
  - ▲ REGIONAL NODE (SEE SECTION 9C FOR DESCRIPTION)
  - ◆ AGGREGATE RESOURCE EXTRACTION AREA (SEE TABLE E1 FOR DESCRIPTION)
- GREENLANDS SYSTEM**
- MAJOR OPEN SPACE AREAS
  - WATERFRONT AREAS
  - OAK RIDGES MORAINÉ BOUNDARY
  - ▲ TOURIST ACTIVITY / RECREATIONAL NODE
  - OPEN SPACE LINKAGE
  - OAK RIDGES MORAINÉ AREAS
  - GREENBELT BOUNDARY
  - ▲ WATERFRONT PLACE
  - WATERFRONT LINKS
- TRANSPORTATION SYSTEM**
- SEE SCHEDULE C FOR DESIGNATIONS
- THE FOLLOWING IS SHOWN SELECTIVELY, FOR EASE OF INTERPRETATION OF OTHER DESIGNATIONS ONLY.
- |                 |                 |
|-----------------|-----------------|
| <b>EXISTING</b> | <b>FUTURE</b>   |
| ▬ ARTERIAL ROAD | ▬ ARTERIAL ROAD |
| ▬ FREEWAY       | ▬ FREEWAY       |
| ▬ INTERCHANGE   | ▬ INTERCHANGE   |
| ▬ GO RAIL       | ▬ GO RAIL       |
| ● GO STATION    | ● GO STATION    |
- SPECIAL AREAS**
- 2 SPECIAL STUDY AREA
  - D2 DEFERRED BY MINISTER OF MUNICIPAL AFFAIRS
  - A SPECIFIC POLICY AREA
  - APPEALED TO O.M.B.
  - LANDS APPEALED TO OMB, REFER TO POLICY 14.13.7

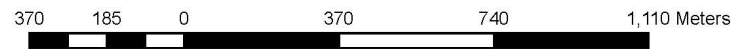
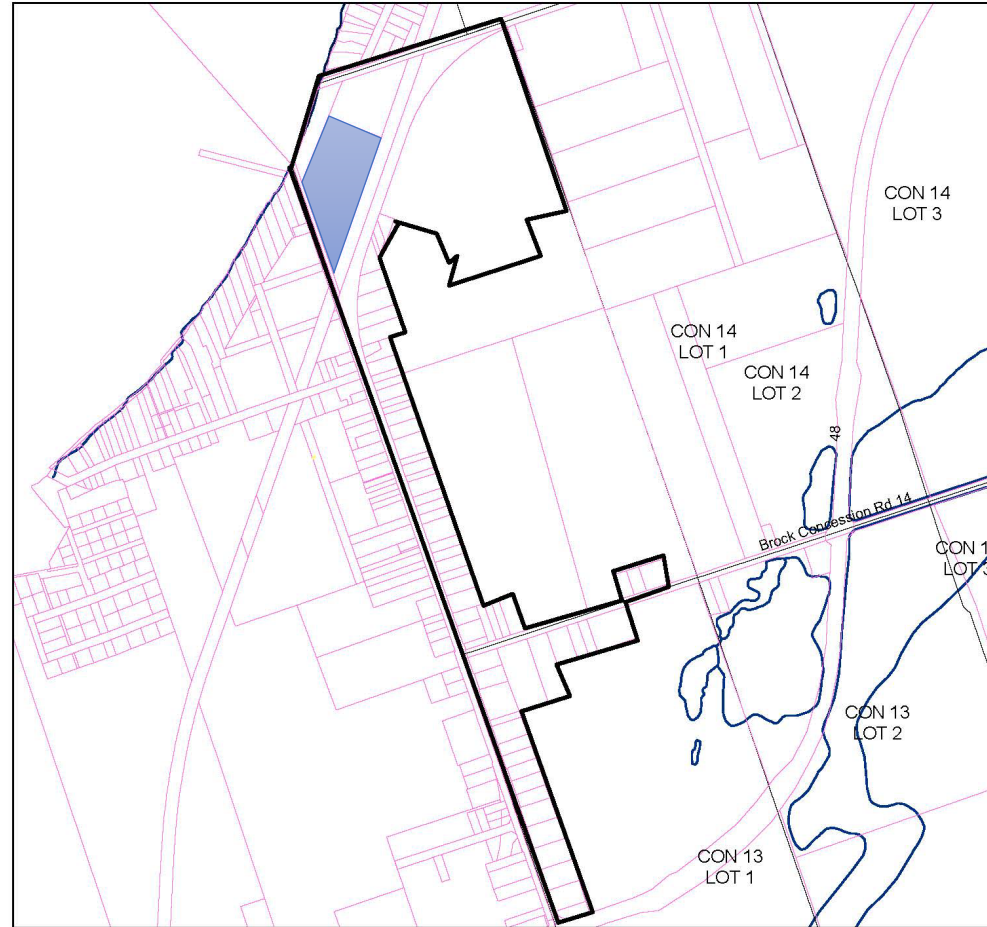


NOTES:  
1. THIS MAP CONSTITUTES PART OF THE OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF DURHAM AND MUST BE READ IN CONNECTION WITH THE TEXT.  
2. THE DESIGNATIONS FOR THE EXPANDED AREA REFLECT THE POSITION OF REGIONAL COUNCIL, PLEASE REFER TO POLICY 14.13.  
3. OFFICE CONSULTATION: MAY 28, 2018.  
SOURCE:  
4. OAK RIDGES MORAINÉ BOUNDARY: MINISTRY OF MUNICIPAL AFFAIRS & HOUSING, 2002, 1, 108, 109.  
5. DEFERRED PLAN & QUERIES PREPARED FOR DURHAM, 2008. REPRODUCED WITH PERMISSION.  
6. BUILT BOUNDARY: AS SHOWN PREVIOUS FOR DURHAM, 2008. REPRODUCED WITH PERMISSION.

# Brock Township Official Plan


## Map 6 - D

### Hamlet of Port Bolster



**Legend**

- Durham\_Region\_SLRN
- owner\_parcel
- assmt\_parcel
- lot\_con\_poly
- water\_edge

 Hamlet Boundary

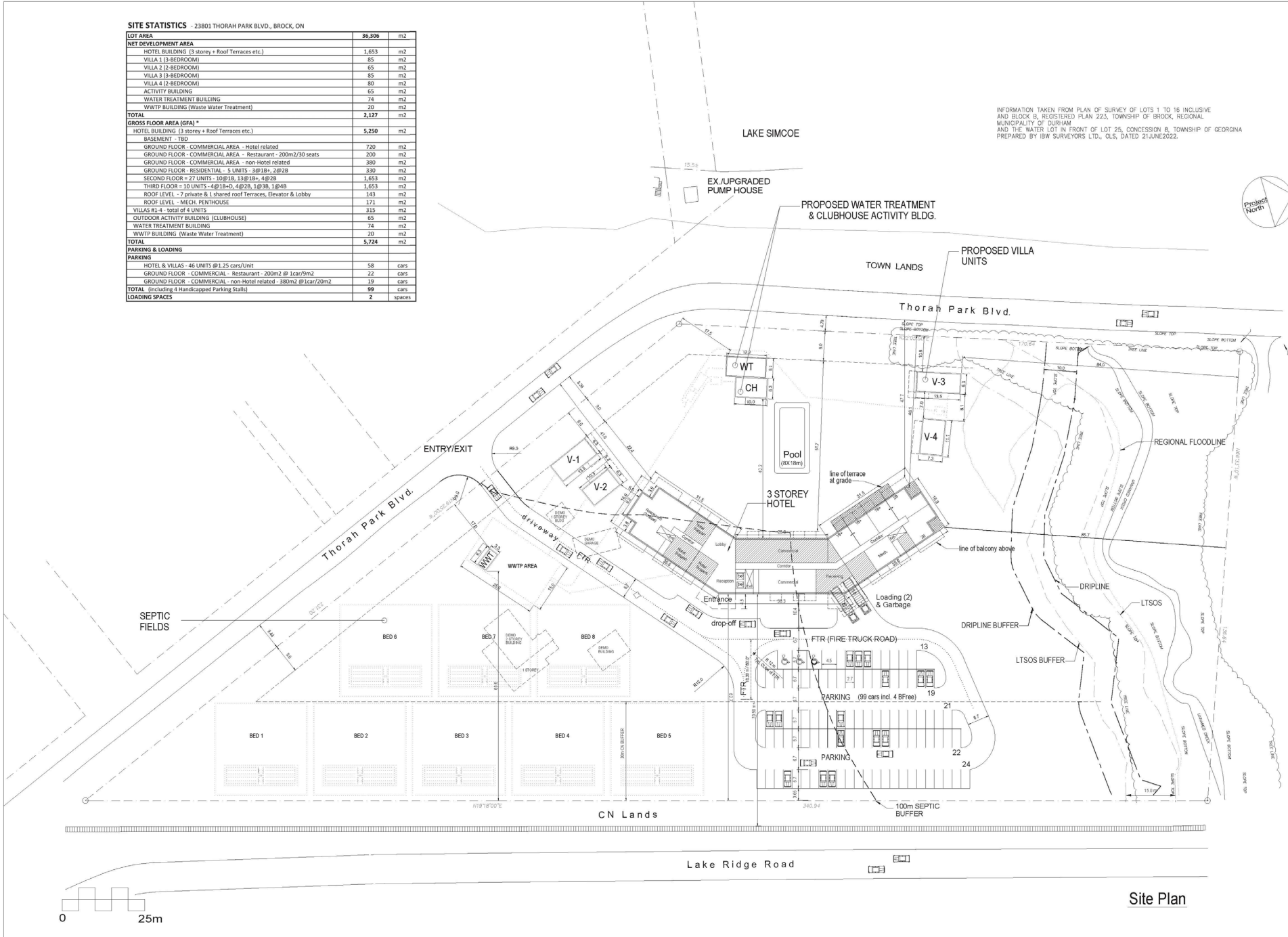


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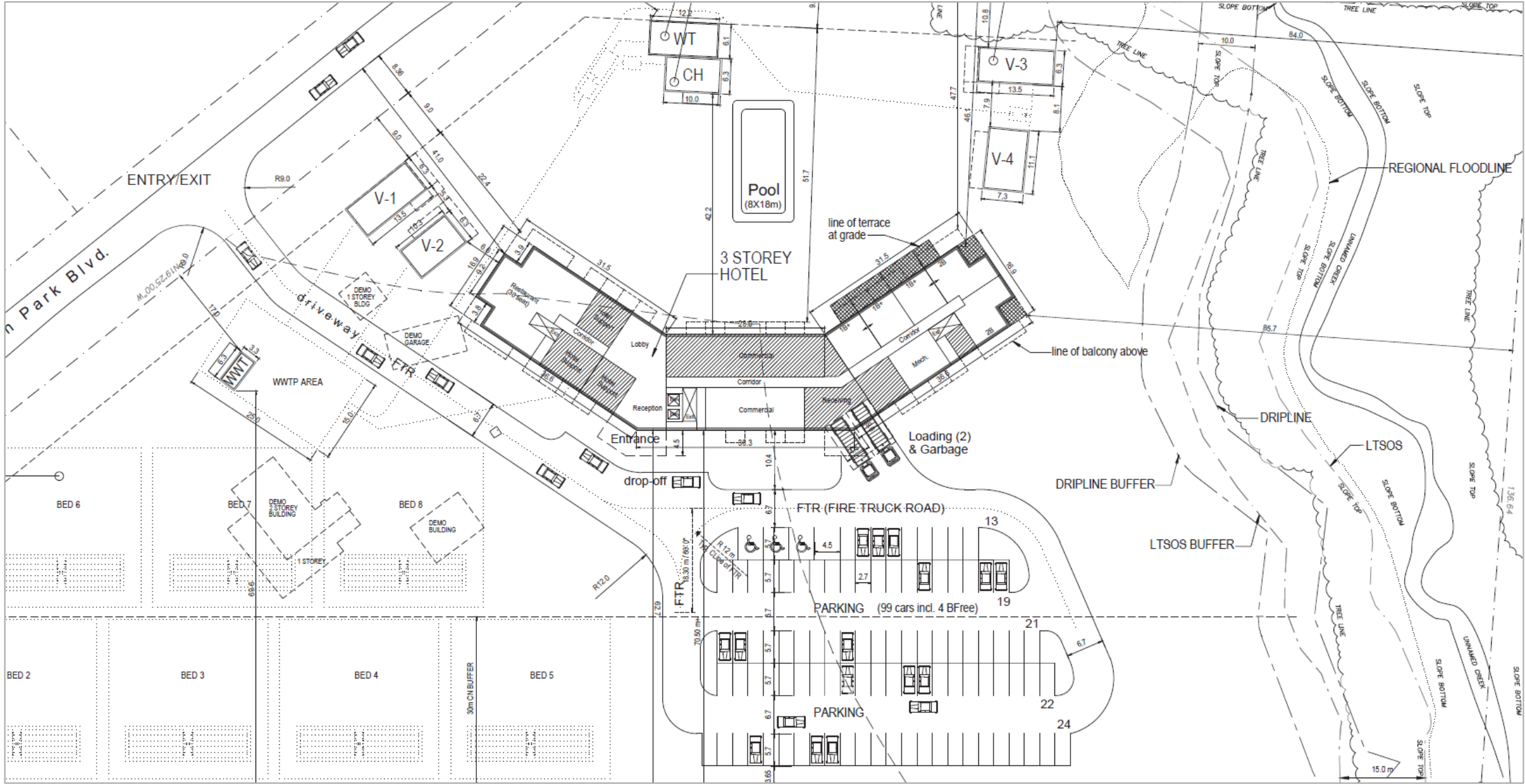
**SITE STATISTICS - 23801 THORAH PARK BLVD., BROCK, ON**

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

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., OLS, DATED 21JUNE2022.



Site Plan



# Questions Received To-Date:

**Traffic**

**Servicing**

**Environment**

**Lighting**

**Operations**

**Local Opportunities**







Google











