

To: Mayor and Members of City of Woodstock Council

From: Justin Miller, Development Planner, Community Planning

Request for Extension of Draft Approved Plan of Subdivision 32T-08003 – Lunor Group Inc.

REPORT HIGHLIGHTS

- A request has been received by Lunor Group Inc. to extend the approval of a draft plan of subdivision for an additional three years to October 31, 2028.
- The draft plan was originally approved in 2009 and extended in 2015, 2016, 2019 and 2022 and is again set to expire on October 31, 2025. The reason for the request is to allow a new owner additional time for the registration of the remaining unregistered lands.
- Agency circulation did not indicate any concerns with the proposed extension.
- Planning staff recommend support of the requested three-year extension to October 31, 2028, to provide a new owner additional time to register the remaining lands within the development.

DISCUSSION

Background

APPLICANT/OWNER:

Lunor Group Inc. c/o Ernst & Young Inc.

AGENT:

MHBC c/o Andrea Sinclair
200-540 Bingham Centre Drive, Kitchener, ON N2B 3X9

LOCATION:

The subject lands are described as Part Lots 13 and 14, Concession 1 (Blandford), Parts 1 and 2, 41R-8423. The lands are located on the south side of Devonshire Avenue, east of Lansdowne Avenue.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule 'W-1'	City of Woodstock Land Use Plan	Residential, Neighbourhood Shopping Centre, Open Space, & Environmental Protection
Schedule 'W-3'	City of Woodstock Residential Density Plan	Low Density Residential

CITY OF WOODSTOCK ZONING BY-LAW 5899-81:

Existing Zoning: Special Residential Zone 2 (R2-15)
Special Residential Zone 3 (R3-14)
Special Shopping Centre Commercial Zone (C2-7)
Special Active Use Open Space Zone (OS2)

PROPOSAL:

A request has been submitted to extend the draft approval of a plan of subdivision (32T-08003) for a three year period, to October 31, 2025.

The existing draft plan was approved in June 2009. Draft approval was extended in 2012, 2016 and again in 2019, 2022, and is scheduled to lapse on October 31, 2025. The plan consists of 231 lots for single-detached dwellings, 14 blocks for potentially 153 to 196 residential units, a park block, and 2 blocks for stormwater management purposes. Since draft approval, five phases of the subdivision have been registered, as follows.

- Phase 1 - Plan 41M-273 was registered in December 2011, and includes 32 residential lots, 1 residential block and 1 commercial block.
- Phase 2 - Plan 41M-291 was registered in December 2013, and includes 49 residential lots and 4 residential blocks.
- Phase 3 - Plan 41M-300 was registered in February 2015, and includes 6 residential blocks.
- Phase 4 – Plan 41M-316 was registered in October 2016, and 51 residential lots and 4 residential blocks.
- Phase 5 – Plan 41M-334 was registered in February 2018, and includes 30 residential lots, 7 residential blocks and 1 parkland block.

Plate 1, Existing Zoning & Location Map indicates the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2, Aerial Photo (2020) provides an aerial view of the subject lands as of the spring of 2020.

Plate 3, Draft Approved Plan of Subdivision, shows the extent of lands that remain under draft approval.

Agency Comments

The County Public Works Department and City of Woodstock Engineering Department (Development Division) had no comments or concerns regarding the requested extension.

Planning Analysis

The applicant has requested an extension to the draft approved plan of subdivision to allow for additional time for new owners to register the remaining subdivision lands. City and County Councils granted draft plan approval to the residential plan of subdivision in June 2009, and since then five phases of the subdivision have been registered. The remainder of the draft plan includes primarily residential development and is to be registered in phases in accordance with market demand.

Given the size of the subdivision and current market demand, the applicant has requested an extension of three years. In this regard, Planning staff note that two year extensions are typically recommended to ensure that the applicant is actively working towards registration of the approved plan as well as ensuring that sufficient capacity of municipal services exists to accommodate the proposed development. In some circumstances, given the amount of land that remains under draft plan approval, Planning staff have supported a three year extension.

This Office is satisfied that the approved draft plan of subdivision has proceeded in an appropriate manner and considering the amount of land that remains under draft plan approval, it is recommended that a three year extension be granted, to October 31, 2028.

A resolution of City Council in support of the owner's request is necessary in order for the County to grant an extension of the draft approval. Planning staff are recommending that a three-year extension to the draft approval be granted to permit the applicant an opportunity register the remaining lands.

RECOMMENDATIONS

It is recommended that the Council of the City of Woodstock advise Oxford County that the City supports a 3-year extension to the draft approval of the Lunor Group Inc. subdivision, (32T-08003), for lands described as Part of Lots 14 & 15, Concession 1 (Blandford) in the City of Woodstock to October 31, 2028, as set out in Report No. CP 2025-285.

SIGNATURES

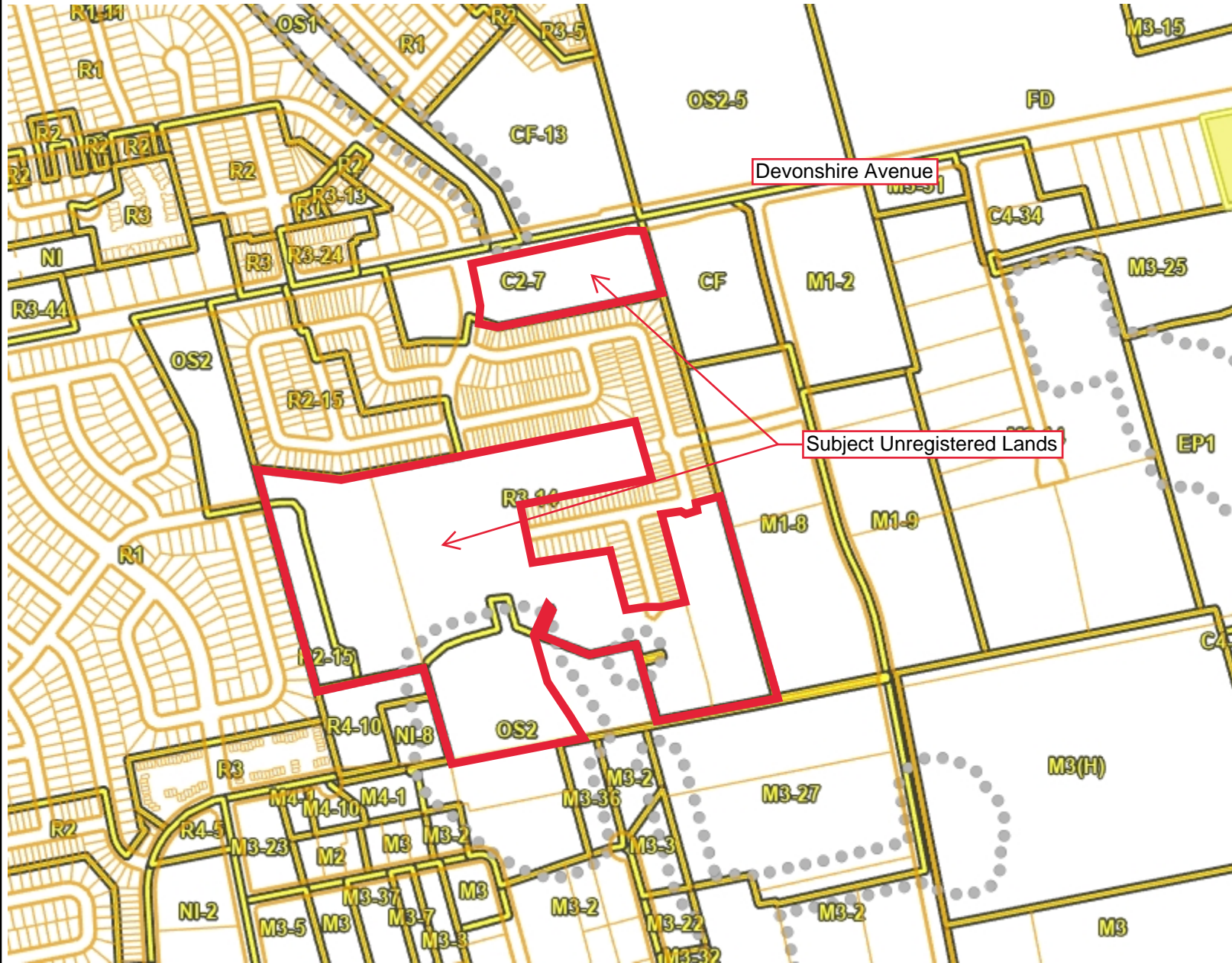
Authored by:

"Original Signed by"

Justin Miller
Development Planner

Approved for submission: *"Original Signed by"*

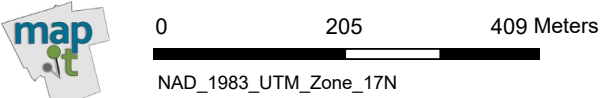
Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

- Parcel Lines
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines
 - Regulation Limit
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



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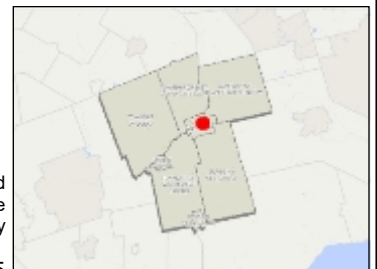
September 12, 2025



Legend

- Parcel Lines
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
- Municipal Boundary

Notes



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NAD_1983_UTM_Zone_17N



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September 15, 2025

