

**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 SB 21-05-8 – Thames Developments (VI) Inc.**

### **REPORT HIGHLIGHTS**

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- A request has been received by Thames Developments (VI) Inc. to extend the approval of a draft plan of subdivision for an additional year to March 8, 2027.
- The draft plan was originally approved on March 8, 2023, and is set to expire on March 8, 2026. The registration of the plan is expected to occur in April 2026.
- Agency circulation did not indicate any concerns with the proposed extension.
- Planning staff recommend support of the requested one-year extension to provide additional time register the draft plan.

### **DISCUSSION**

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#### **BACKGROUND**

OWNERS: Thames Developments (VI) Inc.  
105 B Wings Road, Woodbridge ON L4L 6C2

LOCATION:

The subject lands are described as Part Lot 5, Concession 15 (East Zorra), Parts 1, 2, 3, and 4, Plan 41R-10280, in the City of Woodstock. The lands are located on the south side of Oxford Road 17, between Oxford Road 4 and 15<sup>th</sup> Line, and are municipally known as 745442 Oxford Road 17.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule 'W-1'	City of Woodstock Land Use Plan	Residential Environmental Protection Open Space
Schedule 'W-3'	City of Woodstock Residential Density Plan	Low Density Residential Medium Density Residential

CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Special Residential Zone 1 (R1-28)'  
'Special Residential Zone 2 (R2-39 and R2-42)'  
'Special Residential Zone 3 (R3-51 and R3-52)'  
'Active Use Open Space Zone (OS2)'  
'Environmental Protection Zone 1 (EP1)'

PROPOSAL:

A request has been submitted to extend the draft approval of a plan of subdivision (SB21-05-8) for a one year period, to March 8, 2027.

The existing draft plan was approved in March 2023. The plan consists of 125 lots for single detached dwellings, 178 townhouse dwellings, one block for future medium density residential development, 2 blocks for open space, 3 park blocks, and 2 stormwater management blocks. Since draft approval, the applicant has constructed the required underground services and installed base asphalt for the local streets; registration of the draft plan is expected to occur in April 2026.

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

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

Plate 3, Draft Plan of Subdivision, shows the draft approved plan of subdivision.

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 to register the draft plan of subdivision. Draft plan approval was granted for the residential plan of subdivision in March 2023, and the applicant is working towards registration, including the completion of undergrounding servicing, base asphalt, and executing a subdivision agreement.

The applicant has indicated that they expect to register the plan of subdivision in April 2026. This Office is satisfied that the approved draft plan of subdivision has proceeded in an appropriate manner and supports the requested extension.

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 one-year extension to the draft approval be granted to permit the applicant an opportunity register the draft plan of subdivision.

## **RECOMMENDATIONS**

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It is recommended that the Council of the City of Woodstock advise Oxford County that the City supports a 1 year extension to the draft approval of the Thames Developments (VI) Inc. subdivision, (SB21-05-8), for lands described as Part Lot 5, Concession 15 (East Zorra), being Parts 1, 2, 3 and 4, 41R-10280 in the City of Woodstock to March 8, 2027, as set out in Report No. CP 2026-53.

## **SIGNATURES**

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**Authored by:**

*“Original Signed by”*

Justin Miller  
Development Planner

**Approved for submission:** *“Original Signed by”*

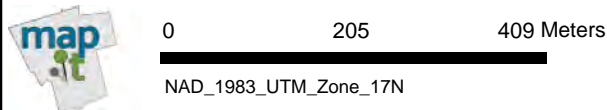
Eric Gilbert, MCIP, RPP  
Manager of Development Planning



**Legend**

- Draft Plans
- Open Space
- Right of Ways
- Properties
- 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**



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

February 4, 2026



**Legend**

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

**Notes**



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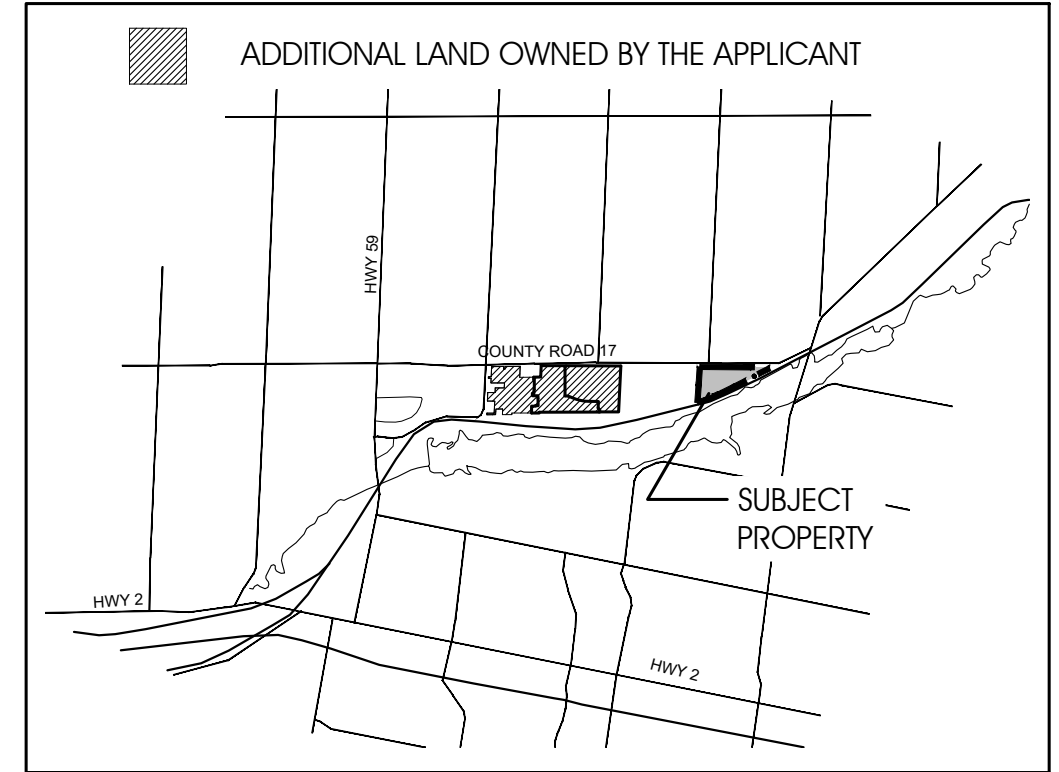
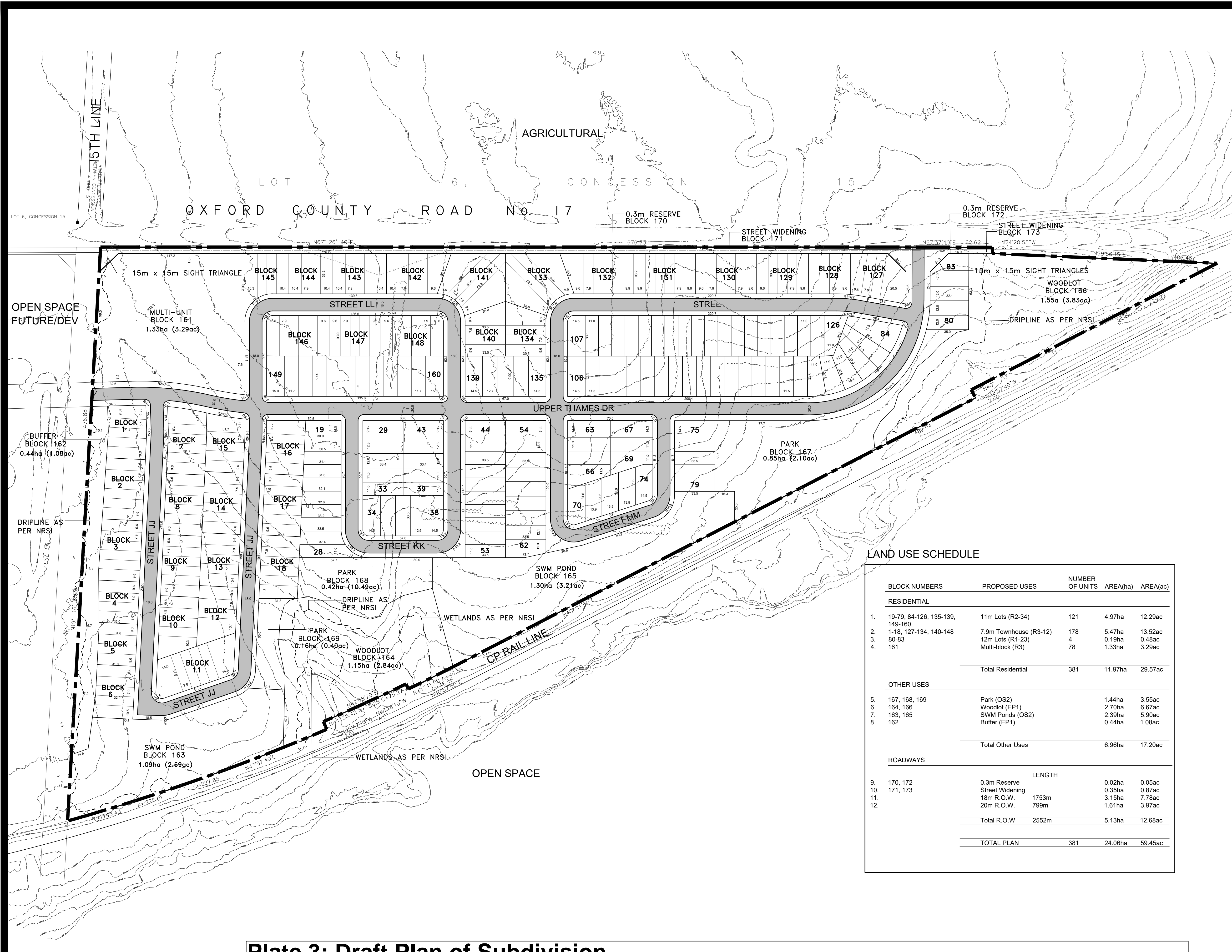


NAD\_1983\_UTM\_Zone\_17N



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August 27, 2021



KEY PLAN SCALE 1:100,000

# DRAFT PLAN OF SUBDIVISION

## NORTH WOODSTOCK

PART OF LOT 5, CONCESSION 15  
(Geographic Township of East Zorra)

CITY OF WOODSTOCK  
in the COUNTY OF OXFORD

### INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990.

- D - Proposed Uses: Plan of Subdivision - Residential, Open Space, Environmental Protection
- E - Adjained Uses: Agricultural & Open Space
- H - Water Supply: Municipal Services
- I - Soils: Silty Sand to Sandy Silt, underlain by Glacial Till ranging from Silty Sand to Silty Sand, to Clayey Silt to Silty Clay
- K - Services: Bell, Hydro, Gas, Municipal Water and Sewer

### OWNER'S CERTIFICATE

I authorize Hill Design Studio Inc. to prepare and submit this Draft Plan of Subdivision.

*Bruno Nazzone* April 28, 2021  
THAMES DEVELOPMENTS VI INC. DATE  
Bruno Nazzone  
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)

### SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the land to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

*C. P. Edwards* April 28, 2021  
PAUL EDWARD, OLS DATE

### LAND USE SCHEDULE

BLOCK NUMBERS	PROPOSED USES	NUMBER OF UNITS	AREA(ha)	AREA(ac)
<b>RESIDENTIAL</b>				
1. 19-79, 84-126, 135-139, 149-160	11m Lots (R2-34)	121	4.97ha	12.29ac
2. 1-18, 127-134, 140-148	7.9m Townhouse (R3-12)	178	5.47ha	13.52ac
3. 80-83	12m Lots (R1-23)	4	0.19ha	0.48ac
4. 161	Multi-block (R3)	78	1.33ha	3.29ac
<b>Total Residential</b>		<b>381</b>	<b>11.97ha</b>	<b>29.57ac</b>
<b>OTHER USES</b>				
5. 167, 168, 169	Park (OS2)		1.44ha	3.55ac
6. 164, 166	Woodlot (EP1)		2.70ha	6.67ac
7. 163, 165	SWM Ponds (OS2)		2.39ha	5.90ac
8. 162	Buffer (EP1)		0.44ha	1.08ac
<b>Total Other Uses</b>			<b>6.96ha</b>	<b>17.20ac</b>
<b>ROADWAYS</b>				
9. 170, 172	0.3m Reserve	LENGTH	0.02ha	0.05ac
10. 171, 173	Street Widening		0.35ha	0.87ac
11.	18m R.O.W.	1753m	3.15ha	7.78ac
12.	20m R.O.W.	799m	1.61ha	3.97ac
<b>Total R.O.W</b>		<b>2552m</b>	<b>5.13ha</b>	<b>12.68ac</b>
<b>TOTAL PLAN</b>		<b>381</b>	<b>24.06ha</b>	<b>59.45ac</b>

**Plate 3: Draft Plan of Subdivision**  
**File No: SB 21-05-8 - Thames Developments VI Inc.**  
**Part Lot 5, Concession 15 (East Zorra) - 745422 Oxford Road 17, Woodstock**

