

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 10-08-8 – 1212949 Ontario Inc.

### REPORT HIGHLIGHTS

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- A request has been received by 1212949 Ontario Inc. to extend the approval of a draft plan of subdivision for an additional three years to March 8, 2029.
- The draft plan was originally approved on March 8, 2023, and is set to expire on March 8, 2026.
- Agency circulation did not indicate any concerns with the proposed extension.
- Planning staff recommend support of the requested three-year extension to provide additional time register the draft plan.

### DISCUSSION

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#### BACKGROUND

OWNERS: 1212949 Ontario Inc. c/o Drago Vuckovic  
918 Dundas Street East, Suite 500  
Mississauga ON, L4Y 4H9

LOCATION:

The subject lands are described as Part Lot 13, Concession 2 (Blandford), in the City of Woodstock. The lands are located at the southwest corner of Oxford Road 4 and Lansdowne Avenue (formerly Township Road 3).

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule 'W-1'	City of Woodstock Land Use Plan	Business Park Environmental Protection
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CITY OF WOODSTOCK ZONING BY-LAW 8626-10:

Existing Zoning: 'Future Development Zone (FD)'

PROPOSAL:

A request has been submitted to extend the draft approval of a plan of subdivision (SB10-08-8) for a three year period, to March 8, 2029.

The existing draft plan was approved in March 2023. The draft plan of subdivision consists of an industrial plan of subdivision comprised of three blocks for industrial/business park development, blocks for stormwater management and a future sanitary pumping station, one block for the extension of Springbank Avenue and a number of blocks for road widening and 0.3 m (1 ft) reserves.

Plate 1, Location Map with Existing Zoning 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 indicated they have no objection to the request to extend the above noted draft plan of subdivision. The construction of the Lansdowne sanitary pumping station (the sanitary outlet for the subdivision lands) is complete and the SPS will be commissioned in Q2 2026. Per the updated Water and Wastewater Capacity Allocation Policy, the developer will need to identify a flow rate (i.e. design criteria) for the subdivision to be approved by the County. Conditional commitment of capacity for the subdivision would be based on this design criteria.

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 currently undertaking detailed engineering design for the subdivision. The subdivision lands do not currently have a sanitary outlet; however, the Lansdowne SPS has been constructed and will be commissioned in Q2 2026.

The design for this draft plan of subdivision is required to be integrated with the City's proposed draft plan to the west, and the draft approved industrial subdivision to the south.

The applicant has indicated that they are working to finalize the detailed design and zoning for the proposed industrial uses.

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 to complete the required design and obtain the required approvals necessary to 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 three year extension to the draft approval of the 1212949 Ontario Inc subdivision, (SB10-08-8), for lands described as Part Lot 13, Concession 2 (Blandford), in the City of Woodstock to March 8, 2029, as set out in Report No. CP 2026-58.

## **SIGNATURES**

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**Authored by:**

*“Original Signed by”*

Justin Miller  
Development Planner

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

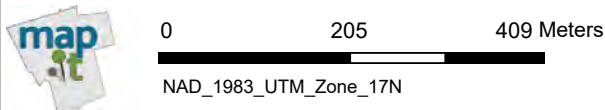
Eric Gilbert, MCIP, RPP  
Manager of Development Planning



**Legend**

- 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

January 5, 2023



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**Notes**



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NAD\_1983\_UTM\_Zone\_17N

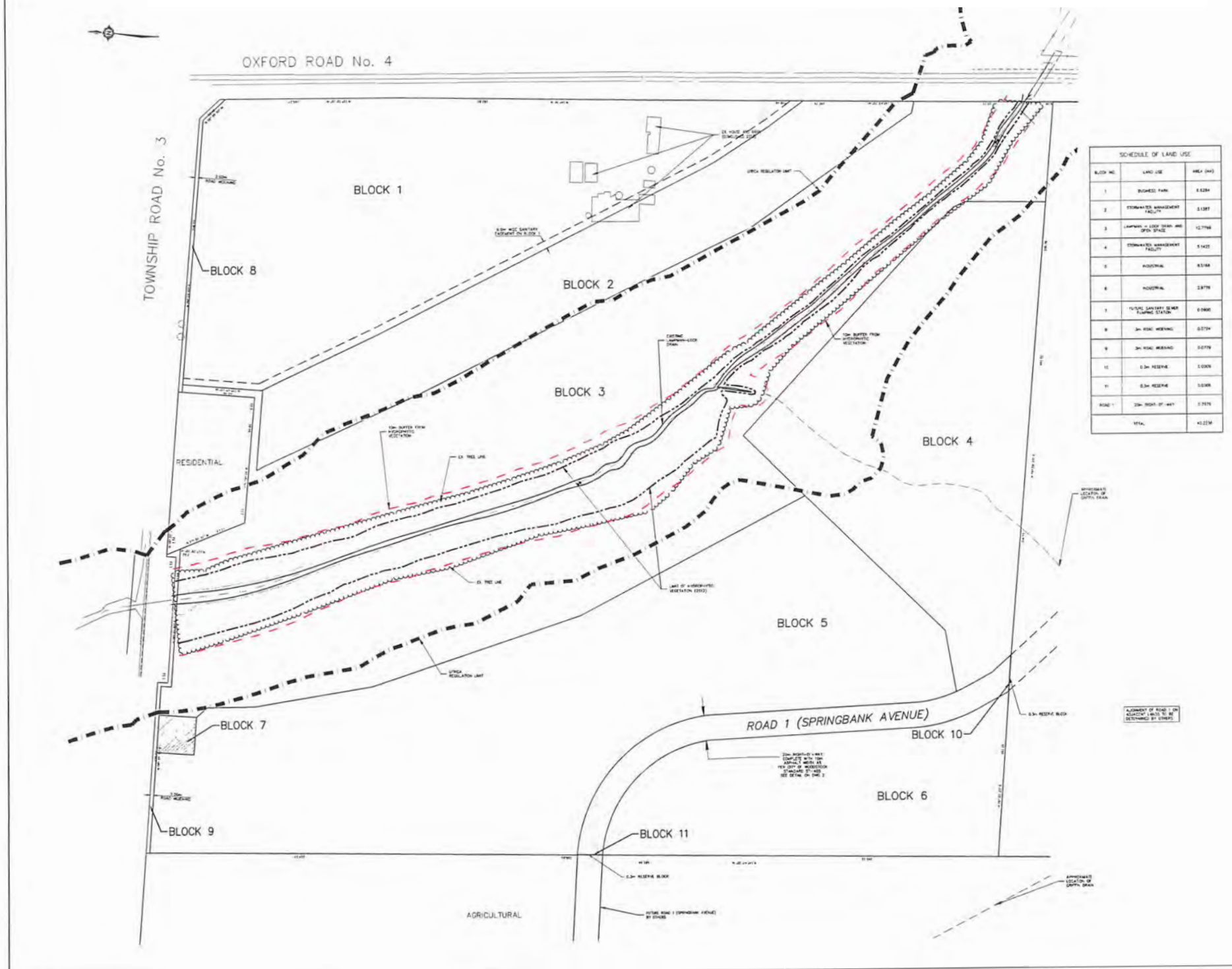


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January 5, 2023

PLANNING APPROVAL:  
 APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND  
 REG. 44 MODIFIED BY THE LATEST PLANNING SYSTEM FOR  
 THE COUNTY OF DUFFERIN  
 DATE: \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014  
 CHIEF PLANNING OFFICER,  
 COUNTY OF DUFFERIN

Plate 3 - Draft Plan of Subdivision  
 SB 10-08-8 & ZN 8-10-17 - 1212949 Ontario Inc.  
 Part Lot 13, Concession 2 (Blandford), City of Woodstock



SCHEDULE OF LAND USE		
BLOCK NO.	LAND USE	AREA (HA)
1	BUSINESS PARK	8.8384
2	STORMWATER MANAGEMENT FACILITY	0.1387
3	LANDSCAPE - OPEN SPACE AND OPEN SPACE	12.7768
4	STORMWATER MANAGEMENT FACILITY	0.1422
5	HOUSING	83.9148
6	HOUSING	2.8778
7	MUNICIPAL SANITARY SEWER PLANTING STATION	0.0000
8	3M ROAD RESERVE	0.0734
9	3M ROAD RESERVE	0.0778
10	0.5M RESERVE	0.0000
11	0.5M RESERVE	0.0000
ROAD 1	20M RIGHT-OF-WAY	0.7878
TOTAL		142.2214



- NOTES:
1. EXISTING LEGAL INFORMATION AND INFORMATION BASED PLAN FROM DRAWING SUPPLIED BY THE PROPOSER SHOWN IN RED. PROJECT NO. 10-08-8-17-1212949.
  2. ADDITIONAL SURVEY CONDUCTED BY GANSBY & MANNERWORTH ENGINEERS AND COMPLETED IN NOVEMBER 16, 2014.
  3. BOUNDARY LOCATIONS FROM HISTORICAL RECORDS LOCATED BY P. DUN (ENGINEER) LTD. DATED OCTOBER 2012.
  4. APPROXIMATE LOCATION OF DEPTH DRAIN AND STORMWATER DRAINAGE SYSTEMS SHOWN IN RED. STORMWATER DRAINAGE SYSTEM AREA PLAN NUMBER: 10-08-8-17-1212949-10. STORMWATER DRAINAGE SYSTEM PLAN NUMBER: 10-08-8-17-1212949-11. STORMWATER DRAINAGE SYSTEM PLAN NUMBER: 10-08-8-17-1212949-12.
  5. LIMIT OF HYDROLOGIC VESTIBULE AND 10M BUFFER FROM HYDROLOGIC VESTIBULE FROM LANDSCAPE ENVIRONMENTAL INC. DATED OCTOBER 10, 2012.
  6. BOUNDARY LOCATIONS FROM BLOCK 1 TO TOWNSHIP ROAD NO. 3 AND DUFFERIN ROAD NO. 1 FROM MANAGER/STATION AREA PLAN NUMBER: 10-08-8-17-1212949-13. DATED OCTOBER 10, 2012.
  7. PROPOSED LOCATION OF FUTURE COUNTY OF DUFFERIN SANITARY SEWER PLANTING STATION PROVIDED BY COUNTY OF DUFFERIN (2014).
  8. EXISTING CHANNEL FOR TOWNSHIP ROAD 3 PROVIDED BY CITY OF WOODSTOCK (AUGUST 2014).

- LEGEND
- PROPERTY LINE
  - ROAD LINE
  - EXISTING CONDUIT
  - UTILITY REGULATION AREA
  - HYDROLOGIC VESTIBULE (AS PLANNED BY MANAGER/STATION AREA PLAN NUMBER: 10-08-8-17-1212949-13. DATED OCTOBER 10, 2012)
  - 10M BUFFER FROM HYDROLOGIC VESTIBULE
  - 3M BUFFER FROM TOP OF BANK
  - 3M BUFFER FROM TOP OF BANK
  - POST-DEVELOPMENT 100-YEAR FLOODPLAIN
  - POST-DEVELOPMENT 100-YEAR FLOODPLAIN
  - POST-DEVELOPMENT 100-YEAR FLOODPLAIN
  - POST-DEVELOPMENT 100-YEAR FLOODPLAIN
  - 10M BUFFER FROM HYDROLOGIC VESTIBULE (2012)
  - 10M BUFFER FROM HYDROLOGIC VESTIBULE
  - BOUNDARY LOCATION FROM HISTORICAL RECORDS (ENGINEERED BY P. DUN, ENGINEER LTD., OCTOBER 2012)

INFORMATION REQUIRED UNDER SECTION 51 (1) OF THE PLANNING ACT, R.S.O. 1990, c. 121, s. 4, MODIFIED:

- (1) - AS SHOWN
- (2) - AS SHOWN
- (3) - AS SHOWN
- (4) - AS SHOWN
- (5) - AS SHOWN
- (6) - AS SHOWN
- (7) - AS SHOWN
- (8) - AS SHOWN
- (9) - MULTIPLE WELLS
- (10) - 0.5M ROAD RESERVE
- (11) - 0.5M ROAD RESERVE
- (12) - MUNICIPAL SANITARY AND STORM SEWERS
- (13) - NONE

OWNER'S CERTIFICATE  
 I, THE UNDERSIGNED, GANSBY & MANNERWORTH ENGINEERS AND ARCHITECTS INC. (THE ENGINEER) HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 GANSBY & MANNERWORTH ENGINEERS AND ARCHITECTS INC.

BENCH MARKS  
 THE BENCH MARKS SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF WOODSTOCK AND ARE TO BE USED FOR THE PURPOSES OF THIS PLAN. ANY OTHER BENCH MARKS SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF WOODSTOCK AND ARE TO BE USED FOR THE PURPOSES OF THIS PLAN.



- 1. 04/01/14 REVISED PER COUNTY, CITY AND TOWNSHIP COMMENTS
- 2. 04/01/14 REVISED PER COUNTY, CITY AND TOWNSHIP COMMENTS
- 3. 04/01/14 REVISED PER CITY OF WOODSTOCK COMMENTS
- 4. 04/01/14 REVISED PER COUNTY, CITY AND TOWNSHIP COMMENTS
- 5. 04/01/14 REVISED PER COUNTY, CITY AND TOWNSHIP COMMENTS

**GANSBY & MANNERWORTH ENGINEERS**  
 125 TRILLIUM DRIVE, SUITE 200  
 WOODSTOCK, ONTARIO N4Y 1W8  
 TEL: 519-872-1111 FAX: 519-872-1112  
 WWW.GANSBY-ENGINEERS.COM

**DRAFT PLAN OF SUBDIVISION**  
**LOT 13, CONCESSION 13**  
**CITY OF WOODSTOCK**

DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 SHEET NO. 4