

May 3, 2024

Shawn McGuire CET  
Land Development Manager  
Lunor Group Inc.  
66 Arrow Rd. Unit 6B  
Guelph, ON N1K 1T4

Dear Mr. McGuire:

**RE: 2079993 Ontario Inc. & Lunor Group Inc. / Summary of Remaining Development Potential / Draft Approved Plan of Subdivision 32T-08003 / Part Lots 14 & 15, Concession 1 (Blandford) in the City of Woodstock  
OUR FILE Y590B**

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We are writing in response to your request to provide an updated planning summary pertaining to the above referenced property. The subject lands are described as Part Lots 14 & 15, Concession 1 (Blandford) in the City of Woodstock. The lands are located on the south side of Devonshire Avenue, east of Lansdowne Avenue.

The subject lands are primarily designated and zoned for residential purposes and are located within a draft approved plan of subdivision (Subdivision 32T-08003). The current subdivision plan (as approved by the County of Oxford) permits a total of 706 residential units and contains two commercial blocks. The residential portion of the subdivision is designated Low Density Residential within the County of Oxford Official Plan which permits low density forms of housing including single-detached dwellings, semi-detached dwellings and street fronting townhouse dwellings.

#### **DRAFT PLAN APPROVAL EXTENSION**

Within the City of Woodstock, Draft Plan Approval expires every three years. A number of extensions have been granted over the course of the development without issue. The current draft approval will lapse on October 31, 2025. If lands remain unregistered by 2025, an application

to extend the draft approval should be submitted no later than summer, 2025. Confirmation of the extension of draft plan approval is included as **Attachment A.**

## **COMMERCIAL BLOCKS AND POTENTIAL FOR ADDITIONAL RESIDENTIAL DEVELOPMENT**

The two commercial blocks (located just south of Devonshire Avenue) are designated Neighbourhood Shopping Centre with site specific policies and are zoned Shopping Centre Commercial Zone (C2) with site specific provisions. The commercial blocks have frontage on Devonshire Avenue and Cardinal Drive.

The current C2-7 zoning permits a wide range of commercial uses including:

- an automobile service station;
- a bank or financial institution;
- a banquet hall;
- a brewers retail outlet;
- a convenience store;
- a commercial club;
- a commercial school;
- a customer contact centre office;
- a drug store;
- a dry cleaning establishment;
- an eating establishment;
- a florist shop;
- a health club;
- a laundry shop;
- a medical clinic;
- a personal service shop;
- a retail builder's supply shop;
- a retail nursery;
- a retail store;
- a service shop;
- a specialty food store; and
- a taxi stand or station

A total of 5,855 square metres (63,022 square feet) of gross commercial floor area is permitted across the two commercial blocks. The westerly commercial block (Block 58) has been registered and has an area of 0.846 ha. The easterly commercial block (Block 59) remains unregistered and has an area of 2.334 ha. OPA 182 provided flexible policies to allow the westerly block (Block 58) to develop with commercial or multiple residential uses.

Notwithstanding the "Neighbourhood Shopping Area" designation, Block 59 was originally designated "Low Density Residential" and could be redesignated with a residential land use designation.

The Medium Density Residential designation permits a range of uses including townhouses, cluster houses and apartment buildings. The maximum permitted density is 70 units per hectare and the maximum height permission is four storeys. The Oxford County Official Plan provides criteria for redesignating lands for Medium Density Use which we have considered herein.

### *Location Criteria for Further Designation of Medium Density Residential*

- Sites which abut arterial or collector roads or sites situation in a manner which prevents traffic movements from the from flowing through any adjoining Low Density Residential Districts;

*Comment: Block 59 abuts an arterial road (Devonshire Avenue) and is situated in a manner which would limit traffic movement from flowing through the adjoining Low Density district.*

- Sites which are close to community supportive facilities such as schools; shopping plazas, institutional, recreational and open space areas;

*Comment: Block 59 is located directly across the street from an existing school, and within 1.5 kilometres from two additional schools. Block 59 is within walking distance of multiple parks including Les Cook Park, Woodall Woods Park/Cowan Fields, and Trevor Slater Park. Block 59 is also close to existing shopping plaza's including the Sobey's plaza which is located approximately 1.5 kilometres west on Devonshire Avenue.*

- Sites which are adjacent to the Central Area, designated Shopping Centres and Service Commercial Areas, Community Facilities, High Density Residential Districts or developed Medium Density Residential Districts.

*Comment: Block 59 is adjacent to a designated Community Facility (church) and is located across from an additional designated Community Facility (school) on the north side of Devonshire Avenue. The Block is across from a designated shopping centre (Block 58) and as previously noted is within close proximity to a larger shopping centre that contains a food store.*

**In our opinion Block 59 satisfies the locational criteria to be redesignated Medium Density Residential. This would provide a maximum of 163 residential units at a height of 4 storeys. Additional height and density could be considered through site specific policies.**

It is noted that the existing Official Plan was adopted by Council in 1995 and as such does not reflect modern housing densities. An Official Plan review is currently underway and we would anticipate that increased height and density permissions will be explored as part of this review.

The High Density Residential designation permits large scale, multiple forms of residential development (typically apartments). The maximum permitted density is generally 150 units per hectare with the maximum height determined through the implementing zoning by-law. The Oxford County Official Plan provides criteria for redesignating lands for High Density Use which we have considered herein.

#### *Location Criteria for Further Designation of High Density Residential*

- the site will generally have direct access to arterial and collector roads;

*Comment: As previously noted, Block 59 abuts an arterial road (Devonshire Avenue).*

- on vacant or under utilized sites adjacent to development which is already built at medium or high densities;

*Comment: Block 59 is a vacant site. While it does not abut a Medium Density zone, the abutting lots have been developed with townhouse units, a form of housing often included within medium density sites.*

- close to community services and neighbourhood conveniences such as shopping plazas, institutional, recreational and open space facilities;

*Comment: As previously noted, Block 59 is located directly across the street from an existing school, and within 1.5 kilometres from two additional schools. Block 59 is within walking distance of multiple parks including Les Cook Park, Woodall Woods Park/Cowan Fields, and Trevor Slater Park. Block 59 is also close to existing shopping plaza's including the Sobey's plaza which is located approximately 1.5 kilometres west on Devonshire Avenue.*

- sites which are adjacent to the Central Area, designated Shopping Centres or Community Facilities.

*Comment: As previously noted, Block 59 is adjacent to a designated Community Facility (church) and is located across from an additional designated Community Facility (school) on the north side of Devonshire Avenue. The Block is across from a designated shopping centre (Block 58) and as previously noted is within close proximity to a larger shopping centre that contains a food store.*

**In our opinion it would be possible to justify redesignation of Block 59 as High Density Residential based on the location criteria above. This would provide a maximum of 350 residential units with potential for additional density through site specific provisions.** As noted previously, height would be determined through the implementing zoning by-law. High Density Residential sites are typically zoned R4, which allows for a maximum height of 8 storeys.

## **REMAINING RESIDENTIAL LANDS TO BE REGISTERED**

The subdivision was approved in 2009 and since the time of its approval five phases have been registered representing a total of 411 units. **Attachment B illustrates the remaining lands to be registered.** The following is a summary of the development yield potential for the remaining unregistered lands within the subdivision:

- The remaining lands to be registered have a total developable area of 18.226 hectares (45.04 acres) which includes the 2.334 hectare commercial block (Block 59).
- Remaining residential blocks/lots to be registered are designated and zoned for residential purposes.
- There is a potential for up to 295 residential units on the remaining lands to be registered based on the maximum unit count within the existing draft plan of subdivision.

- The total saleable frontage for the remaining lands to be registered is approximately 3,185 metres (10,448 feet).
- The total road length for lands to be registered is approximately 2,153 m (7,064 ft).

Lands remaining to be registered include, in part, the following:

- Block 70: which is shown on the draft plan as a temporary access). This block has a frontage of 9.002 m and is zoned and designated for residential use. Now that the block is no longer required for temporary access, it can be sold and developed as a single detached lot. This block is serviced and has frontage on an existing public street.
- Phase 6: which is comprised of the unregistered area at the southeast of the plan, completing the Street Eleven crescent. The Phase 6 lands are comprised of approximately 80 units. Underground municipal services (including service connections to each lot) have been installed and base gravel has been applied. The Phase 6 lotting plan is included as **Attachment C.**
- Remaining residential lands to be registered which have the potential for increased units both within the context of the current zoning, or through a rezoning /minor variances that would establish reduced frontage/lot area requirements. Increases in units beyond the maximum unit count established on the draft plan will likely require an amendment to the draft plan of subdivision and a review of servicing implications.

For the portion of unregistered plans that have not yet been serviced, we have determined that a maximum of 240 units could be developed under the current zoning and assuming the minimum 9.0 metre frontage. A plan illustrating the 240 units is included as **Attachment D.**

A further plan illustrating saleable frontage for each of these blocks, together with a unit summary based on a range of lot widths (including 6.0 metre townhouse blocks) is included as **Attachment E.** This analysis confirms a maximum unit yield of 369 units and would require a zone change or minor variances to implement.

## **SUMMARY CONCLUSIONS**

In summary, the remaining lands to be registered are draft approved and have been designated and zoned to allow for 295 residential units as of right. In addition to the residential lands there are two commercial blocks designated and zoned to permit up to 63,022 square feet of commercial development.

**As detailed herein, there is further opportunity to increase the unit yield through redesignation of the commercial block (which could yield up to 350 units) and/or through rezoning lands to be registered to permit reduced lot frontages/areas (which could yield up to 369 units).**

We trust the information contained within this letter is sufficient. Should you require any further information, please do not hesitate to contact the undersigned.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read "Andrea Sinclair", followed by a long horizontal flourish.

Andrea Sinclair, MUDS, BES, MCIP, RPP  
Partner

# Attachment A

**Community Planning**

P. O. Box 1614, 21 Reeve Street

Woodstock Ontario N4S 7Y3

Phone: 519-539-9800 • Fax: 519-421-4712

Web site: [www.oxfordcounty.ca](http://www.oxfordcounty.ca)

Lunor Group Inc.  
66 Arrow Rd, Unit 6B  
Guelph, ON N1K 1T4

October 17, 2022

Re: Extension of Draft Plan Approval of Plan of Subdivision

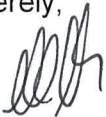
File Number:	32T-08003
Owner/Applicant:	Lunor Group Inc.
Location:	Pt Lts 14 & 15, Conc. 1 (Blandford)
Municipal Address:	South of Devonshire, East of Lansdowne
Municipality:	City of Woodstock

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Good Day;

Extension for draft approval for the above-noted plan of subdivision has been approved by the County of Oxford. Draft approval of this plan of subdivision is extended for 3 years to October 31, 2025.

Sincerely,



Gordon K. Hough  
Director

/sb

cc: Lunor Group Inc., c/o Shawn McGuire  
MHBC, c/o Andrea Sinclair  
Amy Humphries, Clerk, City of Woodstock



# Attachment B

# DRAFT PLAN OF PROPOSED SUBDIVISION

PART OF LOTS 14 & 15, CONCESSION 1,  
CITY OF WOODSTOCK,  
COUNTY OF OXFORD

## OWNER'S CERTIFICATE

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: March 23, 2008

Sanjiv S. Saini  
Sanjiv Saini, Lunor Group Inc.

DATE: March 27, 2008

Dean Finoro  
Dean Finoro, Lunor Group Inc.

DATE: March 27, 2008

Peter Finoro  
Peter Finoro, Lunor Group Inc.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

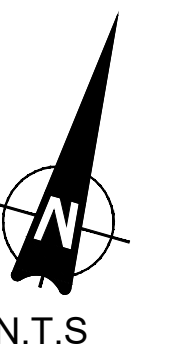
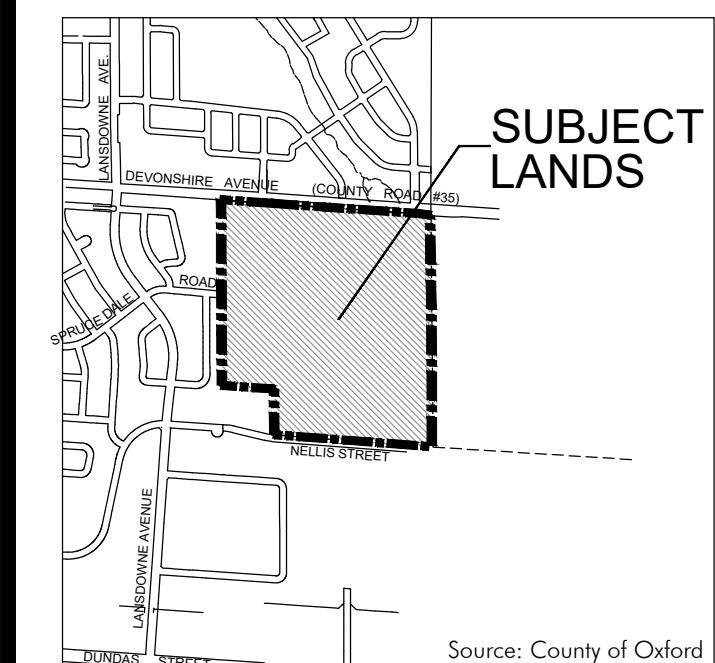
DATE: MARCH 10, 2008

Jamie Laws  
Jamie Laws, O.L.S., O.L.I.P.  
Van Harten Surveying Inc.

## ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990, c.P.13, AS AMENDED

A. AS SHOWN	D. RESIDENTIAL/PARK/COMMERCIAL/STORM	F. AS SHOWN	I. LOAM, SANDY LOAM
B. AS SHOWN	E. AS SHOWN	G. AS SHOWN	J. AS SHOWN
C. AS SHOWN		H. MUNICIPAL WATER SUPPLY	K. ALL SERVICES AS REQUIRED
			L. AS SHOWN

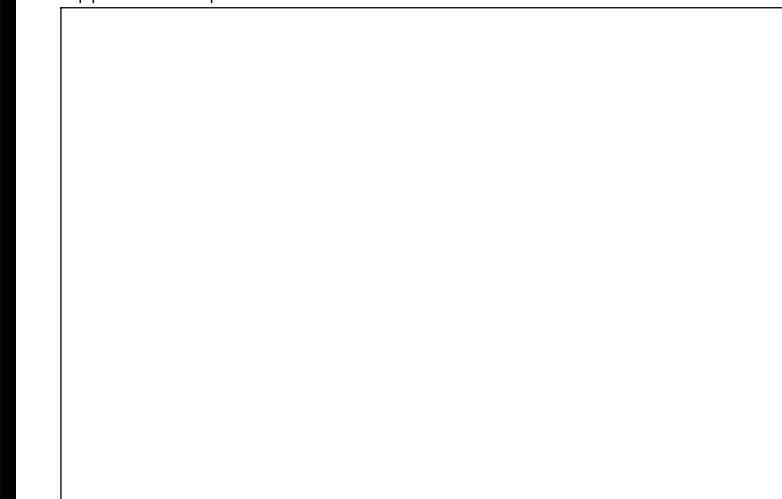
## KEY PLAN



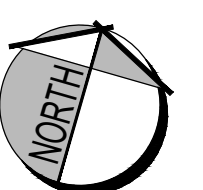
## AREA SCHEDULE

	Lots/Blocks	Area(ha)	Units
Residential Lots	1-20	0.918	20
Residential Blocks	21-57	22.190	686
Convenience/Neighbourhood Commercial	58-59	3.180	
Storm Water Management	60	1.459	
Park	61-62	2.731	
Walkways	63	0.010	
3.3m Trails/Park	64-68	0.119	
Temporary Access	70	0.072	
Roads		8.407	
Total Lands	70	39.086	706

Approval Stamp



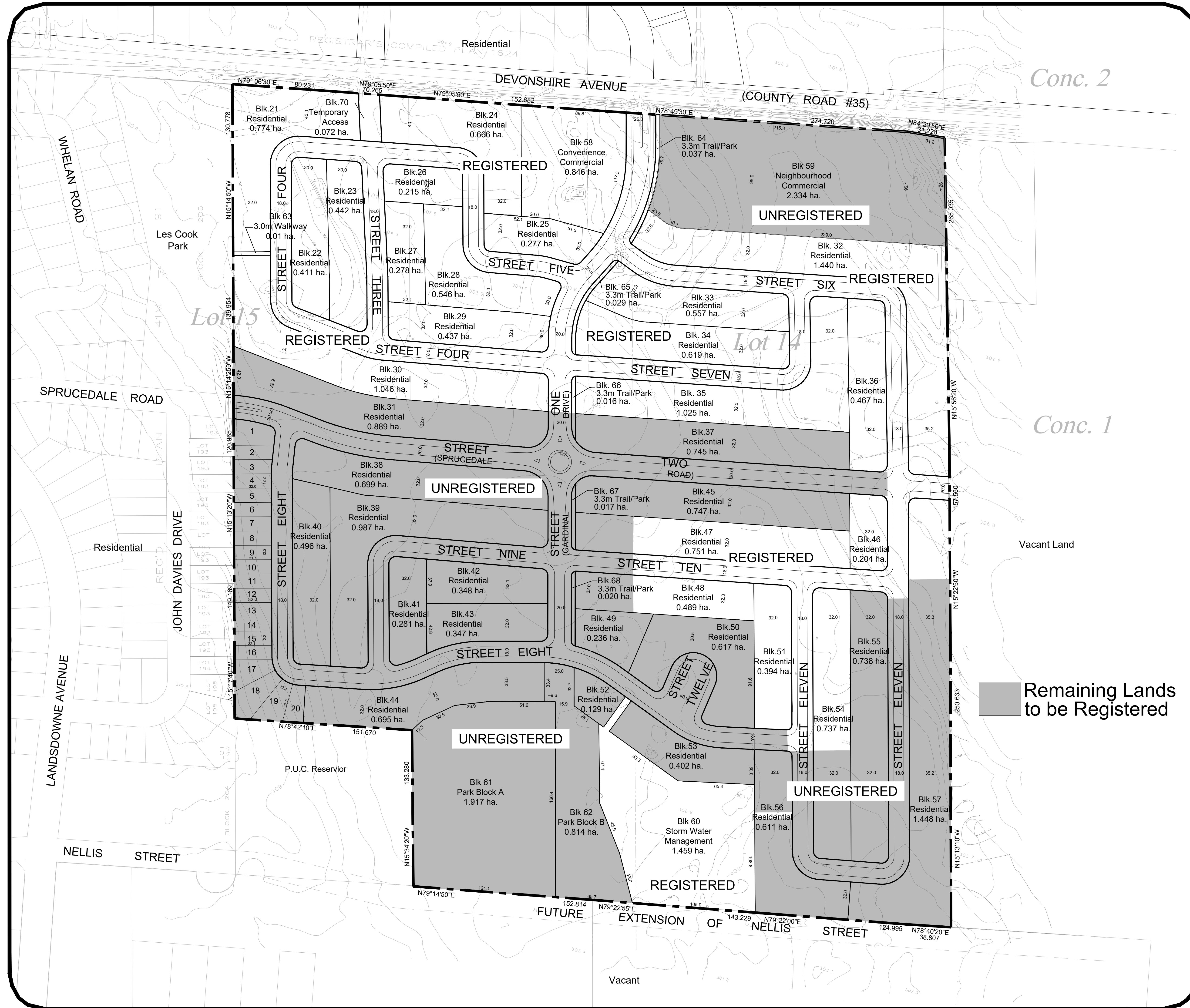
NOTES:  
- CONTOUR INTERVAL 0.5 METRE  
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN  
- TOPOGRAPHIC INFORMATION PREPARED BY VAN HARTEN SURVEYING INC.



SCALE 1:1500	DATE
DRAWN: L.H.B. / G.M.C.	

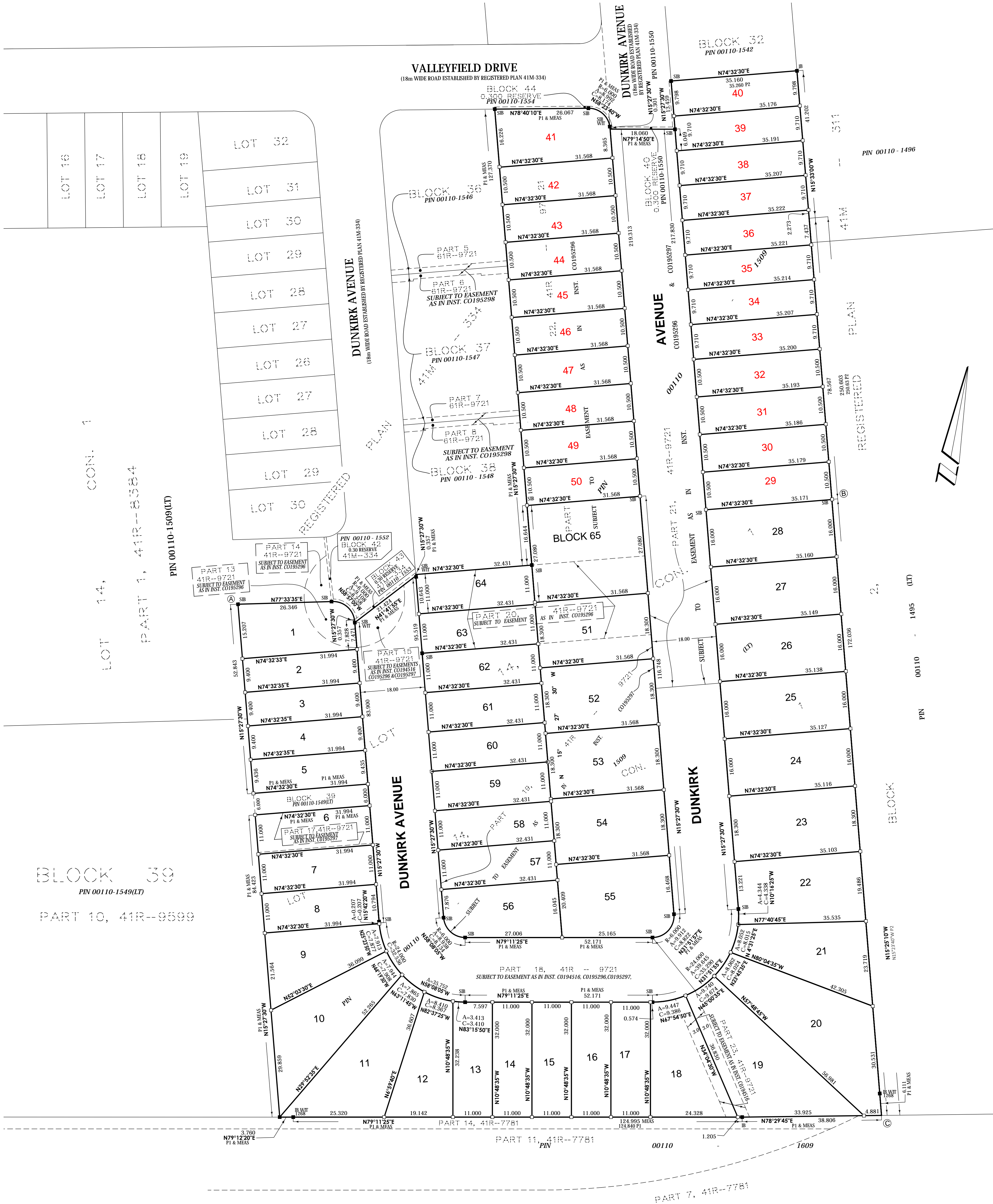


200-540 Bingemans Centre Drive Kitchener, Ontario, N2B 3X9  
Telephone 519.576.3650 Fax 519.576.0121  
www.mhbcplan.com



# Attachment C





**PLAN 41M-**

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE  
FOR THE LAND TITLES DIVISION OF OXFORD (41) AT \_\_\_\_\_ O'CLOCK  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 AND ENTERED IN THE  
PARCEL REGISTER FOR PART OF PIN 00110-1509  
AND THE REQUIRED CONSENTS ARE REGISTERED  
AS PLAN DOCUMENT No. \_\_\_\_\_

\_\_\_\_\_  
REPRESENTATIVE FOR THE LAND REGISTRAR

THIS PLAN COMPRISES PART OF PIN 00110-1509  
PART OF LOTS 1, 51 AND ALL OF LOTS 41 TO 50  
INCLUSIVE, 63 AND 64 ARE SUBJECT TO EASEMENT AS IN INST. CO195296  
PART OF LOTS 6 AND 51 AND ALL OF LOTS 52 TO 62 INCLUSIVE ARE  
SUBJECT TO EASEMENT AS IN INST. CO195297  
PART OF LOTS 18 & 19 ARE SUBJECT TO EASEMENT AS IN INST. CO194516  
PART OF DUNKIRK AVENUE IS SUBJECT TO EASEMENTS AS IN  
INST. CO194516, CO195296, CO195297

**PLAN OF SUBDIVISION  
PART OF LOT 14  
CONCESSION 1  
GEOGRAPHIC TOWNSHIP OF BLANDFORD  
CITY OF WOODSTOCK  
COUNTY OF OXFORD**

SCALE 1 : 500  
0 5 10 20 30 meters  
VAN HARTEN SURVEYING INC.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS  
ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE  
UNDER THEM.  
2. THIS SURVEY WAS COMPLETED ON THE 14th DAY OF MAY, 2019.

DATE: AUGUST 8, 2019  
JAMES LAWS  
ONTARIO LAND SURVEYOR

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT:  
1. LOTS 1 TO 64 INCLUSIVE, BLOCK 65  
AND THE STREET NAMED DUNKIRK AVENUE  
HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.  
2. THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF WOODSTOCK AS PUBLIC  
HIGHWAYS.

2079993 ONTARIO INC.

DATE: \_\_\_\_\_ PETER FINORO  
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)

DATE: \_\_\_\_\_ DANNY FINORO  
(I HAVE THE AUTHORITY TO BIND THE CORPORATION)

DATE: \_\_\_\_\_ SAM SCIULNA

**BEARING AND COORDINATE NOTE:**

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS  
AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010)  
ADJUSTMENT.  
DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN  
BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED  
COMBINED SCALE FACTOR OF 0.99996416  
2. COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD 83 (CSRS-2010)  
ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF  
PERMANENT GPS REFERENCE STATIONS.

UTM COORDINATES (METRES)		
POINT ID	NORTHING	EASTING
A	4,776,795.74	523,087.00
B	4,776,855.42	523,243.93
C	4,776,689.59	523,289.60

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) OF REG. 216/10. THESE  
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR  
BOUNDARIES SHOWN ON THIS PLAN.

**NOTE:**

ALL BARS SET ARE IB UNLESS OTHERWISE NOTED  
ALL BARS ARE (VH) UNLESS OTHERWISE NOTED  
ALL DISTANCES ON CURVES ARE ARC DISTANCES

**LEGEND:**

□ DENOTES SURVEY MONUMENT SET  
— DENOTES SURVEY MONUMENT FOUND  
SIB DENOTES .025 X .025 X 1.20 STANDARD IRON BAR  
IB DENOTES .015 X .015 X 0.60 IRON BAR  
SSIB DENOTES .025 X .025 X 0.60 SHORT STANDARD IRON BAR  
RP DENOTES .015 DIA. X 0.07 ROUND IRON BAR WITH STAMPED WASHER  
PB DENOTES .025 X .025 X 0.30 PLASTIC BAR  
CC DENOTES CUT CROSS  
WIT DENOTES WITNESS  
OU DENOTES ORIGIN UNKNOWN  
VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.S.  
837 DENOTES W.A. BAKER, O.L.S.  
P1 DENOTES PLAN 41R-9721  
P2 DENOTES REGISTERED PLAN 311

**METRIC:**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048.



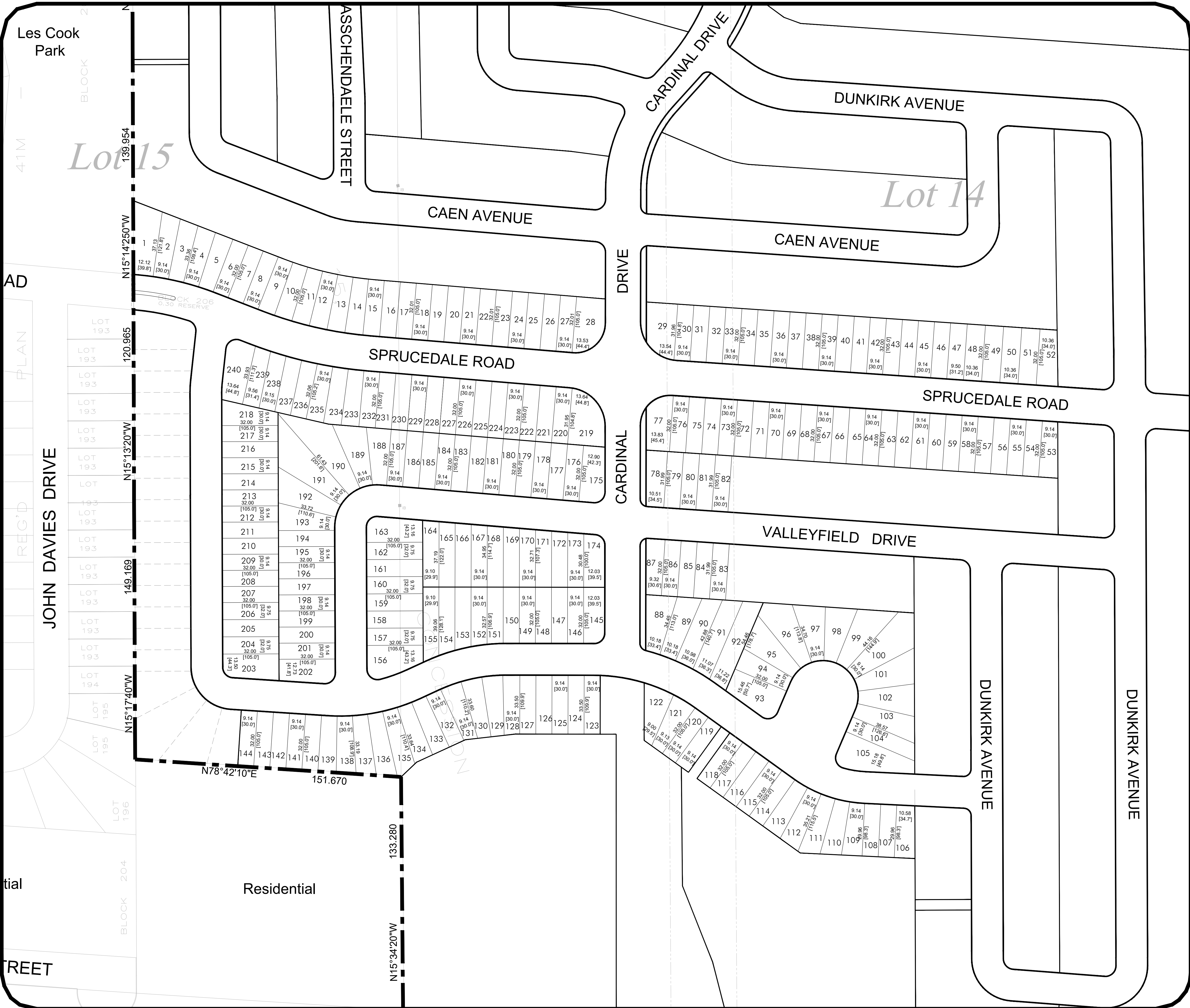
Kitchener Ph: 519-742-8371  
Guelph Ph: 519-821-2763  
Orangville Ph: 519-940-4110  
www.vanharten.com info@vanharten.com

DRAWN BY: G.S. CHECKED BY: R.C. & J.L. PROJECT No. 16588-05

Jan 31 2020 2:12pm  
C:\Users\jamie.laws\appdata\local\temp\AcPublish\_5068\S (WOODSTOCKPH6) UTM

# Attachment D

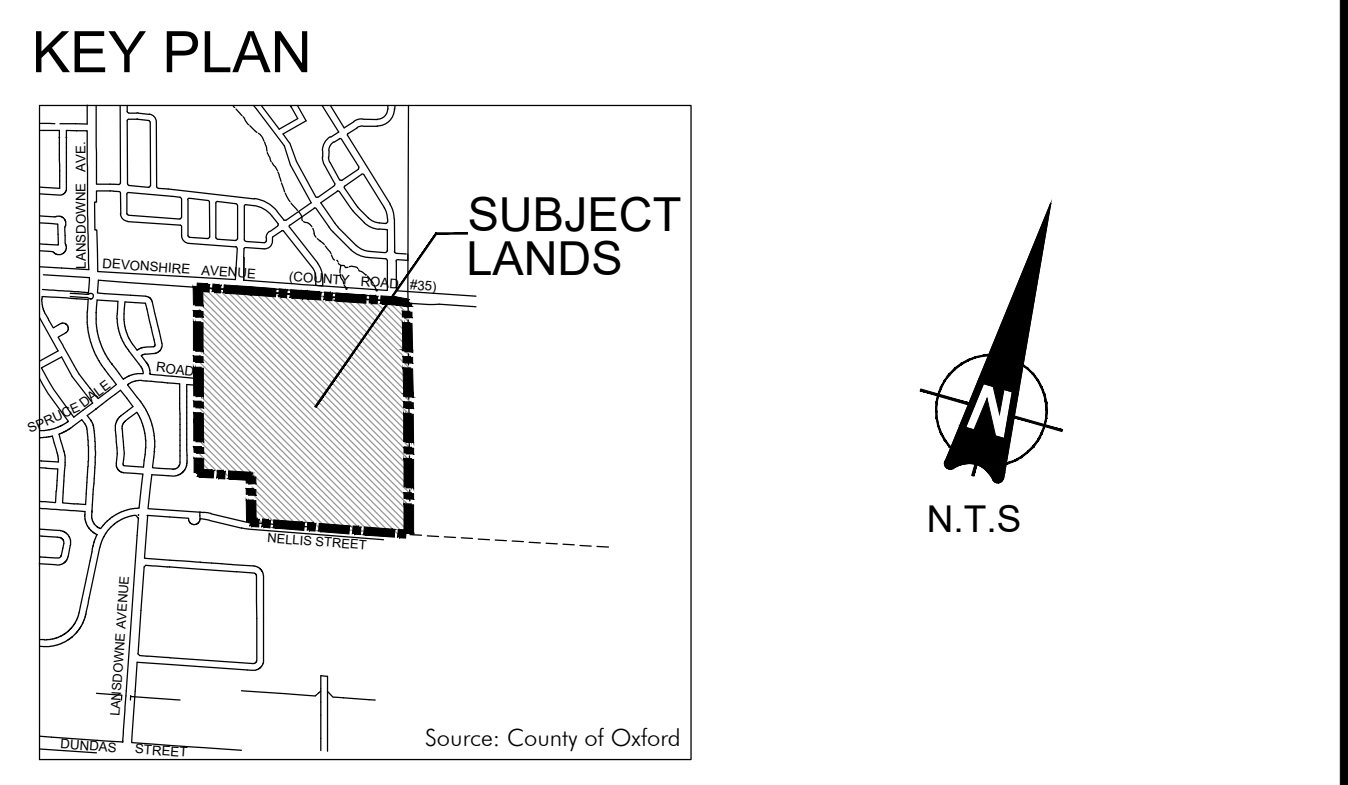




# PROPOSED LOTTING PLAN

## 9m Lotting

PART OF LOTS 14 & 15, CONCESSION 1,  
CITY OF WOODSTOCK,  
COUNTY OF OXFORD



Total Unit Yield: 240 units

**NOTES:**

- CONTOUR INTERVAL 0.5 METRE
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN
- TOPOGRAPHIC INFORMATION PREPARED BY VAN HARTEN SURVEYING INC.

**Scale:** 1:1,000

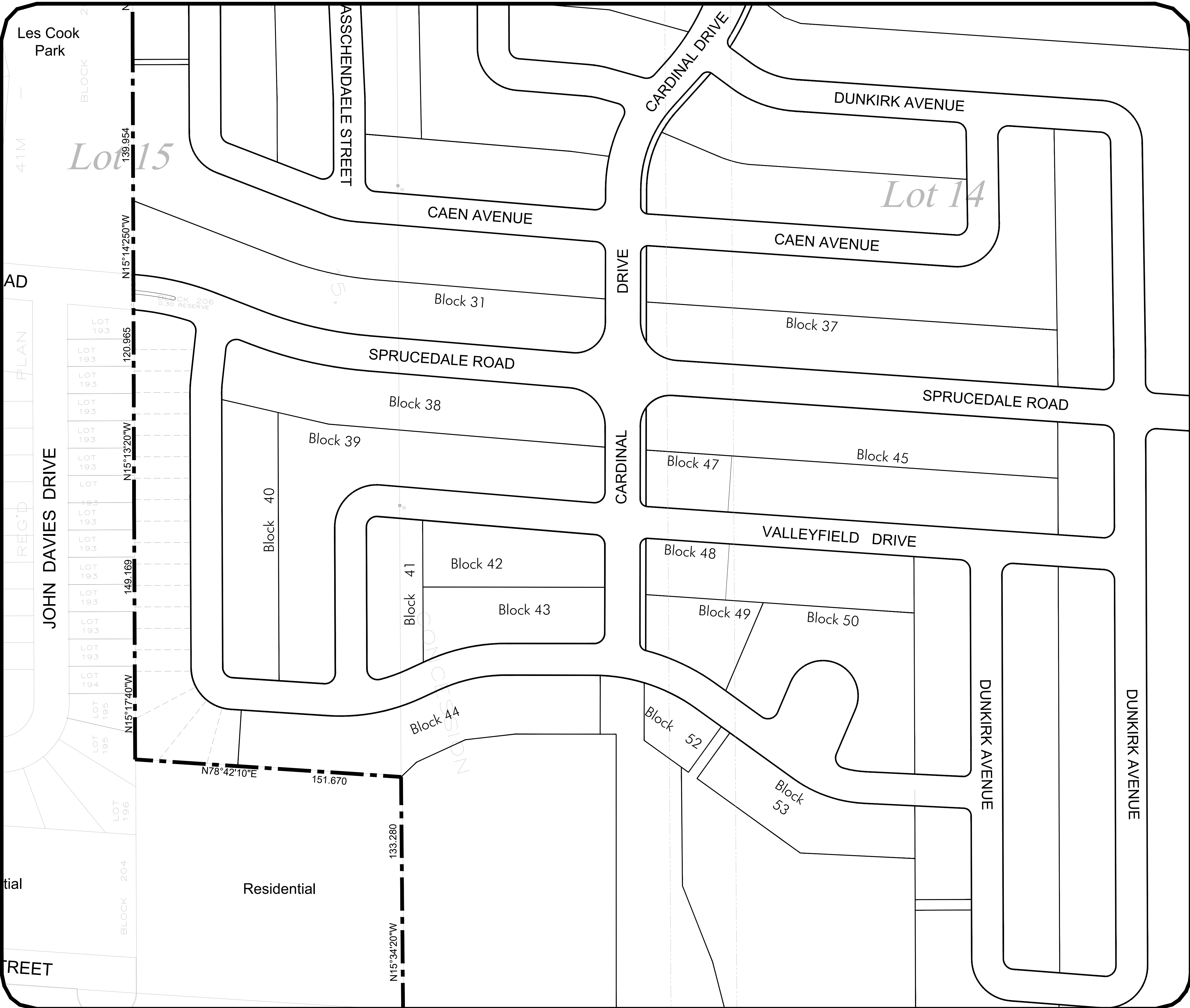
**DRN:** LHB

**DATE:** APRIL 18, 2024

**MHBC**  
Planning Urban Design & Landscape Architecture

200-540 Bingemans Centre Drive  
Kitchener, Ontario, N2B 3X9  
Telephone 519.576.3650 Fax 519.576.0121  
www.mhbcplan.com

# Attachment E



# PROPOSED LOTTING PLAN

## Block Numbers

PART OF LOTS 14 & 15, CONCESSION 1,  
CITY OF WOODSTOCK,  
COUNTY OF OXFORD

KEY PLAN

SUBJECT LANDS

N.T.S

Source: County of Oxford

NOTES:  
- CONTOUR INTERVAL 0.5 METRE.  
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.  
- TOPOGRAPHIC INFORMATION PREPARED BY VAN HARTEN SURVEYING INC.

NORTH

SCALE	1:1,000	APRIL 18, 2024
DRN	LHB	DATE

MHBC  
Planning, Urban Design & Landscape Architecture

200-540 Bingemans Centre Drive Kitchener, Ontario, N2B 3X9  
Telephone 519.576.3650 Fax 519.576.0121  
www.mhbcplan.com



**UNIT YIELD CALCULATIONS**  
**PROJECT NAME: Lunor Woodstock**

**PROJECT NO.: Y590B**  
**DATE: May 2 2024**

Blk. No.	Saleable	12.2m Lots	Lot Width	11m Lots	Lot Width	9m	Lot Width	6m*	Lot Width
	Frontage								
31	260.10	21	12.39	23	11.31	28	9.29	43	6.05
37	228.50	18	12.69	20	11.43	25	9.14	38	6.01
38	203.70	16	12.73	18	11.32	22	9.26	34	5.99
39	258.40	21	12.30	23	11.23	28	9.23	43	6.01
40	149.20	12	12.43	13	11.48	16	9.33	24	6.22
41	78.30	6	13.05	7	11.19	8	9.79	13	6.02
42	100.10	8	12.51	9	11.12	11	9.10	16	6.26
43	100.10	8	12.51	9	11.12	11	9.10	16	6.26
44	199.90	16	12.49	18	11.11	22	9.09	33	6.06
45	229.70	18	12.76	20	11.49	25	9.19	38	6.04
47	49.30	4	12.33	4	12.33	5	9.86	8	6.16
48	49.60	4	12.40	4	12.40	5	9.92	8	6.20
49	49.60	4	12.40	4	12.40	5	9.92	8	6.20
50	129.20	10	12.92	11	11.75	14	9.23	21	6.15
52	36.40	3	12.13	3	12.13	4	9.10	6	6.07
53	120.30	9	13.37	10	12.03	13	9.25	20	6.02
	2,242.40	178		196		242		369	

\* - Unit yield for street towns is approximate. Unit yield does not account for block separations or end unit exterior side yid