

# Staff Report



To City Council  
Service Area Infrastructure, Development and Environment  
Date Wednesday, October 15, 2025  
Subject **Request for an Extension to Draft Plan Approval  
635 Woodlawn Road East  
File: 23T-11503  
Ward 1**

## Recommendation

1. That in accordance with Section 51(33) of the Planning Act, the application by the owners, Terra View Custom Homes Limited. and Lambden Farm Trust for an extension to Draft Plan of Subdivision 23T-11503, municipally known as 635 Woodlawn Road East be approved with a three (3) year lapsing date to November 18, 2028, subject to the original draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order, issued on November 18, 2015, and subject to changes made to the original draft plan conditions approved by City Council on October 13, 2020 to allow transition to the City's assumption model, contained in Attachment-4 of Report 2025-460, dated October 15, 2025.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to draft plan conditions approved by the former Ontario Municipal Board in its Decision/Order, issued on November 18, 2015 to update standard wording and new service area names and staff titles, and update By-law numbers.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

## Executive Summary

### Purpose of Report

This report provides a staff recommendation to grant a three year extension to approved draft plan of subdivision 23T-11503.

### Key Findings

Planning staff support the request for an extension to draft plan approval subject to administrative and technical amendments to the draft plan conditions approved by the former Ontario Municipal Board.

## **Strategic Plan Alignment**

This report aligns with the City Building theme in the 2024-2027 strategic plan. The requested draft plan extension request is in conformity with the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable City as Guelph grows.

### **Future Guelph Theme**

City Building

### **Future Guelph Objectives**

City Building: Improve housing supply

### **Financial Implications**

None.

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## **Report**

### **Background**

The City has received a request from the owners, Terra View Custom Homes Limited and Lambden Farm Trust for an extension to Draft Approved Plan of Subdivision 23T-11503.

The Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications for the subject lands were approved by the former Ontario Municipal Board (OMB) in its Decision/Order on November 18, 2015.

### **Location**

The subject lands are located between Eramosa Road and Woodlawn Road East and to the east of Muskoka Drive. The subdivision has a total area of 14.723 hectares and consists of the following:

- 117 single detached lots
- 4 semi-detached units
- 61 on-street townhouse units
- 66 apartment units
- 86 residential units within mixed-use buildings including office and commercial uses
- 1 park block
- 3 open space blocks
- 2 stormwater management blocks
- hectare pumping station block

The Location Map and Aerial Photograph can be found in Attachment-1 and Attachment-2 to this report.

The owner requested a five year extension in 2020 to draft plan approval, which was approved by Council on October 13, 2020. The subdivision will lapse on November 18, 2025. The owner has requested another five year extension, and staff are recommending a three year extension to November 18, 2028. The three year extension is in line with recent provincial Policy, through Bill 185.

Phase 1A of the subdivision was registered as 61M-229 on January 8, 2019 and included 2 blocks zoned for commercial/residential purposes and 1 stormwater management block.

Phase 1B of the subdivision was registered as 61M-242 on July 8, 2021, and contains 21 single detached units, 5 on-street townhouse units, 29 multiple townhouse units, 2 open space blocks, 1 sanitary pumping station block, 1 stormwater management block and 2 reserve blocks.

Phase 2 of the subdivision was registered as 61M-260 on April 18, 2024 and contains 54 single detached units and 3 reserve blocks.

In the event the draft plan approval is not extended beyond November 18, 2025, the subdivision will lapse and there will be no planning approvals in place for the subdivision.

### **Official Plan Land Use Designations**

The existing Official Plan land use designations that apply to the subject lands are "Low Density Residential", "High Density Residential", "Mixed Office/Commercial", "Open Space and Park" and "Significant Natural Areas and Natural Areas" as shown in Attachment-5.

### **Existing Zoning**

The zoning for the subject lands was approved by the former OMB through its Decision/Order on November 18, 2015. Zoning for the subject lands includes a range of residential zones that permit single detached, semi-detached, townhouse and multiple residential units. There is also a park block, which is zoned "Neighbourhood Park" (NP). The wetlands and associated setbacks and buffers are zoned "Natural Heritage System" (NHS). The existing zoning can be found in Attachment-6.

### **Recommendation**

Staff are recommending approval of the draft plan extension, subject to the draft plan conditions outlined in Attachment-4. The requested draft plan extension is supported on the basis that the plan remains an appropriate subdivision that will contribute towards meeting the intensification targets within the Greenfield Area. The draft plan continues to conform to the land use policies of the Official Plan and represents a low-rise residential development that is considered compatible with the surrounding neighbourhood in terms of its scale, intensity and design.

Planning staff support the request to extend draft plan approval with a 3 year lapsing date.

### **Departmental and Agency Consultation**

The Planning Act does not require circulation to agencies for an extension of draft plan approval. The following internal City Departments/Divisions were circulated for input: Engineering, Environmental Planning and Parks Planning.

The conditions of draft plan approval included in Attachment-4 that apply to the subject lands remain relevant and include all the same conditions approved by the former OMB with administrative and technical revisions made to update standard wording and new service area names and staff titles. These revisions are considered

minor and, therefore, no further notice under the Planning Act is required in accordance with Section 51(47) of the Planning Act.

### **Financial Implications**

None arising from this report.

### **Consultations and Engagement**

A request for an extension to an approved draft plan of subdivision does not require public notification.

### **Attachments**

Attachment-1 Location Map

Attachment-2 Aerial Photograph

Attachment-3 Draft Approved Plan of Subdivision

Attachment-4 Conditions of Draft Plan Approval

Attachment-5 Official Plan Land Use Designations

Attachment-6 Existing Zoning

### **Departmental Approval**

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### **This report was approved by:**

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