

# Lunor subdivision gets underway | Your online newspaper for Southwestern Ontario

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## **Gail Martin Photo**

**GROUNDBREAKING** — The sod was turned for Elmira's biggest subdivision to date on Nov. 22. The Lunor subdivision could bring as many as 1,700 homes to Elmira's northwest corner. Dignitaries were on hand to mark the special occasion. From left: Steve Menich, Elmira District Community Living, Donna Haid, Elmira District Community Living, Shawn McGuire, Lunor, Danny Finoro, Lunor, Peter Finoro, Lunor, Sam Scicluna, Lunor, Woolwich mayor Todd Cowan, and Woolwich Township director of planning and engineering, Dan Kennaley.



## Gail Martin

Independent Editor

Elmira's biggest subdivision to date got an official start last week, with a sod-turning ceremony at the Lunor subdivision.

Local dignitaries were on hand for the groundbreaking ceremony, held under sunny skies on Nov. 22 on the former agricultural property just off Church Street West.

When it is completely built out, the Country Club Estates subdivision could bring as many as 1,700 homes to Elmira, changing the northwest corner of the community.

Shawn McGuire, land development manager for Lunor, said that the subdivision will likely take 15 years to be completed, with phase I starting next summer.

The grading and servicing for phase I is already underway, directly opposite Killdeer Road off Church Street West.

McGuire said he is hoping to apply for building permits for the homes by mid-summer, depending on the weather.

"I need 100 good days for grading and servicing," said McGuire.

The subdivision has overcome several hurdles through the planning process, including meeting the concerns of township staff to address the perched water found on the property.

McGuire said that Lunor will be placing in several safeguards requested by township staff to address the water issue, and he doesn't see it as a major concern.

The first phase will include 103 single-detached units, along with two commercial blocks and a

multi-residential block that could include up to 150 units.

### **New school**

The phase will also include land set aside for a new school for Elmira, as well as parkland for the community and connections to Elmira's existing trail system.

The entire subdivision plan has been developed to make it a "complete community," said McGuire, meaning that residents will be able to access a wide range of services close to their homes, as well as enjoying local parkland and trails.

"This plan is not the most efficient one presented to us by our consultant," said McGuire. "It's the one that made the most sense for the community.

"It's really a community I think people will be happy to live in."