

NEW LAND DEVELOPMENT IN TAVISTOCK

It's taken thirty years, but residential development in the southwest section of Tavistock is ready to begin. Friday, January 28, 2005, Lunor Group Inc., a land development company with over 17 years of experience in the home development sector located in Guelph, purchased the 25-acre site on Woodstock Street South across from the Optimist Park.

"It's a hidden gem - a blossom among the farmers' fields of Oxford County", said Lunor Group's president Sam Scicluna as he and vice presidents Peter and Dan Finoro met at the site last Tuesday with realtor Dean Jancsar and project engineer Shawn McGuire. Mr. Scicluna said, "Tavistock is an attractive, flourishing community that can offer young families, empty nesters, and retirees, the country comfort of a small town as well as the conveniences available in larger neighboring cities." The Tavistock site has had a long history with development beginning back in the early 1970's when Tavi Terra Developments (Ken and Jim Sommers) purchased the 25 acres from the Stein farm. About 1974, Dryden Smith Planning Consultants of Kitchener was hired and a first draft approval for a subdivision was obtained through the Province of Ontario, subject to amendments. Some time around 1978, the County of Oxford became responsible for the development and a revised proposal was submitted. The original plan called for about 100 minimum standard 66 ft. lots.

In February of 1990, Tavi Terra sold its interests in the property to Chele-Mark Enterprises Ltd. operated by Doug Millard of Woodstock. A subdivision plan was registered with 104 units in 1992, and in October of 1998, East Zorra-Tavistock Council approved a modification to the plan to allow 9 semi-detached lots (18 units) along with 86 single family residential lots. Although everything was in place to go ahead with the development, no one did, and the property was listed for sale by Albert Hargreaves Real Estate Ltd. Peak Real Estate agent Dean Jancsar of New Hamburg then closed the deal for the Lunor Group.

Phase one of construction is expected to commence in the late summer or early fall of 2005 with 30 building lots available on an extension of Wettlaufer Street. The new development will have an entrance feature constructed at the Highway 59 access across from Tavistock Dairy Sales Ltd. to attract prospective home owners. A protected area along the Hohner Drain will divide the first few lots at the eastern portion of the property from the bulk of the property. "This new subdivision will consist of a mix of single family homes and semis, depending on the needs of the community", said Mr. Scicluna.

Two model homes will be constructed representing the two construction companies that make up the Lunor Group. Claysam Homes Limited, operated by Sam Scicluna, has built some 900 homes in the Guelph, Kitchener and Elmira areas since 1988.

Finoro Homes, owned by Danny and Peter Finoro, has built an average of 100 homes a year, far exceeding the company's original goal when formed back in 1994.

Tavistock is "an extremely friendly town" with a "good sense of community", says Mr. Scicluna. The Lunor Group Inc. has great expectations for Tavistock and believes in the future growth and potential this blossoming community yet holds. "We're putting our money where our mouth is", he adds.

To kick off the project, the Lunor Group Inc. is looking for street names and a name for the total subdivision project that reflects the history of the area and its people. The Wettlaufer Street extension will run parallel with Woodstock Street, ending in a semi-circle where it meets the access street off Woodstock Street South. One cul-de-sac forms the centre portion of the plan while another street skirts the south and east portions of the property with two side-street rights-of-way for future development. To submit a name, you may contact either builder through their respective web sites.