



The Corporation of the Township of King Report to Council

From: Growth Management Services – Planning Division

Report Number: GMS-PL-2025-015

Date: Tuesday, June 17, 2025

Title: **Extensions to Draft Plan of Subdivision Approval – King City East**

Recommendations

1. That Council receive Report GMS-PL-2025-015 for information.
2. That Draft Plan Approval for Plans of Subdivision 19T-18K01 (Acorn); 19T-18K02 (Remcor & Bracor); 19T-18K03 (Supco); 19T-18K04 (Kingsfield Estates); and, 19T-06K03 (King Rocks) (Phase 2) be extended to September 30, 2025, pending the receipt of all amounts payable pursuant to the MCFA and receipt of any other applicable fees/alternative payment arrangements.
3. That should these amounts payable be received, to the satisfaction of the Director of Finance by September 30, 2025, that the Director of Growth Management Services be authorized to further extend draft approval to the Draft Plan(s) of Subdivision until December 31, 2030.

1. Report Highlights

- The landowners have submitted individual requests to extend the duration of Draft Plan Approval for four (4) draft approved plans of subdivision and a portion of a fifth draft approved plan of subdivision (King Rocks – Phase 2), located within the King City East Development Area, as well as the associated water and sanitary servicing capacity.
- The subject draft plans of subdivision have been advancing through detailed engineering design towards the execution of Subdivision Agreements with the Township.
- Two (2) plans of subdivision and a portion of a third plan of subdivision have been registered within the King City East Development Area. At least two (2) plans are nearing final approval, with the possible registration of these plans (or a portion thereof) in the near future. The remaining two (2) plans of subdivision, and a portion of a third plan are anticipated for registration in the longer term.

- Extension to draft approval requests related to these plans were considered and approved by Council on September 23, 2024 (Report [GMS-PL-2024-022](#)) to June 17, 2025.
- The Planning Division has circulated the requests for extension to draft approval to the relevant departments and agencies. Based on comments received, no changes to the Draft Plan Conditions are requested.

2. Purpose

The purpose of this report is to provide Council with an overview of progress on each of the draft plans outlined within the recommendations to consider the requested extensions to Draft Plan Approval (“DPA”) for four (4) draft approved plans of subdivision, and a portion of a fifth draft approved plan of subdivision (King Rocks – Phase 2) in the King City East development area.

The purpose of this report is also to provide an update on prior discussions between the landowners, Finance, Planning Staff, and the Township Solicitor, regarding the Municipal Capital Facility Agreement (MCFA) between the Township and the King City East landowners. **Attachment No. 1** illustrates the extent and location of the subject lands.

3. Background

Draft Plan Approval was granted by the Township to the King City East developments (including Remcor-Bracor, Scouli, Supco, Kingsfield Estates, King Green, King Rocks and Acorn), subject to the conditions of Draft Plan Approval. The conditions included requirements such as the submission and approval of detailed engineering plans, and the execution of a Subdivision Agreement between the developers and the Township. These and other conditions are required to be fulfilled prior to the granting of final approval, and plan registration. **Attachment Nos. 2-6** includes the draft plans which are the subject of the extension requests.

4. Analysis

Section 51(32) of the Planning Act provides the authority for municipalities to issue draft approval subject to a lapsing provision (being not less than three (3) years). A lapsing provision was included as a standard condition of draft approval in the Consolidated Draft Plan Conditions (September 2019) issued at the time of initial draft approval of the plans.

The lapsing provision provides a period of up to three (3) years from the date of initial Draft Plan Approval for the owner/developer to fulfill the conditions of Draft Plan Approval and complete the final approval and registration process. Draft Plan Approval for the subject lands was granted in September 2019 ([P-2019-30](#)). As the registration process was not completed within the three (3) year time period, the draft approval of these plans was granted a one (1) year extension by Council in September 2022 and again in September 2023, with a further extension of approximately nine (9) months in September 2024. This is the fourth extension request to be considered by Council with respect to these plans.

Lapsing provisions are intended to mitigate against delay in the development of subdivisions, and ensure draft plans advance expeditiously toward final approval and registration. The lapsing provisions also provide an opportunity for Township and/or other agencies to request revisions to conditions of approval that may have been superseded by changes in policy and/or standards, or where circumstances have changed since the original draft approval.

The extension requests have cited market conditions, construction timing, delays in external servicing, as well as the sequencing of other landowners' final design and land conveyances as reasons for the need for the extensions. The requests for extension to Draft Plan Approval have been reviewed with the understanding that progress toward final plan approval and registration will continue. The individual landowners comprising the King City East development lands are at various stages of finalizing this process, with some being more advanced toward final plan approval and registration.

Township staff has recommended the approval of draft plan extensions to each of these Plans, pending the receipt of all amounts payable pursuant to the MCFA and receipt of any other fees/alternative payment arrangements. Should all amounts payable be received by September 30, 2025, to the satisfaction of the Director of Finance, the Director of Growth Management Services, shall be authorized to extend draft plan approval to these Plan(s) (as applicable) until December 31, 2030. The draft plans will lapse on October 1, 2025, in the event that these requirements are not satisfied.

Two (2) plans (Scouli and King Green) and a portion of a third plan (King Rocks – Phase 1) have been registered within the King City East Development Area. The Planning Division anticipates an additional plan of subdivision, and the first phase of another plan of subdivision may be registered in 2025. Based on the current work plan, the Planning Division is of the opinion that these time frames are realistic and reasonable.

The remaining landowners are active in their clearance of conditions toward the preparation of draft Subdivision Agreements, with final plan approval and registration to follow.

5. Financial Considerations

Development Charges (DC) to the Township have been paid as part of the Spine Servicing Agreement, however DC's for the Region, School Boards, and GO Transit are payable at registration for hard services and at building permit issuance for the remaining services.

Due to the extended timeline for the registration of the draft plans of subdivision, the timing of payment of the MCFA Contribution has been delayed, which has impacted the overall funding model for the Town-Wide Recreation Facility (Zancor Centre)

6. Alignment to Strategic Plan

The 2023-2026 Corporate Strategic Plan (CSP) was adopted by Council on June 12, 2023. The CSP reflects the priorities of upmost importance to the community and defines the obligations and commitments of the Township of King to its citizens and to the public. The CSP is aligned with the Township's long-term vision defined in the "Our King" Official Plan.

The CSP also aims to ensure that Staff initiatives focus on and work towards supporting King's Vision, Mission and Values.

This report is in alignment with the CSP's Priority Area(s), and/or associated Objective(s) and/or Key Results(s):

Priority Area: Complete Communities

Objective: Enrich community well-being and make King the ideal place to live, work and play.

7. Conclusion

Township staff has recommended the approval of draft plan extensions to each of these Plans, pending the receipt of all amounts payable pursuant to the MCFA and receipt of any other applicable fees. Should all required payments be received by September 30, 2025, the Director of Growth Management Services shall be authorized to extend draft plan approval to these Plan(s) (as applicable) until December 31, 2030. The draft plans will have been deemed to have lapsed on October 1, 2025, in the event that these requirements are not satisfied.

8. Attachments

- Attachment No. 1. Location Map
- Attachment No. 2. Draft Plan of Subdivision 19T-18K01 (Acorn)
- Attachment No. 3. Draft Plan of Subdivision 19T-18K02 (Remcor & Bracor)
- Attachment No. 4. Draft Plan of Subdivision 19T-18K03 (Supco)
- Attachment No. 5. Draft Plan of Subdivision 19T-18K04 (Kingsfield Estates)
- Attachment No. 6. Draft Plan of Subdivision 19T-06K03 (King Rocks) (Phase 2)

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