



The Corporation of the Township of King Report to Council

From: Growth Management Services – Planning Division

Report Number: GMS-PL-2025-040

Date: Monday, September 15, 2025

Title: **Extension to Draft Plan of Subdivision Approval – Nobleton Estates Inc.**

Recommendation

1. That Council receive Report GMS-PL-2025-040 for information.
2. That the Draft Plan Approval for Plan of Subdivision 19T-14-K01 (Nobleton Estates Inc.) be extended to September 13, 2028.
3. That the conditions of Draft Plan Approval for Plan of Subdivision 19T-14-K01 (Nobleton Estates Inc.) be revised as outlined in Attachment 4.

1. Report Highlights

- The Owner's agent has submitted a request for an extension to the Draft Plan Approval for Plan of Subdivision 19T-14K01 (Nobleton Estates Inc.).
- The water and sanitary servicing capacity and allocation in Nobleton is currently limited, which prevents the ability for the developer to clear all conditions and obtain Final Approval.
- York Region is undertaking improvements to the sanitary system in Nobleton to enable various developments to advance. These improvements are not anticipated to be completed and operational until the first quarter of 2028.
- Township Planning Division staff, in consultation with internal departments and external agencies, have reviewed the extension request and identified no concerns or objections to a three-year extension of Draft Plan Approval to September 13, 2028.
- In support of the extension, staff have undertaken a review of the existing conditions of Draft Plan Approval and have proposed revisions to reflect updated technical requirements and input from relevant departments and external agencies.

2. Purpose

The purpose of this Report is to inform Council that a request for Draft Plan Approval Extension has been submitted by the Owner's agent as **Attachment 1**; and that staff recommend that Council approve the request for a three (3) year extension of Draft Plan Approval.

3. Background

The Applications for Draft Plan of Subdivision and Zoning By-law Amendment for the subject lands were submitted to the Township in October 2014. The location of the development is identified in **Attachment 2**. The Draft Plan of Subdivision, which proposes five (5) single detached residential lots with access from Northcott Way, was approved by the Local Planning Appeal Tribunal (now the Ontario Land Tribunal (“OLT”)). The lots are proposed to front onto a new cul-de-sac, with lot frontages ranging from 10-15 metres. An area of approximately 0.3 hectares has been designated as an environmental buffer. The OLT-approved Draft Plan of Subdivision has been attached as **Attachment 3** to this Report.

The OLT also approved a site-specific Zoning By-law Amendment (By-law 2018-081) for the lands. The residential lots were placed into site-specific residential zones with site-specific provisions to revise minimum lot frontage, minimum lot area, maximum height, minimum yard, and other provisions to implement the development. The aforementioned environmental buffer lands were placed in an Open Space and Conservation Zone.

As a condition of Draft Plan Approval, the Owner was granted three (3) years from the date of Draft Plan Approval to satisfy all conditions and obtain final approval and registration of the Plan. This initial period expired on September 13, 2021, and Council subsequently approved an extension to September 13, 2023. Following that, a further extension was granted to September 13, 2025. As this extension has neared expiry and the Owner remains unable to satisfy all the outstanding conditions due to the broader servicing system constraints, the Owner’s agent has submitted a further extension request for a further three (3) year period.

4. Analysis

Final approval of a Draft Plan of Subdivision is contingent upon the fulfillment of various conditions established throughout the planning process. In this instance, the Developer has been unable to satisfy conditions related to servicing capacity allocation as a result of the constraints to the broader municipal sanitary servicing system. The Region of York is undertaking improvements to the system to enable various development projects in Nobleton to be advanced. However, those improvements are not anticipated to be completed and operational until the first quarter of 2028.

Pursuant to the Planning Act, the Owner may request an extension of the Draft Plan Approval, which the Township may consider.

Planning Division staff have reviewed the Owner’s request with internal departments and external agencies and recommend that a three (3) year extension to September 13, 2028 be approved given the status and anticipated timing of delivery of the necessary servicing upgrades.

As part of the extension request for Draft Plan Approval, staff have reviewed the existing Draft Plan conditions in consultation with relevant departments and agencies. Several updates were made to reflect current technical standards and policy changes. The revised conditions are provided in **Attachment 4** to this Report.

5. Financial Considerations

The required fee for a Draft Plan Extension request has been submitted. Security deposits and other fees will be payable later in the approval process. Any external costs incurred by the Township through the processing and review of this Application will be recovered from the Owner in accordance with the Township's standard practice.

Development Charges will be calculated and payable at building permit issuance.

6. Alignment to Strategic Plan

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 Townships 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.

Key Result: Represent King's interest in major developments within the Township.

7. Conclusion

The Owner has submitted a request to extend Draft Plan Approval. Planning Division staff, in consultation with internal departments and external agencies, have reviewed the request and have no concerns or objections to a three (3) year extension to September 13, 2028. The conditions of Draft Plan Approval have also been reviewed and are proposed to be updated accordingly.

8. Attachments

Attachment 1 – Draft Plan Extension Request

Attachment 2 – Location Map

Attachment 3 – Approved Draft Plan

Attachment 4 – Revised Draft Plan Conditions

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