



## The Corporation of the Township of King Report to Council

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**From:** Growth Management Services – Planning Division

**Report Number:** GMS-PL-2026-013

**Date:** Monday, April 27, 2026

**Title:** **Extension to Draft Plan of Subdivision Approval – Jane King Holdings Inc. & Jane King Holdings South Inc. (19T-20K02)**

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### **Recommendation**

1. That Council receive Report GMS-PL-2026-013 for information.
2. That the Draft Plan Approval for Plan of Subdivision 19T-20K02 (Jane King Holdings Inc. & Jane King Holdings South Inc.) be extended to May 19, 2031.
3. That the conditions of Draft Plan Approval for Plan of Subdivision 19T-20K02 (Jane King Holdings Inc. & Jane King Holdings South Inc.) be revised as outlined in Attachment 3.

### **1. Report Highlights**

- The Owner has submitted a request for an extension to the Draft Plan Approval for Plan of Subdivision 19T-20K02 (Jane King Holdings Inc. & Jane King Holdings South Inc.).
- 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 five (5) year extension of Draft Plan Approval to May 19, 2031.
- 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 the Owner has submitted a request for an extension to Draft Plan Approval, and that staff recommend Council approve a five (5) year extension of the Draft Plan Approval.

### **3. Background**

Applications for Draft Plan of Subdivision and Zoning By-law Amendment for the subject lands were submitted to the Township in October 2020. The location of the development is identified in Attachment 1. The Draft Plan of Subdivision received approval from the Township in May 2023 and proposes a total of 276 residential units consisting of 155 single-detached dwellings, 56 conventional townhouses, and 65 “lifestyle” townhouses intended for seniors. An area of approximately 12.26 hectares is designated as an environmental buffer adjacent

to natural heritage systems, which includes wetlands and woodland features. The approved Draft Plan of Subdivision has been attached as Attachment 2 to this Report.

In May 2023, Township Council also passed Zoning By-law 2023-059, which established site-specific residential, environmental, and open space zoning for the subject lands. The residential zoning introduced site-specific development standards, including minimum lot areas and frontages, minimum setback requirements, maximum building heights, and other provisions to implement the development.

As a condition of Draft Plan Approval, the Owner was granted a three (3) year period from the date of approval to satisfy all conditions and obtain final approval and registration of the Plan. This approval period is scheduled to expire on May 19, 2026. As the expiry date approaches, and as the Owner has not yet fulfilled all outstanding conditions, a five (5) year extension to the Draft Plan Approval has been requested.

#### **4. Analysis**

Final approval of a Draft Plan of Subdivision is contingent upon the fulfillment of various conditions established throughout the planning process. The Owner has advised that the current economic conditions and uncertainty surrounding residential market has resulted in delays and challenges in advancing the clearance of conditions and final approval and registration of the plan of subdivision. Planning Division staff note that Township Council approved a similar five-year extension request in 2025 for the King City East developments (Acorn, Remcor & Bracor, Supco, Kingfield Estates, and King Rocks – Phase 2).

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 five (5) year extension to May 19, 2031, be approved. Township staff note that the Owner has had constructive dialogue with Township Planning and Development Engineering staff in regard to advancing their clearance of conditions, including their coordination with the development of the lands to the north (King Jane Industrial Holdings Inc.) in order to continue to advance the overall implementation of the development of the lands and surrounding area.

As part of the extension request for Draft Plan Approval, staff have reviewed the existing Draft Plan conditions in consultation with relevant internal departments and external agencies. Several updates were made to reflect current technical standards and policies. The revised conditions are provided in Attachment 3 to this Report. These updates generally address the following matters:

- Administrative corrections to titles, agency, and department references;
- Clarification and updating of the applicable Conservation Authority regulation and permit requirements, and clearance authority; and.
- Requirements for easements in relation to Enbridge Gas.

## **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 at Building Permit issuance.

## **6. Alignment to Strategic Plan**

The CSP reflects the priorities of utmost 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 express no concerns or objections to a five (5) year extension to May 19, 2031. The conditions of Draft Plan Approval have also been reviewed and are proposed to be updated accordingly.

## **8. Attachments**

Attachment 1 – Location Map

Attachment 2 – Approved Draft Plan

Attachment 3 – Revised Draft Plan Conditions

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