



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

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**From:** Public Works – Capital Division

**Report Number:** PW-CAP-2026-005

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

**Title:** **Initiation of Expropriation Process – Lands Required for future Joint Operations Centre (JOC)**

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### Recommendation

1. That Council receive Report PW-CAP-2026-005 for information.
2. That the Township, as the expropriating authority, apply to the approval authority (Council), to commence an expropriation of land.
3. That Council, as approving authority under the Ontario *Expropriations Act*, R.S.O. 1990, c. E.26 (the “*Expropriations Act*”), approve the initiation of the expropriation process for the acquisition of the lands and/or interests in lands required to support the development of the Township’s future Joint Operations Centre (JOC), as generally described in this report.
4. That Council authorize staff to prepare and submit an Application for Approval to Expropriate Land and to serve and publish the required Notices of Application for Approval to Expropriate Land in accordance with the *Expropriations Act*.
5. That Council direct staff to continue negotiations with affected property owners concurrently with the expropriation process and to report back to Council at subsequent stages of the expropriation process, as required.
6. That Council direct staff to respond to and represent the Township at a Hearing of Necessity if one is requested.

### 1. Report Highlights

- The Township is planning for a future Joint Operations Centre (JOC) to support municipal operations, emergency response, and long-term service delivery needs.
- Privately owned land is required to advance the JOC project and secure the required site in a timely manner.
- Initiating the expropriation process is necessary to manage project risk and schedule certainty.
- This report is the first step in the statutory expropriation process and does not authorize registration of an expropriation plan, possession of the lands, or the making of offers of compensation at this time.

## **2. Purpose**

The purpose of this report is to seek Council authorization to initiate the expropriation process for lands required to support the Township of King's future Joint Operations Centre (JOC). Initiating the expropriation process will allow the Township to preserve its ability to secure the required lands within necessary project timelines while continuing efforts to acquire the lands through a negotiated agreement.

## **3. Background**

The Township of King has identified the need for a new Joint Operations Centre (JOC) to address growth-related pressures, modernize municipal operations, and improve service delivery across the municipality. The requirement for a consolidated operational facility has been established through the Facility Master Plan and the Transportation Master Plan, which both identified limitations with the Township's existing, dispersed facilities. The proposed JOC would consolidate public works, fleet, emergency management, and related corporate services into a single location, enabling more efficient operations, improved inter-departmental coordination, and enhanced service response. The facility is intended to support current operational requirements while accommodating anticipated growth and service demands through 2051 and beyond.

Council has previously endorsed advancing planning and investigation for a Joint Operations Centre as part of the Township's long-term infrastructure and operational strategy. As part of this work, Township staff have undertaken preliminary site evaluation and due diligence to identify lands capable of meeting the operational, functional, and logistical requirements of a modern JOC facility.

Based on this analysis, the subject land as shown in the attachments to the Report have been identified as suitable and strategically located to support the proposed facility. These lands are currently in private ownership.

## **4. Analysis**

### Need to Initiate Expropriation

Initiating the expropriation process at this stage does not preclude continued negotiations with property owners. Rather, it provides the Township with a parallel statutory mechanism to ensure that land acquisition can proceed in alignment with project requirements should negotiated acquisition not be achievable within required timelines.

### Expropriation Process Overview

Under the *Expropriations Act*, the expropriation process involved multiple statutory stages, each requiring Council authorization, including:

1. Authorization to apply for approval to expropriate land;
2. Approval of the expropriation and registration of an expropriation plan; and

### 3. Authorization to make offers of compensation to affected landowners.

This report addresses only the first stage of the process. Should Council approve the recommendations contained herein, staff will proceed with serving and publishing Notices of Application for Approval to Expropriate Land. Subsequent reports will be brought forward to Council seeking further approvals, including authorization to register an expropriation plan and to make offers of compensation, as required by the *Expropriations Act* and consideration of a hearing of necessity report, if applicable.

#### Continued Negotiations

Staff will be engaged in discussions and negotiations with affected property owners to acquire the required lands through direct negotiations and purchase. Due to the imminent need for the JOC, prolonged negotiations cannot be accommodated in the schedule. Accordingly, staff are recommending that Council authorize the initiation of the expropriation process as a risk-management measure, consistent with municipal best practices for major infrastructure projects.

Staff will continue to pursue negotiated settlements with affected property owners throughout the expropriation process. In the event that negotiated agreements are reached, the Township may discontinue or modify the expropriation process where appropriate.

## **5. Financial Considerations**

There are no immediate financial impacts associated with the initiation of the expropriation process. Initiating the process does not create a financial obligation to acquire the lands and does not commit the Township to any specific compensation amount. Funding for land acquisition related to the Joint Operations Centre has been identified through the Township's approved and/or forecasted 10-year capital budgets. Any future financial commitments related to land acquisition or compensation will be subject to Council approval through subsequent reports.

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

The proposed initiation of the expropriation process supports the Township of King's Corporate Strategic Plan by advancing infrastructure planning and investment necessary to deliver efficient, resilient, and sustainable municipal services.

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

Priority Area: Service Excellence

Objective: Improve our linear (transportation and environmental) and non-linear (facilities and parks) assets for continued community use and enjoyment.

Key Result: Not Applicable.

## 7. Conclusion

The Joint Operations Centre is a foundational project intended to support the Township's operational effectiveness, emergency response capability, and long-term service delivery. Initiating the expropriation process at this stage will allow the Township to manage project risk, maintain flexibility, and ensure timely access to lands required for the development of the facility. Staff therefore recommend that Council approve the initiation of the expropriation process as outlined in this report.

## 8. Attachments

Attachment 1: Location Plan

Attachment 2: Property Schedule

Attachment 3: Land Survey

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