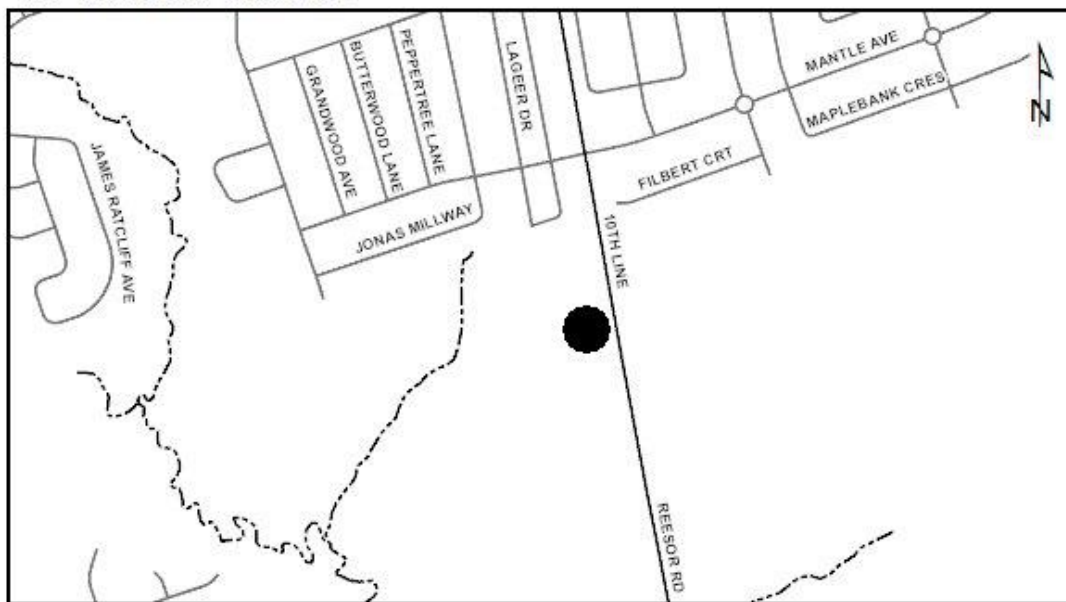


TOWN OF WHITCHURCH-STOUFFVILLE

11.8 SORBARA / L&M G.P. INC.

To construct, reconstruct, erect or place a building or structure, site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 32, Concession 9, (11742 Tenth Line), in the Town of Whitchurch-Stouffville, Duffins Creek Watershed as located on the property owned by Sorbara/L&M G.P. Inc.. The purpose is to facilitate, within TRCA's Regulated Area of the Duffins Creek watershed, the development of two stormwater management ponds, two roadway crossings of the stream corridor, exfiltration galleries within the stream corridor, wetland construction with grading and restoration plantings, and other road and sewer construction associated with final grading and servicing, on lands known municipally as 11742 Tenth Line, in the Town of Whitchurch-Stouffville.

MAP LOCATION: 11742 10th Line



The permit will be issued for the period of July 6, 2018 to July 5, 2020 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by Sorbara /L&M G.P. Inc., dated June 29, 2018, received by TRCA June 29, 2018.**

RATIONALE

The application was reviewed by staff on the basis of the following information:

Proposal:

The purpose is to facilitate, within TRCA's Regulated Area of the Duffins Creek watershed, the development of two stormwater management ponds, two roadway crossings of the stream corridor, exfiltration galleries within the stream corridor, wetland construction with grading and restoration plantings, and other road and sewer construction associated with final grading and servicing, on lands known municipally as 11742 Tenth Line, in the Town of Whitchurch-Stouffville.

Item 11.8

Control of Flooding:

The majority of the proposed works are located outside of the Regional Storm Flood Plain and are not expected to impact the storage or conveyance of flood waters. All proposed stream crossings will be sized to fully convey Regional Storm flows.

Pollution:

Erosion and Sediment Controls consisting of double row sediment fencing, construction mud mat, catch basin siltation traps, and rock check dams will be installed prior to and maintained through all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/ or slope stability concerns associated with this proposal.

Conservation of Land:

The subject property consists of a valley and stream corridor traversing the middle of the property. A woodlot containing an unevaluated wetland on the Oak Ridges Moraine is present to the west of the proposed development. The remaining table land outside of the Natural System consists of farms and an existing residential dwelling.

Plantings

Wetland enhancements have been proposed throughout the open space valley blocks. Additional compensation plantings for the proposed storm water management ponds have been provided to the satisfaction of TRCA.

Policy Guidelines:

This proposal complies with Section 8.4 - General Regulation Policies, Section 8.5 - Valley and Stream Corridors, and Section 8.7 - Development and Interference within Wetlands and Development within Other Areas (Area of Interference), of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 59924 - Application #: 0530/18/WS

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Date: July 3, 2018