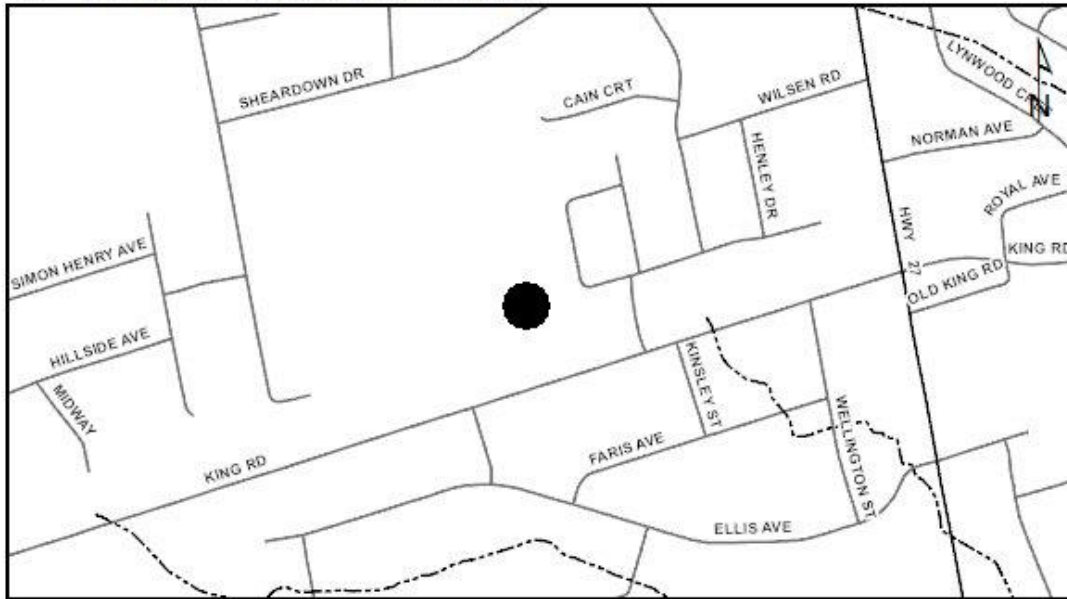


TOWNSHIP OF KING

11.15 FANDOR HOMES

To construct, reconstruct, erect or place a building or structure, site grade and alter a watercourse on Lot 6, 7, Concession 9, (6178 King Road, 6190 King Road, 6202 King Road, 6220 King Road, 6230 King Road, 6260 King Road, 6288 King Road), in the Township of King, Humber River Watershed as located on the property owned by Fandor Homes. The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate the construction of a stormwater management (SWM) pond and associated outfall as part of the Via Moto subdivision (19T-12K01) located on lands known municipally as 6178, 6190, 6202, 6220-6230, 6260 and 6288 King Road, in the Township of King.

MAP LOCATION: 6178, 6220-6230, and 6288 King Road



The permit will be issued for the period of September 7, 2018 to September 6, 2020.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate the construction of a stormwater management (SWM) pond and associated outfall as part of the Via Moto subdivision (19T-12K01) located on lands known municipally as 6178, 6190, 6202, 6220-6230, 6260 and 6288 King Road, in the Township of King.

The SWM pond will be located in the southeast portion of the lands owned by Fandor Homes, in draft plan approved subdivision 19T-12K01. There is an existing tributary of the Humber River traversing the site west to east that is to be re-constructed as part of a future permit currently

Item 11.15

under review. There are no other natural features present on the property, with existing single family dwellings in a settlement area surrounding the properties on all sides.

The SWM pond is to be constructed to the south of the re-constructed channel in a previously vacant area. The outlet flows will be divided between the re-constructed channel and an existing storm sewer running under Henry Gate on the south side of King Road which outlets to a minor branch of the same watercourse.

Control of Flooding:

There will be no impact to the storage or conveyance of floodwaters.

Pollution:

Sediment and erosion controls measures will be installed and maintained throughout development to prevent sediment from entering the watercourse or adjacent properties.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical/slope stability concerns associated with the proposed development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize erosion on the site.

Conservation of Land:

No significant natural features on or adjacent to the site will be impacted by the project.

Plantings

An extensive restoration plan has been prepared for the SWM facility to the satisfaction of TRCA staff.

Policy Guidelines:

The proposal complies with Section 8.4 - General Regulation Policies - and Section 8.9 - Infrastructure Policies - of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 60087 - Application #: 0649/18/KING

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