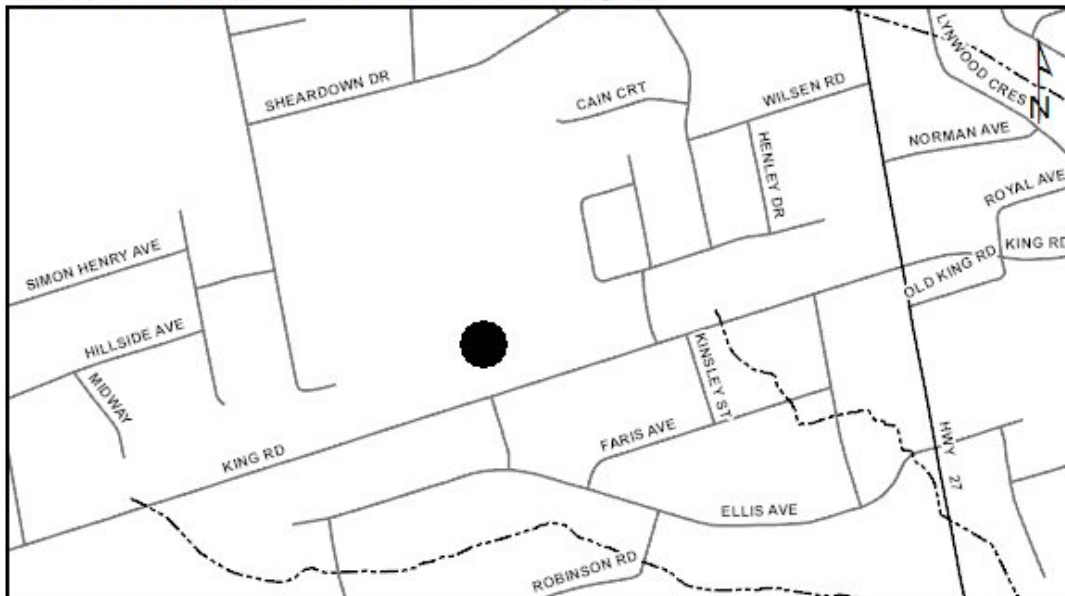


## TOWNSHIP OF KING

### 11.5 FANDOR HOMES

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 6, 7, Concession 9, (6178 King Road, 6190 King Road, 6202 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 Phase 1 grading and servicing, the construction of a pedestrian bridge and two culvert crossings, and the reconstruction of a watercourse channel 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, 6190, 6202, 6220, 6230, 6260, 6288 King Road



The permit will be issued for the period of October 5, 2018 to October 4, 2020 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by Fandor Homes, dated September 26, 2018, received by TRCA September 28, 2018.**

#### **Application-Specific Permit Conditions**

1. The Owner shall ensure contract supervision is completed by the project engineer, with oversight of all works within the watercourse completed by an ecologist in consultation with a fluvial geomorphologist, to ensure compliance with the design requirements and permit conditions, to the satisfaction of TRCA.
2. The Owner shall ensure erosion and sediment control inspection reports are submitted to TRCA by a qualified or certified (e.g., CISEC) professional to the satisfaction of TRCA: (1) weekly; (2) after every significant rainfall and significant snow melt event; (3) daily during periods of extended rain or snow melt; and, (4) monthly during inactive work periods, where the site is left alone for 30 days or longer.

## Item 11.5

3. The Owner shall undertake, at the Owner's expense, the maintenance and mitigation works recommended in the inspection and monitoring reports referenced above to the satisfaction of TRCA.
4. The Owner shall arrange a final site inspection of the works with TRCA Enforcement staff prior to the expiration date on the permit to ensure compliance with the terms and conditions of the permit to the satisfaction of TRCA.
5. Within 60 days of the completion of the approved works, the Owner shall demonstrate to the satisfaction of TRCA that the works approved under this permit have been implemented pursuant to the approved permit, plans, documents and conditions. This will include, but is not limited to, the submission of as-built plans, revised flood plain modeling, flood plain mapping, site photos, inspection/monitoring reports and written certification by the consulting engineer, fluvial geomorphologist, ecologist and/or other professionals as deemed necessary by TRCA to the satisfaction of TRCA.

### **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 Phase 1 grading and servicing, the construction of a pedestrian bridge and two culvert crossings, and the re-construction of a watercourse channel 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.

There is an existing tributary of the Humber River traversing the site west to east. 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.

This permit will facilitate final site grading and servicing in the Phase 1 area. The servicing works include the installation of all services typical of a residential subdivision in the Township of King, including storm sewers, watermains, infiltration trenches, and roads.

As part of this proposal, a new channel corridor is to be constructed across the site, which will improve the current degraded condition of the feature. The corridor will be approximately 340 metres long, 20 metres wide, and have a minimum bottom width of 8 metres. Public access to the new channel corridor from the neighboring residential lands will be facilitated through a planned trail system and pedestrian bridge.

This permit will also facilitate the installation of two culverts at the east and west ends of the new channel. The crossings will include a paved driving surface, concrete sidewalks, and fencing for vehicular and pedestrian movement.

#### Conditional Approval:

TRCA staff recommends that this permit be approved with conditions. The thirteen Standard Permit Conditions previously endorsed by the Authority for inclusion on all permits will apply (Resolution #A28/16 held on April 1, 2016) along with 5 Application-Specific Permit Conditions listed above.

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### Control of Flooding:

There will be no impact to the storage or conveyance of floodwaters. The re-constructed channel and culvert crossings have been designed to fully convey the Regulatory Storm Flood Event.

### 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:

The natural features present on the property consists of a watercourse traversing the property west to east that had been significantly degraded by previous land uses on the property. As part of a previous TRCA permit (C-180291) approved April 6, 2018, the watercourse were moved to a temporary channel during the topsoil stripping and pregrading activities on-site. The watercourse will be moved to the final reconstructed natural channel after it is stabilized resulting in a net benefit in the final restored condition. No other 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 new channel to the satisfaction of TRCA staff.

### Policy Guidelines:

The proposal complies with Section 8.4 - General Regulation Policies, Section 8.8 - Interference with a Watercourse, 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: 60081 - Application #: 0644/18/KING**

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**Date: September 28, 2018**