

### Section IV – Ontario Regulation 166/06, as amended

**TO:** Chair and Members of the Executive Committee  
Friday, October 7, 2022 Meeting

**FROM:** Sameer Dhalla, Director, Development and Engineering Services

**RE:** **MAJOR PERMIT APPLICATIONS – REGULAR- FOR APPROVAL  
CITY OF BRAMPTON – COLERAINE DRIVE AND COUNTRYSIDE  
DRIVE, IN THE CITY OF BRAMPTON**

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#### KEY ISSUE

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the realignment of Segment 2 of Rainbow Creek utilizing a natural channel design located south of Countryside Drive and West of Coleraine Drive, in the City of Brampton.

#### RECOMMENDATION:

**THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for City of Brampton - Coleraine Drive and Countryside Drive, in the City of Brampton.**

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#### CITY OF BRAMPTON

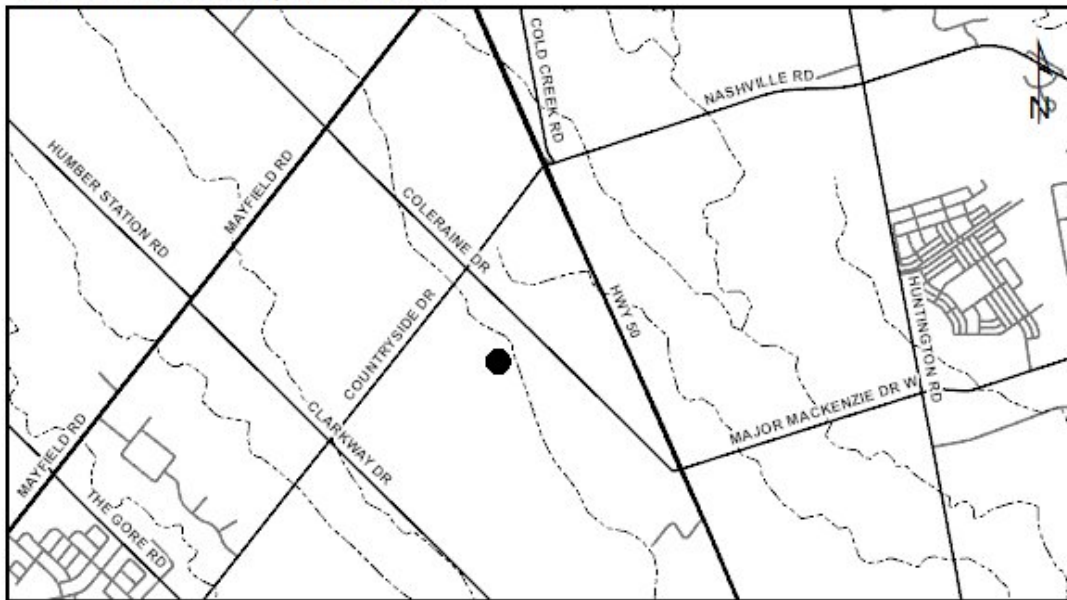
#### ORLANDO CORPORATION

To site grade, interfere with a wetland and alter a watercourse on Part Lot 14, 15, Concession 11, (Coleraine Drive and Countryside Drive), in the City of Brampton, Humber River Watershed as located on the property owned by Orlando Corporation.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the realignment of Segment 2 of Rainbow Creek utilizing a natural channel design located south of Countryside Drive and West of Coleraine Drive, in the City of Brampton.

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MAP LOCATION: Countryside and Coleraine



The permit will be issued for the period of October 7, 2022 to October 6, 2024 in accordance with the following documents and plans which form part of this permit:

- Drawing No. CH01, Notes, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH02, Plan View 1 of 5, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH03, Plan View 2 of 5, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH04, Plan View 3 of 5, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH05, Plan View 4 of 5, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH06, Plan View 5 of 5, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH07, Channel Details (1 of 2), prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH08, Channel Details (2 of 2), prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH09, Habitat Details, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH10, Channel Typical Cross Sections 1 of 3, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH11, Channel Typical Cross Sections 2 of 3, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH12, Channel Typical Cross Sections 3 of 3, prepared by TY Lin, Revision No. 2 dated July 2022, received by TRCA September 9, 2022;
- Drawing No. CH13, Stage 1 ESC Plan View 1 (Channel Works), prepared by TY Lin, Revision No. 3 dated September 2022, received by TRCA September 9, 2022;

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- Drawing No. CH14, Stage 1 ESC Plan View 2 (Channel Works), prepared by TY Lin, Revision No. 3 dated September 2022, received by TRCA September 9, 2022;
- Drawing No. CH15, Stage 2 ESC Plan (Subdivision Works), prepared by TY Lin, Revision No. 3 dated September 2022, received by TRCA September 9, 2022;
- Drawing No. LP-100, Overall Landscape Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-101, Community Zone Planting Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-102, Community Zone Planting Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-103, Community Zone Planting Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-104, Community Zone Planting Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-105, Community Zone Seed Mix Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-106, Community Zone Seed Mix Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-107, Community Zone Seed Mix Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-108, Community Zone Seed Mix Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-109, Wetland Planting and Seed Mix Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-110, Wetland Planting and Seed Mix Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-111, Wetland Planting and Seed Mix Plan, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-112, Plant List for Community and Thorny Barrier Planting Zone, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-113, Plant List for Community and Thorny Barrier Planting Zone, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-114, Plant List for Wetlands, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LP-115, Seed Mix Types and Installation Information, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LD-100, Landscape Details, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022;
- Drawing No. LD-101, Landscape Details, prepared by GEI, Revision No. 4 dated September 8, 2022, received by TRCA September 9, 2022.

### **RATIONALE**

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

#### Proposal:

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the realignment of Segment 2 of Rainbow Creek utilizing a

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natural channel design located south of Countryside Drive and West of Coleraine Drive, in the City of Brampton. The proposed works are associated with a proposed industrial draft plan of subdivision application (City File #21T-19013B), and official plan amendment and zoning by-law amendment applications (City File #C11E15.02) to permit the development of five (5) employment blocks on a 82.64 ha (204.21 acre) site. The subject lands are traversed by Rainbow Creek, a tributary of the Humber River Watershed. The official plan amendment and zoning by-law amendment applications were appealed to the former Local Planning Appeal Tribunal (LPAT) by the applicant because City Council failed to make a decision within the prescribed time period under the Planning Act. The appeal has been resolved and all parties entered into a settlement agreement. TRCA has issued conditions of draft plan approval in support of the proposed development, which includes requiring the applicant to obtain TRCA permits. The former LPAT approved the planning applications at the May 21, 2021 Settlement Hearing.

The subject property is located within the Area 47 Secondary Plan (OPA 105) study area. The Secondary Plan was approved and adopted by City of Brampton Council on September 10, 2014, and appealed to the former LPAT (Case #PL141189) by various appellants. The Tribunal has recently approved OPA 105, which is now enacted.

A Master Environmental Servicing Plan (MESP) was prepared and approved by the City and TRCA in support of OPA 105. Rainbow Creek has been identified by TRCA through the MESP as being a stream corridor within the study area that requires protection. During the development of the MESP, the Secondary Plan landowner's group and City staff approached TRCA to examine opportunities to modify the corridor from Castlemore Road to Mayfield Road in order to remediate flooding on important proposed employment lands, remediate flooding to an existing industrial subdivision on Cadetta Road, and significantly improve the ecological condition of the corridor within the post-development landscape. The approved MESP proposes an alternative to the existing conditions Rainbow Creek alignment that represents a pro-active and innovative approach to natural heritage system (NHS) planning that will offer multiple ecological and engineering benefits.

As noted in the approved MESP, the Rainbow Creek realignment design has been divided into three (3) segments. The proposed works are considered to be Segment #2, which applies to the middle segment between Arterial Road A2 (southern limit of the subject lands) and Countryside Drive. As noted in the approved MESP, an Environmental Impact Study (EIS) report for the applicable segment is required. This is to ensure that a comprehensive report is completed, as opposed to a piece-meal approach. A key aspect of this comprehensive approach involves the implementation aspects of the new corridor design and how the corridor will be constructed comprehensively. As noted in the MESP, the first planning application that involves a realignment of the channel is required to construct the entire channel for the applicable segment. Otherwise, flooding remediation cannot be achieved for the entire segment to facilitate development and flooding upstream and/or downstream may be negatively impacted. The proposed works associated with this permit application involve the realignment of the entire Segment #2 channel to ensure a comprehensive approach is taken. An EIS has been submitted in support of the proposed works including a construction staging and sequencing plan to address all ecological and engineering technical-disciplines. Also, a Hydraulic Analysis and Fluvial Geomorphic Report have been submitted in support of the proposed works.

TRCA staff are agreeable to modifications as the plans provide appropriate geomorphic form and function; provide safe conveyance of the Regional Storm flows; and will not negatively impact Rainbow Creek. The applicant is providing for enhancements to the corridor and the

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watercourse. Natural channel design to encourage fish habitat through the creation of pocket wetlands and robust riparian planting will provide a net ecological gain for this area of Rainbow Creek.

Please note that a separate TRCA Permit (Permit #C-200437) was issued on June 18, 2020, to facilitate topsoil stripping and preliminary grading operations associated with the proposed industrial development. Those works were adequately setback from the Rainbow Creek Tributary and stream corridor. Also, a robust erosion and sediment control plan was submitted in support of those works. An Erosion and Sediment Control Report, along with erosion and sediment control plans have been submitted for the proposed channel realignment works detailing such items such as inspection and stabilization, comprehensive construction sequencing, identification of critical/high risk areas, contingency measures, monitoring, and maintenance schedules consistent with TRCA's Erosion and Sediment Control Guideline for Urban Construction (dated December 2006).

A future TRCA permit will be required for the servicing elements and final grading operations of the subdivision.

### Control of Flooding:

Based on the hydraulic model submitted with this application, the proposed channel will contain the Regional Storm Floodplain and will not impact floodplain storage or the conveyance of flood waters both upstream and downstream of the site.

### Pollution:

Appropriate erosion and sediment controls will be installed and maintained on the subject property during all phases of construction.

### Dynamic Beaches:

Not applicable.

### Erosion:

A Technical Design Brief completed by Geo Morphix Limited to confirm the meander belt width in the realigned channel was prepared. The channel design accommodates the predicted erosion hazard limit, and no erosion concerns are anticipated in the newly created reach. While no erosion is anticipated, a comprehensive monitoring program is proposed to monitor erosion and if necessary, implement repairs.

### Conservation of Land:

No significant vegetation will be removed because of the channel realignment. The proposed work will result in a significant enhancement of the tributary and riparian corridor. All in-water works will adhere to the fisheries timing window.

### *Plantings*

All plantings for the restoration works will be native, non-invasive species as per TRCA's planting guidelines.

### Policy Guidelines:

The proposal is consistent with Section 8.4 General Regulation Policies of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

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**CFN: 66632 - Application #: 0042/22/BRAM**

**Report Prepared by: Colleen Bonner**

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**Date: September 29, 2022**