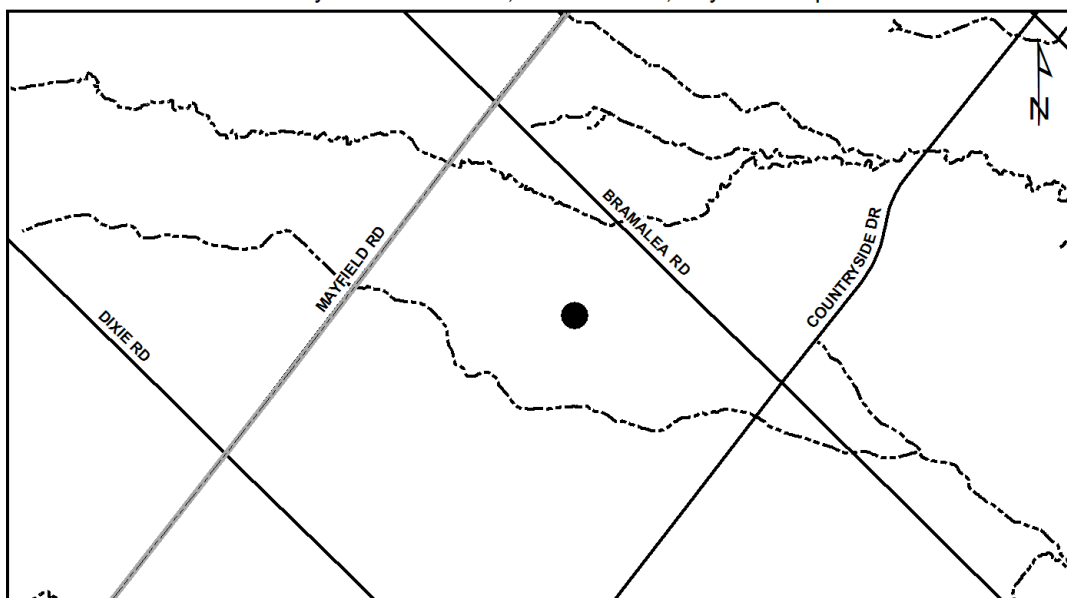


## CITY OF BRAMPTON

### 11.14 NEAMSBY INVESTMENTS INC.

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Part Lot 16, 17, Concession 4 EHS, (Mayfield Road and Bramalea Road), in the City of Brampton, Humber River Watershed as located on the property owned by Neamsby Investments Inc.. The purpose is to grade, fill and construct within the Humber River Watershed to facilitate the realignment and natural channel design of a tributary associated with an approved residential subdivision located at Mayfield Rd. and Bramalea Rd. in the City of Brampton.

**MAP LOCATION:** Neamsby Investments Inc, Bramalea Rd, City of Brampton



The permit will be issued for the period of June 8, 2018 to June 7, 2020 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking provided by Eric Del Favero, Senior Project Coordinator, Neamsby Investments Inc., dated May 18, 2018, to address all outstanding TRCA requirements prior to issuance of the permit, and received by the TRCA on May 18, 2018.**

### RATIONALE

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

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### Proposal:

The subject lands are located at the south-west corner of Mayfield Rd. and Bramalea Rd. within the Countryside Villages Block Plan Area 48-1, in the City of Brampton. A Master Environmental Servicing Plan (MESP) was completed for the Secondary Plan, and a Comprehensive Environmental Implementation Report (EIR) was completed for the Block Plan. In 2013, the Draft Plan of Subdivision (21T-11006B) was approved with conditions, including the requirement to obtain TRCA permits to facilitate the development. The West Humber Tributary "A" traverses the west portion of the draft plan of subdivision.

Through the Block Plan process and completion of the EIR, it was determined that Tributary "A" is an intermittent and ill-defined stream, that conveys flows from the north that originate in the Mayfield West Phase 1 Industrial Lands in the Town of Caledon, and continues south through established subdivisions in the City of Brampton. Tributary "A" is to be enhanced through a natural channel design that will create a corridor width of 35 m with a 10 m buffer on each side for a total width of 55 m. Tributary "A" is identified by the Ministry of Natural Resources and Forestry (MNRF) as a Redside Dace contributing habitat tributary, and as such the natural channel design includes features to encourage fish habitat such as pocket wetlands. The new channel baseflow will be supplemented with clean water sources from a third pipe system within the subdivision that will collect clean rain water from roofs and around foundations.

A temporary diversion channel will convey the existing flows while the ultimate channel is constructed. The new channel, diversion channel and associated erosion and sediment control measures traverse two other Draft Plans of Subdivision within the Block Plan area (i.e. Patilda Construction Inc., Wolverleigh Construction Ltd, and Kettle Point Investors Inc. (21T-11005B), and Wallsend Development Inc. (21T-12003B)). Separate permits will be required for those subdivisions to facilitate the works. Permit reports for those subdivisions are also included within the June 8, 2018, Executive Committee agenda.

Additional separate permits will be required to facilitate a road crossing, topsoil stripping and final grading for the subject lands.

### Control of Flooding:

The proposed channel works will occur in the Regional Storm Floodplain; however based on the design and TRCA review, no permanent modifications to the storage and conveyance of stream and storm flows are anticipated.

### Pollution:

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

### Dynamic Beaches:

Not applicable.

### Erosion:

A geotechnical analysis has been reviewed by TRCA staff. There are no geotechnical and/or slope stability concerns anticipated with this permit application.

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### Conservation of Land:

All in-water works must adhere to the fisheries timing window. In-water works are generally prohibited from March 15 to July 15, and September 15 to May 31. Furthermore, the tributary is identified by the Ministry of Natural Resources and Forestry (MNRF) as Redside Dace contributing habitat, and the Ministry has indicated that a Letter of Approval will be required to facilitate the tributary realignment and natural channel design.

### *Plantings*

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

### Policy Guidelines:

This 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.

**CFN: 59710 - Application #: 0414/18/BRAM**

**Report Prepared by: Leilani Lee-Yates 5370 llee-yates@trca.on.ca**

**For information contact: Leilani Lee-Yates 5370 llee-yates@trca.on.ca**

**Date: June 6, 2018**