

# Item 11.1

## Section IV – Ontario Regulation 166/06, As Amended

**TO:** Chair and Members of the Executive Committee  
Meeting #7/18, September 7, 2018

**FROM:** Carolyn Woodland, Senior Director, Planning and Development

**RE:** **APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 166/06, AS AMENDED**  
Development, Interference with Wetlands and Alterations to Shorelines and Watercourses

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### KEY ISSUE

Pursuant to Ontario Regulation 166/06, as amended, written permission from the Authority is required for:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) development, if in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

A permit may be refused through a Hearing Process, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land is affected.

### RECOMMENDATION

**THAT permits be granted in accordance with Ontario Regulation 166/06, as amended, for the applications which are listed below:**

### **PERMIT APPLICATIONS 11.1 - 11.12 ARE MAJOR APPLICATION - REGULAR**

Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area (e.g. subdivisions, stormwater management ponds), extensive modifications to the landscape, major infrastructure projects, emergency infrastructure works, resolution of violations/after the fact permits, trail construction.

## CITY OF BRAMPTON

### 11.1 EMERY INVESTMENTS

To construct, reconstruct, erect or place a building or structure and site grade on Part Lot 16, Concession 3, (Heart Lake Road and Countryside Drive), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Emery Investments. The purpose is to grade, fill and construct within the Etobicoke Creek watershed to facilitate topsoil stripping and a temporary sediment control pond associated with an approved industrial subdivision located at Heart Lake Rd. and Countryside Dr., in the City of Brampton.

MAP LOCATION: Heart Lake Rd and Countryside Rd, Brampton



The permit will be issued for the period of September 7, 2018 to September 6, 2020 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking provided by Donna Lue, Project Manager, 225600 Ontario Ltd., dated Aug. 27, 2018, to address all outstanding TRCA requirements prior to issuance of the permit, and received by the TRCA on Aug. 27, 2018.**

## **RATIONALE**

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

### Proposal:

The subject lands are approximately 23.5 ha in size, contain a Provincially Significant Wetland (PSW) associated with the Heart Lake Wetland Complex (i.e. PSW #18), and is traversed to the north-west by a tributary of Spring Creek (i.e. Tributary A). As such a portion of the subject lands are regulated by the TRCA. Emery Investments proposes 8 Employment Blocks; 2 Road Widening Blocks along Heart Lake Road; 2 Proposed Local Streets; a Wetland Block and an associated 30 m wide Wetland Buffer Block; and a Stormwater Management (SWM) Pond Block. The subject lands are located within the Heart Lake Employment Lands Block Plan Area, for which a comprehensive Environmental Implementation Report (EIR) was completed. TRCA staff were involved in the review and approval of the EIR.

The applicant is proposing to undertake topsoil stripping and construct a temporary sediment control pond in the location of the ultimate SWM pond, which will discharge to Tributary A. Given the large size of the subject lands, the applicant wishes to begin topsoil stripping and grading in the Fall of 2018 and prepare the site for servicing and final grading in Spring and Summer 2019. Additional permits will be required to facilitate the construction of the ultimate SWM pond, servicing, final grading and works along Heart Lake Road to extend water services and widen the road.

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### Control of Flooding:

The proposed works are located outside of the Regional Floodplain, and as such there are no anticipated impacts on the storage and conveyance of floodwaters.

### Pollution:

The temporary sediment control pond will provide the required quality and quantity control during the construction stage for the subject property. The 0.25 ha PSW is to be maintained with a 30 m buffer and will be protected during all construction activities with sediment fencing. The Spring Creek Tributary A valley is to be maintained with appropriate buffers. The valley lands will be protected during all construction activities with sediment fencing.

### Dynamic Beaches:

Not applicable.

### Erosion:

There are no geotechnical and/or slope stability concerns anticipated with this permit application.

### Conservation of Land:

Through the EIR process, the natural heritage system was identified and the PSW, tributary and associated buffers are protected in separate blocks. As a condition of the Draft Plan of Subdivision, the natural heritage features and buffers will be conveyed gratuitously to the City of Brampton.

#### *Plantings*

Exposed soils will be permanently stabilized using a native non-invasive seed mix.

### 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: 55834 - Application #: 0448/16/BRAM**

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**Date: August 27, 2018**