

PERMIT APPLICATIONS 11.13 - 11.15 ARE MAJOR APPLICATION - ERRATA

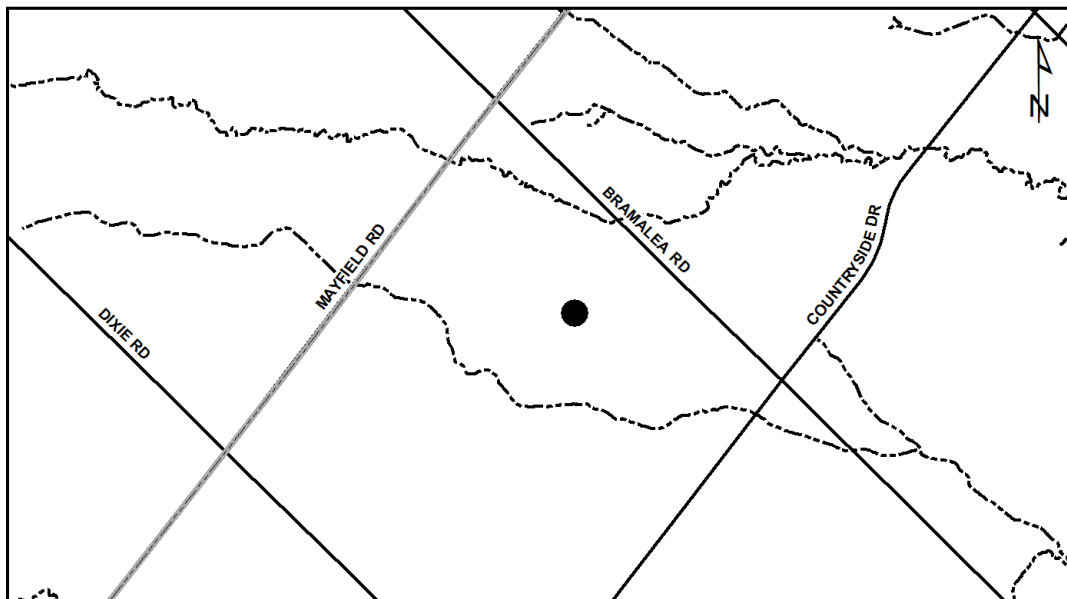
Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area (e.g. subdivisions, stormwater management ponds), extensive modifications to the landscape, major infrastructure projects, emergency works,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

CITY OF BRAMPTON

11.13 NEAMSBY INVESTMENTS INC.

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 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 a road crossing over a realigned natural channel associated with an approved residential subdivision located at Mayfield Road and Bramalea Road in the City of Brampton.

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



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 subject lands are located at the north-west corner of Countryside Dr. and Bramalea Rd. within the Countryside Villages Block Plan Area 48-1, in the City of Brampton. A Master

Item 11.13

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 Neamsby Investments Inc. subdivision is one of three subdivisions within the eastern half of Block 48-1, referred to as "Phase 2". 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 (MNR) 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 permit has been approved for the construction of a diversion channel and ultimate realigned natural channel through previous permits.

"Inspire Boulevard East" is the west-east spine road within the Block Plan that is proposed to connect Dixie Road to the west to Bramalea Road to the east, and crosses over the realigned natural channel (i.e. Tributary "A"). The subject permit will facilitate the construction of a 14.40 m by 2.74 m concrete open bottom culvert road crossing over the realigned channel. Riffles and pools are applied to the channel at the crossing structure, to provide good tie-in with the channel upstream and downstream of the crossing. Based on the proposed channel alignment through the culvert span of 14.40 m, the minimum width between the outside bank of the pools and the culvert wall is 3.85 m to allow for terrestrial passage.

Separate permits have been approved to facilitate the construction of the realigned natural channel, and several additional permits will be required to facilitate topsoil stripping, grading and servicing for the subject lands and two other subdivisions within Block 48-1, Phase 2.

Control of Flooding:

The concrete span has been sized to convey the Regional Floodplain, and as such there are no anticipated impacts to storage and conveyance of stream and storm flows.

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:

The road crossing has been designed to satisfy TRCA geotechnical and slope stability requirements. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize erosion on the site.

Item 11.13

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 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

A restoration plan for the ultimate realigned natural channel has been reviewed by TRCA staff. 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, and 8.9 Infrastructure Policies of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 59712 - Application #: 0447/18/BRAM

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