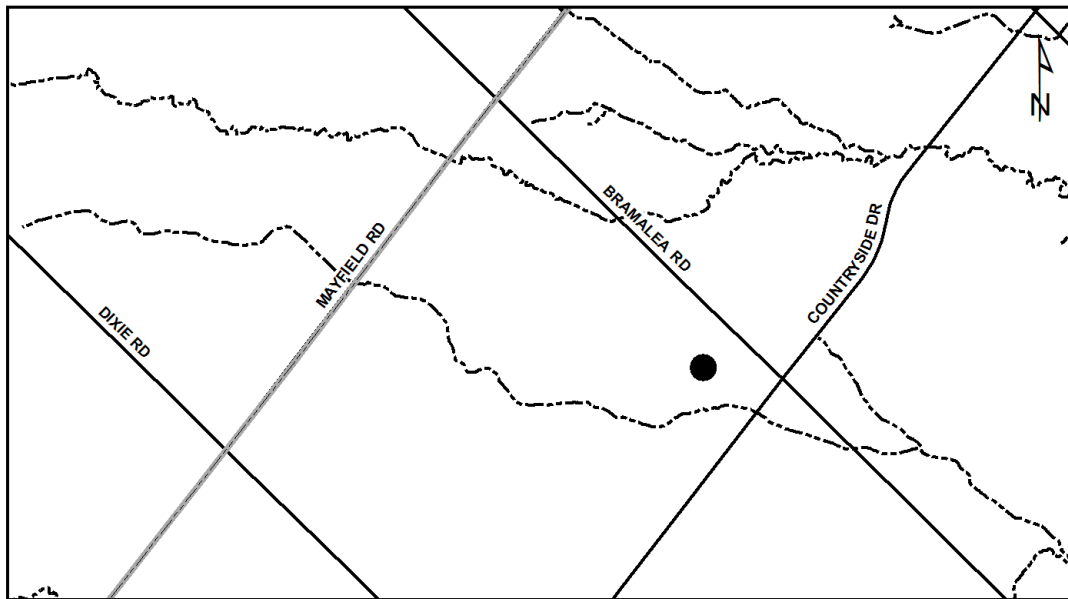


CITY OF BRAMPTON

11.14 WALLSEND DEVELOPMENT 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 Wallsend Development Inc.. The purpose is to grade, fill and construct within the Humber River Watershed to facilitate two Stormwater Management ponds and outfalls associated with an approved residential subdivision located at Mayfield Road and Bramalea Road, in the City of Brampton.

MAP LOCATION: Wallsend Development 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 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-12003B) was approved with conditions, including the requirement to obtain TRCA permits to facilitate the development. The Wallsend Development 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 western portion of the draft plan of subdivision. There is also a portion of a locally significant woodlot and wetland feature located to the west of the realigned natural channel. Two Stormwater Management (SWM) ponds

Item 11.14

referred to as, "H2-1" and "H2-2" have been designed to be consistent with the Block Plan EIR preliminary design and to meet the TRCA's watershed stormwater quality, quantity and erosion targets.

SWM pond H2-1 will service an area of 30.26 ha in size, and H2-2 will service an area of 46.62 ha for a total drainage area of 76.88 ha. The area being serviced will include 1,280 residential units including single detached homes and townhouses; two school blocks; two park blocks; a commercial block; part of a protected woodlot/wetland feature; and several roads. 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 proposed residential development is located outside of the Regulatory Floodplain. While a small portion of the permanent stormwater management pond infrastructure is located within floodplain, it has been designed to meet TRCA's requirements. As such, no impacts on the storage or conveyance of floodwaters 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:

The SWM pond and outfall designs incorporate TRCA geotechnical and slope stability requirements. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize erosion on the site.

Conservation of Land:

The approved Draft Plan of Subdivision identifies and protects all significant natural heritage systems (i.e. the realigned natural channel and the portion of the woodlot and wetland) and the associated buffers within separate blocks that will be gratuitously dedicated to the City of Brampton.

Plantings

As part of the current proposal a planting plan has been submitted for the stormwater management pond. All plantings will be native non-invasive species as per TRCA 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: 59714 - Application #: 0448/18/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: August 27, 2018