

# **OFFICE CONSOLIDATION**

**SECONDARY PLAN AREA 9A**

**ESKER LAKE SOUTH**

**SECONDARY PLAN**

February 2010

**TABLE OF CONTENTS**  
**(Part IV, Chapter 9A)**

---

<b>Purpose .....</b>	<b>1.0</b>
<b>Location .....</b>	<b>2.0</b>
<b>Development Principles .....</b>	<b>3.0</b>
<b>Residential .....</b>	<b>3.1</b>
<b>Employment .....</b>	<b>3.2</b>
<b>Open Space .....</b>	<b>3.3</b>
<b>Institutional .....</b>	<b>3.4</b>
<b>Transportation Policies .....</b>	<b>4.0</b>
<b>Roads .....</b>	<b>4.1</b>
<b>Public Transit .....</b>	<b>4.2</b>
<b>Pedestrian/Cyclist Links .....</b>	<b>4.3</b>
<b>Environmental, Servicing &amp; Design Considerations .....</b>	<b>5.0</b>
<b>Woodlots and Valleylands .....</b>	<b>5.1</b>
<b>Tree Preservation .....</b>	<b>5.2</b>
<b>Heritage Resources Preservation .....</b>	<b>5.3</b>
<b>Noise Attenuation .....</b>	<b>5.4</b>
<b>Trans Canada Pipeline Safety Measures .....</b>	<b>5.5</b>
<b>Storm Water Management .....</b>	<b>5.6</b>
<b>Sanitary Sewage and Water Supply .....</b>	<b>5.7</b>
<b>Urban Design Guidelines .....</b>	<b>5.8</b>
<b>Public Utilities and Facilities .....</b>	<b>5.9</b>
<b>Implementation and Interpretation .....</b>	<b>6.0</b>
<b>Development Phasing .....</b>	<b>6.1</b>
<b>Implementation Measures .....</b>	<b>6.2</b>

## EXPLANATORY NOTES

### Office Consolidation ESKER LAKE SOUTH SECONDARY PLAN (Secondary Plan Area 9A)

#### **General (pertaining to all secondary plan office consolidations)**

- i. Secondary plan office consolidations are provided for convenience only, but have no *Planning Act* status. For official reference, recourse should be had to the original documents pertaining to each secondary plan.
- ii. As noted in the Official Plan (policy 5.4.10 in the current 1993 Official Plan) the documentation that constitutes a specific secondary plan may consist of a Chapter in Part II of the current Official Plan, or a retained Chapter in Part IV of the 1984 Official Plan, or an amendment to or chapter of the 1978 Consolidated Official Plan.
- iii. Secondary plans form part of the Official Plan and are to be read in conjunction with all policies of the Official Plan, including interpretation and implementation provisions.
- iv. Where there is conflict or inconsistency between a provision in the current Official Plan and a provision in a secondary plan (whether directly in the text or included by reference) the current Official Plan shall prevail. When such a conflict is identified, efforts shall be made to revise the plans to correct the conflict.
- v. Reference to any provision of an Official Plan or a secondary plan (whether directly in the text or included by reference) that is superseded by a more recently adopted equivalent provision shall be deemed to be a reference to the more recently adopted equivalent provision.
- vi. When provisions in a secondary plan refer to an apparently repealed provision in a repealed Official Plan (e.g. the 1984 Official Plan or the 1978 Consolidated Official Plan), the referenced provisions shall be considered to be an active and applicable part of the secondary plan, unless:
  - (a) the referenced provision is in conflict with the current Official Plan;
  - (b) the referenced provision is superseded by a more recently adopted equivalent provision; or,
  - (c) it is evident that it was the intention of Council at the time of the repeal of the predecessor Official Plan that the referenced provision was not to be considered active and applicable for such secondary plan purposes in the future.

- vii. The Council of the City of Brampton is responsible for interpreting any provision within the Official Plan and secondary plans.

**Specific (Secondary Plan 9A, Esker Lake South Secondary Plan)**

This office consolidation of the Esker Lake South Secondary Plan consists of Chapter 9A of the document known as the 1984 Official Plan.

Chapter 9A is based on Official Plan Amendments 266 and 266A (adopted by Council on June 26, 1995 to the document known as the 1984 Official Plan. This office consolidation includes all of the modifications that require approval by the Minister of Municipal Affairs and Housing.

The Secondary Plan was approved by the Minister of Municipal Affairs and Housing on July 9, 1998.

This office consolidation is provided for convenience only. For official reference, resource should be had to the original documents noted above.

The following Official Plan Amendments have also been incorporated.

OP93-220

This office consolidation has been prepared without the following original documents:

OPA 23	OPA 80	OPA 97	OPA 101
OPA 103	OPA 120	OPA 229	OPA 263
OP93-167			

February 2010

## **Chapter 9(a): THE ESKER LAKE SOUTH SECONDARY PLAN**

### **1.0 PURPOSE**

The purpose of this chapter, together with Schedule SP9(a), is to implement the policies of the Official Plan for the City of Brampton Planning Area, by establishing, in accordance with Part II, section 7.2 of the Official Plan, detailed policy guidelines for the development of the lands shown outlined on Schedule SP9(a), and to specify the desired pattern of land uses, transportation network and related policies to achieve high quality, efficient, orderly and ecologically responsible urban development. This chapter shall constitute the Esker Lake South Secondary Plan.

### **2.0 LOCATION**

The subject lands represent a total area of 77.1 hectares (190.5 acres), and are situated west of Highway 410, south of Highway 7 (Bovaird Drive) and north of Williams Parkway, comprising part of the east half of Lots 9 and 10, Concession 2, E.H.S., in the geographic Township of Chinguacousy, now in the City of Brampton, as shown on Schedule SP9(a).

## **DEVELOPMENT PRINCIPLES**

### **3.0 Brampton Esker**

#### **3.1 Introduction**

The lands within the Esker Lake South study area, as depicted on Schedule SP9(a), form part of a geological feature known as the Brampton Esker. Historically, the site has accommodated aggregate extractive uses. The Background Study to this Secondary Plan demonstrates that the rehabilitation and redevelopment of the lands for a variety of urban uses is appropriate, and that a continuous open space and hydrological control system can be achieved along the Esker in conjunction with urban development.

- 3.2 Gravel extraction, marshalling and distribution operations shall continue to be permitted within the Esker Lake South Secondary Plan Area provided that a minimum separation distance of 90 metres (295 feet), or greater distance as determined necessary by the Ministries of Natural Resources (MNR) and/or Environment and Energy (MOEE), is maintained between any new development

and permitted aggregate related uses. To this end, a berm shall be provided between aggregate related uses and new development in conjunction with a sufficient degree of landscaping and other buffering measures to mitigate conflicting land use impacts. The City may require warning clauses in purchase and sale agreements for properties within proximity to active aggregate extraction uses.

3.3 Any development in the Esker Lake South Secondary Plan Area shall be complementary to the establishment of a continuous open space system and necessary hydrological controls along the length of the Brampton Esker Area.

**4.0 Residential Policies**

4.1.1 The various residential designations shown on Schedule SP9(a) are categories in which the predominant use of land is residential and collectively include the full range of dwelling types from detached units to high rise apartments. Complementary uses as set out in Part II of the Official Plan are also permitted in the various residential designations or may be specifically identified by other designations or policies in this Secondary Plan (Chapter 9a). Minor utility installations such as transformer sub-stations and telephone switching centres are also permitted in these residential designations provided that they are integrated in an appropriate manner with adjacent residential uses.

4.1.2 Housing mix target ranges, as indicated on Table 1 following, shall apply to Secondary Plan Area 9(a).

**TABLE 1**

OP93-220	<u>Housing Types</u>	<u>Percent of Total Dwelling Units</u>
	Single Detached Density	29.2
	Semi Detached Density	23.1
	Medium Density	47.7
	Cluster/High Density	0
		<u>100%</u>

OP93-220

4.1.3 The density for Secondary Plan Area 9(a) shall be 19.75 units per hectare (7.99 units per acre) of gross residential area.

4.1.4 Proposals for residential development shall be considered in light of any relevant policies of the Official Plan and this Secondary Plan (Chapter 9a).

**Cluster and High Density Residential**

- 4.1.5 In areas designated Cluster/High Density Residential on Schedule SP9(a), residential uses within the Cluster and High Density ranges defined in Part II of the Official Plan are permitted, subject to policies 4.1.2, 4.1.3 and 4.1.6.
- 4.1.6 The net density for Cluster/High Density Residential designations shall not exceed 150 units per hectare (60 units per acre).
- 4.1.7 Any proposals for Cluster and High Density residential development shall have regard for the achievement of acceptable transition and integration with lower density forms of development and minimize shadowing and overlook of low and medium density residential forms.

#### Medium Density Residential

- 4.1.8 In areas designated Medium Density Residential on Schedule SP9(a), residential uses within the Medium Density range defined in Part II of the Official Plan are permitted , subject to policies 4.1.2 and 4.1.3.
- 4.1.9 Any proposal for Medium Density residential development shall have regard for the achievement of acceptable transition and integration with lower density forms of development and for the provision of design and landscaping features to achieve effective buffering from major roads or adjacent commercial uses.

#### Low Density Residential

- 4.1.10 In areas designated Low Density Residential on Schedule SP9(a), residential uses within the Single and Semi-Detached Density ranges as defined in Part II of the Official Plan are permitted, subject to policies 4.1.2 and 4.1.3.
- 4.1.11 Residential lots shall be oriented toward and have primary access to the local road system, to the greatest extent practicable.

#### Affordable Housing

- 4.1.12 Opportunities will be created for a range and mix of housing types suitable for the spectrum of future Brampton residents. Such opportunities shall be provided in accordance with the intent of the Provincial Housing Policy Statement.
- 4.1.13 Affordable housing will be integrated into the community so as not to isolate such housing in any one area.
- 4.1.14 Proponents may be required to enter into an appropriate agreement with respect to the implementation of the Housing Policy Statement.

## **5.0 Commercial Policies**

### **5.1 Convenience Commercial**

- 5.1.1 Lands designated Convenience Commercial on Schedule SP9(a) shall permit the full range of uses and be developed in accordance with the Convenience Commercial policies of Part II, Chapter 2, section 2.2 and other relevant policies of the Official Plan. Notwithstanding the Official Plan size limitation of 2000 square metres for Convenience Commercial centres, the Convenience Commercial site designated at the southeast corner of Highway 7 (Bovaird Drive) and the north-south collector, may accommodate up to 2,500 square metres (26,900 square feet) of gross leasable area on a site of up to 1.0 hectares (2.5 acres) in size.
- 5.1.2 Notwithstanding the Convenience Commercial designation, the lands located at the southeast corner of Highway 7 (Bovaird Drive) and the north-south collector road shall be permitted to incorporate a gas bar and car wash use provided they are integrated in a suitable manner relative to adjacent uses. Access to this Convenience Commercial site will be from the local road system.
- 5.1.3 The convenience commercial designation shown on the south side of Esker Lake South on Schedule SP9(a) is a floating "conceptual" designation. This site may be established internally to the southerly half of the secondary plan area, provided it does not have direct exposure or access to Williams Parkway. The establishment of such a site location does not necessitate an official plan amendment but must be determined prior to draft plan of subdivision approval for the subject lands.
- 5.1.4 Convenience Commercial sites shall be designed in a sensitive fashion to achieve an acceptable transition to low and medium density residential uses. Traffic access arrangements shall be established in accordance with the requirements of the City and other road authorities having jurisdiction.

## **6.0 Open Space**

- 6.1 Lands designated Open Space on Schedule SP9(a) shall be developed in the general location indicated on Schedule SP9(a) in accordance with the policies of Part II, Chapter 2, section 2.5 and other relevant policies of the Official Plan. Provided the general intent of this Secondary Plan is respected, adjustments may be made to the size and location of the Open Space designation through the subdivision or zoning approval process to accommodate design or park dedication concerns, without further amendment to this plan.
- 6.2 The City shall endeavour to ensure that Esker Lake South within the Open Space designation on Schedule SP9(a) shall be established and maintained for

aesthetic and non contact, passive purposes. To ensure the long term integrity of the lake and adjacent open space areas, due regard shall be had for:

- minimizing the water quality and quantity impacts through appropriate storm water management measures and best management practices;
- the type and quality of fill used in Esker Lake South Secondary Plan Area;
- the provision of a continuous Open Space area surrounding the lake with an appropriate degree and quality of landscaping and planting emphasizing naturalization and long term management programs;
- the provision of a pedestrian/cyclist and maintenance path system surrounding the lake and open space feature;
- the sensitive edge treatment of the lake;
- a water level control system; and
- the Open Space areas shall be conveyed to the City in a condition satisfactory to the Community Services Department.

6.3 To assist in achieving pedestrian and cyclist linkages between the proposed Esker Lake South and lands to the east, a quality landscaped connection and a pedestrian underpass shall be provided in the vicinity of the north-south collector road to align with the proposed linear parkland connection to an existing bridge overpass crossing of Highway 410. Pedestrian and cyclist linkages between the proposed Esker Lake South and the lands to the north shall be subject to a quality landscaped connection and be accommodated by an at-grade crossing of the signalized intersection of the north-south collector road and Highway 7 (Bovaird Drive).

## **7.0 Institutional Policies**

7.1 Lands designated Institutional - Elementary School are required in the general location indicated on Schedule SP9(a). If the school site or part thereof is not required by either the Peel Board of Education or the Dufferin Peel Roman Catholic School Board, then it may be released for public open space or medium density residential development compatible with, and suitable for integration with, abutting development without further amendment to this plan.

7.2 The school site is designated on Schedule SP9(a) for a specific educational level, however the site may be used for a different educational level. Should the site not be required by one School Board, then the other Board may utilize the site regardless of whether it is for the educational level implied by the

designation, or both Boards may utilize the site in a joint venture educational facility.

- 7.3 Relevant draft plans of subdivision shall include the designated school site as appropriate with a shape, size and frontage satisfactory to the relevant School Board. Developers will be required to demonstrate at the draft plan of subdivision stage how the school site can be redeveloped for suitable alternate residential use should the site be released or not required for school or park purposes.
- 7.4 Prior to approval of plans of subdivision, the City shall require landowners within Secondary Plan Area 9(a) to enter into agreements with each other and the School Boards for the purpose of providing for the equalization of the costs of associated with establishing the school site designated on Schedule SP9(a), unless this purpose is deemed to be satisfied by Education Development Charges or another effective mechanism.

## **8.0 Transportation Policies**

### **8.1 Roads**

- 8.1.1 Road facilities in Secondary Plan Area 9(a) are intended to develop and function in accordance with Part II, Chapter 4, section 4.2 and other relevant policies of the Official Plan.
- 8.1.2 The right-of-way requirements for Highway 7 (Bovaird Drive) and Highway 410 shall be determined by the Ministry of Transportation of Ontario (MTO). Appropriate road widenings necessary to achieve the right-of-way requirement shall be conveyed as a prerequisite to development within the Secondary Plan Area. Additional right-of-way dedication may be required at major intersections for the construction of turning lanes and/or utilities.
- 8.1.3 No new individual direct entrances, except for the designated Collector Road, will be permitted along Highway 7 (Bovaird Drive). Additional public street entrances will be considered only through the subdivision review process.
- 8.1.4 Temporary emergency access shall be provided where necessary to any partial phase of development within the Secondary Plan area, provided that such access is designed and located to ensure that it can not become permanent.
- 8.1.5 During the processing of any draft plan of subdivision in the southerly portion of the secondary plan area, the City will examine viable alternatives to remove the existing access to Major Oaks Park from Williams Parkway and provide suitable alternate access to the park from roads internal to the Esker Lake South Secondary Plan Area. The provision of such access to Major Oaks Park may be required as a condition of draft plan approval of the relevant subdivision plan(s).

8.1.6 The intersection of the north-south collector road with Williams Parkway will be a sensitive siting relative to road design and operation. The City may require additional detailed analysis at the draft plan of subdivision approval stage with respect to the intersection of Williams Parkway and the north-south collector road.

## 8.2 Pedestrian/Cyclist Links

8.2.1 Appropriate pedestrian/cyclist links shall be provided through or at the edge of all contiguous open space elements including tableland parks, school sites and valleylands in an environmentally conscious manner.

8.2.2 Appropriate pedestrian/cyclist links between open space elements shall be provided along suitably located roads, block walkways or in other specific locations as determined by the City.

8.2.3 To encourage an uninterrupted Brampton Esker open space system, pedestrian/cyclist crossings of major roads such as Williams Parkway shall be by underpass or other suitable arrangements where the City does not consider an at-grade pedestrian crossing appropriate or practical.

8.2.4 The existing bridge overpass (Franceschini Drive) of Highway 410, north of Williams Parkway, shall upon the development of the southerly portion of the Esker Lake South Secondary Plan Area and after consultation with the Ministry of Transportation become a pedestrian/cyclist link over Highway 410 for the Brampton Esker open space system.

## 9.0 **Environmental, Servicing and Design Considerations**

### 9.1 Noise Attenuation

9.1.1 A satisfactory comprehensive road noise attenuation design study or individual subdivision based noise analysis reports in accordance with Part II, Chapter 1, section 1.8 and other relevant policies of the Official Plan shall be submitted at the time of draft plan of subdivision applications so that adequate noise attenuation measures can be specified and guaranteed at the time of draft plan of subdivision approval. Such noise study shall also account for measures necessary to mitigate residential development from the noise source of ongoing aggregate extraction operations in the secondary plan area.

### 9.2 Storm Water Management

9.2.1 In addition to the Open Space designation, storm water management facilities are permitted in all land use designations on Schedule SP9(a) provided such facilities are integrated with adjacent uses in a manner acceptable to the Conservation Authority and the City.

- 9.2.2 A detailed engineering and drainage report (Master Drainage Plan) will be undertaken for any development in Secondary Plan Area 9(a) and will be subject to approval by the Metropolitan Toronto and Region Conservation Authority, the Ministry of Transportation (Ontario) and the City, prior to the registration of any individual plans of subdivision.

This engineering and drainage report will describe the storm water management techniques and best management practices required to control the quantity and quality of storm water drainage, minimize environmental impacts and will propose methods for minimizing erosion and siltation in Esker Lake South and downstream areas during and after the construction period.

- 9.2.3 The detailed engineering and drainage report described above shall determine the appropriate size and location of a drainage pipe extending from the south limit of Highway 7 (Bovaird Drive) to the northerly limit of Esker Lake South, to which Esker Lake North will be connected in the future. Such drainage pipe shall be installed as a condition of approval prior to the registration of any subdivision plan in Secondary Plan Area 9(a).

- 9.2.4 The detailed engineering and drainage report shall also assess the need to provide a temporary or permanent connection from a Phase 1 Esker Lake South to Major Oaks Park in order to supplement lake levels further down the esker system (ie. Parr Lakes).

- 9.2.5 Prior to the alteration of any watercourse, the construction of any storm water management facility or the commencement of any grading or filling, approvals shall be obtained from the Conservation Authority and the City, as necessary.

- 9.2.6 As a condition of development approval in Secondary Plan Area 9(a), landowners will be required to undertake a 15 year water quantity and quality monitoring program of Esker Lake South and associated storm water management facilities. A letter of credit will be required by the City in order to cover the cost of any remedial works for the lake or storm water related facilities over that time period, if necessary.

### 9.3 Tree Preservation

- 9.3.1 It is intended that significant, high quality tree specimens are retained to the greatest extent practicable in conjunction with all land uses to enhance the environment and aesthetics of Esker Lake South Secondary Plan Area.

- 9.3.2 The City will require a proponent of development to submit, as appropriate, a Vegetation Analysis and/or a Tree Protection Plan to be approved by the City prior to draft approval of a subdivision plan or any zoning related approvals, in accordance with Part II, Chapter 1, section 1.3 and other relevant policies of the Official Plan and the City's Woodlot Development Guidelines (AgPlan Limited, 1992).

9.3.3 Schedule SP9(a) indicates a tree preservation zone in the northwest corner of the secondary plan area. Although the woodlot in this zone will not be purchased by the City, it will be incorporated into the residential lot fabric to the greatest extent practicable, in accordance with an approved Tree Protection Plan. To this end, suitably deep lots and/or an appropriate zoning category may be applied to attain the goal of tree preservation within this zone.

#### 9.4 Sanitary Sewage and Water Supply

9.4.1 Development within Secondary Plan Area Number 9(a) shall be provided with, and be subject to, the provision of piped municipal water and sanitary sewers. Detailed design and installation of services within the Secondary Plan Area shall be undertaken in an environmentally conscious manner.

#### 9.5 Urban Design Guidelines

9.5.1 Prior to any draft plan of subdivision or zoning approval within this Secondary Plan area or portions thereof as agreed to by the City, the proponent(s) shall arrange for the preparation of community design guidelines. Such guidelines shall be prepared by a “qualified landscape architect and architect” and submitted to the City for approval.

The community design guidelines are intended to ensure that streetscapes and other prominent exposures of any new community are attractive, coordinated and generally provide a satisfying visual experience for residents and passers by. In order to achieve these objectives, it will be necessary to introduce a variety of building forms, landscape treatments and special visual features throughout the Secondary Plan area. This will require the design and extensive coordination of the numerous physical aspects of each new development including but not be limited to:

- Provision of a road pattern that facilitates orientation for motorists and creates opportunities for distinctive visual features throughout the new community;
- Provision for an appropriate mix of residential dwelling densities with various lot widths, configurations and designs;
- The prescription of appropriate architectural massing and fenestration;
- Creation or enhancement of special visual features including views, vistas and landmarks; and
- Provision of attractive and functional neighbourhood edge treatments, entry features and special off-street amenities.

- 9.5.2 Prior to draft plan of subdivision or zoning approval, and together with the community design guidelines as appropriate, proponent(s) shall submit, for the approval of the City, a composite plan of all or part of the Secondary Plan area as agreed to with the City. The composite plan shall incorporate development plans for most of the properties within at least a substantial sub-area within the secondary plan, which is bounded by one or more transportation corridors, valley system or other significant community edge.

The composite plan shall indicate conceptually the locations of the key visual components of the community which are identified in the community design guidelines including significant road pattern characteristics, views, vistas, edge landscape treatments, entry features, and other special visual opportunities to be pursued at the subdivision design stage.

- 9.5.3 Prior to draft plan of subdivision or zoning approval, the proponent(s) shall appoint an architect satisfactory to the City to undertake the review of all house model designs proposed by builders for use in the secondary plan area or sub-area as applicable. The control architect shall be responsible for ensuring an acceptable standard of architecture on all exposed building elevations in accordance with the approved community design guidelines.
- 9.5.4 All development within Secondary Plan Area Number 9(a) shall give due consideration to and incorporate the design principles of C.P.T.E.D. (Crime Prevention Through Environmental Design) wherever practicable.
- 9.5.5 Where Residential land use designations interface with Commercial land use designations on Schedule SP9(a), the City may require buffering measures to be implemented in accordance with Part II, Chapter 1, section 1.10 and other relevant policies of the Official Plan.

## **10.0 Implementation and Interpretation**

- 10.1 The phasing policies of Part II, Chapter 7 of the Official Plan shall apply to the development of Secondary Plan Area 9(a). Additional policies may be adopted by Council and proponents may be required to enter into phasing agreements satisfactory to the City to achieve a cost effective and functional sequence of development.
- 10.2 The intent of the City is that essential services will be provided in conjunction with residential development in Secondary Plan Area 9(a). In accordance with Part II, Chapter 2 section 2.1, Chapter 7 section 7.4 and other relevant policies of the Official Plan, the City may refuse approvals for any development for which sewer and water services, storm water management facilities, schools, roads or any other essential service are not available or committed.
- 10.3 In accordance with relevant Official Plan policies (Part II, Chapters 2, 6 and 7) various indicators of the financial integrity of the City such as tax rates, capital

contribution levels, ratio of residential to non-residential assessment, reserve fund levels, user charges, service levels, debt ratios, and overall growth rates will be monitored so that measures can be taken to phase or direct growth in Secondary Plan Area 9(a) and other areas of the City should this become necessary to maintain an appropriate degree of financial integrity.

- 10.4 Although the specific shapes, sizes, locations and relative positions of land use, road and other designations on Schedule SP9(a) are intended to indicate a desirable arrangement of these elements, they should be interpreted as being flexible provided that the intent of the Esker Lake South Secondary Plan is respected. This flexibility may be invoked by developers to achieve functional and design efficiency and by the City or other public agency to ensure implementation of the Plan in an equitable manner relative to property lines and parcel sizes, provided that the basic integrity of the Plan is respected. Specifically, this flexibility may include an adjustment to the shape of a designation, or an adjustment to its size, or to its absolute or relative location without further amendment to this plan, provided the City is satisfied:
- that the fundamental effectiveness of the intended uses would not be reduced;
  - that the intent and integrity of the overall plan is respected;
  - that shortfalls or excesses are to be made up elsewhere in the plan;
  - that the function and centrality of services is maintained; and,
  - that the fundamental aspects of land use interrelationships are maintained.
- 10.5 The provisions of Part II, Chapter 7 and other relevant policies of the Official Plan shall also apply to the implementation and interpretation of this Chapter.
- 10.6 Development of the subject lands shall be in compliance with the Aggregate Resources Act and any related site plan and shall proceed according to the following:
- a) A rehabilitation plan required by the Aggregate Resources Act will be in the form of a draft plan of subdivision and shall be reviewed by the Ministry of Natural Resources and approved by the City of Brampton;
  - b) A “holding” provision shall be placed on any zoning to permit residential uses to allow aggregate extraction to take place until the pit license is surrendered. The holding provision shall be lifted when the pit license is surrendered; and

- c) Prior to the issuance of any building permits, the pit license shall have been surrendered to the Minister of Natural Resources with the draft approved plan of subdivision considered as the rehabilitation scheme.

MISSING APPENDIX A