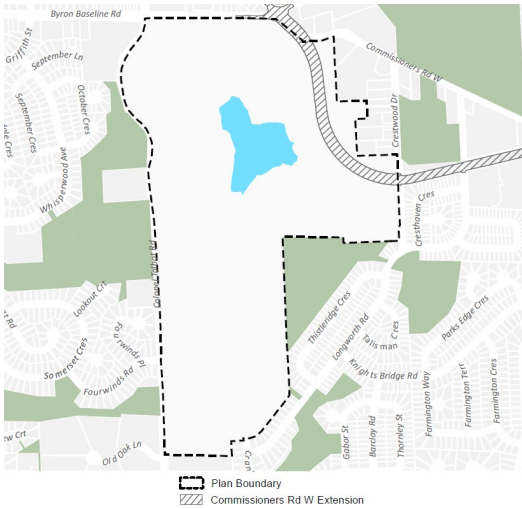


Secondary Plan Adoption and Official Plan Amendment

Byron Gravel Pits Secondary Plan



File: O-8434
Applicant: City of London

What is Proposed?

Official Plan amendment to:

- Adopt the Byron Gravel Pits Secondary Plan under the London Plan
- Apply land use designations for future development of the Byron Gravel Pit
- Provide a framework for the evaluation of future development applications on the lands in the former gravel pit
- Amendments to Maps 1, 3, 4 and 7 of the London Plan to reflect the Secondary Plan
- Amendments to existing policies for specific policy areas related to the Byron Gravel Pits.

YOU ARE INVITED!

Further to the Notice of Public Information Centre you received on October 5, 2023, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, April 9, 2024, not before 1:00 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Alison Curtis
acurtis@london.ca
 519-661-CITY (2489) ext. 4497
 Planning and Development, City of London
 300 Dufferin Avenue, 6th Floor,
 London ON PO Box 5035 N6A 4L9
 File: O-8434

To speak to your Ward Councillor:

Paul Van Meerbergen
pvanmeerbergen@london.ca
 519-661-CITY (2489) ext. 4010

<https://getinvolved.london.ca/byrongravelpits>

If you are a landlord, please post a copy of this notice where your tenants can see it.
 We want to make sure they have a chance to take part.

Application Details

Requested Amendment to The London Plan (New Official Plan)

The City of London has prepared a Secondary Plan for lands generally defined as properties bounded by Colonel Talbot Road, Byron Baseline Road, Commissioners Road West, and existing development along Crestwood Drive and Longworth Road. The purpose of this Secondary Plan is to establish a policy framework to guide the future development of the lands within and around the former Byron Gravel Pit that is more detailed than the policies in The London Plan. The Secondary Plan contemplates infill development around the edge of the former gravel pit and the protection of the central portion as green space. The Secondary Plan requires further studies related to natural heritage features, slope stability, transportation impacts, and servicing capacity as part of future development applications.

Possible amendments may be required to Policy 1565 and Map 7 of The London Plan to add the Byron Gravel Pits Secondary Plan as a new Secondary Plan. Possible amendments may be required to Maps 1, 3 and 4 of the London Plan to redesignate the Secondary Plan area FROM Future Community Growth, Neighbourhoods and Environmental Review TO Neighbourhoods, Green Space, and Environmental Review Place Types on Map 1, MODIFY the Civic Boulevard on Map 3, and MODIFY the Cycling and Walking Routes on Map 4 as shown in the Secondary Plan. Possible deletion and amendments may also be required to Policies 1168, 1537, 1538 and Map 7 in The London Plan, which provide specific policies for the Byron Gravel Pits and Adjacent Lands within the Future Community Growth Place Type and Aggregate Resources Policies.

Planning Policies

The Secondary Plan Area is designated a Future Community Growth, Environmental Review, and Neighbourhoods on Map 1 of the London Plan. Specific Policies within the Future Community Growth Place Type and the Aggregate Resource Policies of the London Plan indicate that the long-term land use of this area will be a mix of residential housing types and recreational uses, and that redevelopment of this area will be based on a comprehensive rehabilitation and development plan.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below.

See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the project-specific page at <https://getinvolved.london.ca/byrongravelpits>
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan Amendment at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and/or zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

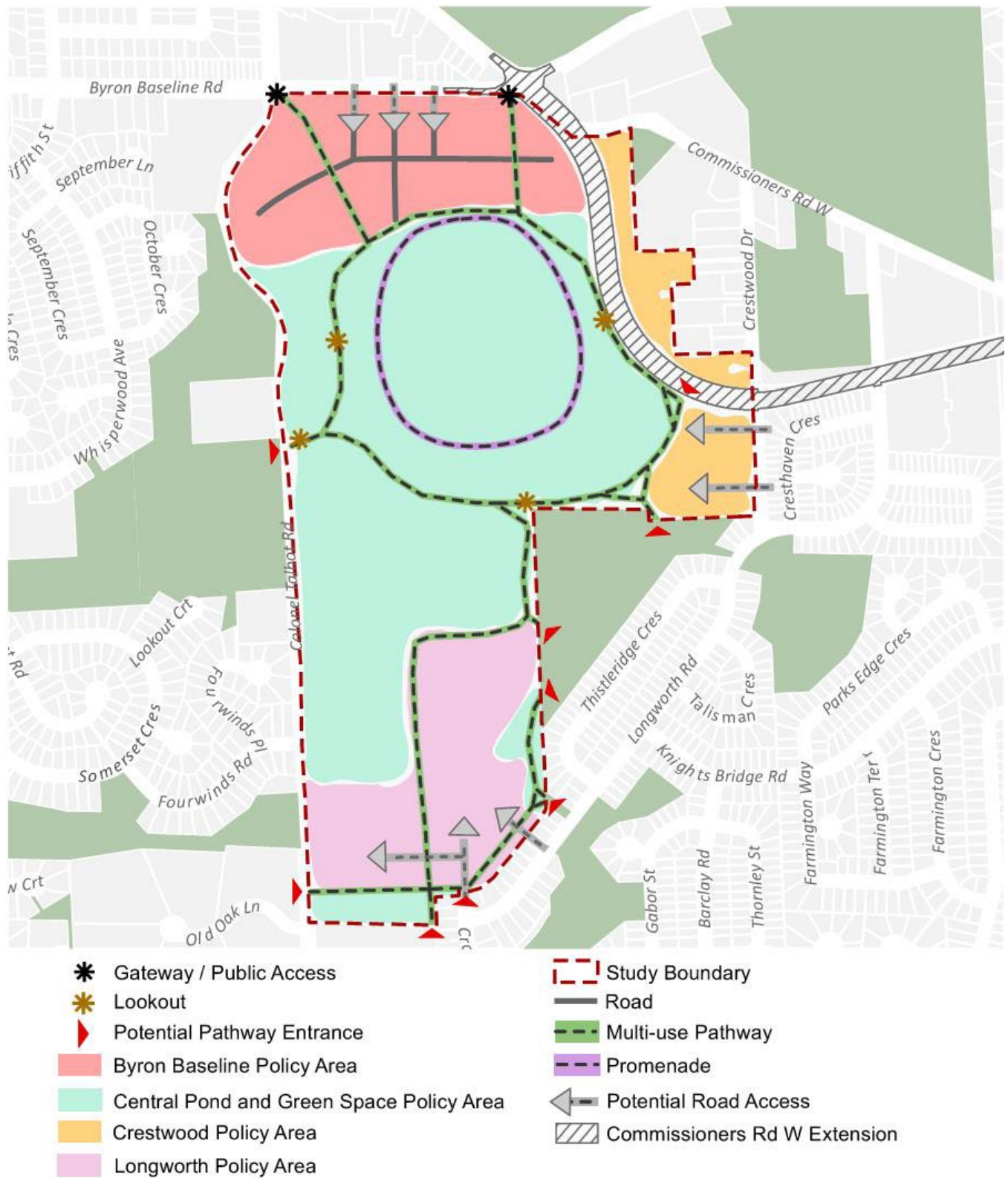
Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by January 2, 2024, to request any of these services.

Community Structure Plan



Map showing the conceptual structure plan for the Bryon Gravel Pits.

The above image represents a schedule from the draft Secondary Plan and may change.