

Byron Pits

Context

The Study Area is located in the south-westerly portion of the City of London, south of the Thames River and east of Byron and west of Westmount. The approximate 76 hectare (188 acres) site is bounded by Colonel Talbot Road to the west, Byron Baseline road to the north and rear property boundaries of lands to the south and east. The site contains an active gravel pit, rehabilitated aggregate lands and table lands.

In 1992, the approved South-East Byron Area Study set out the future land use for the Byron gravel pit site and the surrounding undeveloped properties. General development policies were developed and included in the Official Plan with the understanding that the Area Plan would be reviewed prior to the completion of extraction.

Secondary Plan



Background



Indication has been given that the life of the gravel pit is limited and a review of the 1992 Area Plan is required. To better address the future land use of the gravel pit and the surrounding area, including the re-alignment of Commissaires Road, a secondary plan review has been initiated by the City. The purpose of a Secondary Plan is to refine the general policies of the Official Plan to apply specific land use designations to these lands and develop area-specific policies to direct future zoning, subdivision planning, urban design, and servicing considerations.

In addition, the secondary plan will provide:

- an accurate delineation of the land intended to be rehabilitated as public open space;
- accurate contour information indicating the final grading of the rehabilitated areas;
- the approximate configuration of any ponds to be incorporated in the rehabilitation scheme;
- road and trail access to and through the rehabilitated pit area including any required parking facilities;
- the siting of any recreational facilities proposed for the rehabilitated pit area;
- a planting scheme to provide for the stabilization of soils and reduced maintenance on rehabilitated slopes, the naturalization of lands at the edge of forest areas, and the creation of a visually attractive landscape suitable for passive recreation pursuits.

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Secondary Plan

Byron Pits Goals

- To establish a long- term vision for the area and determine the appropriate land use changes necessary to pursue this vision, recognizing the rehabilitation requirements and recreational opportunities of this area.
- Develop a comprehensive secondary plan to guide the rehabilitation of the gravel pit and direct future development.
- To delineate the future road alignment of Commissioners Road.

Objectives

- Facilitate the creation of a vision that will guide municipal and private decision making;
- Complete a comprehensive secondary plan review to:
 - o Re-designate lands from “Urban Reserve” to appropriate land use designations;
 - o Identify transit, bicycle and pedestrian systems, opportunities and linkages
 - o Provide comprehensive urban design guidelines and concepts to direct the appropriate form of development;
 - o Identify key additional infrastructure components and improvements;
 - o Plan for the provision of community facilities and parks at a conceptual level recognizing that exact locations and site configurations will be determined through more detailed planning processes.
 - o Encourage development at an appropriate scale and density, compatible with the existing built form, street width and neighbourhood context;
- Complete an Environmental Assessment for the Commissioners Road re-alignment

Secondary Plan

- Start-up Meeting with landowners
- Preparation/Completion of a work plan
- Background research
- Land Needs Review
- Preliminary opportunities and constraints
- Public meeting Vision Session/EA meeting 1

- Preparation of preliminary concepts
- Refinement of preliminary concepts
- Public meeting

- Refine preferred land use concept
- Prepare for public meeting
- Public meeting / EA PIC 2

- Finalize preferred land use concept
- Prepare draft secondary plan
- Prepare draft official plan amendment
- Public meeting

- Finalize draft secondary plan
- Finalize draft official plan amendment
- Finalize staff report
- Public meeting before planning and environment committee
- Secondary Plan approval by Council

Planning Process

PHASE 1
Background Review

PHASE 2
Development of Land Use Concepts

PHASE 2
Preferred land Use Concept

PHASE 3
Draft Secondary Plan and Official Plan Amendment

PHASE 4
Finalized Secondary Plan and Official Plan Amendment

MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

