

SECONDARY PLANS



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WHAT ARE THEY?

- Part of the Official Plan
- Provide policy direction for a specific geographical area
- Include policies and land uses specific to those areas
- Often include guideline documents specific to the area
- Include elements of placemaking /cultural heritage/natural heritage

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WHY DO WE DO THEM?

- New Area - where we are looking to establish a neighbourhood vision
- Area of redevelopment - potential for significant change from what currently exists
- Area where more specific policy and direction is required

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WHAT DO THEY DO?/WHAT DO THEY MEAN?

- Provide vision and expectation of how the area will develop over time
- Provide more specific direction/establish new policies for specific area
- Specific policies override general policies of the Plan where there is a conflict
- Address many of the concerns that would arise through later stages of development
- Secondary Plan vs. Area/Community Plan

NEIGHBOUR

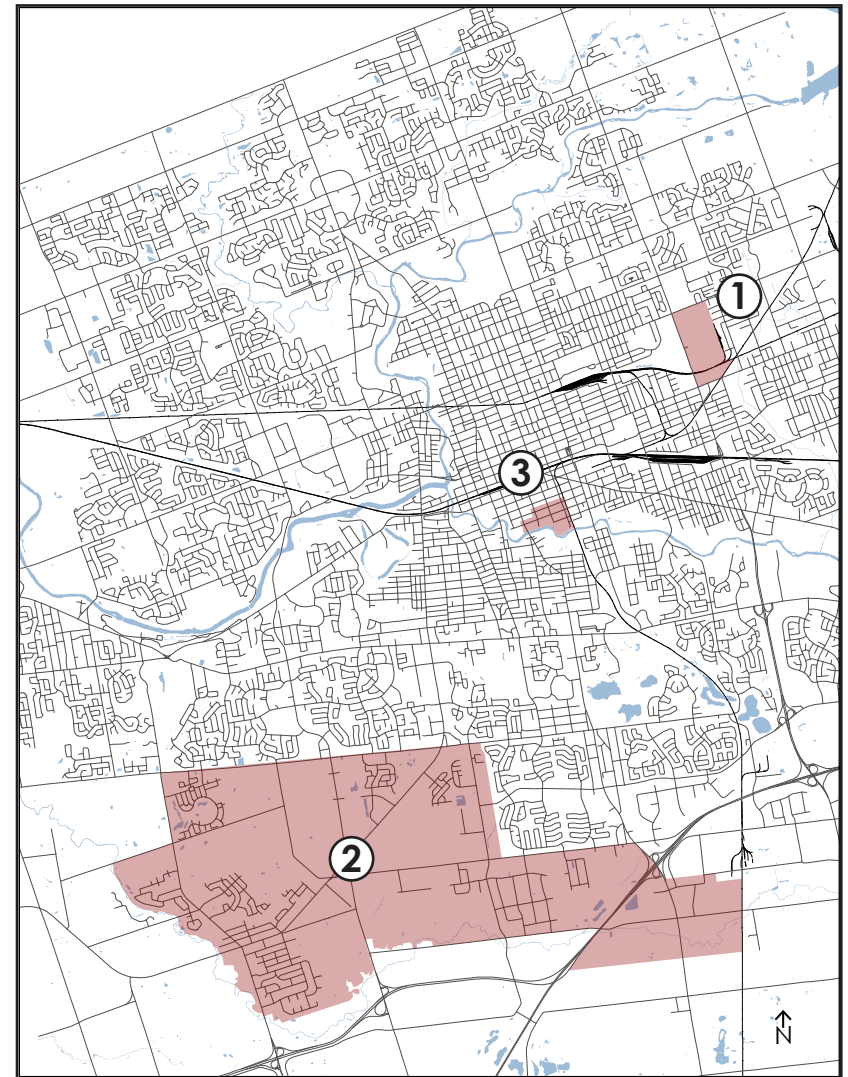
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WHERE ARE THEY?

1. London Psychiatric Hospital Lands
2. South West Area Plan
3. Old Victoria Hospital South Street Secondary Plan



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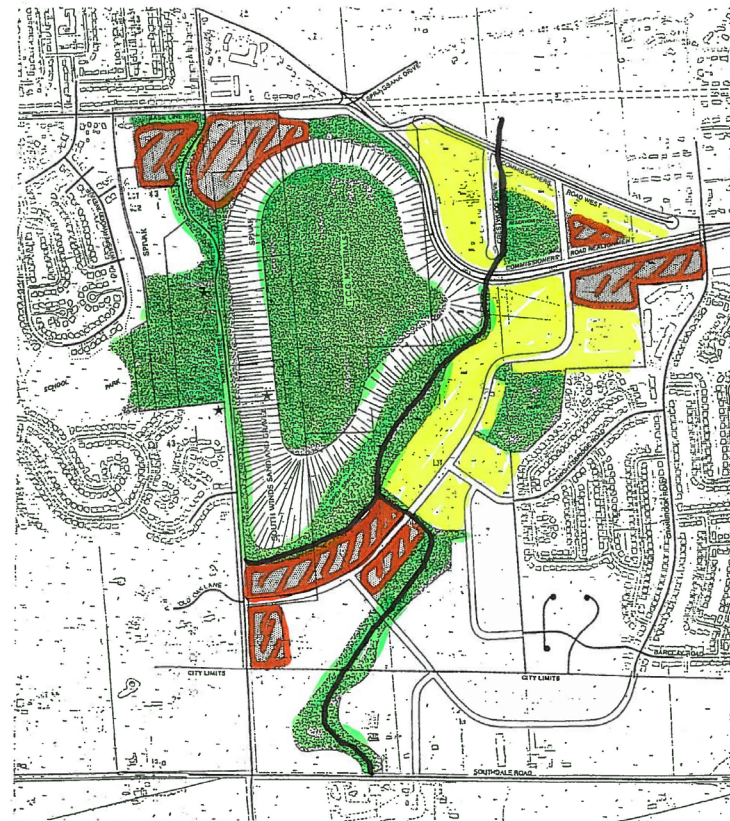
BYRON GRAVEL PIT SECONDARY PLAN



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WHY ARE WE DOING IT?

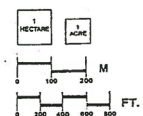
- Pit extraction nearing completion
- Apply land use designations
- Determine recreational use
- Commissioners Rd. Environmental Assessment



SOUTH-EAST BYRON AREA STUDY AREA PLAN

CITY OF LONDON
Planning and Development Department

- STUDY AREA BOUNDARY
- - - LICENCED GRAVEL PIT BOUNDARY
- ★ COMMUNICATION TOWER
- EXISTING ROAD
- == PROPOSED COLLECTOR ROAD
- //// STEEP SLOPE
- OPEN SPACE/PARK
- LOW DENSITY RESIDENTIAL
- MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL
- - - ELEVATION IN METRES Above Sea Level
- PEDESTRIAN TRAIL



MAP NO. 9

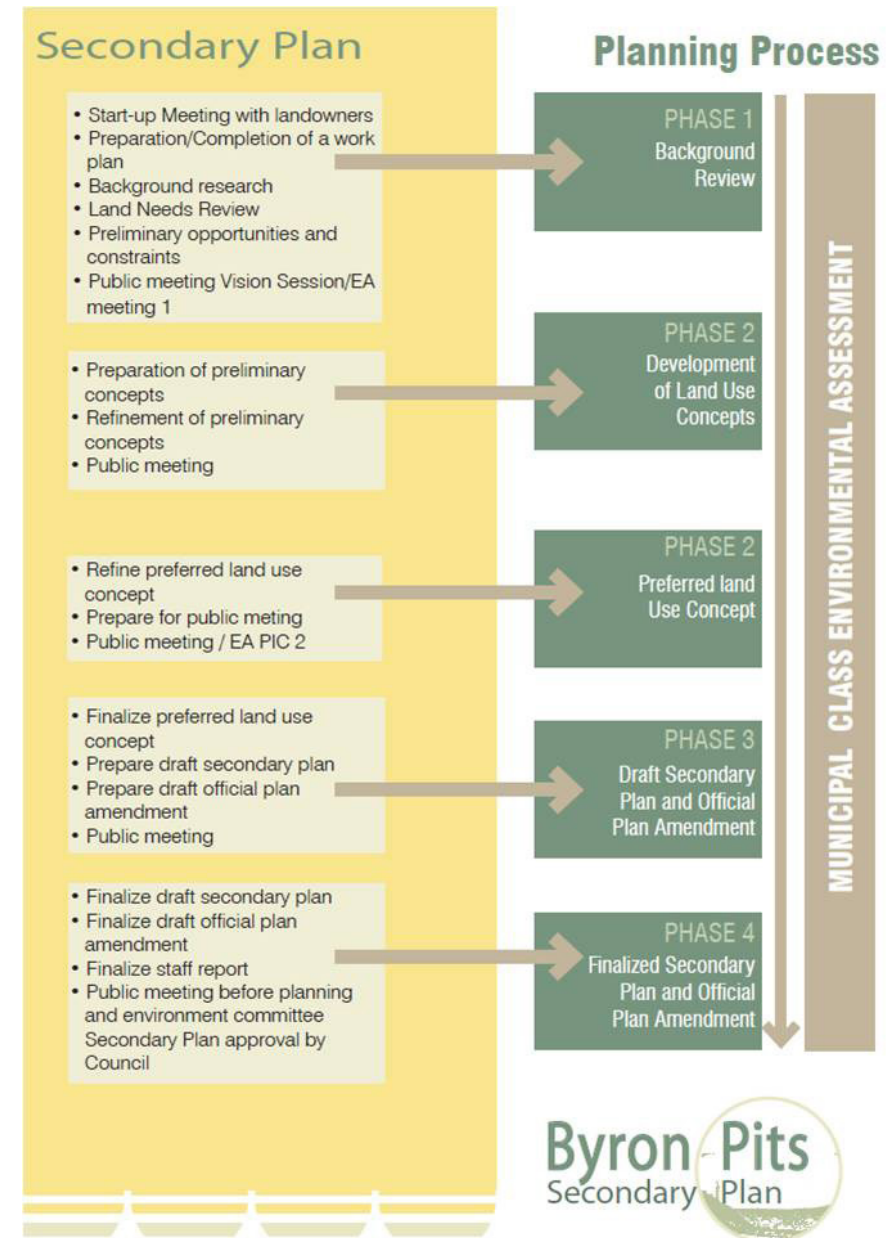
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HOW WILL IT BE DONE?

- Vision Session
- 4 Public Meetings
- Run concurrent with the Commissioners Rd Environmental Assessment



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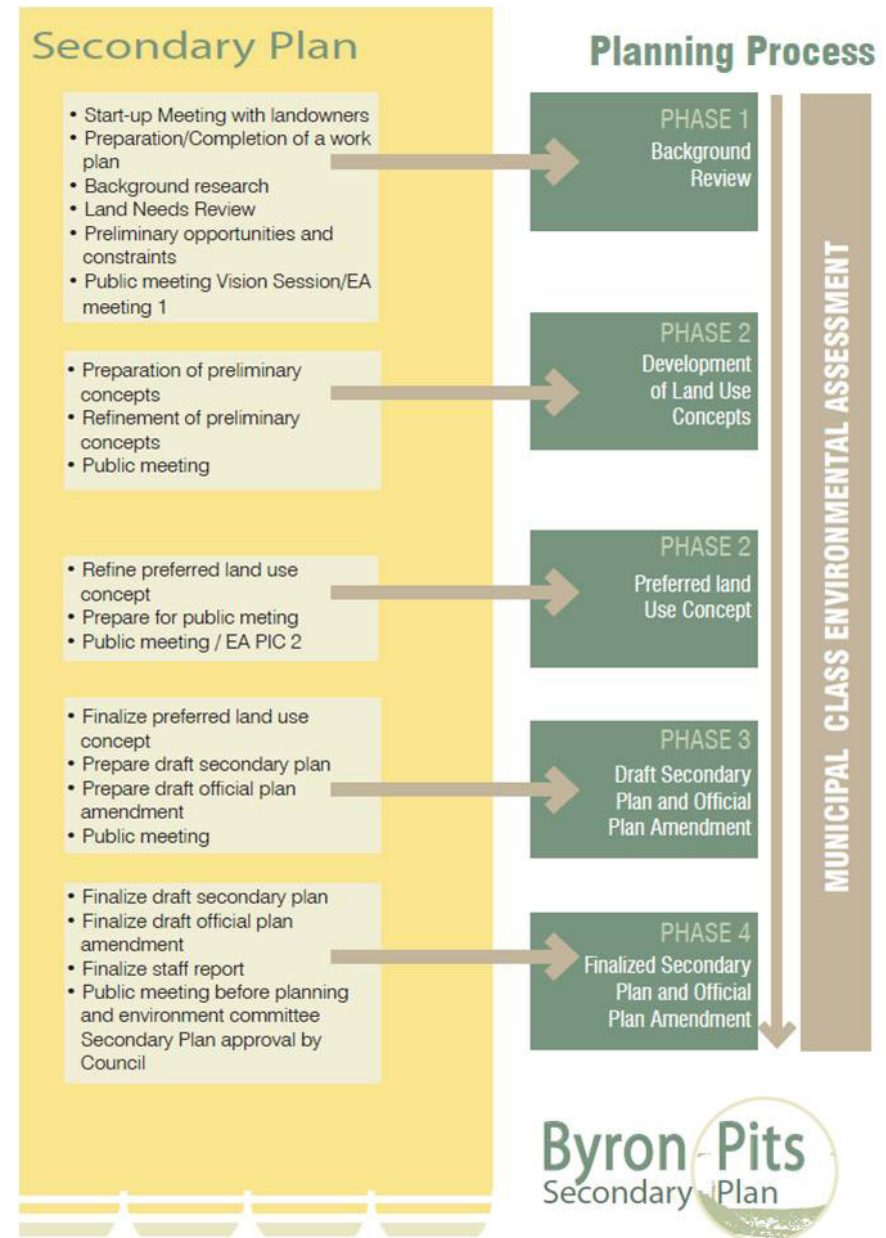
WHAT WILL IT DO/ACCOMPLISH

- Provide a **secondary plan** for the area that will delineate appropriate land uses.
- Provide a **recreational plan** for the large central portion of the site.
- Provide a **comprehensive rehabilitation plan** to be used by the pit operators to make amendments to the approved plans filed with Ministry of Natural Resources.
- Provide input into the Commissioners Road **Environmental Assessment**.

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NEXTSTEPS

1. RFP for consultants
2. Closing for consultants (January)
3. Consultant Selection and report to Committee (February)
4. Public meeting with EA (March-April)



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