

Planning and Environment Committee
Heather Lysynski

July 8, 2016

From my property high above the Byron Gravel Pits (approximately 200 feet or 60 meters above the floor of the pits) I have monitored the coming and goings of the trucks moving material out and into the pits since I purchased the property in 1975, 41 years ago.

Gradually the excavated area became bigger and with inbound “backfilling” of the excavated area the bottom became higher.

Following the 1992 OMB decision on the future of the pits I met with some of the stakeholders and prepared the attached letter dated March 25, 1993 which was sent to the City of London outlining what we thought would be an appropriate eventual use of the properties. I received a response from the City of London April 2, 1993 as attached. The premise of these 1993 letters was the areas immediately south of Baseline would be suitable for medium to high density residential use that could be serviced by gravity sanitary sewers. There were no objections by the stakeholders of the day and concurred to by the City of London. The exact details would have to be determined when appropriate, now is the time.

In the period 2000 to 2010 my property was extracted and rehabilitated in compliance with Ministry of Natural Resources requirements for the License utilizing approved backfill material resulting in the License being cancelled as per the regulations. In the process of the rehabilitation of my property much of the existing Highcrest Property backfill material was “rearranged” within the site to the current grade. During my observation of the hauling in of material for 25 years this rearranging material consisted of dirt (sand, gravel, large stones, clay), concrete, bricks, asphalt paving material, building rubble, office furniture and documents, carpeting, tree stumps, roofing material, etc. According to current industry standards this backfilled area would not be acceptable as a base for any type of building construction. The depth of this backfill today is approximately 50 feet / 16 meters, maybe more.

Recognizing the existing facts of 2016 as I see them The Recker property extraction and rehabilitation were undertaken to enable the northern portion of the property to be utilized for “immediate” residential use.

The Abbott property has not been extracted below the existing grade there is some backfilling material added to raise the current elevation above Baseline Road, with appropriate removal of some material the property would be suitable for “immediate” residential use.

The Highcrest property may have a very limited amount of land suitable for residential use given the type and depth of the existing backfill as noted above.

The Topping – England – etc. property frontage along Baseline would likely be suitable for “immediate” residential use.

It is very unlikely that any of the Lafarge lands would be suitable for residential or any other use beyond side slopes and possibly the realignment of Commissioners Road. The properties to the south of the above properties e.g. Blinn and Southwinds have a number of complexities which until resolved that would prohibit any "immediate or foreseeable" use of the land.

I would recommend that the Secondary Plan implementing the above comments be prepared.

The Byron Pits are a very complex issue much has happened over the past 70 years. I have been involved in the issues since 1966 when I was elected Alderman for Ward 7. If members of the committee are interested in learning more about the history of the pits since their inception in about 1947 to date I would be pleased to be part of the discussion. Please feel free to contact me.

I would welcome an opportunity to speak to the committee, could you advise me of the date and time the matter will be before the Committee.

You have my permission to make this document and the attached letters available to the public.

Attached 1993 letters by
Marvin Recker to City of London
City of London to Marvin Recker
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Owner of 2100 Colonel Talbot Road, Lot 1 Registered Plan 563