

PUBLIC PARTICIPATION MEETING COMMENTS

6. Byron Gravel Pit Secondary Plan Terms of Reference (O-8434)

- Craig Linton, Developro Land Services Inc. – (*Councillor Turner enquires, with respect to Mr. Linton's clients properties, do they currently have the land use designation applied to them under what was just presented or is in in the undesignated area.*); Mr. Linton responding that there is still a license applied to some of their lands so it has the aggregate land use tied to the lands and to the south of that are the urban reserve lands; pointing out that Cranbrook Road is supposed to loop up around onto itself and terminate within that section; advising that development was always contemplated for the lands that are outside of the aggregate area. (See attached communication.)
- John Nixon, 97 Somerset Road – expressing delight to hear that one of the options being put forward is recreational land; noting that he is not saying that he does not see the potential of development; advising that he grew up in Brampton, Ontario and a gravel pit there was converted into a lake and recreational property with development around it and it has blossomed into a great community; noting that it is called Professors Lake; pointing out that when he looks at the gravel pit in Byron, he envisions this being the same kind of thing that would really enhance Byron's community and the recreational opportunities that we have around there; realizing that we are not talking about what the ultimate use of the property is but this is his opinion; reiterating that he does not disagree that there are probably some good lands for development in there and enhancing that would be adding some great recreational property, even if it could be converted into a small lake for recreational activities it.
- Harvey Gilmore, 19-800 Commissioners Road West – expressing with the routing of Commissioners Road West, more than the treatment of the gravel pit, feeling that there is room to significantly improve Commissioners Road West; bypassing the gravel pit and improving the descent of the hill in that area ; expressing concern that the plans that he has seen do not include the entire routing of Commissioners Road West; pointing out that there has been significant improvement on that road to the east of Wellington Road and all the way through to the current construction site that is nearing completion; advising that from the west of that point there is a road allowance that will permit the widening of Commissioners Road West but there does not seem to be anything related to the downhill section or also to the matter of Commissioners Road West through to Byron; indicating that the traffic on Commissioners Road West is four lane for most of the way but it will be necessarily committed to only two lanes through Byron; suggesting that there should be a way of dealing with the whole concept of Commissioners Road West or the east-west traffic by routing westbound traffic on Commissioners Road from the bottoms of the hills at the gravel pit and then taking Byron Baseline Road and turning that into an eastbound two lane road for the City to deal with all the heavy traffic that is now from the new development to the west of London; stating that that is a matter that should be considered in the same context as dealing with the gravel pits.
- David Cook, Land Manager, Southwest Ontario, Lafarge – (See attached communication.)
- Christina White, 828 Commissioners Road West – expressing excitement about what Mr. J. Nixon had to say about this recreational idea; noting that she would like to know about that very much; thinking it is a great idea because it is such a deep pit and how is it going to affect the surrounding communities; advising that she is a Registered Practical Nurse and she recently went to a meeting by a Senior Wellness Advisor in Cambridge and he commented on, and this is important to stress, that we want a very healthy city, London; advising that the comment by this doctor was that we have forty-two diseases stemming from excess body fat and if we could have a recreational facility and get London active, how many people would like to come and see this and be a part of it and be healthy and how would this affect our so called health system today.

- Alan R. Patton, Patton Cormier Ferreira, on behalf of the owners of this property, the van Belois family and the Topping family- indicating that it is important to understand that the pit was a licensed operation and not owned by the operator so the land reverts back to them and their involvement will be critical in any secondary process because it is, as he said, a privately owned land; stating that it clearly has development potential, whether it is for recreational use and he thinks that the Committee and the staff should understand that there are recreational uses that are privately operated and there are those that are publicly operated on public open space but, at this point, it is all privately owned land; commenting on Mr. D. Cook's comment, and he will not go into any great detail on this, but there is clearly development land, land that is capable of urban development within the former resource area and this is in a critical site, it is on an arterial road, it is boundary serviced and it has potential for a lot of infilling development in a growing area; looking forward to more formulation of the Terms of Reference and working with staff recognizing The London Plan and, more importantly, the Provincial Policy Statement (2014).