

DEVELOPRO LAND SERVICES INC

October 17, 2016

The City of London
300 Dufferin Avenue
London, ON
N6A 4L9

ATTENTION: Ms. Heather Lysynski, Secretary, Planning and Environment Committee

RE: Byron Pits Secondary Plan, PEC Meeting

I am writing this letter on behalf of the Schalk Family, who owns lands included within the study area of the Byron Pits Secondary Plan as outlined in black on the included image.

The Schalk Family is supportive of updating the Secondary Plan for this area, as the scope of aggregate extraction has changed significantly on their land since the original pit rehabilitation plan and original Secondary Plan were created in the early 1990's.

The Schalk lands were never mined for aggregate resources, as the license holder determined it was not economically viable. As such, the Schalk lands have largely been untouched, and remain at a very high elevation compared to the majority of the study area. The Schalk lands are entirely developable from a servicing and geotechnical perspective, and they require no new Development Charge funded infrastructure. Extension of existing services on Cranbrook and Longworth Road can accommodate storm, sanitary and water servicing requirements.

As the Staff report notes, infill development opportunities exist. It may very well be that the majority of the lands within the study area will become open space, due to servicing and geotechnical constraints. This makes it all the more important to ensure areas which are not constrained are developed to their full potential.

The Schalk's appreciate the direction that Council has adopted (being to focus on open space), however, given the relative ease and cost effectiveness of servicing their lands, their expectation is to develop the remainder of their lands into residential homes, similar in nature to what is immediately adjacent already.

We look forward to participating in the Secondary Plan public process.

Sincerely,



Craig Linton
Developro Land Services Inc.

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Byron Pits
Secondary Plan



Schalk Lands outlined in black.