



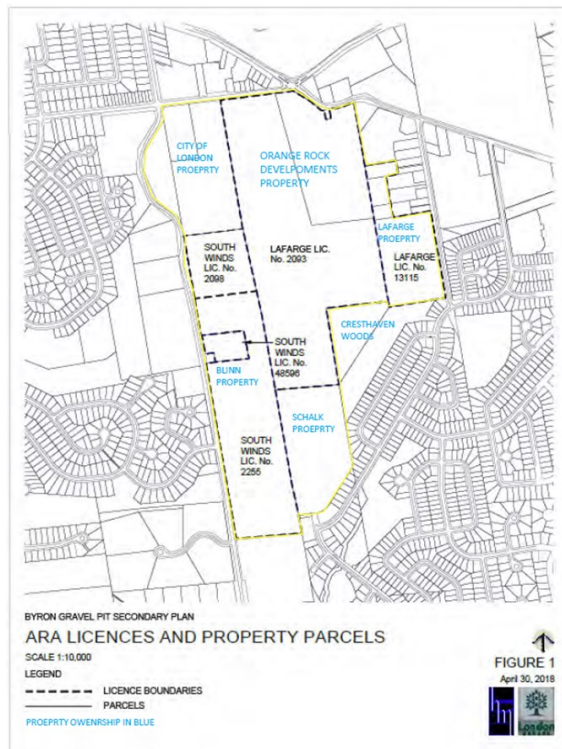
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# Byron Gravel Pit Secondary Plan

Making outstanding communities

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# Byron Gravel Pit



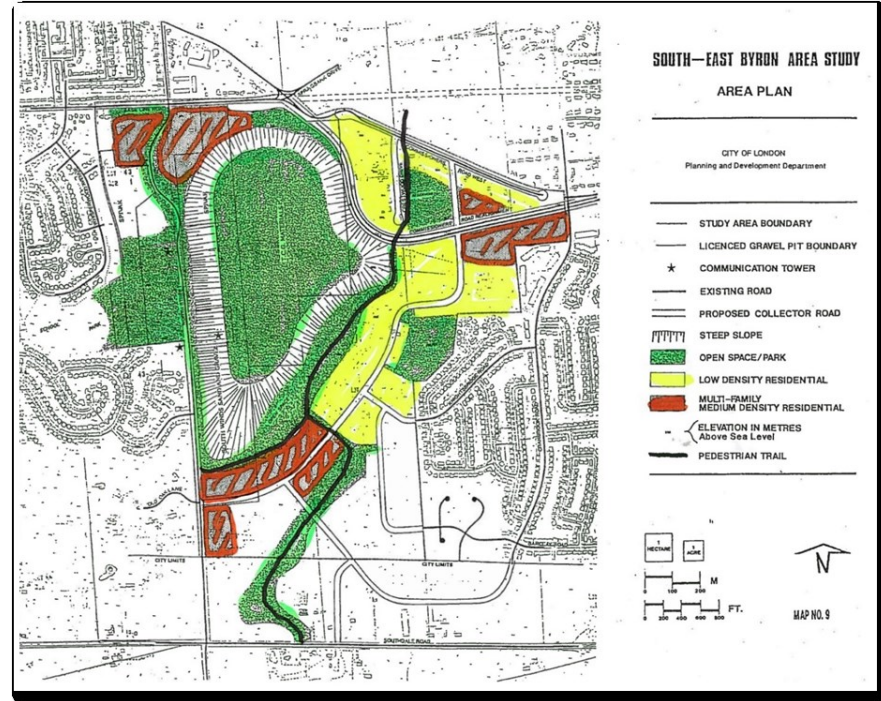
- ❑ Southwest portion of the City
- ❑ 71 ha
- ❑ Comprised of 14 properties, 6 landowners and 2 operators



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# Byron Gravel Pit Why now?

- Pit extraction nearing completion
- Apply land use designations
- Determine recreational / open space use
- Commissioners Rd EA





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## Byron Gravel Pit What will it Accomplish



Provide a **secondary plan** for the area that will delineate appropriate land uses,

Provide a **recreational/Open Space 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 MNR.

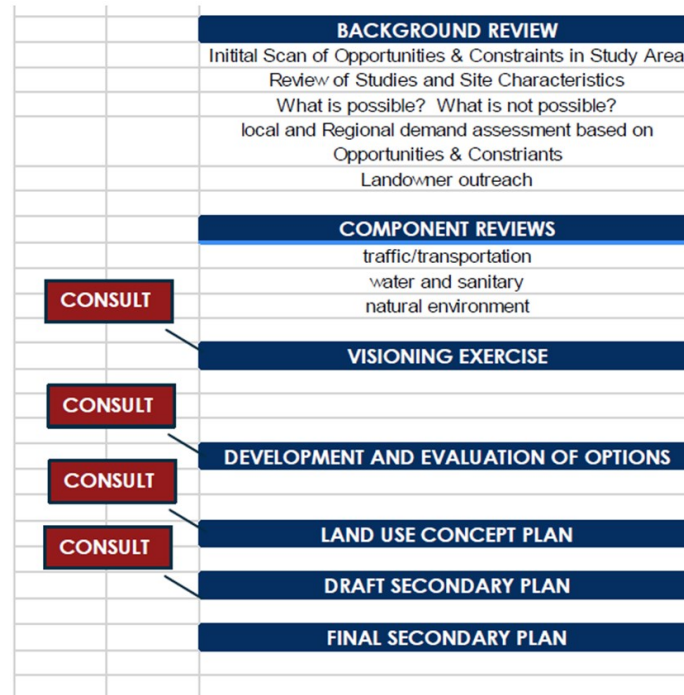
Provide for the Commissioners Road **Environmental Assessment**.



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# Byron Gravel Pit Process

- Vision Session
- Component Studies
- 4 Public Meetings
- Commissioners Rd EA







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# Where we are

## BYRON GRAVEL PIT SECONDARY PLAN LAND-USE CONCEPT ONE



## BYRON GRAVEL PIT SECONDARY PLAN LAND-USE CONCEPT TWO



## BYRON GRAVEL PIT SECONDARY PLAN LAND-USE CONCEPT THREE





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## Component Studies

- Subject Land Status Report completed by AWS Environmental Consultants
- Report has been reviewed by staff
- Unique SLSR based on rehabilitation of the gravel pit
- Opportunity for EPPAC to review







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## Findings

- Small wetland features starting to develop in portions of the pond area.
- Portions of the site outside of the active gravel pit contain woodlands and significant woodlands
- Steep face slopes have provided habitat for bank swallows
- Possible monarch butterfly habitat
- Limit natural heritage resulting from aggregate extraction



Figure No. 7: SLRS, Recommended Significant Woodlands



SCALE 1:5000







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## Recommendations

- Bank Swallows have been confirmed – consult with MNRF
- Significant woodlands
  - designate portions of the wooded area
  - evaluate other vegetated lands with development applications
  - plant lands within the gravel pit
- Significant Wildlife Habitat – restoration planting for monarch butterfly
- Candidate Bat Maternity – consider a portion of the site as a bat colony
- EIS – As per OP/London Plan policy require EIS for all developments within the trigger distances of identified or candidate features.

