

NOTICE REGARDING STAKEHOLDER ADVISORY GROUP COMMUNITY PLAN AREA 5 LANDS

Community Plan Area 5 (also known as Special Policy Area 8) is the last remaining undeveloped secondary plan area within the Bradford Urban Area which are intended for urban growth and development through a secondary plan process. For more information about this project, visit, www.townofbwg.com/SPA8

Innovative Planning Solutions (IPS) is the agent for land use planning matters on behalf of The Bradford Community Planning Area 5 (CPA5) Developers Group. The subject landholdings are outlined in red below.



To support a structured and transparent engagement process, a Stakeholder Advisory Group to the CPA5 Secondary Plan will be established. This notice is to invite interested residents to submit a request to join the **Stakeholder Advisory Group (SAG)**.

The mandate of the SAG is to provide a forum for feedback, guidance and advice to the Project Team (Innovative Planning Solutions and other consultants) at key points during the public consultation process. The SAG will be a non-political advisory committee. Specifically, the role of the SAG is to:

- **Act as a sounding board** for the Project Team to share and discuss ideas and findings;
- **Provide guidance, critiques and suggestions** on proposed study approaches, concepts and materials (including materials to be presented at public meetings);
- **Provide a sense of the broader community's reactions and concerns** and explore how these might be addressed;
- **Provide a forum for two-way communications** between members' organizations and the Project Team; and
- **Provide feedback on any other relevant matters** that the Project Team refers to the SAG for comment.

The SAG will be consulted through a series of in-person meetings, as follows:

Secondary Plan Phase 2:

- SAG Meeting 1 – Technical report review of transportation, services, and environment
- SAG Meeting 2 – Presentation of draft land use concepts

Secondary Plan Phase 3:

- SAG Meeting 3 – Detailed workshop to validate and provide feedback on the preferred land use concept

Secondary Plan Phase 4:

- There is no SAG Meeting scheduled. Feedback from SAG Meetings in Phases 2 & 3 will inform this phase's public consultation (Statutory Public Meeting).

Note:

- Additional SAG meetings may be added as required for the Group or specific members. Additionally, it is important to note, the SAG meetings will not replace the future Public Open Houses which will continue to be hosted at the end of each Phase.

Meeting dates are to be confirmed once membership is established.

These meetings will be facilitated by a third party, LURA Consulting. Members of the Town of Bradford West Gwillimbury staff **will** be in attendance at the SAG meetings. The three SAG meetings will be open to the public, and the Group will allow public depositions upon request.

Up to four Landowners within 150m of the CPA5 Secondary Plan Area or along 9th Line will be selected to participate in SAG meetings. **Membership is voluntary, and membership selection for the SAG will be limited to interested parties who respond to this invitation.** All interested parties should note that members must be willing to commit to participation and attendance throughout the duration of the SAG (estimated from Q1 of 2026 through to Q4 of 2026), and members must identify and brief an alternate in the event that attendance is not possible. By participating as members of the SAG, members are not expected to waive their rights to participate in the democratic process, and may continue to participate through other channels. The SAG is acting in an advisory capacity to the Project Team and is not responsible / will not be held liable for the decisions made by the Project Team.

The information gathered from the Stakeholder Advisory Group will inform Phases 2-4 of the Secondary Plan process. The next phases will focus on visioning, setting objectives, and defining targets for the CPA5 lands that align with the area's opportunities for growth and unique considerations for community design with the future Bradford By-pass corridor.

Enclosed is the Terms of Reference for the SAG. This provides more information regarding the methodology, roles and responsibilities of the SAG. It is recommended that interested parties should review the Terms of Reference prior to responding to this invitation.

Parties with questions and/or who are interested in participating should reach out to IPS Consulting (info@ipsconsultinginc.com) by January 20th 2026. Please note, the SAG Meetings are not Statutory Public Meetings under The Planning Act.

Additional questions and comments can be submitted to Thomas Dysart, Senior Planner at tdysart@townofbwg.com