

An aerial photograph of a community plan area, likely in a rural or semi-rural setting. The map shows a network of roads, including Yonge St, Arneson Industrial Pkwy, and several residential streets like Wyman Cres, Bannerman Dr, and Highland Terrace. Transit lines are also indicated, with Line 9 running horizontally across the top and Line 8 running vertically on the right. The text is overlaid on a semi-transparent dark band across the center of the image.

COMMUNITY PLAN AREA 5 SECONDARY PLAN — PHASE ONE UPDATE

PRESENTATION TO COUNCIL

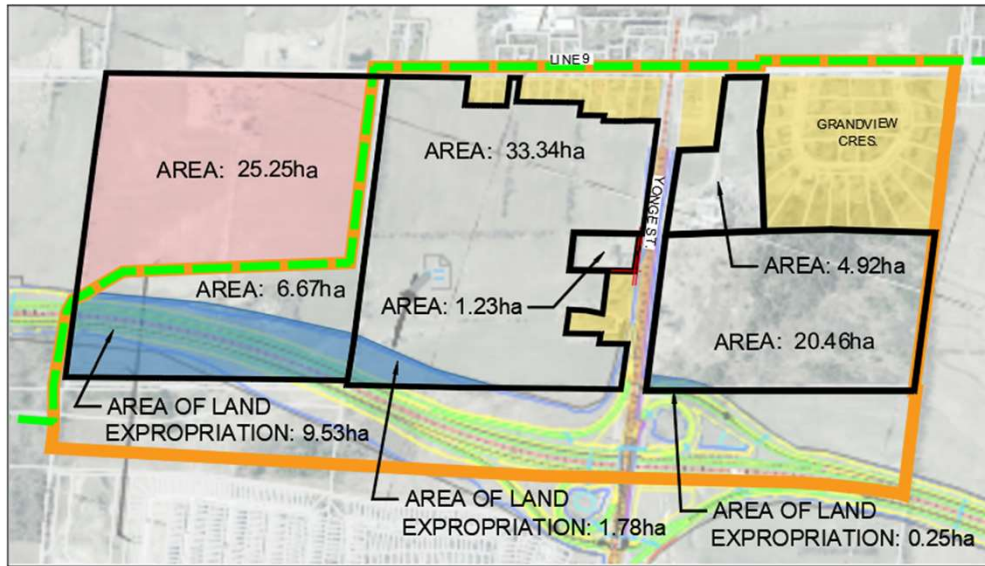
MAY 20, 2025



INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

INTRODUCTION



LEGEND

- Landowner parcels
- Non participating landowners
- Bradford By-Pass Deflection Mitigation Review Lands
- Settlement Area Boundary
- Special Policy Area 8 Boundary (formerly Community Plan Area 5)
- Updated (Nov. 2023) Bradford Bypass Corridor

Who: Bradford CP5 Developers Group Inc.

Proposal: The Community Plan Area 5 (Special Policy Area 8) Secondary Plan process

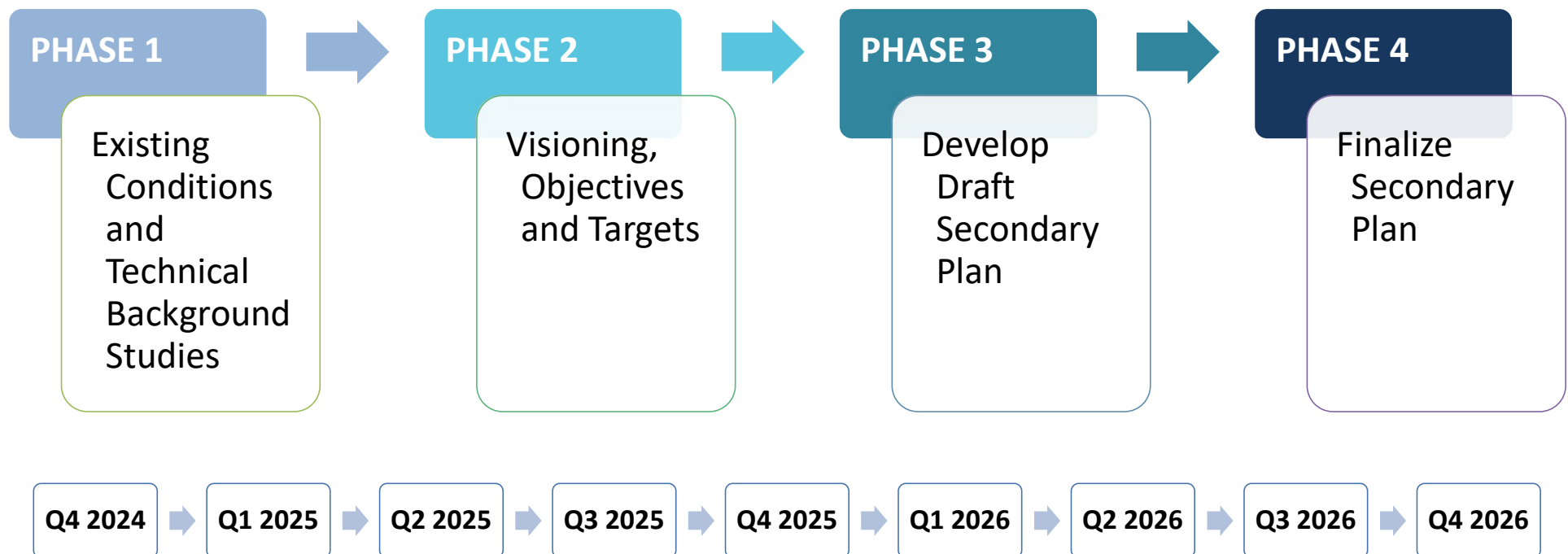
Goal: To provide land use policies and guidelines tailored to the subject area to manage and direct future growth and development

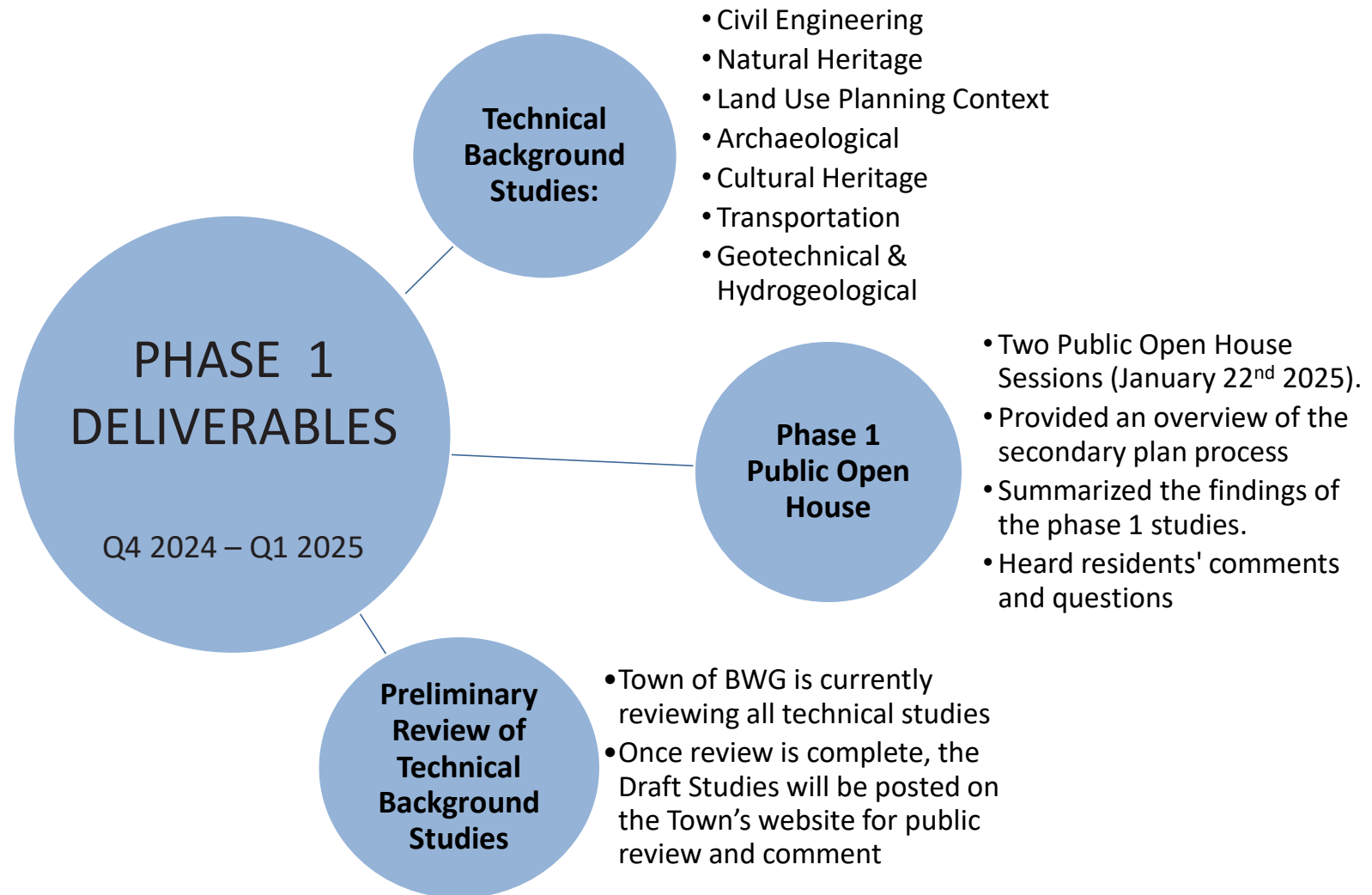
SECONDARY PLAN PROJECT TEAM

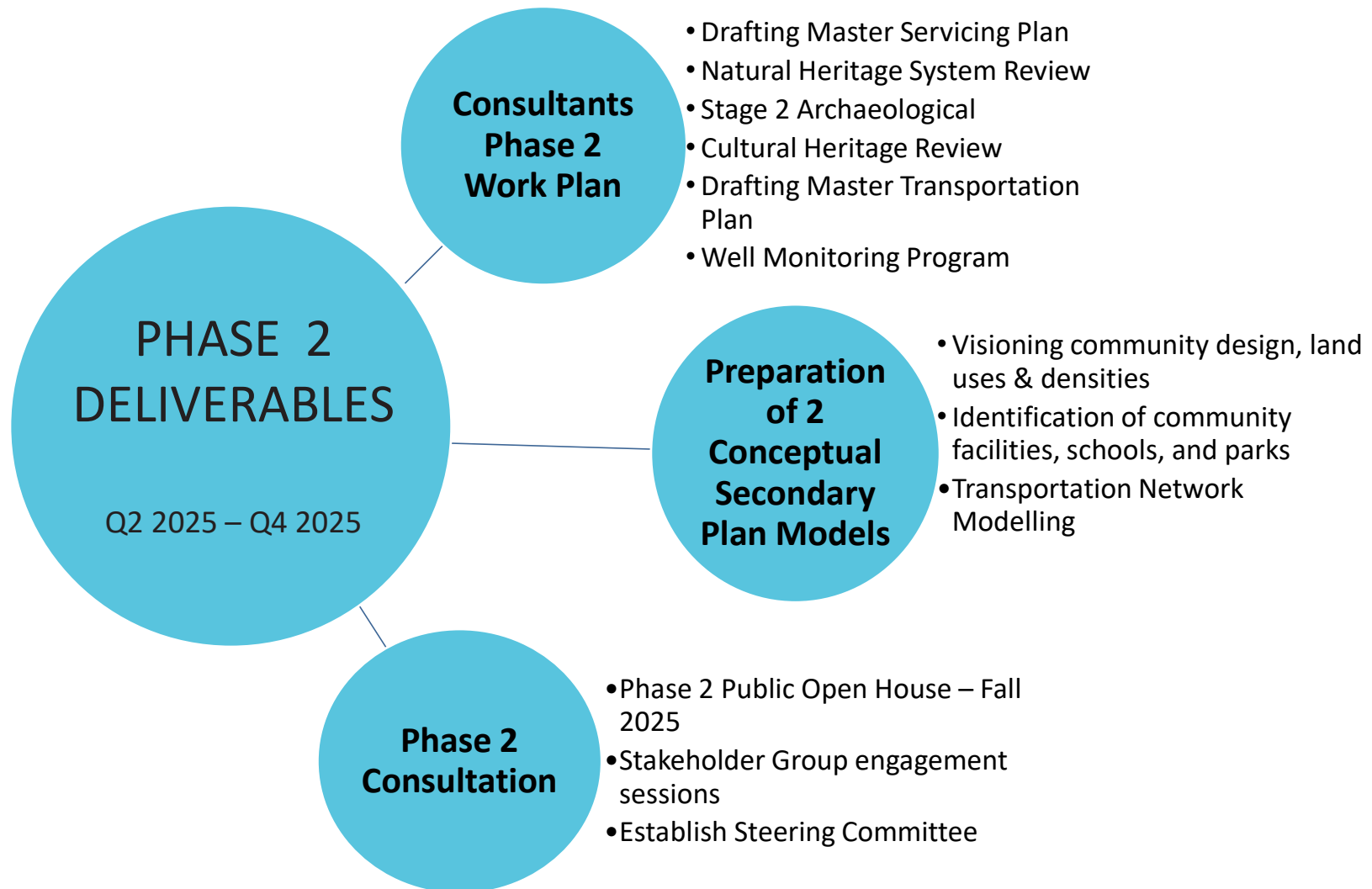
IPS
CONSULTING



CPA5 SECONDARY PLAN PHASES







The Secondary Plan Terms Of Reference (TOR) identifies that a Steering Committee will be established to guide the proponent led Secondary Plan project.

Steering Committee

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graph LR; A[Steering Committee] --- B[Who: The Steering Committee will involve IPS, municipal division reps., and representatives from commenting agencies.]; A --- C[What: A Committee to oversee the Secondary Plan process through to completion.]; A --- D[Why: To monitor and provide direction in guiding the Secondary plan process throughout each Phase and resolve technical issues, as necessary.];
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Who: The Steering Committee will involve IPS, municipal division reps., and representatives from commenting agencies.

What: A Committee to oversee the Secondary Plan process through to completion.

Why: To monitor and provide direction in guiding the Secondary plan process throughout each Phase and resolve technical issues, as necessary.

The Secondary TOR outlines community consultation sessions will include:

- Public Open Houses (following each project phase) and;
- Stakeholder Group Consultation Sessions.

Stakeholder Group Consultation

Who: The SG group will involve a Chair, IPS, consulting team members, senior municipal staff, landowners, community members, and interested Council members.

What: a Stakeholder Group will be established to provide input on community facilities and technical reports leading to the development of a conceptual secondary plan.

Why: To engage with stakeholders throughout the process and receive technical comments and input on the Secondary Plan models and consultants' reports.

TWO RELATED PROJECTS TO THE CP5 SECONDARY PLAN:

- **CP5 Landowner's Group EA Addendum:**
 - The CPA 5 Landowners Group has completed an Addendum to the Project File Report (PFR) for the extension of Professor Day Drive from 8th Line to the north side of the Bradford By-Pass
 - Purpose: Since the completion of the 2012 PFR, MTO shifted the Bradford Bypass alignment within the vicinity of the PDD extension to the north. As a result, Professor Day Drive extension is extending north to the updated Bradford Bypass alignment and the underpass is being relocated to align with the new Bradford By-Pass location.
- **Town's Growth Management Strategy to 2051:**
 - Intent to coordinate the CP5 Secondary Plan with the Town's Growth Management Strategy for Employment Land Conversion criteria.
 - Project available residential unit supply associated with the CP5 Secondary Plan lands.

Thank You
Questions Welcome