

# NOTICE OF PUBLIC OPEN HOUSE

## COMMUNITY PLAN AREA 5 LANDS

### PHASE 1 SECONDARY PLAN

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



This notice is to invite you to attend a Public Open House Meeting regarding the Bradford CPA5 Secondary Plan process. The purpose of this Public Open House is to provide interested persons with further details on the Phase One - Existing Conditions and Background Information studies. It will provide the opportunity for public comments, questions, and feedback regarding the CPA5 Secondary Plan process. Project representatives will be available to respond to any questions or concerns provided by attendees.

The Town's 2021 Official Plan identifies these lands within the Special Policy Area 8 (formerly identified as Community Plan Area 5 in the 2002 Official Plan), providing for future urban development. In accordance with the Official Plan requirements, the Bradford CPA5 Landowners Group has initiated a Secondary Plan process prior to any development occurring on these lands. This Secondary Plan will build on the Town's policy framework to direct growth and development on the subject lands.

The Secondary Plan process is currently in its first phase, which has consisted of reviewing existing conditions and background information. This foundational analysis completed as part of Phase 1, 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.

The meeting details are as follows:

**Date & Time:** Wednesday January 22<sup>nd</sup>, 2025 – 4:30-5:30pm & 6:30-7:30pm  
**Location:** Bradford West Gwillimbury Public Library, Zima Room, 425 Holland St W, Bradford, ON L3Z 0J2

Alternatively, questions may be submitted to IPS ([info@ipsconsultinginc.com](mailto:info@ipsconsultinginc.com)). Please note, this meeting is not a Statutory Public Meeting under The Planning Act.