



December 4, 2024

Dear Residents

RE: NEIGHBOURHOOD MEETING

**PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT-SHELLARD LANE
SPECIAL POLICY AREA 20**

Please be advised a Public Information Meeting will be held:

On the December 20 2024

Location: **Saint Basil / Walter Gretzky Catholic Elementary School**

Address: 365 Blackburn Dr, Brantford, ON N3T 0G5

Time: 7:30 p.m. to 9:30 p.m.

AND

On January 15, 2025

Location: **Saint Theresa School**

Address: 12 Dalewood Ave, Brantford, ON N3T 5L7

Time: 7:30 p.m. to 9:30 p.m.

Members of the public are invited to participate in person, in writing, via email or by telephone.

In advance of the official plan and zoning by-law submission this Public Information meeting will be held to provide the details of the proposed development and allow the public to provide their comments and ask questions. Please note this Neighbourhood Meeting is being held in conjunction with the Environmental Assessment PIC#2.

Additional information will be provided at the meeting. The Ward Councillors will also attend this meeting. If you wish to obtain this document via email please contact the applicant agent.

If you have questions, please contact any of the following:

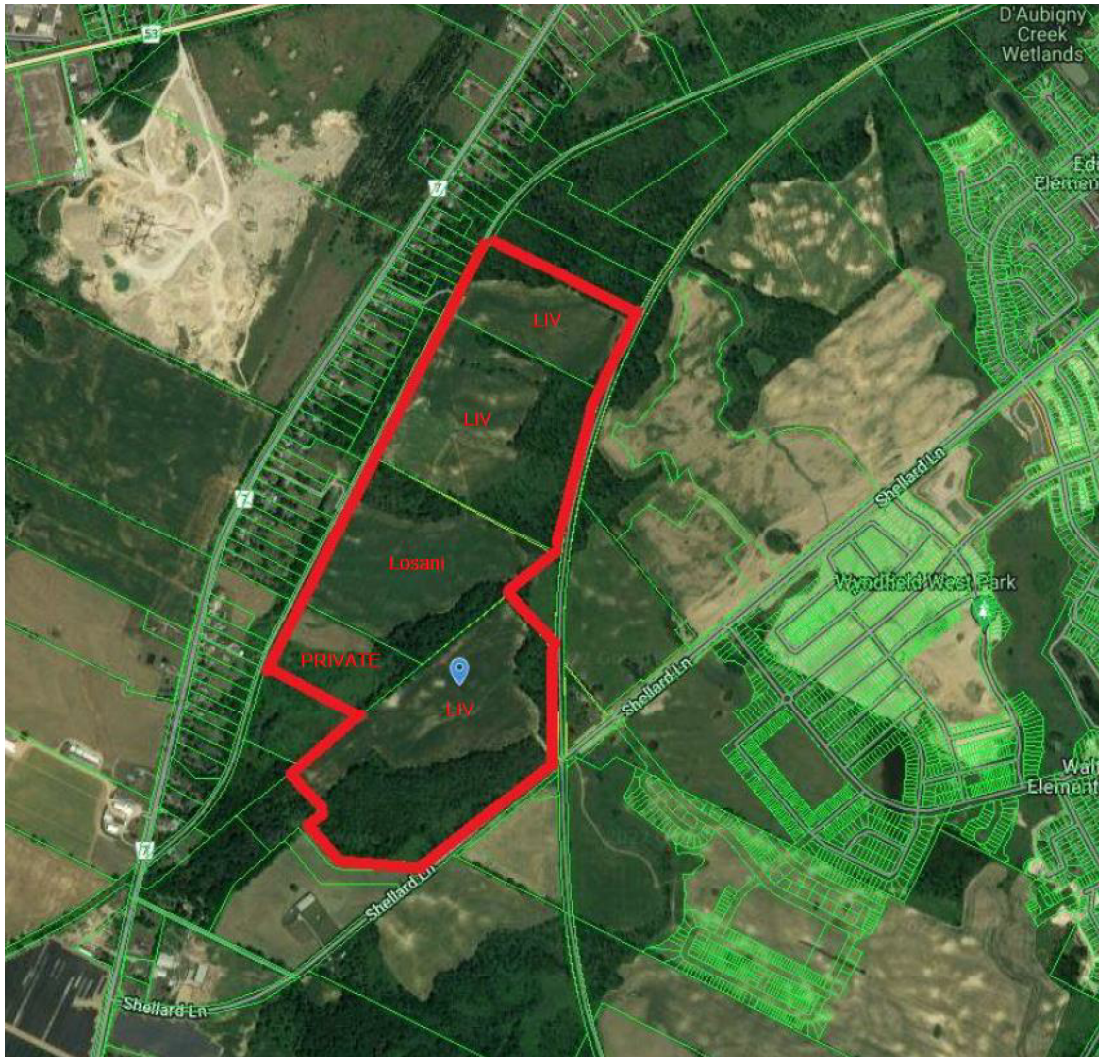
Applicant Agent Odete Gomes, Arcadis, Odete.gomes@arcadis.com, 519-575-3435

Ward Councillors Michael Sullivan, MichaelSullivan@Brantford.ca, 519.732-1901

Rose Sicoli, RoseSicoli@brantford.ca, 226-388-1623

PROPOSED DEVELOPMENT

The subject lands are comprised of three owners; LIV Community Group, Losani Homes and a Private Owner. The subject site includes the entire block between Shellard Lane and the CN Rail Trail as shown below.



Subject Lands

ENVIRONMENTAL ASSESSMENT STUDY

An environmental assessment (EA) study is underway for two (2) collector roads required to service and provide access to the Shellard Lane Development, located north of Shellard Lane and within Special Policy Area 20. Two concepts have been prepared with two road alignment options. The EA Public Information Centre #2 will take place at the same time at this Neighbourhood meeting in order to ensure all information is provided.

PROPOSED OFFICIAL PLAN DESIGNATION

Schedule or Appendix	Designation
Schedule 1 – Growth Management	Neighbourhoods Designation Core Natural Areas Designation
Schedule 3 – Land Use Plan	Residential Designation Parks and Open Space Designation Core Natural Areas Designation
Schedule 4 – Designated Greenfield Area Structure	Residential Designation Parks and Open Space Designation Core Natural Areas Designation

PROPOSED ZONING BY-LAW AMENDMENT

Greenfield Neighbourhood Low Rise Residential (GNLR) Zone
Residential Mid Rise (RMR) Zone
Open Space (OP) Zone
Core Natural Area (N) Zone

All details of the Environmental Assessment and the Proposed Official Plan and Zoning By-law will be available on the project website: <https://www.rjburnside.com/shellard-lane-development>