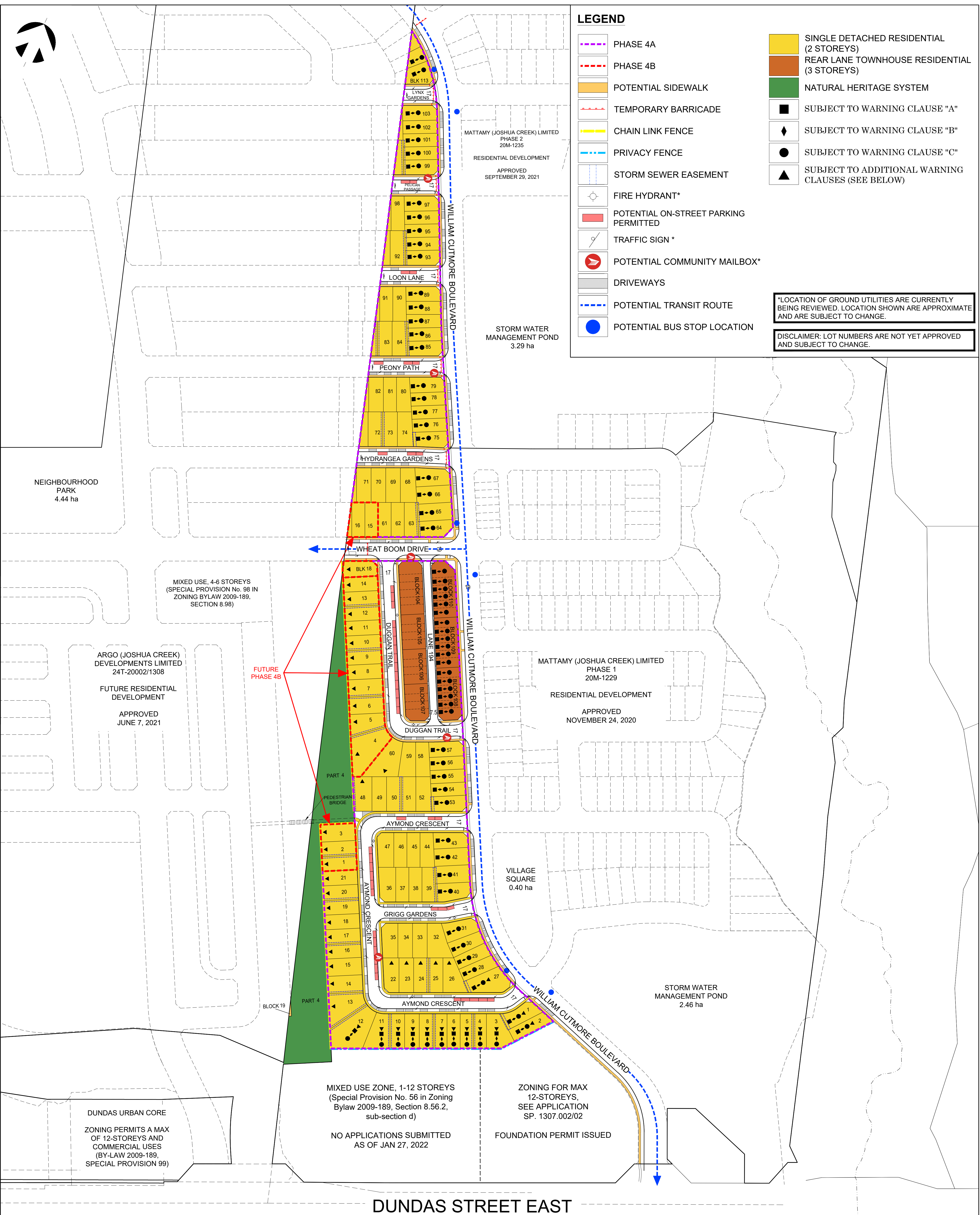


LEGEND

- PHASE 4A
- PHASE 4B
- POTENTIAL SIDEWALK
- TEMPORARY BARRICADE
- CHAIN LINK FENCE
- PRIVACY FENCE
- STORM SEWER EASEMENT
- FIRE HYDRANT*
- POTENTIAL ON-STREET PARKING PERMITTED
- TRAFFIC SIGN *
- POTENTIAL COMMUNITY MAILBOX*
- DRIVEWAYS
- POTENTIAL TRANSIT ROUTE
- POTENTIAL BUS STOP LOCATION
- SINGLE DETACHED RESIDENTIAL (2 STOREYS)
- REAR LANE TOWNHOUSE RESIDENTIAL (3 STOREYS)
- NATURAL HERITAGE SYSTEM
- SUBJECT TO WARNING CLAUSE "A"
- SUBJECT TO WARNING CLAUSE "B"
- SUBJECT TO WARNING CLAUSE "C"
- SUBJECT TO ADDITIONAL WARNING CLAUSES (SEE BELOW)

*LOCATION OF GROUND UTILITIES ARE CURRENTLY BEING REVIEWED. LOCATION SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.

DISCLAIMER: LOT NUMBERS ARE NOT YET APPROVED AND SUBJECT TO CHANGE.



NEIGHBOURHOOD INFORMATION MAP
RESIDENTIAL SUBDIVISION
OAKVILLE, ONTARIO
MATTAMY (JOSHUA CREEK) LIMITED
PHASE 4 24T-20006/1307

- PLEASE NOTE:
1. This map, and the following list, is intended to provide potential home buyers with general information about the neighbourhood and the surrounding area. If you have specific questions, you are encouraged to call the Town's Planning Department during normal business hours which are 8:30 am to 4:30 pm, Monday to Friday.
 2. This map is based on information available on January 2022 and may be revised without notice to purchasers.
 3. The map shows that there will be several types of proposed and potential housing and building heights in the subdivision.
 4. Sites shown on the map for future schools, townhouses, parks, shopping etc. could have driveways anywhere along their street frontage.
 5. Some streets in this subdivision will be extended in the future and temporary access roads may be closed.
 6. There may be catch basins or utilities easements located on some lots in this subdivision.
 7. Some lots and blocks will be affected by noise from adjacent roads, and warnings will apply to purchasers.
 8. Some dwelling units are in proximity to commercial, institutional and/or school uses from which activities may at times be audible. The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise.
 9. Natural Heritage System, valleys, woodlots and stormwater management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of debris. Residents adjacent to these blocks are requested to limit the use of pesticides and fertilizers to reduce adverse effects on the NHS.
 10. Community mailboxes will be directly beside some lots.
 11. School sites in this subdivision may eventually be converted to residential uses.
 12. Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits.
 13. The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.
 14. There may be Transit bus routes on some streets within this subdivision with stops beside some homes.

15. Boulevard trees will be planted according to Town standards and a tree will not necessarily be located in front of every home. Purchasers are further advised that home builders are not permitted to charge a purchaser separately for the cost of trees, sodding, fencing and paving of the driveway apron. The Town will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.
16. The design of features on public lands may change. Builders' sales brochures may depict these features, however, the Town has no control over builders' sales brochures.
17. Gates are not permitted in fences when lots abut the Natural Heritage System, a trail, valleyland, active park, woodland or stormwater management pond.
18. The Town's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.
19. This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder regarding the particular situation for the model and lot you intend to purchase.
20. Halton Region is responsible for household garbage, recycling and green bin collection. For further information, please call 311 or visit Halton.ca
21. For further general information on proposed and existing land use, please call the Town's Planning Department 905.845.6601.
22. For detailed grading and berming information, please call the Town's Development Engineering Department 905.845.6601.

NOTICE TO NEW HOME PURCHASERS
 THIS MAP, AND THE FOLLOWING LIST, IS INTENDED TO PROVIDE POTENTIAL HOME BUYERS WITH GENERAL INFORMATION ABOUT THE NEIGHBOURHOOD AND THE SURROUNDING AREA. IF YOU HAVE SPECIFIC QUESTIONS, YOU ARE ENCOURAGED TO CALL THE TOWN'S PLANNING DEPARTMENT DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY

SIGNED _____ DATE _____
 Director of Planning

WARNING CLAUSES:

WARNING CLAUSE TYPE 'A':

PURCHASERS/TENANTS ARE ADVISED THAT DESPITE THE INCLUSION OF NOISE CONTROL FEATURES IN THE DEVELOPMENT AND WITHIN THE BUILDING UNITS, SOUND LEVELS DUE TO INCREASING ROAD TRAFFIC MAY ON OCCASIONS INTERFERE WITH SOME ACTIVITIES OF THE WELLING OCCUPANTS AS THE SOUND LEVEL EXCEED THE MUNICIPALITY'S AND THE MINISTRY OF THE ENVIRONMENT'S NOISE CRITERIA.

WARNING CLAUSE TYPE 'B':

THIS DWELLING UNIT HAS BEEN DESIGNED WITH TO PROVISION FOR ADDING CENTRAL AIR CONDITIONING AT THE OCCUPANT'S DISCRETION. INSTALLATION OF CENTRAL AIR CONDITIONING BY THE OCCUPANT IN LOW AND MEDIUM DENSITY DEVELOPMENTS WILL ALLOW WINDOWS AND EXTERIOR DOORS TO REMAIN CLOSED, THEREBY ENSURING THAT THE INDOOR SOUND LEVELS ARE WITHIN THE SOUND LEVEL LIMITS OF THE MUNICIPALITY AND THE MINISTRY OF THE ENVIRONMENT.

WARNING CLAUSE TYPE 'C':

PURCHASERS/TENANTS ARE ADVISED THAT BALCONIES AND/OR RAISED DECKS HAVE NOT BEEN DESIGNED TO MEET THE SOUND LEVEL LIMITS OF THE MINISTRY OF ENVIRONMENT, CONSERVATION AND PARKS, REGION OF HALTON OR TOWN OF OAKVILLE. SOUND LEVELS DUE TO ROAD TRAFFIC MAY INTERFERE WITH SOME ACTIVITIES.

ADDITIONAL WARNING CLAUSES CONTINUED:

- A) PURCHASERS AND/OR TENANTS OF **LOTS 1-4 (PHASE 4B), 48 AND 60** ARE ADVISED THAT A PEDESTRIAN BRIDGE OVER THE NATURAL HERITAGE SYSTEM (PART 4) WILL ABUT THE SUBJECT PROPERTY OR WILL BE IN CLOSE PROXIMITY TO THE SUBJECT PROPERTY. DURING NORMAL USE OF, AND ACTIVITY ON, THE WALKWAY/PEDESTRIAN BRIDGE, SOME NOISE COULD OCCASIONALLY BE GENERATED THAT MAY POTENTIALLY INTERFERE WITH OUTDOOR ACTIVITIES ON THE SUBJECT PROPERTY. THE LOCATION OF THE WALKWAY/PEDESTRIAN BRIDGE COULD RESULT IN OVERLOOK/PRIVACY CONCERNS.
- B) PURCHASERS AND/OR TENANTS OF **LOTS 1-15, 22-27** ARE ADVISED THAT THEIR PROPERTIES ABUT OR ARE IN CLOSE PROXIMITY TO LANDS WHICH MAY BE DEVELOPED FOR FUTURE RESIDENTIAL, COMMERCIAL OR MIXED COMMERCIAL / RESIDENTIAL USES UP TO 12-STOREYS IN HEIGHT
- C) PURCHASERS AND/OR TENANTS OF **LOTS 1-21, 1-14 (PHASE 4B), 16 (PHASE 4B), 48, 71, 72, 82, 83, 91, 92, 98-103, BLOCKS 18 (PHASE 4B) AND 113** ARE ADVISED THAT THE DEVELOPMENT ADJACENT TO THESE LOTS ARE PART OF A FUTURE PHASE AND MAY REMAIN VACANT UNTIL THE DEVELOPER/BUILDER PROCEEDS.
- D) PURCHASERS AND/OR TENANTS OF **LOTS 1-14 (PHASE 4B), 11-21, 48, 60, AND BLOCK 18** ADJACENT TO OR NEAR THE NATURAL HERITAGE SYSTEM, OR ANY OTHER PARKLAND AND OPEN SPACE ARE ADVISED THAT THESE PARKS, IN WHOLE OR IN PART, MAY BE VEGETATED TO CREATE A NATURAL SETTING. BE ADVISED THAT, IN THESE AREAS, THE TOWN MAY NOT CARRY OUT ROUTINE MAINTENANCE SUCH AS GRASS AND WEED CUTTING.
- E) PURCHASERS AND/OR TENANTS FOR ALL LOTS ADJACENT TO THE WATERCOURSE BLOCK OR OTHER FEATURE REGULATED BY CONSERVATION HALTON, A STATEMENT WHICH ADVISES THAT THE FEATURE IS REGULATED BY CONSERVATION HALTON AND THAT NO ENCROACHMENT IS PERMITTED, AND THAT VEGETATION SHALL NOT BE MANICURED IN ACCORDANCE WITH ONTARIO REGULATION 162/06.
- F) PURCHASERS AND/OR TENANTS OF LOTS OR UNITS IN **LOTS 3 (PHASE 4B) AND 48** ARE ADVISED THAT THEY ABUT A WALKWAY WHICH WILL ALLOW FOR PUBLIC ACCESS.
- G) PURCHASERS AND/OR TENANTS OF **LOTS 1-14 (PHASE 4B), 11-21, 48, 60, AND BLOCK 18** ARE ADVISED THAT THE PROPERTY IS **REGULATED BY CONSERVATION HALTON**. CONSERVATION HALTON MUST BE CONTACTED PRIOR TO ANY DEVELOPMENT OCCURRING ON THE PROPERTY.
- H) PURCHASERS AND/OR TENANTS FOR ALL **LOTS 1-14 (PHASE 4B), 11-21, 48, 60, AND BLOCK 18** ADJACENT TO THE NATURAL HERITAGE SYSTEM (PART 4), ARE ADVISED THAT THE TOWN RESERVES THE RIGHT TO INSTALL A PUBLIC TRAIL CONNECTION WITHIN THIS BLOCK. FURTHER, PURCHASERS ARE ADVISED THAT INDIVIDUAL GATE ACCESS TO THIS BLOCK FROM THEIR PROPERTY IS PROHIBITED. IN ADDITION, DUMPING OF YARD WASTE OR OTHER HOUSEHOLD MATERIALS IS ALSO PROHIBITED.
- I) PURCHASERS AND/OR TENANTS FOR ALL **LOTS 1-14 (PHASE 4B), 11-21, 48, 60, AND BLOCK 18** ADJACENT TO THE NATURAL HERITAGE SYSTEM (PART 4), ARE ADVISED THAT WORK WITHIN BLOCK 126 MAY OCCUR AFTER THE DWELLINGS ARE OCCUPIED.
- J) PURCHASERS ARE ADVISED THAT THE TOWN OF OAKVILLE'S CURRENT **STREET TREE PLANTING STANDARDS**, WHICH ARE SUBJECT TO CHANGE, ARE INTENDED TO HAVE AN AVERAGE OF ONE TREE FOR EVERY 12 METRES OF FRONTAGE TO BE CONSIDERED FOR PLANTING IN ORDER TO ACCOMMODATE FUTURE TREE GROWTH. THIS MEANS THAT NOT EVERY HOUSE IS INTENDED TO RECEIVE A TREE. PURCHASERS ARE ALSO ADVISED THAT THE ABILITY TO ACCOMMODATE THE PLANTING OF A STREET TREE WITHIN THE PUBLIC ROAD ALLOWANCE WILL BE INFLUENCED BY HOUSING FORM, DEVELOPMENT SETBACKS, UTILITIES, DRIVEWAY WIDTH AND LOCATION. THE TOWN RESERVES THE RIGHT, IN ITS SOLE DISCRETION, TO DETERMINE WHETHER A STREET TREE WILL BE PLANTED AT ANY PARTICULAR LOCATION WITHIN THE SUBDIVISION PARTICULARLY ON NARROW BUILDING LOTS.
- K) PURCHASERS AND/OR TENANTS ARE ADVISED THAT **WINTER MAINTENANCE** AND SNOW PLOWING FROM PUBLIC STREETS, LANEWAYS AND PUBLIC WALKWAYS WILL BE DONE IN ACCORDANCE WITH THE COUNCIL APPROVED PROTOCOL AND POLICIES FOR SNOW REMOVAL.
- L) PURCHASERS AND/OR TENANTS ARE ADVISED THAT THE HOMEOWNER'S BUILDER IS RESPONSIBLE FOR THE TIMING AND COORDINATION OF **RECTIFYING LOT GRADING** MATTERS WHICH OCCUR PRIOR TO ASSUMPTION.
- M) PURCHASERS AND/OR TENANTS ARE ADVISED THAT PRIOR TO THE PLACEMENT OF ANY **STRUCTURES IN SIDE AND REAR YARDS**, THE ZONING BY-LAW SHOULD BE REVIEWED TO DETERMINE COMPLIANCE AND THAT A SITE ALTERATION PERMIT MAY BE REQUIRED PRIOR TO PROCEEDING TO DO ANY SITE WORK.
- N) PURCHASERS AND/OR TENANTS ARE ADVISED THAT **PRIVATE LANDSCAPING** IS NOT PERMITTED TO ENCROACH WITHIN THE TOWN'S ROAD ALLOWANCE, PUBLIC OPEN SPACE OR NATURAL HERITAGE SYSTEM AREA. ANY UNAUTHORISED ENCROACHMENTS ARE TO BE REMOVED BY THE HOMEOWNER PRIOR TO ASSUMPTION.
- O) PURCHASERS AND/OR TENANTS ARE ADVISED THAT AN OVERALL GRADE CONTROL PLAN HAS BEEN APPROVED FOR THIS PLAN AND FURTHER SOME LOTS WILL INCORPORATE THE DRAINAGE OF ADJOINING LOTS THROUGH THE DESIGN OF **SWALES AND REAR LOT CATCH BASINS**.
- P) PURCHASERS ARE ADVISED THAT ANY **UNAUTHORIZED ALTERATION OF THE ESTABLISHED LOT GRADING** AND DRAINAGE PATTERNS BY THE HOMEOWNER MAY RESULT IN NEGATIVE DRAINAGE IMPACTS TO THEIR LOT AND/OR ADJOINING LOTS.
- Q) PURCHASERS AND/OR TENANTS ARE ADVISED THAT THE HOMEOWNER'S BUILDER IS REQUIRED TO ENSURE THE LOT IS GRADED TO THE APPROVED LOT GRADING PLAN AND TO HAVE THE LOT GRADING CERTIFIED PRIOR TO THE REDUCTION/RELEASE OF ANY POST LOT GRADING SECURITIES. THE BUILDER IS TO ADVISE THE PURCHASER ONCE THE LOT HAS BEEN GRADED TO THE APPROVED PLAN AND CERTIFICATION HAS BEEN PROVIDED TO THE TOWN. THE PURCHASER AND/OR TENANT WILL BE PROVIDED A PERIOD OF TIME IN WHICH CONTEST ANY GRADING ISSUES. SHOULD THE PURCHASER NOT CONTEST THE GRADING CERTIFICATE COMPLETED BY THE BUILDER, THE PURCHASER WILL THEN ASSUME FULL RESPONSIBILITY FOR THE LOT GRADING BEYOND THAT POINT. PURCHASERS ARE ADVISED THAT THEY ARE NOT PERMITTED TO MODIFY OR ALTER THE GRADING OF THEIR LOT WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN OF OAKVILLE.
- R) PURCHASERS ARE ADVISED THAT THE FOLLOWING STREET(S) IN THE AREA MAY BE DESIGNATED AS **INTERIM OR PERMANENT BUS ROUTES**, AND THAT BUS STOPS AND SHELTERS MAY BE INSTALLED ALONG THE STREET(S): WILLIAM CUTMORE BOULEVARD AND WHEAT BOOM DRIVE.
- S) PURCHASERS AND/OR TENANTS ARE ADVISED THAT HOME/BUSINESS MAIL DELIVERY WILL BE FROM DESIGNATED **COMMUNITY MAIL BOXES** AND THAT PURCHASERS ARE TO BE NOTIFIED BY THE DEVELOPER/OWNER REGARDING THE EXACT CENTRALIZED MAIL BOX LOCATIONS PRIOR TO THE CLOSING OF ANY HOME SALES.
- T) PURCHASERS ARE ADVISED THAT THE **SCHOOLS** ON SITES DESIGNATED FOR THE HALTON DISTRICT SCHOOL BOARD OR HALTON CATHOLIC DISTRICT SCHOOL BOARD IN THE COMMUNITY ARE NOT GUARANTEED. ATTENDANCE IN THE AREA IS NOT GUARANTEED. PUPILS MAY BE ACCOMMODATED IN TEMPORARY FACILITIES AND/OR BE DIRECTED TO SCHOOLS OUTSIDE OF THE AREA.
- U) PURCHASERS ARE ADVISED THAT **SCHOOL BUSES** WILL NOT ENTER A CUL-DE-SAC AND PICK-UP POINTS WILL BE GENERALLY LOCATED ON THROUGH STREETS CONVENIENT TO THE HALTON STUDENT TRANSPORTATION SERVICES. ADDITIONAL PICK-UP POINTS WILL NOT BE LOCATED WITHIN THE SUBDIVISION UNTIL MAJOR CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- V) PURCHASERS ARE ADVISED THAT VILLAGE SQUARES WILL CONTAIN **CHILDREN'S PLAY EQUIPMENT** THAT MAY GENERATE NOISE OR NUISANCE TO THOSE HOMEBUYERS WHO PURCHASE ADJACENT TO PARKS AND OPEN SPACE. VILLAGE SQUARES MAY ALSO CONTAIN COMMUNITY MAIL BOXES. COMMUNITY PARKS MAY ALSO INCLUDE THE PROVISIONS FOR SPORTS FIELD LIGHTING THAT MAY GENERATE NOISE OR NUISANCE TO HOMEBUYERS WHO PURCHASE ADJACENT TO COMMUNITY PARKS.
- W) PURCHASERS ARE ADVISED THAT TOWN **STORMWATER MANAGEMENT PONDS** WILL BE SUBJECT TO SCHEDULED MAINTENANCE AND PERIODIC CLEANOUT IN ACCORDANCE WITH TOWN REQUIREMENTS.
- Y) PURCHASERS ARE ADVISED THAT **DRIVEWAY ENTRANCE WIDENINGS** OR MODIFICATIONS WILL NOT BE PERMITTED WHERE THEY IMPACT ON THE AVAILABILITY OF ON-STREET PARKING SPACE. PROPERTY OWNERS MUST TAKE NOTE OF THE AVAILABLE PARKING SPACE ON THEIR OWN PRIVATE LOT AND PURCHASE HOMES WITH KNOWLEDGE THAT ADDITIONAL SPACE FOR MORE PERSONAL / FAMILY VEHICLES MAY BE LIMITED OR UNAVAILABLE.
- Y) PURCHASERS ARE ADVISED THAT NORTH OAKVILLE IS FOUNDED ON THE PRINCIPLE OF PUBLIC TRANSIT AS A PRIORITY AND AS SUCH BUSES WITH VARYING FREQUENCIES OF SERVICES ARE EXPECTED TO OPERATE THROUGHOUT THE NEIGHBOURHOODS. RESIDENTS ARE EXPECTED TO ACCEPT BUS OPERATIONS, WITH THEIR ASSOCIATED IMPACTS AS A REALITY ALONG ROADWAYS OF THIS COMMUNITY. TRANSIT INFRASTRUCTURE INCLUDING **BUS STOPS AND BUS SHELTERS** MAY BE LOCATED ON MUNICIPAL STREETS WITHIN SUBDIVISIONS EITHER AS TEMPORARY AND/OR PERMANENT FEATURES.
- Z) PURCHASERS ARE ADVISED THAT PUBLIC ROADS ARE EXPECTED TO ACCOMMODATE PEDESTRIANS, CYCLISTS AND VEHICLES OF ALL TYPES. TEMPORARY AND/OR PERMANENT **PUBLIC PARKING ALONG MUNICIPAL ROADS** EXCEPT LANEWAYS ADJACENT TO ANY PROPERTY CAN BE MADE AVAILABLE FOR ON-STREET PARKING BY THE PUBLIC AND IS NOT RESERVED FOR USE BY THE PROPERTY OWNER. THIS WILL BE MOST EVIDENT IN CLOSE PROXIMITY TO PARKS, SCHOOLS. LANEWAYS AND COMMERCIAL OR MIXED USE DISTRICTS WHERE VISITORS TO THESE LOCATIONS WILL BE ENCOURAGED TO PARK ON-STREET IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS AS ON-SITE PARKING SPACE WILL BE MINIMAL OR NON-EXISTENT.
- AA) PURCHASERS ARE ADVISED THAT THERE IS THE POTENTIAL FOR HIGH WATER PRESSURES WITHIN THE SUBDIVISION
- BB) PURCHASERS ARE ADVISED THAT THERE IS THE POTENTIAL OF WATER PRESSURES CHANGES WITHIN THE SUBDIVISION RESULTING FROM THE REALIGNMENT OF THE REGION'S WATER PRESSURE ZONES FROM THE EXISTING ZONE CONDITION TO THE INTERIM AND ULTIMATE ZONE PRESSURE CONDITIONS,
- CC) PURCHASERS AND/OR TENANTS OF LOTS IN PROXIMITY TO DUNDAS STREET ARE ADVISED THAT NOISE ATTENUATION BARRIERS MAY BE LOCATED ADJACENT TO THE LOT ON PUBLIC PROPERTY AND THAT NO MODIFICATIONS OR ALTERATIONS ARE PERMITTED TO THE NOISE ATTENUATION STRUCTURE.