

PRELIMINARY NEIGHBOURHOOD INFORMATION MAP

24T-21003/1316 - TIMSIN PHASE 2

PART OF LOT 16, CONCESSION 1
NORTH OF DUNDAS STREET
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



LEGEND

- Site Boundary
- Sidewalk Location
- Driveway Location
- On Street Parking Space
- Bus Stop
- 1.2m Chain Link Fence
- Bicycle Path
- Bicycle Route
- Transit Route
- Mailbox Location
- Noise Warning (see Notes 5 & 6)
- Trail Path
- RYCB Rear Yard Catch Basin
- Easement on Private Property

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.

PLEASE NOTE:

This map is based on information available on November 8, 2023 and may be revised without notice to purchasers.

1. The map shows the several types of proposed and potential housing and building heights in the subdivision.
2. Sites shown on the map for future schools, townhouses, parks, shopping, etc. could have driveways anywhere along their street frontage.
3. Some streets in this subdivision will be extended in the future and temporary access roads may be closed.
4. There may be catch basins or utilities easements located on some lots in this subdivision.
5. Purchasers / Tenants are advised that sound levels due to increasing traffic may occasionally interfere with some activities of the dwelling occupants as the sounds levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.
6. This dwelling unit has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning 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, Conservation and Parks.
7. 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.
8. Community mailboxes will be directly beside some lots.
9. Purchasers are advised that the final location of walkways may change without notice.
10. School sites in the neighbourhood may eventually be converted to residential uses.
11. Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits.
12. The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.

13. There may be Transit bus routes on some streets within this subdivision with stops beside some homes. Oakville Transit reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any municipal right-of-way to provide effective service coverage.
14. 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.
15. 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.
16. Gates are not permitted in fences when lots abut the Natural Heritage System, a trail, valleyland, active park, woodlot or stormwater management pond.
17. 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.
18. Not all vehicle types can be accommodated on the proposed lots whether on the driveway or within a garage area. Check with your builder regarding the particular situation for the model and lot you intend to purchase.
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

LAND USES AND UNIT TYPES

1-2 STOREY

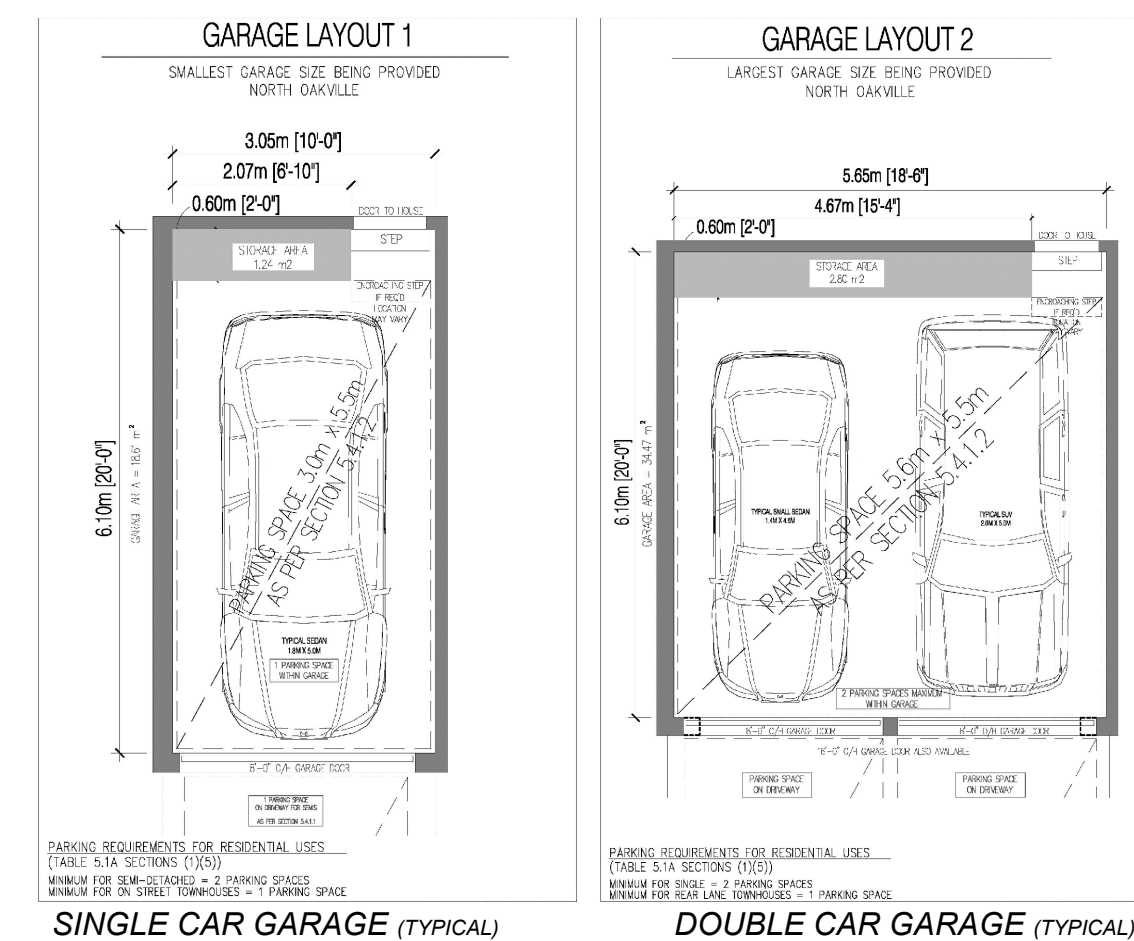
- Single Detached = 22 units
- Semi Detached = 14 units

2-3 STOREY

- Rear Lane Townhouses = 22 units

OTHER LAND USES

- Natural Heritage System



Director of Planning Services

Gabriel Charles

Date