

REQUIREMENTS FOR NEIGHBOURHOOD INFORMATION MAP

Three-Step Process:

- 1) Preliminary Neighbourhood Information Map
 - 2) Final Neighbourhood Information Map
 - 3) Purchase & Sale Agreement attachment
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All residential subdivision sales offices are required to display a full-size (minimum: 90cm x 120cm) "Neighbourhood Information Map" and accompanying notes, as approved by the Town of Oakville, which will provide specific information to prospective purchasers on the subdivision and surrounding neighbourhoods.

The Neighbourhood Information Map is to be prepared by the developer (or its agents) and must be submitted to the Planning Department for approval. Drafts may be emailed for review prior to delivery of the paper copies for signature. The Town will not issue draft approval until the Director of Planning has signed the Preliminary Neighbourhood Information Map.

The Map is to be displayed in each sales office in a prominent location along with a copy of the "**NOTICE TO NEW HOME PURCHASERS**" (see attached). If the approved information map is not displayed to the satisfaction of the Town at any time while a sales office is open to the public, the Town will take corrective action.

Builders are required to provide prospective purchasers with a reduced size of the approved Neighbourhood Information Map and the accompanying "Notice to New Home Purchasers" as part of the *Purchase & Sale Agreement*.

The developer shall prepare two coloured maps for the Town's files, and one additional coloured map for each builder in the proposed subdivision at a maximum scale of 1:1500.


The developer shall be responsible for distributing the approved maps and the aforementioned notice to the affected builders and to ensure that this information is presented in each sales office.

Graphic Techniques and Submission Requirements for the Maps

Cross-hatching, toning, graphic symbols, and bold lettering should be the primary techniques for displaying the required information to eliminate the need for colour on the copies provided to purchasers.

The graphics and text are to be easily read at the reduced size for attachment to the purchase and sale agreements. Full-size copies for the sales office and Town files shall be in full colour.

The following graphic symbols and techniques are recommended:

lots subject to noise warning (s):	+
lots with dwellings equipped to receive future air-conditioning:	▲
sidewalks, fences, walls:	Dashed or dotted lines with legend
walkways:	Capital W
community mail boxes:	Capital M or 

The Preliminary Neighbourhood Information Map (based on the draft plan of subdivision and to be completed prior to draft plan approval) shall include:

1. All approved street names.
2. The proposed land uses within the subdivision based on the draft approved plan, and immediately surrounding existing and proposed land uses, and potential building heights.
3. Where applicable, a statement indicating that place of worship and school sites may be used for residential uses if they are not acquired for their original purpose within the time period specified in the subdivision agreement.
4. Those lots or blocks that have existing and potential environmental noise constraints based on the noise feasibility study. Include all relevant warning clauses on the map.
5. The approximate locations of noise attenuation walls and berms.
6. The approximate locations and types of other fencing within the subdivision.
7. Where parks and open space, stormwater management facilities and walkway / vista blocks / servicing blocks are located.
8. The types and locations of parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance (to be confirmed in each case with the Parks & Open Space Department);
9. The locations of all temporary Canada Post Community Mailboxes,
10. The anticipated Transit routes through the subdivision,
11. The following standard notes (modified as appropriate for each plan):

“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 (*****month/year*****) 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 including townhouses and apartment buildings.

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. Some lots and blocks will be affected by noise from adjacent roads, industries or aircraft and warnings will apply to purchasers.
6. 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.
7. Neighbourhood Park Block(s) _____ will be developed as an active park(s) and may contain play equipment, walkways, lighting, landscaping and passive use free-play areas. Residents close to Block(s) _____ may be disturbed by noise and lighting from the park. For detailed information pertaining to park or open space issues, please call the Town's Parks & Open Space Department 905.845.6601
8. 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.
9. Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits.
10. Purchasers are advised that the final location of walkways in Blocks _____ may change without notice.
11. Community mailboxes will be directly beside some lots.
12. School sites in this subdivision may eventually be converted to residential uses.
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. 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.
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, woodlot 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. For further general information on proposed and existing land use, please call the Town's Planning Department 905.845.6601.
21. Halton Region is responsible for household garbage, recycling and green bin collection. For further information, please call 311 or visit Halton.ca
22. For detailed grading and berming information, please call the Town's Development Engineering Department 905.845.6601"

The Final Neighbourhood Information Map (based on the final plan of subdivision and completed prior to registration) shall include:

1. All of the information required on the preliminary map;
2. The locations of all sidewalks and walkways;
3. The locations of all rear yard catch basins and utility easements on private property where applicable;
4. The locations of all above ground utilities, where known;
5. The proposed locations of all anticipated bus stops;
6. The locations of all anticipated Canada Post Community Mailboxes.

NOTICE to NEW HOME PURCHASERS from
THE TOWN OF OAKVILLE

You are encouraged to review the Neighbourhood Information Map displayed in the sales office, and attached to your Purchase & Sale Agreement.

The following is provided for your information:

The map, and the following list, are 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: 8:30 am to 4:30 pm, Monday to Friday.

This map is based on information available on _____ and may be revised without notice to purchasers.

1. The map shows the several types of housing and building heights in the subdivision including townhouses and apartment buildings.
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. Some lots and blocks will be affected by noise from adjacent roads, industries or aircraft and warnings will apply to purchasers.
6. 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.
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.
8. Purchasers are advised that the final location of walkways in Blocks _____ may change without notice.
9. Community mailboxes will be directly beside some lots.
10. School sites in this subdivision may eventually be converted to residential uses.
11. The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.

12. 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.
13. The offer of purchase and sale may contain itemised charges for features covered in the Town's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. Despite paying this charge, the purchaser may be left without a tree on the lot in question. The Town does not encourage this type of extra billing and has no control over vendors charging for street trees.
14. The Town will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.
15. Despite the Developer's agreement to furnish street trees, site conditions may prevent the planting of a street tree within the public right-of-way in front of a particular lot. In the event of a conflict with utilities, trees may be within the right-of-way.
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, woodlot 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.
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