

# Preliminary Neighbourhood Information Map

ARGO (JOSHUA CREEK)  
Town File No. 24T-20002/1308

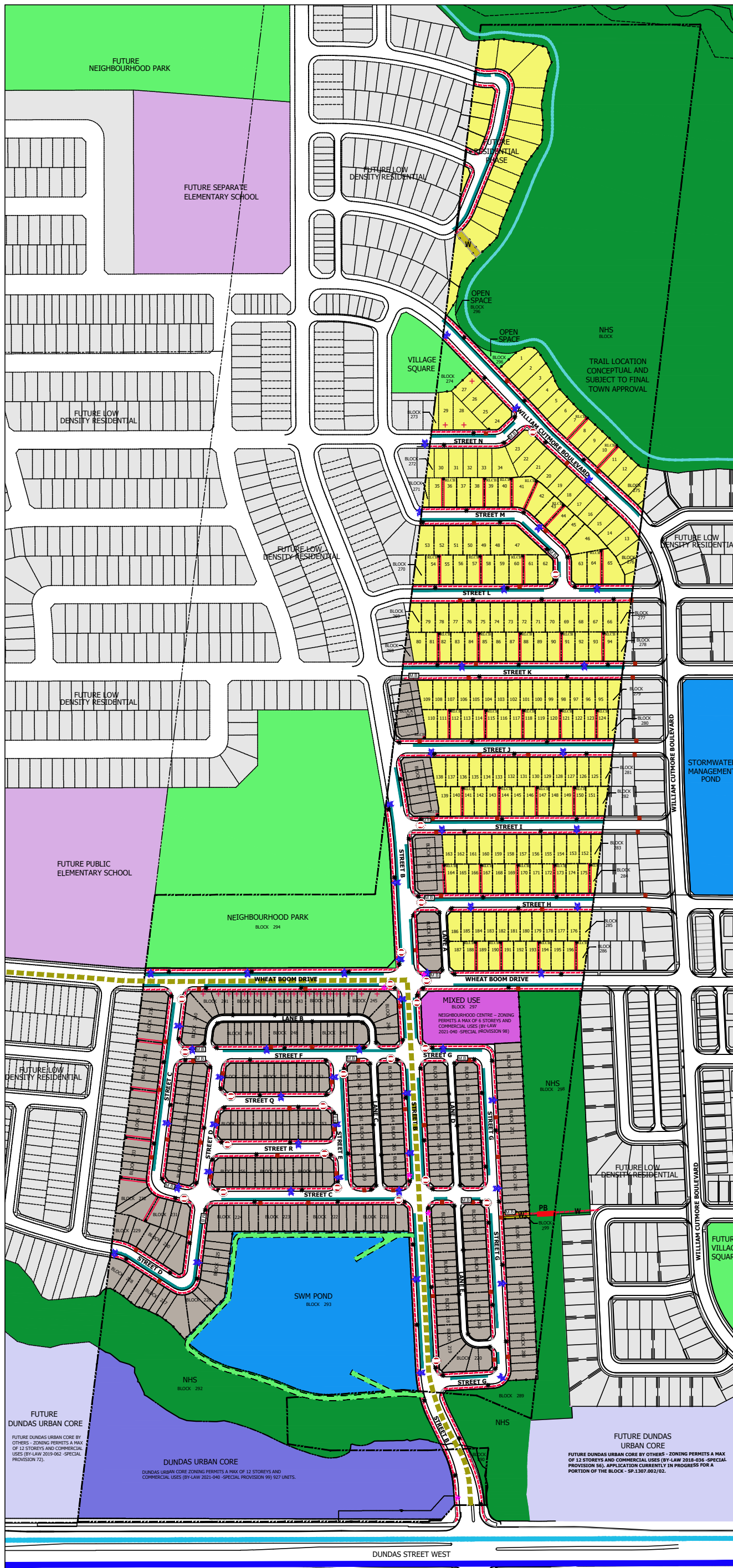


## Land Uses and Unit Types

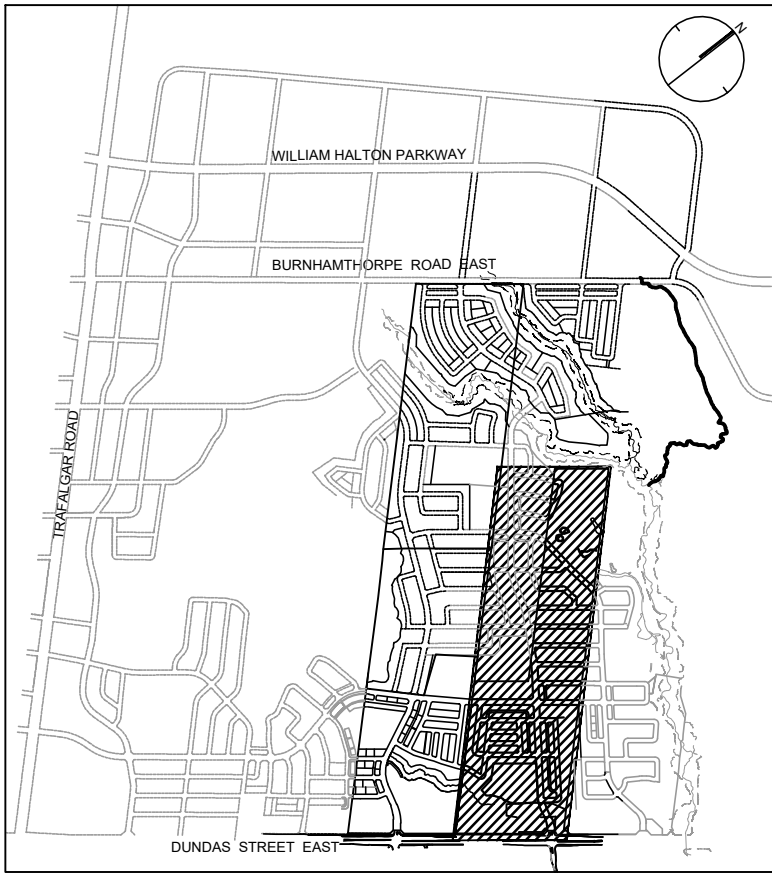
- 1-2 Storeys**
  - Single Detached - 222 Units
- 2 - 4 Storeys**
  - Townhomes - 396 Units
- Mixed Use (6 Storeys)**
  - Apartment Units - 95 Units
- Dundas Urban Core (12 Storeys)**
  - Apartment / Townhouse Units - 927 Units
- Other Land Uses**
  - Park Land / Open Space
  - Natural Heritage System Area
  - Stormwater Pond
  - Future School
  - Future Dundas Urban Core
  - Walkway Block
  - Other Phases/ Residential Areas

## Legend

- Sidewalk
- Trail
- Stormwater Pond Access Road
- Potential location of on-street parking
- PB Pedestrian Bridge Crossing
- MB Canada Post Community Mailbox
- + Purchasers are advised that due to proximity of village square or neighbourhood park, sound levels from these lands may at times be audible
- S Potential location for stop signs
- \* Potential bus stop location
- Primary Transit Corridor Service
- Secondary Transit Corridor
- Busway Corridor
- \* Streetlight
- \* Transformer
- \* Hydrant
- Location of ground utilities are currently being reviewed. Location shown for ground utilities are approximate and are subject to change
- Chain Link Fence
- Easement on private property
- R100 Rearyard catchbasin
- W Pedestrian Walkway



**SUBJECT TO CHANGE PENDING TOWN APPROVAL**



**SUBJECT TO  
CHANGE  
PENDING TOWN  
APPROVAL**

**Preliminary  
Neighbourhood  
Information Map  
ARGO (JOSHUA CREEK)**  
Town File No. 24T-20002/1308

**Land Uses and Unit Types**

- 1- 2 Storeys**
  - Single Detached - 222 Units
- 2 - 4 Storeys**
  - Townhomes - 396 Units
- Mixed Use (6 Storeys)**
  - Apartment Units - 95 Units
- Dundas Urban Core (12 Storeys)**
  - Apartment / Townhouse Units - 927 Units
- Other Land Uses**
  - Park Land / Open Space
  - Natural Heritage System Area
  - Stormwater Pond
  - Future School
  - Future Dundas Urban Core
  - Walkway Block
  - Other Phases/ Residential Areas

**Legend**

- Sidewalk
- Trail
- Stormwater Pond Access Road
- Potential location of on-street parking
- Pedestrian Bridge Crossing
- Canada Post Community Mailbox
- Purchasers are advised that due to proximity of village square or neighbourhood park, sound levels from these lands may at times be audible
- Potential location for stop signs
- Potential bus stop location
- Primary Transit Corridor Service
- Secondary Transit Corridor
- Busway Corridor
- Streetlight
- Transformer
- Hydrant
- Chain Link Fence
- Easement on private property
- Rearyard catchbasin
- Pedestrian Walkway

Location of ground utilities are currently being reviewed. Location shown for ground utilities are approximate and are subject to change

**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.

This map is based on information available on (July 2021) and may be revised without notice to purchasers.

1. The map shows that there will be 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. 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 294 and Village Square block 274 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) 294 & 274 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. Purchasers and/or tenants of units within Blocks 213 and 214 are advised that a pedestrian bridge over the Natural Heritage System (Block 292) 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
10. Community mailboxes will be directly beside some lots.
11. Purchasers are advised that the final location of walkways in Block 299 may change without notice.
12. School sites in this subdivision may eventually be converted to residential uses.
13. Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits.
14. The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.
15. 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, and associated amenities on any municipal right-of-way to provide effective service coverage.
16. 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.
17. 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.
18. Gates are not permitted in fences when lots abut the Natural Heritage System, a trail, valleyland, active park, woodlot or stormwater management pond.
19. 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.
20. 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.
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 further general information on proposed and existing land use, please call the Town's Planning Department 905.845.6601.
23. For detailed grading and berming information, please call the Town's Development Service Department 905.845.6601

**Director of Planning Services**

**Date:** \_\_\_\_\_