

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 MARCH, 2022 AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS.

1. THE MAP SHOWS THE SINGLE DETACHED HOMES.
2. SOME STREETS IN THIS SUBDIVISION WILL BE EXTENDED IN THE FUTURE AND TEMPORARY ACCESS ROADS MAY BE CLOSED.
3. THERE MAY BE CATCH BASINS OR UTILITIES EASEMENTS LOCATED ON SOME LOTS IN THIS SUBDIVISION.
4. BLOCKS 20 & 21 IN THIS SUBDIVISION WILL BE LEFT IN A NATURAL CONDITION WITH MINIMAL MAINTENANCE AND NO GRASS CUTTING, ONLY PERIODIC REMOVAL OF DEBRIS.
5. PURCHASERS ARE ADVISED THAT THE FINAL LOCATION OF WALKWAYS IN BLOCK 21 MAY CHANGE WITHOUT NOTICE.
6. COMMUNITY MAILBOXES WILL BE DIRECTLY BESIDE SOME LOTS.
7. THE COMPLETION OF SOME DWELLINGS IN THIS SUBDIVISION MAY BE DELAYED UNTIL AFTER THE COMPLETION OF EXTERIOR FINISHES ON THE ADJACENT BUILDINGS.
8. 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.

9. 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.

10. THE TOWN WILL NOT REIMBURSE PURCHASERS, NOR ASSIST IN ANY RECOVERY OF MONEYS PAID, UNDER ANY CIRCUMSTANCE.

11. 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.

12. 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.

13. GATES ARE NOT PERMITTED IN FENCES WHEN LOTS ABUT THE PARK BUFFER BLOCK 21.

14. 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.

15. HALTON REGION IS RESPONSIBLE FOR HOUSEHOLD GARBAGE, RECYCLING AND GREEN BIN COLLECTION. FOR FURTHER INFORMATION, PLEASE CALL 311 OR VISIT HALTON.CA

16. 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.

17. FOR FURTHER GENERAL INFORMATION ON PROPOSED AND EXISTING LAND USE, PLEASE CALL THE TOWN'S PLANNING DEPARTMENT, 905.845.6601.

18. FOR DETAILED INFORMATION PERTAINING TO PARK OR OPEN SPACE ISSUES, PLEASE CALL THE TOWN'S PARKS & OPEN SPACE DEPARTMENT, 905.845.6601

19. FOR DETAILED GRADING AND BERMING INFORMATION, PLEASE CALL THE TOWN'S DEVELOPMENT ENGINEERING DEPARTMENT, 905.845.6601

LAND USER AND UNIT TYPES -

1- 2 STOREYS

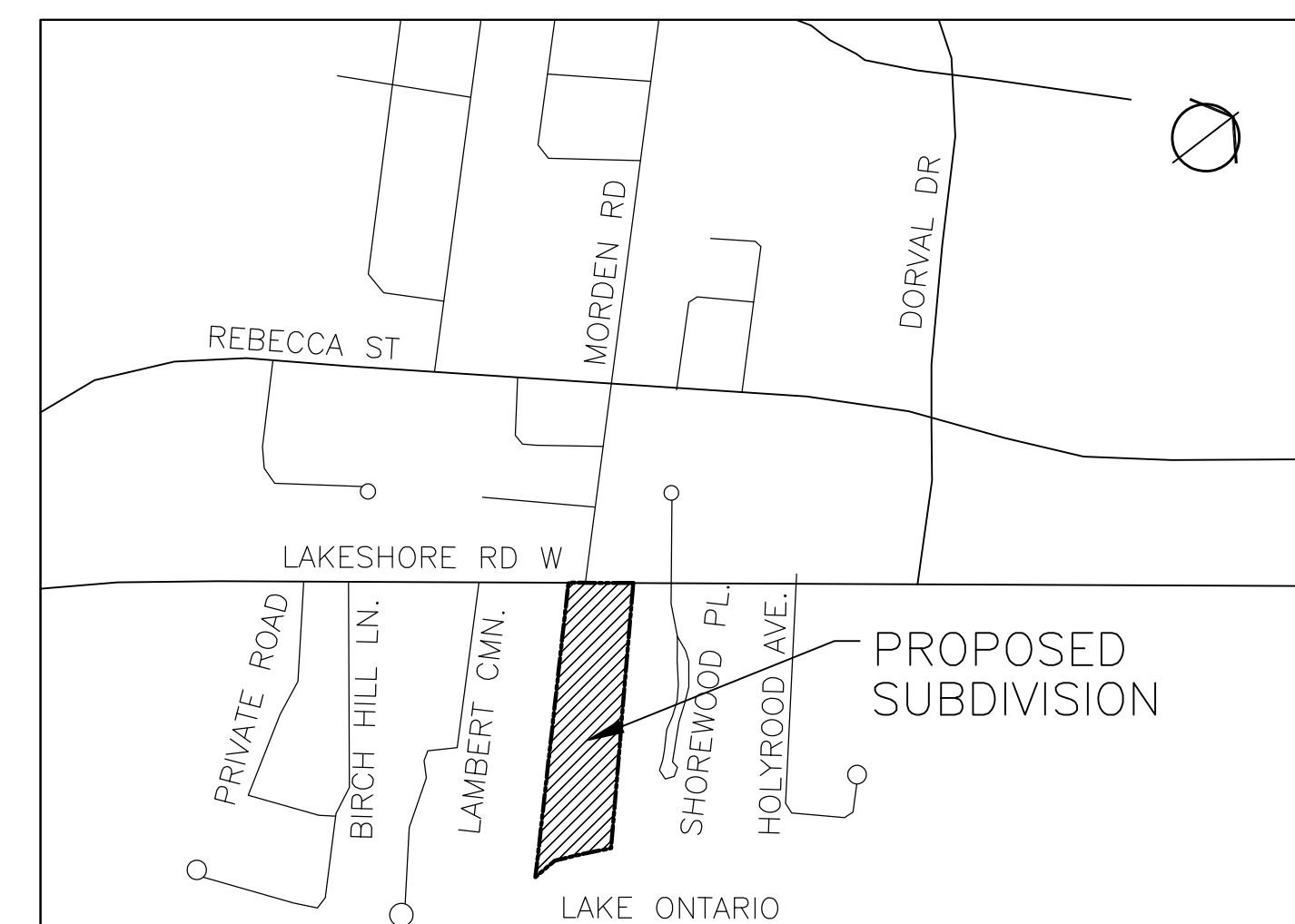
SINGLE DETACHED RESIDENTIAL

OTHER LAND USES

PARK BUFFER / LAKE ONTARIO SHORE PROTECTION

LEGEND

- WOOD GUARDRAIL
- DECORATIVE METAL FENCE
- COMMUNITY MAILBOX LOCATION
- HYDRO TRANSFORMER
- REAR LOT CATCH BASIN
- MAX. 3:1 SLOPE
- FIRE HYDRANT
- LIGHT STANDARD
- EXISTING TREES TO REMAIN
- DRIVEWAY
- RETAINING WALL
- SIDEWALK
- TRANSIT ROUTE



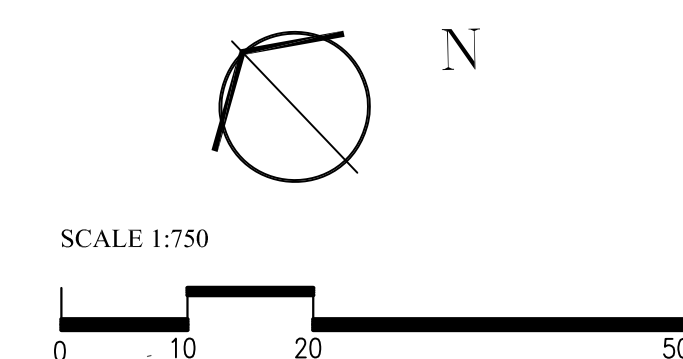
KEY PLAN

**NEIGHBOURHOOD INFORMATION MAP
RESIDENTIAL SUBDIVISION**

346-362 LAKESHORE ROAD WEST
OAKVILLE, ONTARIO
DRAFT PLAN: 24T-17006
MAJESTIC EDGE ESTATES INC.
FEB. 17, 2022

Director of Planning Services:

Date: 4 April, 2022



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