



Final Neighbourhood Information Map

Argo (West Morrison Creek) Ltd.
Town File No. 24T-20001/1316



Unit Types		Land Uses	
1 - 2 Storeys	Single Detached - 103 Units	Natural Heritage System Area	Stormwater pond
2 - 3 Storeys	Townhouse - 90 Units	Future Elementary School	Other phases/ residential areas
Other	High Density Residential (up to 8 Storeys)		

Legend	
	Proposed Transit Route
	Property Boundary
	Sidewalk
	Canada Post Community Mailbox
	Lots with dwellings equipped to receive future air conditioning units
	Potential location of on-street parking
	Stop sign
	Potential bus stop location
	Streetlight
	Transformer
	Oakville Hydro Manhole
	Hydrant
	Switchgear
	Chain link fence
	Easement on private property
	Rear lot Catch Basin
	Pedestrian Footbridge
	Trail
	Pedestrian Walkway

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.

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

SUBJECT TO CHANGE PENDING TOWN APPROVAL

- 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 (Nov 2023) and may be revised without notice to purchasers.
- The map shows that there will be several types of proposed and potential housing and building heights in the subdivision.
- Sites shown on the map for future schools, townhouses, parks, shopping, etc. could have driveways anywhere along their street frontage.
- Some streets in this subdivision will be extended in the future and temporary access roads may be closed.
- There may be catch basins or utilities easements located on some lots in this subdivision.
- Some lots and blocks will be affected by noise from adjacent roads, industries and warnings will apply to purchasers.
- 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.
- 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.
- Community mailboxes will be directly beside some lots.
- Purchasers are advised that the final location of walkways may change without notice.
- Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits.
- The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.
- 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.
- 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.
- 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.
- Gates are not permitted in fences when lots abut the Natural Heritage System, a trail, valleyland, active park, woodlot or stormwater management pond.
- 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.
- 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.
- Halton Region is responsible for household garbage, recycling and green bin collection. For further information, please call 311 or visit Halton.ca
- For further general information on proposed and existing land use, please call the Town's Planning Department 905.845.6601.
- For detailed grading and berming information, please call the Town's Development Service Department 905.845.6601*

Director of Planning Services

Date:

