NEIGHBOURHOOD INFORMATION MAP

RESIDENTIAL SUBDIVISION
OAKVILLE, ONTARIO
MATTAMY - JOSHUA CREEK
PHASE 3 24T-20007/1307

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.

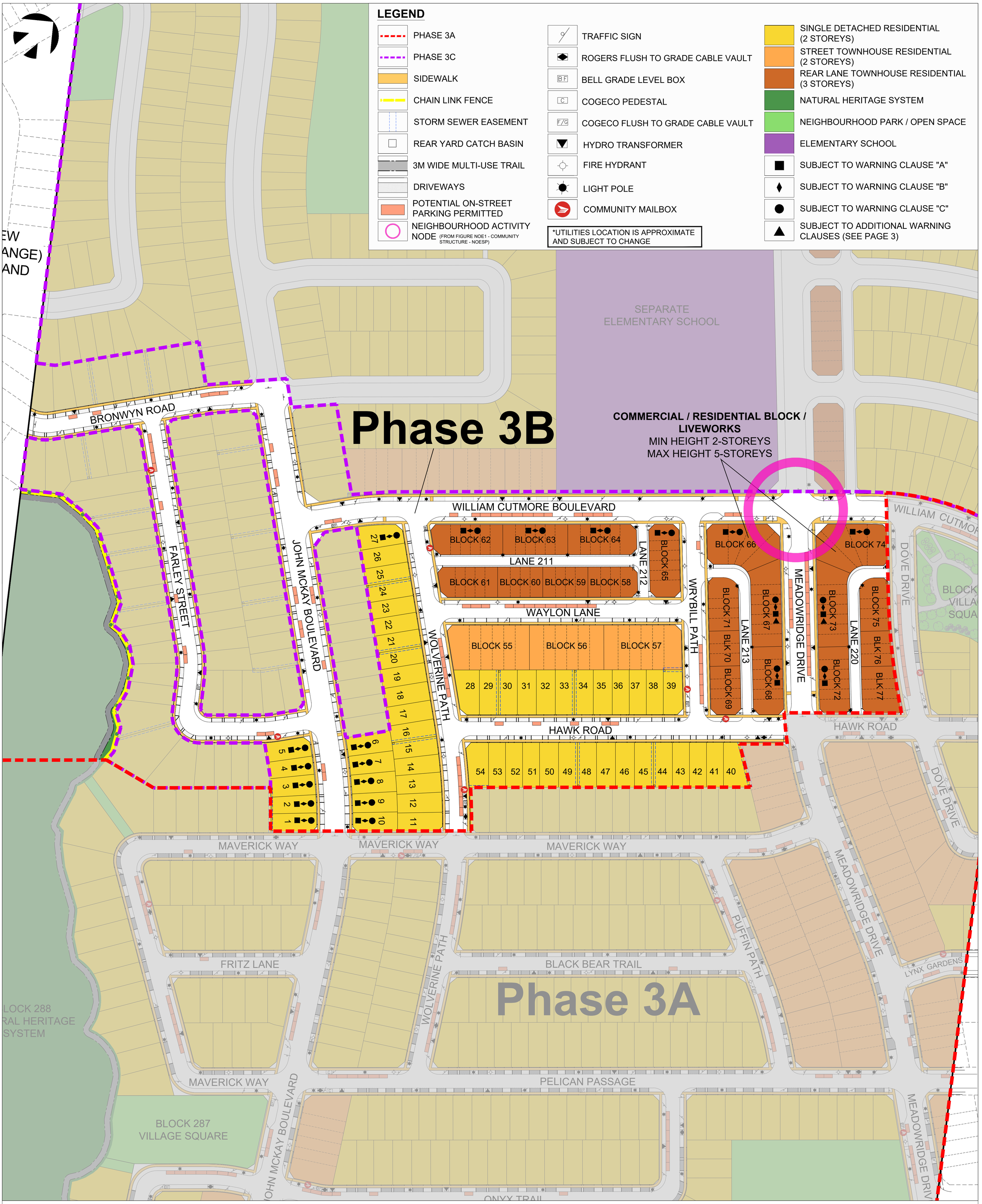
LEGEND

- PHASE 3A
- PHASE 3C
- SIDEWALK
- FIRE HYDRANT
- LIGHT POLE
- TRAFFIC SIGN
- HYDRO TRANSFORMER
- ROGERS FLUSH TO GRADE CABLE VAULT
- BELL GRADE LEVEL BOX
- COGECO PEDESTAL
- COGECO FLUSH TO GRADE CABLE VAULT
- COMMUNITY MAILBOX
- STORM SEWER EASEMENT
- REAR YARD CATCH BASIN
- DRIVEWAYS
- 3M WIDE MULTI-USE TRAIL
- POTENTIAL ON-STREET PARKING PERMITTED
- SINGLE DETACHED RESIDENTIAL (2 STOREYS)
- STREET TOWNHOUSE RESIDENTIAL (2 STOREYS)
- REAR LANE TOWNHOUSE RESIDENTIAL (3 STOREYS)
- NATURAL HERITAGE SYSTEM
- NEIGHBOURHOOD PARK / OPEN SPACE
- ELEMENTARY SCHOOL
- SUBJECT TO WARNING CLAUSE "A"
- SUBJECT TO WARNING CLAUSE "B"
- SUBJECT TO WARNING CLAUSE "C"
- SUBJECT TO ADDITIONAL WARNING CLAUSES (SEE PAGE 3)
- CHAIN LINK FENCE
- NEIGHBOURHOOD ACTIVITY NODE (FROM FIGURE NOE1 - COMMUNITY STRUCTURE - NOESP)

*UTILITIES LOCATION IS APPROXIMATE AND SUBJECT TO CHANGE

SIGNED _____ DATE May 6, 2025
Director of Planning and Development

Phase 3C
Phase 3B
Phase 3A
SEPARATE ELEMENTARY SCHOOL
COMMERCIAL / RESIDENTIAL BLOCK / LIVEWORKS
MIN HEIGHT 2-STOREYS
MAX HEIGHT 5-STOREYS
ARGO PHASE 2 DRAFT APPROVED 24T-20002
BRONWYN ROAD
FARLEY STREET
JOHN MCKAY BOULEVARD
WOLVERINE PATH
WILLIAM CUTMORE BOULEVARD
WAYLON LANE
WRYBILL PATH
MEADOWRIDGE DRIVE
DOVE DRIVE
HAWK ROAD
LANE 211
LANE 212
LANE 213
LANE 220
BLOCK 62 BLOCK 63 BLOCK 64 BLOCK 65 BLOCK 66 BLOCK 74
BLOCK 61 BLOCK 60 BLOCK 59 BLOCK 58
BLOCK 55 BLOCK 56 BLOCK 57
BLOCK 71 BLOCK 70 BLOCK 69 BLOCK 67 BLOCK 68 BLOCK 73 BLOCK 72 BLOCK 75 BLOCK 76 BLOCK 77
BLOCK 285 VILLAGE SQUARE
MAVERICK WAY
FRITZ LANE
BLACK BEAR TRAIL
PUFFIN PATH
LYNX GARDENS
PELICAN PASSAGE
ONYX TRAIL
LANE 210
BLOCK 288 NATURAL HERITAGE SYSTEM
BLOCK 287 VILLAGE SQUARE
BLOCK 286 NEIGHBOURHOOD PARK
FUTURE PUBLIC ELEMENTARY SCHOOL
FUTURE NEIGHBOURHOOD PARK
ARGO PHASE 1 REGISTERED
DRAFT APPROVED 24T-20009/1310 FUTURE RESIDENTIAL
DRAFT APPROVED 24T-12003/1309 FUTURE RESIDENTIAL



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PLEASE NOTE:

1. 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.
2. Please Note: this map is based on information available on February 2024 and may be revised without notice to purchasers.
3. The map shows that there will be several types of proposed and potential housing and building heights in the subdivision.
4. Sites shown on the map for future schools, townhouses, parks, shopping etc. could have driveways anywhere along their street frontage.
5. Some streets in this subdivision will be extended in the future and temporary access roads may be closed.
6. There may be catch basins or utilities easements located on some lots in this subdivision.
7. Some lots and blocks will be affected by noise from adjacent roads, and warnings will apply to purchasers.
8. 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.
9. Neighbourhood Park Block(s) 285, 286 and 287 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) 285, 286 and 287 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
10. 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.
11. Community mailboxes will be directly beside some lots.
12. Purchasers are advised that the final location of walkways in Blocks 283 and 284 may change without notice.
13. School sites in this subdivision may eventually be converted to residential uses.
14. Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits.
15. The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.
16. 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 rights-of-way to provide effective service coverage.
17. 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.
18. 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.
19. Gates are not permitted in fences when lots abut the Natural Heritage System, a trail, valleyland, active park, woodlot or stormwater management pond.
20. 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.
21. 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.
22. 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.
23. Halton Region is responsible for household garbage, recycling and green bin collection. For further information, please call 311 or visit Halton.ca
24. For further general information on proposed and existing land use, please call the Town's Planning Department 905.845.6601.
25. For detailed grading and berming information, please call the Town's Development Services Department 905.845.6601
26. The developer shall ensure that each builder selling homes within the subdivision: provides prospective purchasers with a "Notice to New Home Purchasers" from the Town in the prescribed format that includes all of the notes required on the neighbourhood information maps, and, attaches a copy of the most up-to-date neighbourhood information map to each offer of purchase and sale agreement.

SIGNED _____ DATE May 6, 2025
Director of Planning and Development

WARNING CLAUSES:

WARNING CLAUSE TYPE 'A':

PURCHASERS/TENANTS ARE ADVISED THAT DESPITE THE INCLUSION OF NOISE CONTROL FEATURES IN THE DEVELOPMENT AND WITHIN THE BUILDING UNITS, SOUND LEVELS DUE TO INCREASING ROAD TRAFFIC MAY ON OCCASIONS INTERFERE WITH SOME ACTIVITIES OF THE DWELLING OCCUPANTS AS THE SOUND LEVEL EXCEED THE MUNICIPALITY'S AND THE MINISTRY OF THE ENVIRONMENT'S NOISE CRITERIA.

WARNING CLAUSE TYPE 'B':

THIS DWELLING UNIT HAS BEEN DESIGNED WITH THE PROVISION FOR ADDING CENTRAL AIR CONDITIONING AT THE OCCUPANT'S DISCRETION. INSTALLATION OF CENTRAL AIR CONDITIONING BY THE OCCUPANT IN LOW AND MEDIUM DENSITY DEVELOPMENTS 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.

WARNING CLAUSE TYPE 'C':

PURCHASERS/TENANTS ARE ADVISED THAT BALCONIES AND/OR RAISED DECKS HAVE NOT BEEN DESIGNED TO MEET THE SOUND LEVEL LIMITS OF THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS, REGION OF HALTON OR TOWN OF OAKVILLE. SOUND LEVELS DUE TO ROAD TRAFFIC MAY INTERFERE WITH SOME ACTIVITIES.

ADDITIONAL WARNING CLAUSES CONTINUED:

A) PURCHASERS OF BLOCKS 67, 73 ARE ADVISED THAT THEIR PROPERTIES ABUT LANDS WHICH MAY BE DEVELOPED FOR **FUTURE RESIDENTIAL, COMMERCIAL OR MIXED COMMERCIAL / RESIDENTIAL USES**.

B) PURCHASERS AND/OR TENANTS OF LOTS OR UNITS IN BLOCKS 206, 207 AND 277 (PHASE 3A) ARE ADVISED THAT THEY ABUT A **WALKWAY BLOCK** WHICH WILL ALLOW FOR PUBLIC ACCESS.

C) PURCHASERS AND/OR TENANTS OF LOTS OR UNITS ADJACENT TO OR NEAR THE VILLAGE SQUARE, NEIGHBOURHOOD PARK OR ANY OTHER PARKLAND AND OPEN SPACE ARE ADVISED THAT THESE PARKS, IN WHOLE OR IN PART, MAY BE VEGETATED TO CREATE A NATURAL SETTING. BE ADVISED THAT, IN THESE AREAS, THE TOWN MAY NOT CARRY OUT **ROUTINE MAINTENANCE** SUCH AS GRASS AND WEED CUTTING.

D) PURCHASERS AND/OR TENANTS OF LOTS OR UNITS ADJACENT TO OR NEAR THE VILLAGE SQUARE, NEIGHBOURHOOD PARK AND SERVICING / WALKWAY BLOCK ABUTTING BLOCKS 283, 284, 285, 286, 287, 290 AND 291 (PHASE 3A) ARE ADVISED THAT THESE **OPEN SPACE AREAS** WILL BE USED FOR GENERAL ACTIVE AND PASSIVE PUBLIC RECREATION AND LEISURE USES, INCLUDING BUT NOT LIMITED TO WALKWAYS (LIT AND UNLIT), BIKEWAYS, PLAYGROUNDS, TRAILS, SPORTS FIELD (LIT OR UNLIT), SPLASH PAD, VISITOR PARKING, AND/OR MULTI-USE COURTS. IN ADDITION TO DAYTIME USE, PARK FACILITIES MAY BE USED IN THE EVENINGS AND ON WEEKENDS.

E) PURCHASERS AND/OR TENANTS OF LOTS 1-13, 235-248 AND BLOCKS 277, 278 (PHASE 3A) ARE ADVISED THAT A **WALKWAY** MAY ABUT THE SUBJECT PROPERTY CONSISTENT WITH THE NORTH OAKVILLE EAST TRAILS PLAN. DURING NORMAL USE OF, AND ACTIVITY ON, THE WALKWAY, SOME NOISE COULD OCCASIONALLY BE GENERATED THAT MAY POTENTIALLY INTERFERE WITH OUTDOOR ACTIVITIES ON THE SUBJECT PROPERTY.

F) PURCHASERS AND/OR TENANTS OF ALL LOTS ADJACENT TO THE WATERCOURSE BLOCK OR OTHER FEATURE REGULATED BY CONSERVATION HALTON, A STATEMENT WHICH ADVISES THAT THE FEATURE IS REGULATED BY CONSERVATION HALTON AND THAT **NO ENCROACHMENT IS PERMITTED**, AND THAT **VEGETATION SHALL NOT BE MANICURED** IN ACCORDANCE WITH ONTARIO REGULATION 162/06.

G) PURCHASERS AND/OR TENANTS FOR ALL LOTS ADJACENT TO THE **NATURAL HERITAGE SYSTEM**, A STATEMENT WHICH ADVISES THAT THE TOWN RESERVES THE RIGHT TO INSTALL A PUBLIC TRAIL CONNECTION WITHIN THESE BLOCKS. FURTHER PURCHASERS ARE ADVISED THAT INDIVIDUAL GATE ACCESS TO THESE BLOCKS FROM THEIR PROPERTY IS PROHIBITED. IN ADDITION, DUMPING OF YARD WASTE OR OTHER HOUSEHOLD MATERIALS IS ALSO PROHIBITED.

H) PURCHASERS AND /OR TENANTS ARE ADVISED THAT **GATES ARE NOT PERMITTED** TO BE INSTALLED ALONG ANY BOUNDARY FENCE ADJACENT TO ANY LANDS INTENDED FOR A SCHOOL.

I) PURCHASERS ARE ADVISED THAT THE TOWN OF OAKVILLE'S CURRENT **STREET TREE PLANTING STANDARDS**, WHICH ARE SUBJECT TO CHANGE, ARE INTENDED TO HAVE AN AVERAGE OF ONE TREE FOR EVERY 12 METRES OF FRONTAGE TO BE CONSIDERED FOR PLANTING IN ORDER TO ACCOMMODATE FUTURE TREE GROWTH. THIS MEANS THAT NOT EVERY HOUSE IS INTENDED TO RECEIVE A TREE. PURCHASERS ARE ALSO ADVISED THAT THE ABILITY TO ACCOMMODATE THE PLANTING OF A STREET TREE WITHIN THE PUBLIC ROAD ALLOWANCE WILL BE INFLUENCED BY HOUSING FORM, DEVELOPMENT SETBACKS, UTILITIES, DRIVEWAY WIDTH AND LOCATION. THE TOWN RESERVES THE RIGHT, IN ITS SOLE DISCRETION, TO DETERMINE WHETHER A STREET TREE WILL BE PLANTED AT ANY PARTICULAR LOCATION WITHIN THE SUBDIVISION PARTICULARLY ON NARROW BUILDING LOTS.

J) PURCHASERS ARE ADVISED THAT **WINTER MAINTENANCE** AND SNOW PLOWING FROM PUBLIC STREETS AND LANEWAYS WILL BE DONE IN ACCORDANCE WITH THE COUNCIL APPROVED PROTOCOL AND POLICIES FOR SNOW REMOVAL.

K) PURCHASERS AND/OR TENANTS ARE ADVISED THAT THE HOMEOWNER'S BUILDER IS RESPONSIBLE FOR THE TIMING AND COORDINATION OF **RECTIFYING LOT GRADING** MATTERS WHICH OCCUR PRIOR TO ASSUMPTION.

L) PURCHASERS AND/OR TENANTS ARE ADVISED THAT PRIOR TO THE PLACEMENT OF ANY **STRUCTURES IN SIDE AND REAR YARDS**, THE ZONING BY-LAW SHOULD BE REVIEWED TO DETERMINE COMPLIANCE AND THAT A SITE ALTERATION PERMIT MAY BE REQUIRED PRIOR TO PROCEEDING TO DO ANY SITE WORK.

M) PURCHASERS AND/OR TENANTS ARE ADVISED THAT **PRIVATE LANDSCAPING** IS NOT PERMITTED TO ENCROACH WITHIN THE TOWN'S ROAD ALLOWANCE, PUBLIC OPEN SPACE OR NATURAL HERITAGE SYSTEM AREA. ANY UNAUTHORISED ENCROACHMENTS ARE TO BE REMOVED BY THE HOMEOWNER PRIOR TO ASSUMPTION.

N) PURCHASERS AND/OR TENANTS ARE ADVISED THAT AN OVERALL GRADE CONTROL PLAN HAS BEEN APPROVED FOR THIS PLAN AND FURTHER SOME LOTS WILL INCORPORATE THE DRAINAGE OF ADJOINING LOTS THROUGH THE DESIGN OF **SWALES AND REAR LOT CATCH BASINS**.

O) PURCHASERS ARE ADVISED THAT ANY **UNAUTHORIZED ALTERATION OF THE ESTABLISHED LOT GRADING** AND DRAINAGE PATTERNS BY THE HOMEOWNER MAY RESULT IN NEGATIVE DRAINAGE IMPACTS TO THEIR LOT AND/OR ADJOINING LOTS.

P) PURCHASERS ARE ADVISED THAT THE FOLLOWING STREET(S) IN THE AREA MAY BE DESIGNATED AS **INTERIM OR PERMANENT BUS ROUTES**, AND THAT BUS STOPS AND SHELTERS MAY BE INSTALLED ALONG THE STREET(S): JOHN MCKAY BOULEVARD, WHEAT BOOM DRIVE, STREET B AND STREET L.

Q) PURCHASERS AND/OR TENANTS ARE ADVISED THAT HOME/BUSINESS MAIL DELIVERY WILL BE FROM DESIGNATED **COMMUNITY MAIL BOXES** AND THAT PURCHASERS ARE TO BE NOTIFIED BY THE DEVELOPER/OWNER REGARDING THE EXACT CENTRALIZED MAIL BOX LOCATIONS PRIOR TO THE CLOSING OF ANY HOME SALES.

R) PURCHASERS ARE ADVISED THAT THE **SCHOOLS** ON SITES DESIGNATED FOR THE HALTON DISTRICT SCHOOL BOARD OR HALTON CATHOLIC DISTRICT SCHOOL BOARD IN THE COMMUNITY ARE NOT GUARANTEED. ATTENDANCE IN THE AREA IS NOT GUARANTEED. PUPILS MAY BE ACCOMMODATED IN TEMPORARY FACILITIES AND/OR BE DIRECTED TO SCHOOLS OUTSIDE OF THE AREA.

S) PURCHASERS ARE ADVISED THAT **SCHOOL BUSES** WILL NOT ENTER A CUL-DE-SAC AND PICK-UP POINTS WILL BE GENERALLY LOCATED ON THROUGH STREETS CONVENIENT TO THE HALTON STUDENT TRANSPORTATION SERVICES. ADDITIONAL PICK-UP POINTS WILL NOT BE LOCATED WITHIN THE SUBDIVISION UNTIL MAJOR CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

T) PROSPECTIVE PURCHASERS OF LOTS/UNITS ABUTTING, FRONTING AND ADJACENT TO THE SCHOOL SITE DESIGNATED FOR THE HCDSB ARE ADVISED THAT TEMPORARY FACILITIES/PORTABLES WILL BE SITED ON THE SCHOOL SITE IN ORDER TO ACCOMMODATE PUPILS IN EXCESS OF THE SCHOOL BUILDING CAPACITY.

U) THE OWNER OF LOTS ADJOINING THE SITE INTENDED FOR USE OR ACTUALLY USED FOR A SCHOOL ARE PROHIBITED TO INSTALL OR USE FOR ANY PURPOSES OF A GATE IN ANY BOUNDARY LINE FENCE ON SUCH SCHOOL PROPERTY. IN THE EVENT A GATE IS INSTALLED, THE BOARD WILL REMOVE IT AT THE OWNER'S EXPENSE.

V) PURCHASERS ARE ADVISED THAT VILLAGE SQUARES AND PARKS WILL CONTAIN **CHILDREN'S PLAY EQUIPMENT** THAT MAY GENERATE NOISE OR NUISANCE TO THOSE HOMEBUYERS WHO PURCHASE ADJACENT TO PARKS AND OPEN SPACE. COMMUNITY MAILBOXES MAY BE LOCATED IN CLOSE PROXIMITY TO VILLAGE SQUARES AND PARKS. COMMUNITY PARKS MAY ALSO INCLUDE THE PROVISIONS FOR SPORTS FIELD LIGHTING THAT MAY GENERATE NOISE OR NUISANCE TO HOMEBUYERS WHO PURCHASE ADJACENT TO COMMUNITY PARKS.

W) PURCHASERS ARE ADVISED THAT TOWN **STORMWATER MANAGEMENT PONDS** WILL BE SUBJECT TO SCHEDULED MAINTENANCE AND PERIODIC CLEANOUT IN ACCORDANCE WITH TOWN REQUIREMENTS.

X) PURCHASERS ARE ADVISED THAT **DRIVEWAY ENTRANCE WIDENINGS** OR MODIFICATIONS WILL NOT BE PERMITTED. PROPERTY OWNERS MUST TAKE NOTE OF THE AVAILABLE PARKING SPACE ON THEIR OWN PRIVATE LOT AND PURCHASE HOMES WITH KNOWLEDGE THAT ADDITIONAL SPACE FOR MORE PERSONAL / FAMILY VEHICLES MAY BE LIMITED OR UNAVAILABLE. IF THE HOMEOWNER MODIFIES THEIR DRIVEWAY THE TOWN MAY REQUIRE THE DEVELOPMENT TO REMEDIATE THE ISSUE.

Y) PURCHASERS OF LOTS/UNITS ABUTTING, FRONTING AND ADJACENT TO THE SCHOOL SITE DESIGNATED FOR THE HALTON DISTRICT SCHOOL BOARD ARE ADVISED THAT **TEMPORARY FACILITIES/PORTABLES** MAY BE SITED ON THE SCHOOL SITE IN ORDER TO ACCOMMODATE PUPILS IN EXCESS OF THE SCHOOL BUILDING CAPACITY.

Z) PURCHASERS ARE ADVISED THAT **CATHOLIC SCHOOL ACCOMMODATION** MAY NOT BE AVAILABLE FOR STUDENTS RESIDING IN THIS AREA, AND THAT YOU ARE NOTIFIED THAT STUDENTS MAY BE ACCOMMODATED IN TEMPORARY FACILITIES AND/OR BUSSED TO EXISTING FACILITIES OUTSIDE THE AREA. HALTON CATHOLIC DISTRICT SCHOOL BOARD WILL DESIGNATE PICK UP POINTS FOR THE CHILDREN TO MEET THE BUS ON ROADS PRESENTLY IN EXISTENCE OR OTHER PICK UP AREAS CONVENIENT TO THE BOARD.

AA) PURCHASERS ARE ADVISED THAT NORTH OAKVILLE IS FOUNDED ON THE PRINCIPLE OF PUBLIC TRANSIT AS A PRIORITY AND AS SUCH BUSES WITH VARYING FREQUENCIES OF SERVICES ARE EXPECTED TO OPERATE THROUGHOUT THE NEIGHBOURHOODS. RESIDENTS ARE EXPECTED TO ACCEPT BUS OPERATIONS, WITH THEIR ASSOCIATED IMPACTS AS A REALITY ALONG ROADWAYS OF THIS COMMUNITY. TRANSIT INFRASTRUCTURE INCLUDING **BUS STOPS AND BUS SHELTERS** MAY BE LOCATED ON MUNICIPAL STREETS WITHIN SUBDIVISIONS EITHER AS TEMPORARY AND/OR PERMANENT FEATURES.

BB) PURCHASERS ARE ADVISED THAT PUBLIC ROADS ARE EXPECTED TO ACCOMMODATE PEDESTRIANS, CYCLISTS AND VEHICLES OF ALL TYPES. TEMPORARY AND/OR PERMANENT **PUBLIC PARKING ALONG MUNICIPAL ROADS** EXCEPT LANEWAYS ADJACENT TO ANY PROPERTY CAN BE MADE AVAILABLE FOR ON-STREET PARKING BY THE PUBLIC AND IS NOT RESERVED FOR USE BY THE PROPERTY OWNER. THIS WILL BE MOST EVIDENT IN CLOSE PROXIMITY TO PARKS, SCHOOLS, LANEWAYS AND COMMERCIAL OR MIXED USE DISTRICTS WHERE VISITORS TO THESE LOCATIONS WILL BE ENCOURAGED TO PARK ON-STREET IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS AS ON-SITE PARKING SPACE WILL BE MINIMAL OR NON-EXISTENT.

CC) PURCHASERS ARE ADVISED THAT THERE IS THE POTENTIAL FOR HIGH WATER PRESSURES WITHIN THE SUBDIVISION.

DD) PURCHASERS ARE ADVISED THAT THERE IS THE POTENTIAL FOR WATER PRESSURES CHANGES WITHIN THE SUBDIVISION RESULTING FROM THE REALIGNMENT OF THE REGION'S WATER PRESSURE ZONES FROM THE EXISTING ZONE CONDITION TO THE INTERIM AND ULTIMATE ZONE PRESSURE CONDITIONS.

EE) PURCHASERS AND/OR TENANTS OF LOTS BACKING ONTO THE NATURAL HERITAGE SYSTEM (NHS) BLOCK ARE ADVISED THAT A PORTION OF THEIR LOT MAY CONTAIN AREAS REGULATED BY CONSERVATION HALTON (CH) UNDER THE CONSERVATION AUTHORITIES ACT (CA ACT) AND ONTARIO REGULATION 41/24, AS PROCLAIMED ON APRIL 1, 2024, AND AS MAY BE AMENDED FROM TIME TO TIME. PERMISSION IS REQUIRED FROM CH PRIOR TO UNDERTAKING DEVELOPMENT ACTIVITIES WITHIN CH'S REGULATED AREA. FOR FURTHER INFORMATION PLEASE CONTACT CH AT CHPLANNING@HRCA.ON.CA OR 905-336-1158.

IN CASES WHERE OFFERS OF PURCHASE AND SALE HAVE ALREADY BEEN EXECUTED, THE OWNER SHALL SEND A LETTER TO ALL PURCHASERS WHICH INCLUDES THE ABOVE STATEMENTS.

SIGNED _____ DATE May 6, 2025
Director of Planning and Development