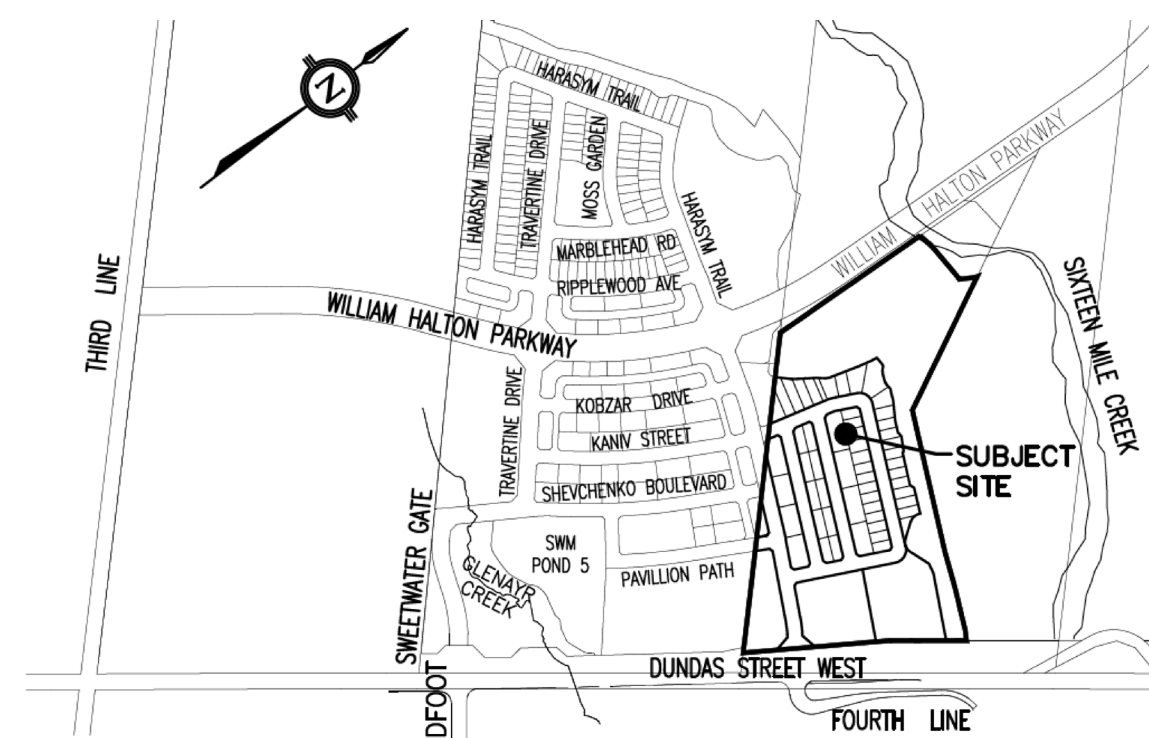
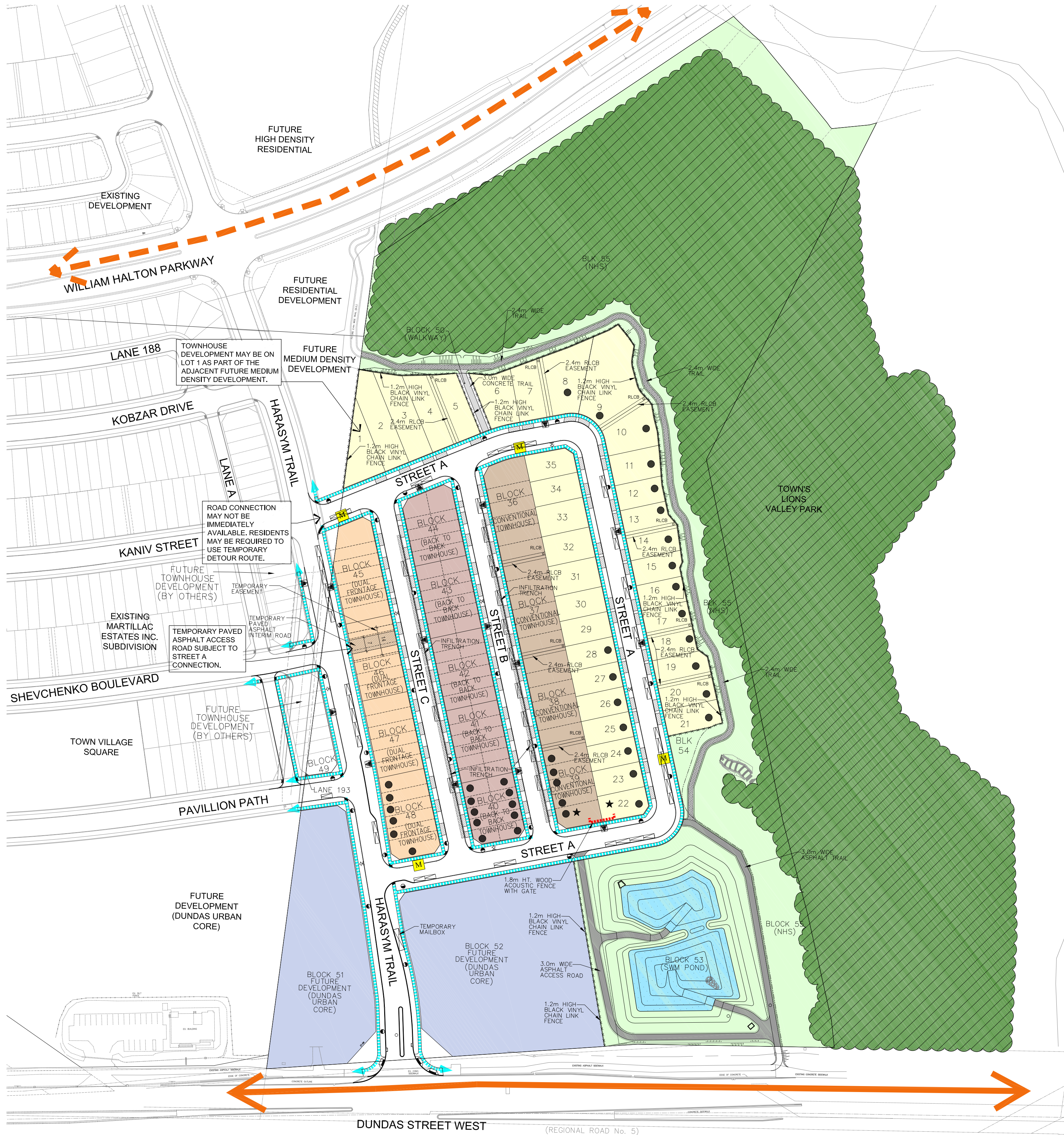




KEY PLAN

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.

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

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THIS MAP IS BASED ON INFORMATION AVAILABLE ON OCTOBER, 2026 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 THIS SUBDIVISION.
2. SITES SHOWN ON THE MAP FOR FUTURE DEVELOPMENTS 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, AND WARNINGS WILL APPLY TO PURCHASERS.
6. 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, AND TO NOT REMOVE OR REPLACE VEGETATION IN THE NHS OR STORMWATER MANAGEMENT PONDS.
7. MOST STREETS CONTAIN ON-STREET PARKING, AND MAY BE AVAILABLE FOR OVERNIGHT PARKING, SUBJECT TO PARKING PERMITS.
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11. 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.
12. 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 MONEY'S PAID, UNDER ANY CIRCUMSTANCE.
13. 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.
14. GATES ARE NOT PERMITTED IN FENCES WHEN LOTS ABUT THE NATURAL HERITAGE SYSTEM OR A TRAIL.
15. 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.
16. 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.

17. DRIVEWAY ENTRANCE WIDENINGS OR MODIFICATIONS ON PRIVATE OR PUBLIC LANDS BEYOND WHAT WAS APPROVED AS PART OF THE SUBDIVISION DESIGN WILL NOT BE PERMITTED. PROPERTY OWNERS MUST TAKE NOTE OF THE AVAILABLE PARKING SPACE ON THEIR APPROVED DRIVEWAY AND WITHIN THE GARAGE AND PURCHASE HOMES WITH KNOWLEDGE THAT ADDITIONAL SPACE FOR MORE PERSONAL / FAMILY VEHICLES MAY BE LIMITED OR UNAVAILABLE.
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19. FOR FURTHER GENERAL INFORMATION ON PROPOSED AND EXISTING LAND USE, PLEASE CALL THE TOWN'S PLANNING DEPARTMENT 905-845-6601.
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21. FOR DETAILED GRADING AND BERMING INFORMATION, PLEASE CALL THE TOWN'S TRANSPORTATION AND ENGINEERING DEPARTMENT 905-845-6601.

WARNING CLAUSES:

- WARNING CLAUSE "A"**
PURCHASERS ARE ADVISED THAT DESPITE THE INCLUSION OF NOISE CONTROL FEATURES IN THIS DEVELOPMENT AREA AND WITHIN THE DWELLING UNITS, NOISE DUE TO INCREASING ROAD TRAFFIC MAY CONTINUE TO BE OF CONCERN, OCCASIONALLY INTERFERING WITH THE ACTIVITIES OF THE OCCUPANTS AS THE SOUND LEVELS MAY EXCEED THE NOISE CRITERIA OF THE MUNICIPALITY AND THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS.
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THIS DWELLING UNIT HAS BEEN DESIGNED WITH THE PROVISION FOR ADDING CENTRAL AIR CONDITIONING AT THE OCCUPANTS 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, CONSERVATION AND PARKS.
- WARNING CLAUSE "C"**
PURCHASERS ARE ADVISED THAT THE ACOUSTICAL FENCE AS INSTALLED SHALL BE MAINTAINED, REPAIRED OR REPLACED BY THE OWNER. ANY MAINTENANCE REPAIR OR REPLACEMENT SHALL BE WITH THE SAME MATERIAL, TO THE SAME STANDARDS, AND HAVING THE SAME COLOR AND APPEARANCE AS THE ORIGINAL.
- WARNING CLAUSE "D"**
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.
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LAND USE AND UNIT TYPES

HOUSES

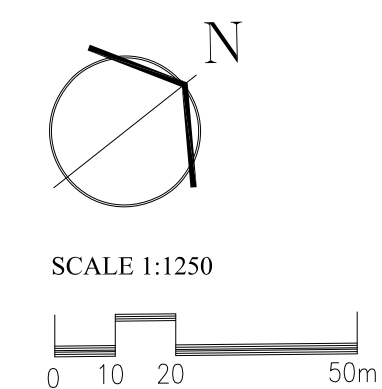
	SINGLE DETACHED RESIDENTIAL - 2 STOREY WITH LOFT		BACK TO BACK TOWNHOUSE - 3 STOREY
	DUAL FRONTAGE TOWNHOUSE - 3 STOREY		STREET TOWNHOUSE - 2 STOREY WITH LOFT

OTHER LAND USES

	SWM POND/ NHS		FUTURE DEVELOPMENT - MAX. 8-12 STOREY PER TOWN OFFICIAL PLAN
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LEGEND

	CHAIN LINK FENCE		SUBJECT TO NOISE WARNING CLAUSE "A" & "B" PROVISION FOR ADDING CENTRAL AIR CONDITIONING
	WOOD ACOUSTIC FENCE		SUBJECT TO NOISE WARNING CLAUSE "C" ACOUSTIC FENCE
	COMMUNITY MAILBOX LOCATION		SIDEWALK
	HYDRO TRANSFORMER		FUTURE TRANSIT ROUTE
	FIRE HYDRANT		EXISTING TRANSIT ROUTE
	LIGHT STANDARD		ON STREET PARKING
	EXISTING WOODLOT		MAX. 3:1 SLOPE
	REAR LOT CATCH BASIN		
	DRIVEWAY		
	INFILTRATION TRENCH		



SBK 5770 HURONTARIO STREET, SUITE 320
MISSISSAUGA, ONTARIO, L5R 3G5
T: 416.695.4949 F: 905.712.3101
WWW.STRYBOS.COM

STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

Director of Planning and Development

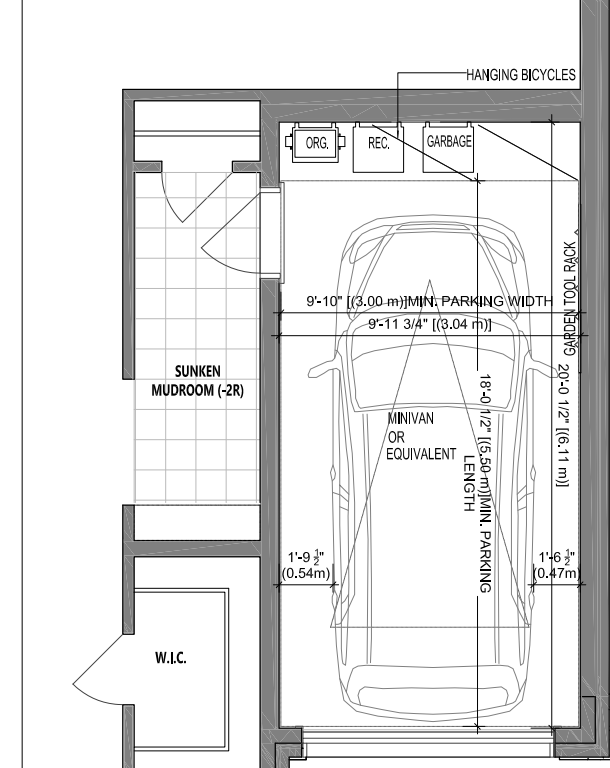
Date: 10/08/2026

PRELIMINARY NEIGHBOURHOOD INFORMATION MAP RESIDENTIAL SUBDIVISION

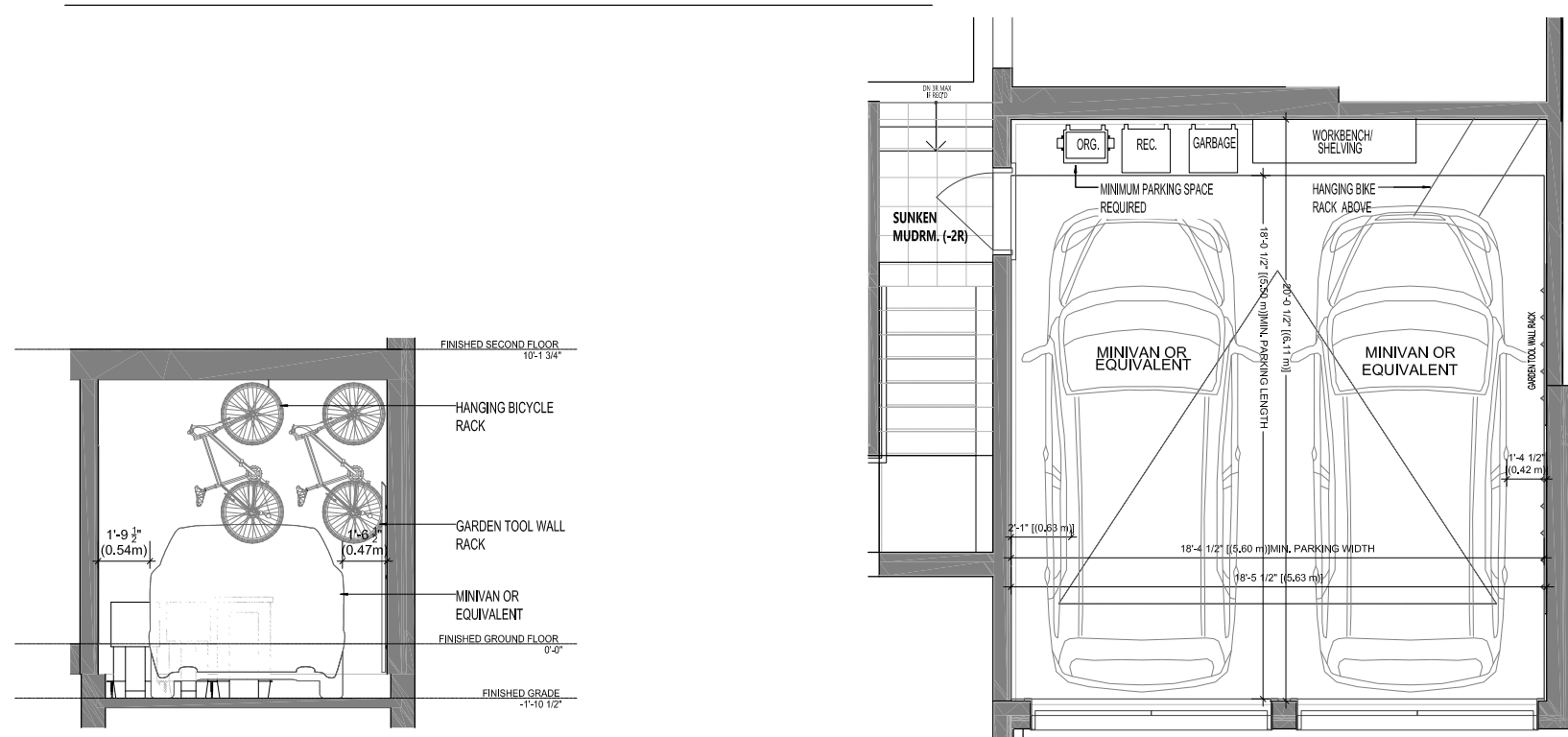
1303 DUNDAS STREET WEST
OAKVILLE, ONTARIO
DRAFT PLAN: 24T-25002/1323

ARGO LIONS VALLEY LIMITED
OCTOBER 6, 2026

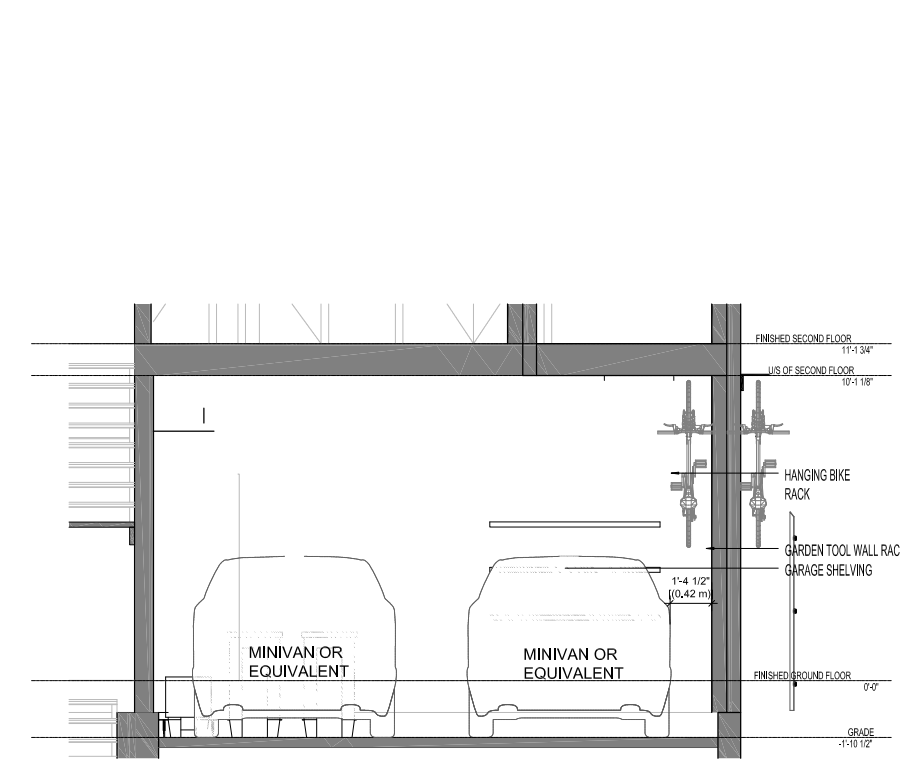
CONCEPTUAL GARAGE LAYOUTS



SINGLE CAR GARAGE (TYPICAL)



DOUBLE CAR GARAGE (TYPICAL)



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Director of Planning and Development



Date: 10/08/2026

PRELIMINARY NEIGHBOURHOOD
INFORMATION MAP
RESIDENTIAL SUBDIVISION
1303 DUNDAS STREET WEST
OAKVILLE, ONTARIO
DRAFT PLAN: 24T-25002/1323

PREPARED BY:



5770 HURONTARIO STREET, SUITE 320
MISSISSAUGA, ONTARIO, L5R 3G5
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STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

ARGO LIONS VALLEY LIMITED