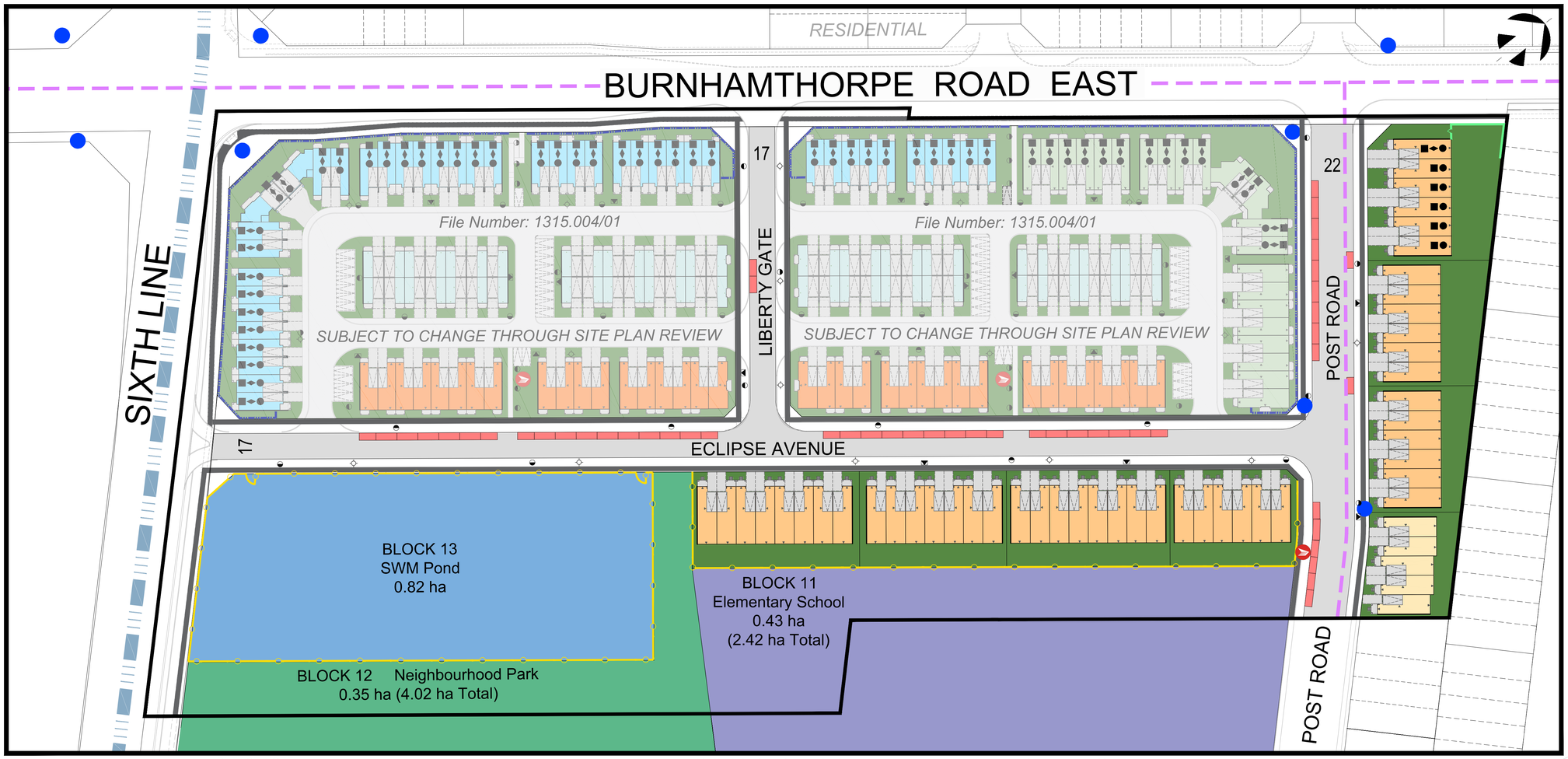
NEIGHBOURHOOD INFORMATION MAP

Preliminary

RESIDENTIAL SUBDIVISION
OAKVILLE, ONTARIO
24T-21001/1315
CROSSTRAIL ESTATES INC.
TWKD DEVELOPMENTS INC.



LEGEND

LAND USES

- DUAL FRONTAGE TOWNHOUSES TYPE "A" (3 STOREYS)
- BACK-TO-BACK TOWNHOUSES TYPE "B" (3 STOREYS)
- STREET TOWNHOUSES TYPE "C" (3 STOREYS)
- STREET TOWNHOUSES TYPE "D" (3 STOREYS)
- DUAL FRONTAGE TOWNHOUSES TYPE "E" (3 STOREYS)
- DUAL FRONTAGE TOWNHOUSES TYPE "G" (3 STOREYS)
- STORM WATER MANAGEMENT POND
- NEIGHBOURHOOD PARK
- ELEMENTARY SCHOOL

OTHER FEATURES

- COMMUNITY MAILBOX
- POTENTIAL BUS STOP
- FIRE HYDRANT
- STREETLIGHT
- TRANSFORMER
- CHAIN LINK FENCE (1.2m HEIGHT)
- DECORATIVE METAL FENCE (1.2m HEIGHT)
- ACOUSTIC FENCE (2.4m HEIGHT)
- COMMUNITY SERVICE (FROM FIGURE NOE4 - TRANSPORTATION PLAN - NOESP)
- SECONDARY TRANSIT CORRIDOR SERVICE (FROM FIGURE NOE4 - TRANSPORTATION PLAN - NOESP)
- SIDEWALK
- PRIVATE VISITOR PARKING SPACES
- POTENTIAL ON-STREET PARKING
- SUBJECT TO WARNING CLAUSE "A"
- SUBJECT TO WARNING CLAUSE "B"
- SUBJECT TO WARNING CLAUSE "C"

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.

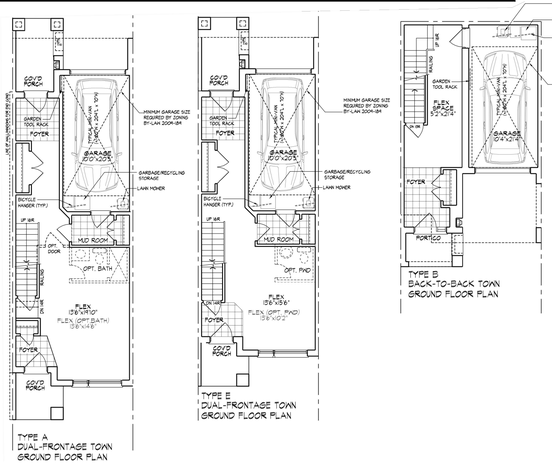
IF YOU HAVE SPECIFIC QUESTIONS, YOU ARE ENCOURAGED TO CALL THE TOWN'S PLANNING DEPARTMENT DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM MONDAY TO FRIDAY 905-845-6601

SIGNED _____
Director of Planning and Development

DATE July 19, 2024

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. This map is based on information available on June 2024 and may be revised without notice to purchasers.
3. This map shows that there will be several types of proposed and potential housing and building heights in this subdivision.
4. Sites shown on the map for future schools, townhouse, 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 may be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise.
9. Neighbourhood Park Block 12 will be developed as an active park and may contain play equipment, walkways, lighting, landscaping and passive use free-play areas. Residents close to Block 12 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 Block 12 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 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 servicing coverage.
17. Boulevard trees will be planned 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. Impervious hardscaping of front yards up to and including the boulevard area may be subject to removal by the developer or the Town to protect stormwater management operations. The widening of driveways in front of porch areas to accommodate parking is not permitted.
23. 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.
24. Halton Region is responsible for household garbage, recycling and green bin collection. For further information, please call 311 or visit Halton.ca.
25. For further general information on proposed and existing land use, please call the Town's Planning Department 905-845-6601.
26. For detailed grading and berming information, please call the Town's Development Services Department 905-845-6601.



WARNING CLAUSES:

WARNING CLAUSE TYPE 'A':

PURCHASERS/TENANTS ARE ADVISED THAT SOUND LEVELS DUE TO INCREASING ROAD TRAFFIC MAY OCCASIONALLY INTERFERE WITH SOME ACTIVITIES OF THE DWELLING OCCUPANTS AS THE SOUND LEVELS EXCEED THE MUNICIPALITY'S AND THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS NOISE CRITERIA.

WARNING CLAUSE TYPE 'B':

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 OCCASIONALLY INTERFERE WITH SOME ACTIVITIES OF THE DWELLING OCCUPANTS AS THE SOUND LEVELS EXCEED THE MUNICIPALITY'S AND THE MINISTRY OF THE ENVIRONMENT AND CLIMATE CHANGE NOISE CRITERIA.

WARNING CLAUSE TYPE 'C':

THIS DWELLING UNIT HAS BEEN FITTED WITH A FORCED AIR HEATING SYSTEM AND THE DUCTING ETC., WAS SIZED TO ACCOMMODATE CENTRAL AIR CONDITIONING. INSTALLATION OF CENTRAL AIR CONDITIONING WILL ALLOW WINDOWS AND EXTERIOR DOORS TO REMAIN CLOSED, THEREBY ENSURING THAT THE INDOOR SOUND LEVELS ARE WITHIN THE MUNICIPALITY'S AND THE MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS NOISE CRITERIA. (NOTE: THE LOCATION AND INSTALLATION OF THE OUTDOOR AIR CONDITIONING DEVICE SHOULD BE DONE SO AS TO MINIMIZE THE NOISE IMPACTS AND COMPLY WITH CRITERIA OF MECP PUBLICATION NPC-216, RESIDENTIAL AIR CONDITIONING DEVICES.)

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LEGEND

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- STORM WATER MANAGEMENT POND
- PARKLANDS
- ELEMENTARY SCHOOL
- NATURAL HERITAGE SYSTEM

OTHER FEATURES

- NEIGHBOURHOOD ACTIVITY NODE

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Director of Planning and Development

DATE July 19, 2024

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