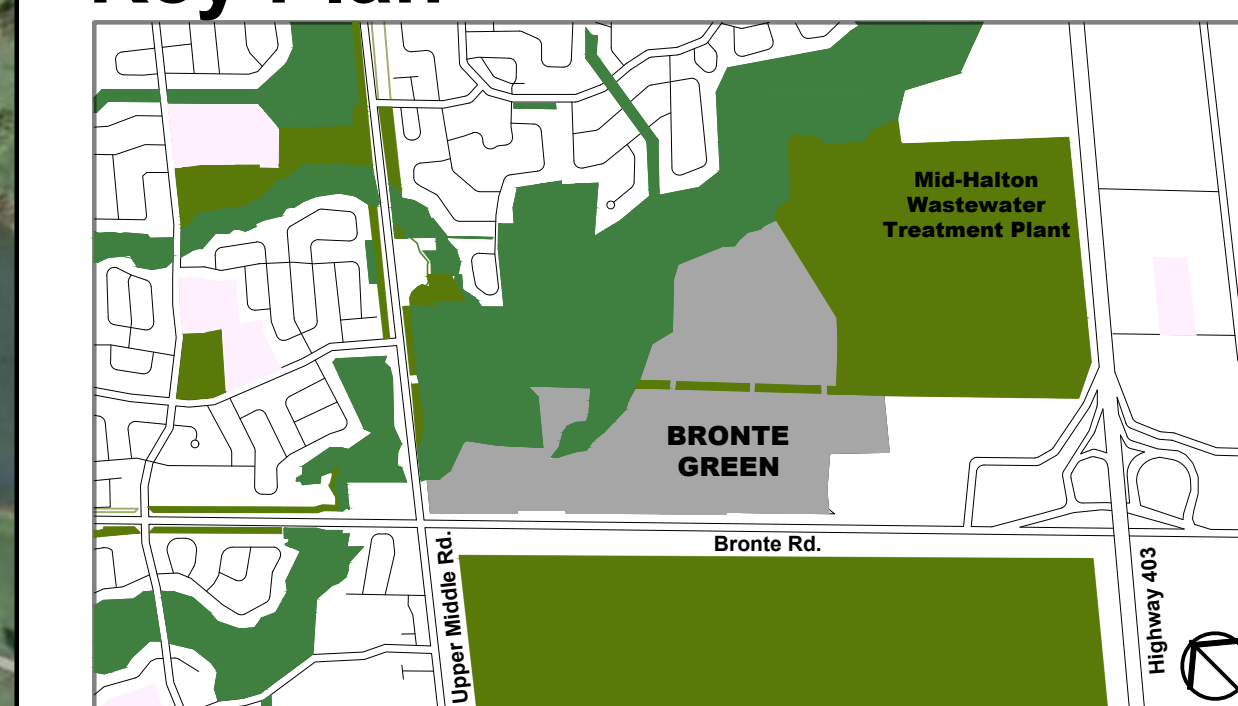


# Neighbourhood Information Map

Bronte Green  
Draft Plan:  
24T-14004/1530

Part of Lots 28, 29 and 30  
Concession 2  
South of Dundas Street

## Key Plan



## Land Uses & Unit Types - Freehold

- Back to Back Townhouses - 48 Units
- Townhouse (3 Storey Lane) - 43 Units
- Townhouse (3 Storey Conventional) - 27 Units
- Townhouse (2 Storey Conventional) - 46 Units
- Single Detached - 443 Units

## Phase 2 Lots

- Townhouse (2 Storey Conventional) - 12 Units
- Single Detached - 7 Units

## Future Condo Block 'B'

- Back to Back Townhouses - 38 Units
- Townhouse (2 Storey Conventional) - 38 Units

## Condo Blocks

- Condo Blocks 'A', 'C' & 'D' - 500 Units
- 14m min 4-story, 20m max 6-story

## Other Land Uses

- Future Municipal Use
- Commercial
- Park Land
- School / Future Residential
- Stormwater Management Pond
- Sewer Easement
- Natural Heritage System

## Legend -

- Noise warning - there is potential for surrounding land uses to be audible at times
- Lots with dwellings equipped to receive future air conditioning units
- Construction of any structures, including swimming pools, within 10m of the stormwater pond is restricted
- Potential Canada Post community mail box and privacy fence location, if elected as such
- Future pedestrian walkway
- Potential bus stop location
- Potential transit route
- Potential privacy fence if elected as Canada Post community mailbox location
- Acoustic fence
- Chain link fence
- Rear Yard Catch Basin
- Flush to Grade Cable Vault
- Cable Pedestal
- Street Light
- Fire Hydrant
- Sidewalk
- Hydro Corridor
- On Street Parking
- Transformer
- Bell Box
- Full Movement Intersection
- Right-in / Right-out Intersection
- Future Full Movement Intersection

Director of Planning Services: Date:

*[Signature]* 4 October, 2023



# NOTICE TO NEW HOME PURCHASERS

## PLEASE NOTE:

This map is based on information available October 2023, and may be revised without notice to purchasers.

1. The map shows the several types of proposed and potential housing and building heights in the subdivision including townhouses and apartment buildings.
2. Sites shown on the map for future, townhouses, parks, shopping, etc. could have driveways anywhere along their street frontage.
3. Some streets in this subdivision may 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, industries or aircraft and warnings will apply to purchasers.
6. Some dwelling units are in proximity to commercial, institutional and/or school uses from which activities may 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 in necessary due to noise.
- 6.1. Purchasers/tenants are advised that sound levels due to increasing road and air traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound levels exceed the Town's and Ministry of the Environment's noise criteria.

- 6.2. Purchasers/tenants are advised that sirens and/or alarm testing equipment due to Halton Region's Paramedic Services Headquarters may be audible at times.
- 6.3. Purchasers/tenants are advised that they may experience increased pedestrian and vehicular traffic associated with the Park and School. Traffic calming measures may be present on the streets in close proximity to those blocks.
7. Neighbourhood Park Block 477, Village Square Blocks 475 & 484 will be developed as an active park and may contain play equipment, sports facilities, walkways, lighting, landscaping and passive use free-play areas. Residents close to Blocks 475, 477 & 484 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.
8. 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.
9. Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits.

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 any 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.

10. Purchasers are advised that the final location of walkways in Blocks 485, 486, 491, 492, 493, 494, 495, 496, 497, 498 & 510 may change without notice.
11. Community mailboxes will be directly beside some lots.
12. School sites in this subdivision may eventually be converted to residential uses.
13. The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.
14. 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.
15. 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.
16. The design features on public lands may change. Builders' sales brochures may depict these features, however, the Town has no control over builders' sales brochures.
17. Gates are not permitted in fences when lots abut the Natural Heritage System, a

- trail, valleyland, active park, woodlot or stormwater management pond.
18. 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.
19. This community is subject to Architectural Control. Models available for sale have been 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.
20. For further general information on proposed and existing land use, please call the Town's Planning Department 905.845.6601.
21. Halton Region is responsible for household garbage, recycling and green bin collection. For further information, please call 311 or visit Halton.ca
22. For detailed grading and berming information, please call the Town's Planning Department 905.845.6601.
23. Bronte Road may be widened to 6 lanes in the future by Halton Region
24. Below grade infiltration may be constructed on lots, will be privately owned and may hold water for prolonged periods of time.
25. Wildlife pond will be left in a natural condition with minimal maintenance
26. Village Squares and buffer along NHS will contain infiltration galleries to promote groundwater recharge into Fourteen Mile Creek, a Redside Dase habitat.