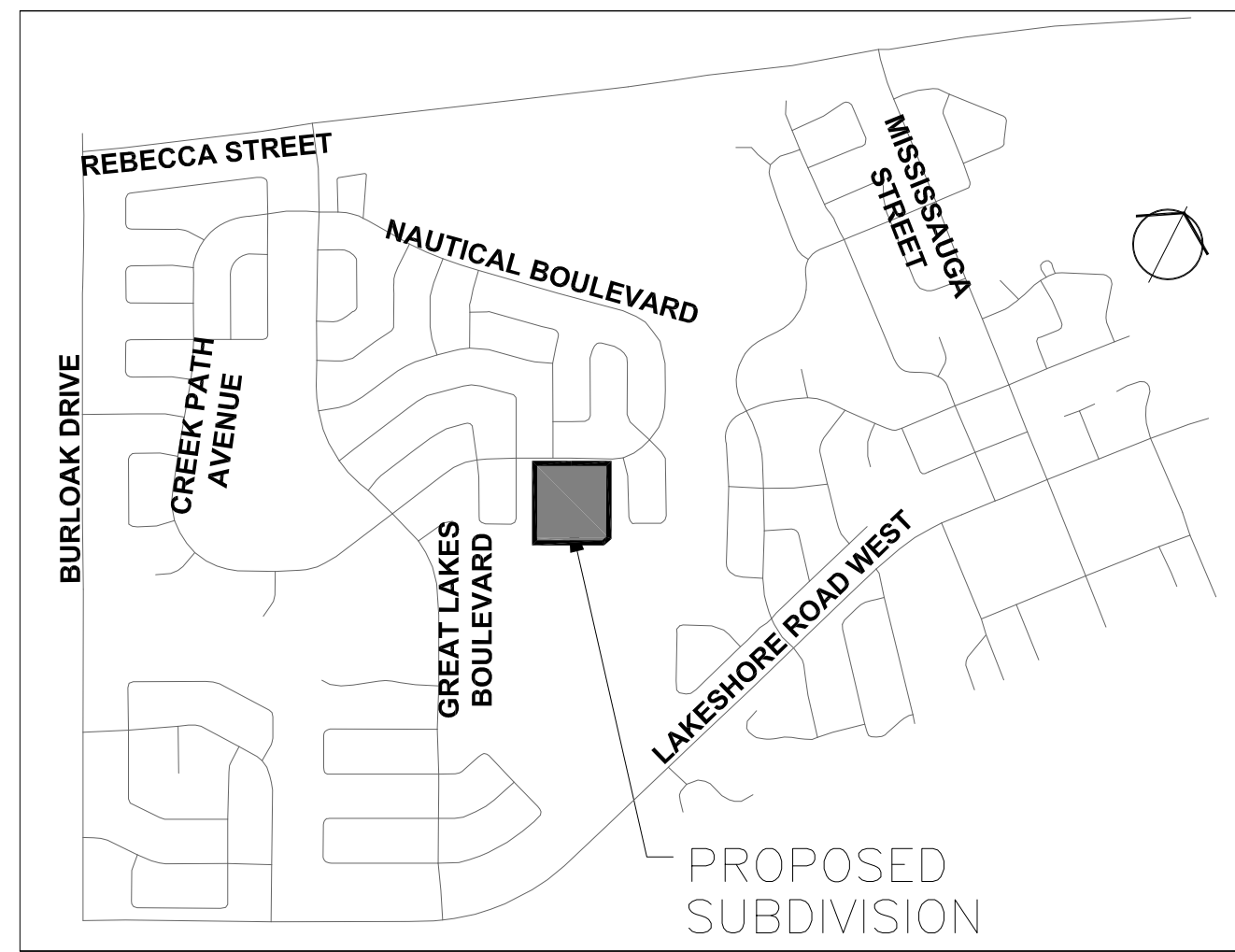
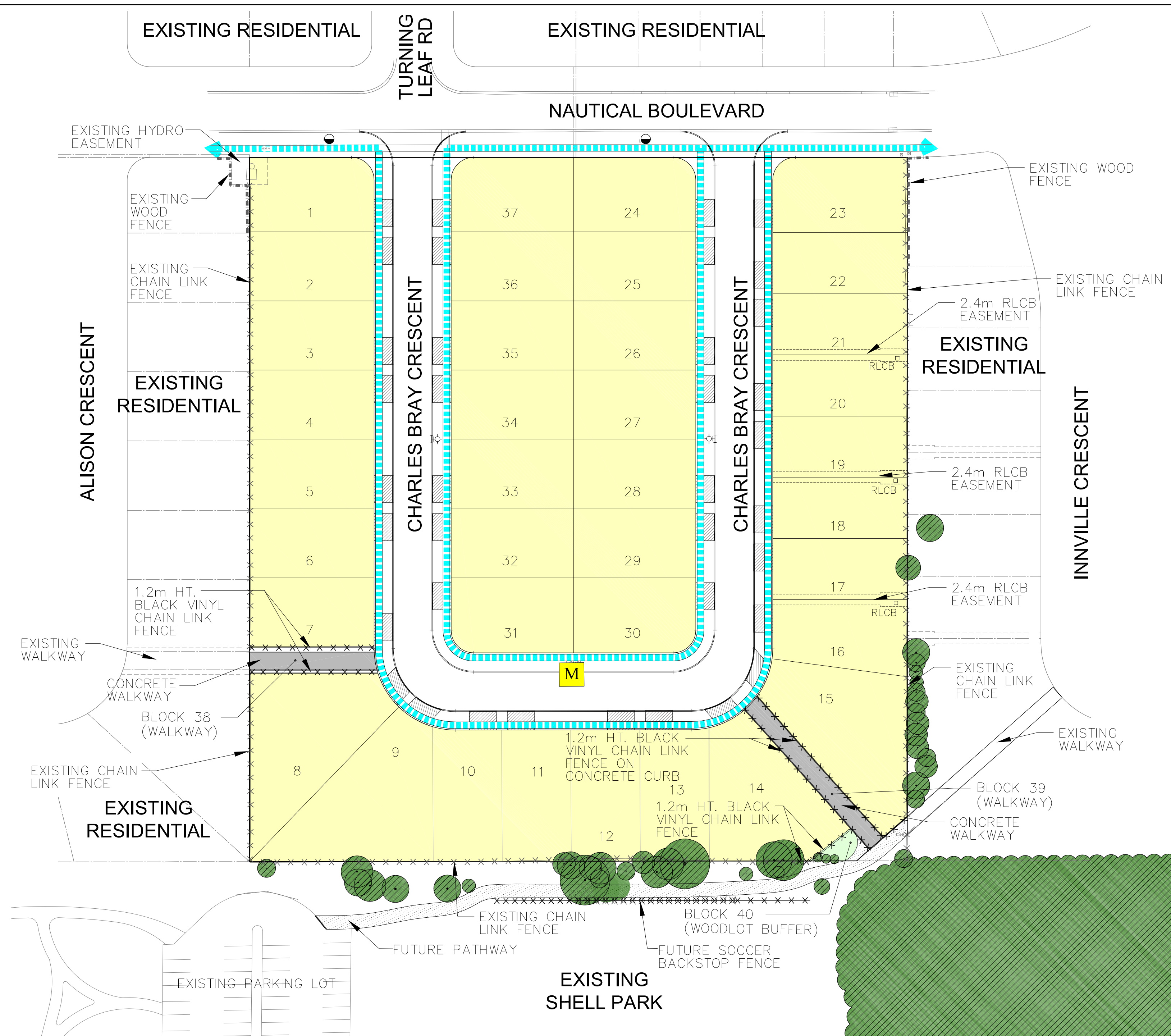


J:\19711-MENKES-LAKESHORE WOODS_193 NAUTICAL BLVD_OAKVILLE.DWG(5711)-NIM.DWG
 Plot: SEP. 12. 2022



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.

THE FOLLOWING IS PROVIDED FOR YOUR INFORMATION:

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.

THIS MAP IS BASED ON INFORMATION AVAILABLE ON SEPTEMBER, 2023 AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS.

1. THE MAP SHOWS THE SINGLE DETACHED HOMES.
2. THERE MAY BE CATCH BASINS OR UTILITIES EASEMENTS LOCATED ON SOME LOTS IN THIS SUBDIVISION.
3. SOME LOTS AND BLOCKS WILL BE AFFECTED BY NOISE FROM ADJACENT ROADS, AND WARNINGS WILL APPLY TO PURCHASERS.
4. WOODLOT BUFFER BLOCK 40 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 BLOCK IS REQUESTED TO LIMIT THE USE OF PESTICIDES AND FERTILIZERS TO REDUCE ADVERSE EFFECTS ON THE NHS.

5. COMMUNITY MAILBOXES WILL BE DIRECTLY BESIDE SOME LOTS.
6. PURCHASERS ARE ADVISED THAT THE FINAL LOCATION OF WALKWAYS IN BLOCKS 38 & 39 MAY CHANGE WITHOUT NOTICE.
7. THE COMPLETION OF SOME DWELLINGS IN THIS SUBDIVISION MAY BE DELAYED UNTIL AFTER THE COMPLETION OF EXTERIOR FINISHES ON THE ADJACENT BUILDINGS.
8. 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.
9. 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.
10. 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.
11. GATES ARE NOT PERMITTED IN FENCES WHEN LOTS ABUT THE WOODLOT BUFFER AND ACTIVE PARK.
12. 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.
13. 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.
14. 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.
15. HALTON REGION IS RESPONSIBLE FOR HOUSEHOLD GARBAGE, RECYCLING AND GREEN BIN COLLECTION. FOR FURTHER INFORMATION, PLEASE CALL 311 OR VISIT HALTON.CA
16. FOR FURTHER GENERAL INFORMATION ON PROPOSED AND EXISTING LAND USE, PLEASE CALL THE TOWN'S PLANNING DEPARTMENT 905-845-6601.
17. FOR DETAILED GRADING AND BERMING INFORMATION, PLEASE CALL THE TOWN'S DEVELOPMENT SERVICES DEPARTMENT 905-845-6601

LAND USE AND UNIT TYPES -

- 1- 2 STOREYS
 - SINGLE DETACHED RESIDENTIAL
- OTHER LAND USES
 - WOODLOT BUFFER

LEGEND

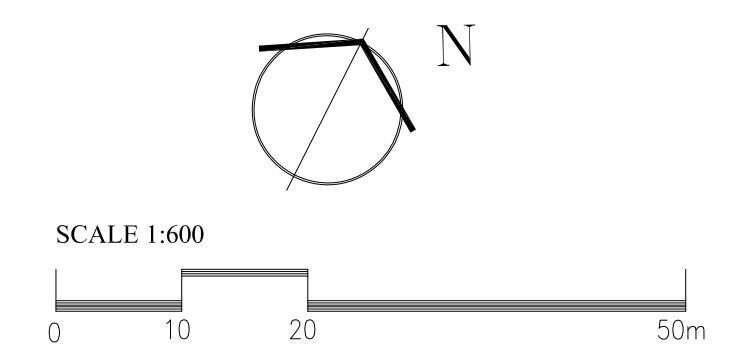
- CHAIN LINK FENCE
- POTENTIAL COMMUNITY MAILBOX LOCATION
- HYDRO TRANSFORMER
- REAR LOT CATCH BASIN
- FIRE HYDRANT
- LIGHT STANDARD
- EXISTING TREES TO REMAIN
- DRIVEWAY
- SIDEWALK

**NEIGHBOURHOOD INFORMATION MAP
RESIDENTIAL SUBDIVISION**

193 NAUTICAL BOULEVARD
 OAKVILLE, ONTARIO
 DRAFT PLAN: 24T-22003/1733
 MENKES DEVELOPMENTS LTD.
 SEPTEMBER 12, 2023

Director of Planning Services:

Date: _____



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