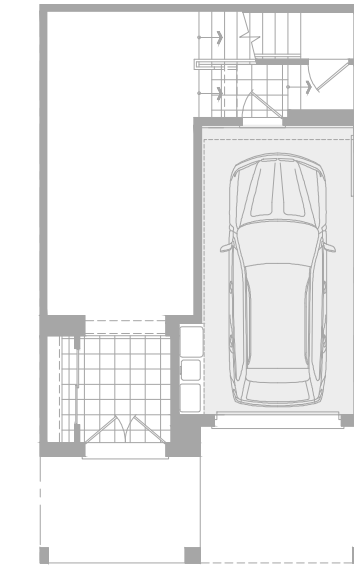


# FINAL NEIGHBOURHOOD INFORMATION MAP

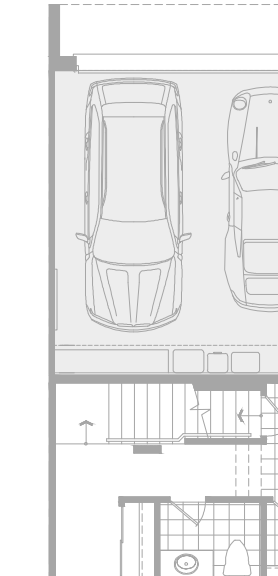
DIGRAM DEVELOPMENTS OAKVILLE INC.

3380 SIXTH LINE  
DRAFT PLAN NO: 24T-20003 / 1316

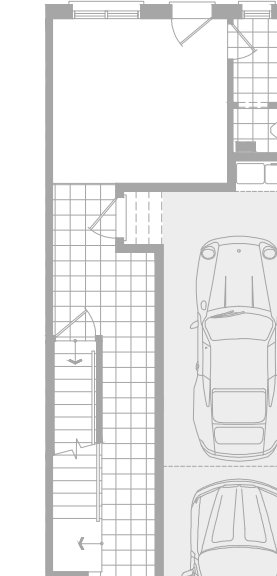
BTB-01  
GROUND FLOOR PLAN  
9' CEILING



20T-01  
GROUND FLOOR PLAN  
9' CEILING

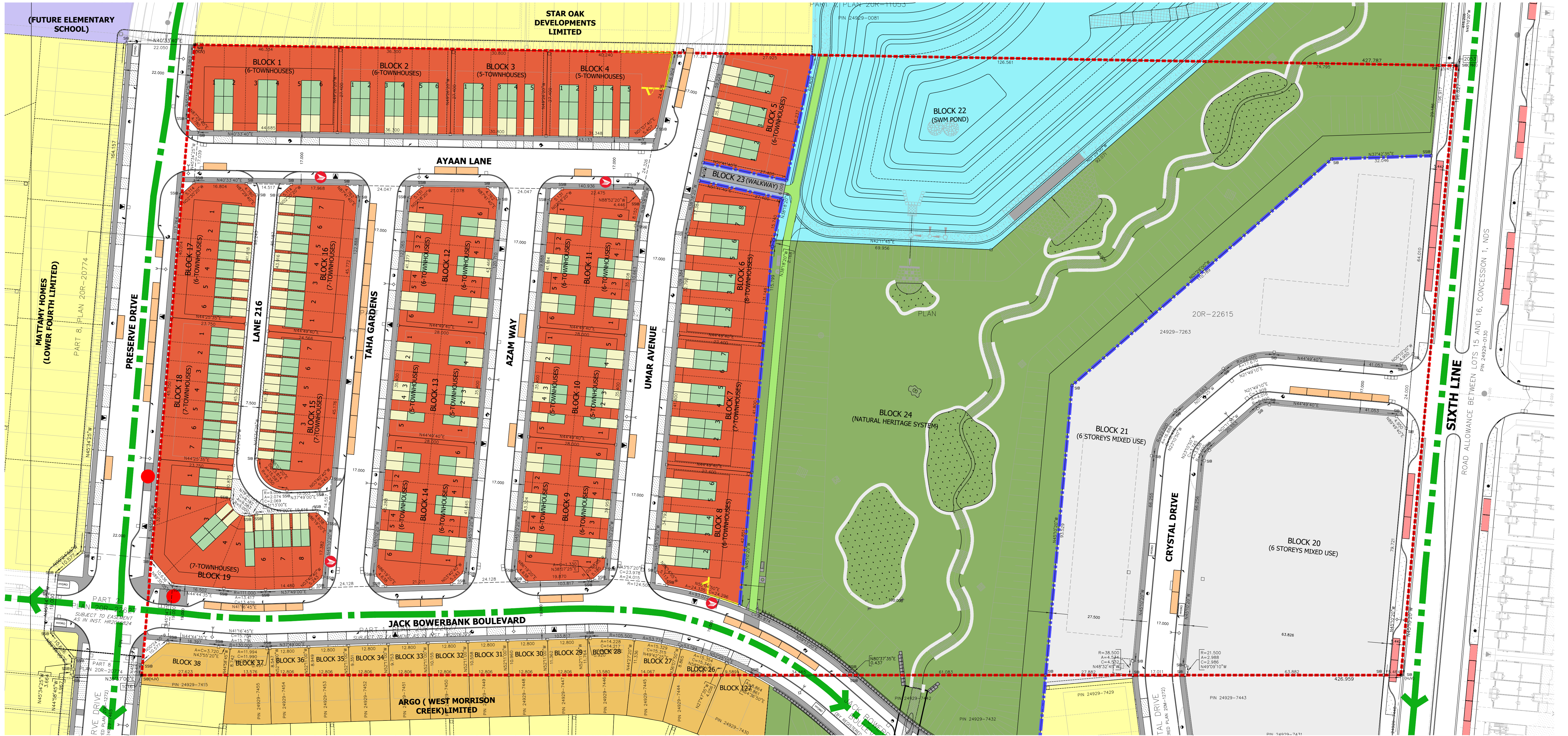
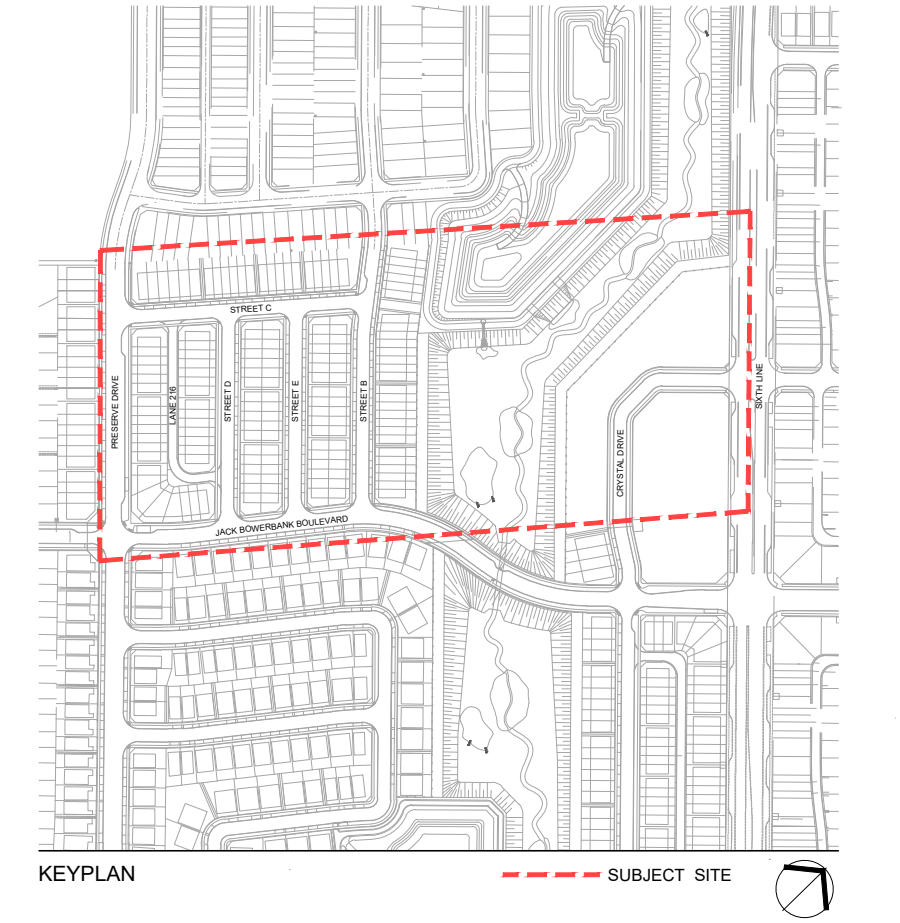


18T-01  
GROUND FLOOR PLAN  
9' CEILING



## LEGEND

- PROPOSED TOWNHOUSE DEVELOPMENT (3 STOREYS)
- FUTURE PHASE RESIDENTIAL WITHIN DEVELOPMENT BOUNDARY (3 STOREYS)
- PROPOSED MIXED-USE DEVELOPMENT (6 STOREYS)
- FUTURE RESIDENTIAL DEVELOPMENT
- FUTURE ELEMENTARY SCHOOL
- NATURAL HERITAGE SYSTEM
- SWM POND
- DRIVEWAY
- PROPOSED SIDEWALK
- WALKWAY BLOCK TO SWM POND AND TRAIL SYSTEM
- CHANNEL TRAIL
- PROPERTY LINE
- LOT LINE
- FUTURE PHASE LOT LINE
- 1200mm HIGH CHAIN LINK FENCE
- 1800mm HIGH PRIVACY FENCE WITH GATE
- POTENTIAL TRANSIT ROUTE
- POTENTIAL BUS STOP LOCATION
- COMMUNITY MAILBOX
- SINGLE CATCHBASIN
- DOUBLE CATCHBASIN
- HYDRANT AND VALVE
- STREET LIGHT
- TRANSFORMER
- TRAFFIC SIGN
- ON-STREET PARKING
- ON STREET SIXTH LINE PARKING
- RESIDENTIAL PARKING SPACES (GARAGE)
- RESIDENTIAL PARKING SPACES (DRIVEWAY)



# DIGRAM DEVELOPMENTS OAKVILLE INC.

3380 SIXTH LINE

DRAFT PLAN NO: 24T-20003 / 1316

## NOTICE TO NEW HOME PURCHASERS

THIS MAP, AND THE FOLLOWING LIST, IS INTENDED TO PROVIDE POTENTIAL HOME BUYERS WITH GENERAL INFORMATION ABOUT THE NEIGHBORHOOD 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

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 July 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.
  - REAR LOT CATCHBASINS:  
Purchasers of (Block 2, Lot #6), (Block 3, Lot #1), (Block 3, Lot #5), (Block 4, Lot #1), (Block 5, Lot #1), (Block 6, Lot #1), (Block 6, Lot #8), (Block 7, Lot #1), (Block 7, Lot #7), and (Block 8, Lot #6), are advised that for the purpose of draining the land, the developer has been required to install a catch basin and associated lead in the rear yard of the lot. It is the responsibility of the lot owner(s) to maintain the catch basins and associated leads in good working order and free of all obstructions. The catch basins are intended to accept drainage from the lot and adjacent lots and the purchaser/ owner agrees that the grades on the lot shall not be altered in any manner that will adversely affect the drainage pattern with regard to the land(s) intended to be served by the catch basins. If you are concerned, please call 905-845-6601.

## 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 WELLING 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 TO 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 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 are advised that a fully constructed municipal right-of-way, inclusive of full municipal services and utilities may not be available at the time of purchase.
- b. Purchasers are advised that until such time as the lot/block can be accessed from a fully constructed municipal right-of-way and has been connected to full municipal services and utilities, building permits may not be issued.
- c. Purchasers are advised that the construction of the municipal right-of-way, and installation of municipal services and utilities is the responsibility of the developer, not the municipality.
- d. Purchaser of units abutting Sixth Line are advised that Sixth Line is a town Minor Arterial roadway and increased volumes of traffic will occur.
- e. Purchasers of Blocks 1-5 are advised that their properties abut lands which may be developed for **future residential uses**.
- f. Purchasers for all lots adjacent to the watercourse block or other feature regulated by Conservation Halton are advised 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 of lots or units in Blocks 5 and 6 are advised that they abut a **Walkway Block (Block 23)** which will allow for public access.
- h. Purchasers and/or tenants of Blocks 5 and 6 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.

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. Natural Heritage System, valleys, woodlots and storm water 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
10. Community mailboxes will be directly beside some lots.
11. Purchasers are advised that the final location of walkways in Block 23 may change without notice.
12. Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits.
13. The completion of some dwellings in this subdivision maybe 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 and associated amenities on any municipal rights-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 of the driveway apron. The Town will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.
16. 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
17. Gates are not permitted in fences when lots abut the Natural Heritage System, a trail, valley land, active park, woodlot or storm water management pond.

- i. Purchasers and/or tenants of lots adjacent to Block 24 are advised that Block 24 is **regulated by Conservation Halton**. Conservation Halton must be contacted prior to any development occurring on the property.
- j. Purchasers and/or tenants for all lots adjacent to the **Natural Heritage System (Block 24)**, 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.
- j. Purchasers and/or tenants are advised that **gates are not permitted** to be installed within any boundary fence adjacent to **Block 24**.
- k. 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.
- m. 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.
- n. 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 grading certification.
- o. 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.
- p. 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 unauthorized encroachments are to be removed by the homeowner prior to Assumption.
- q. 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**.
- r. 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.
- s. 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): Streets A, G and Sixth Line.
- t. 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.
- u. 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.

19. 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.
20. 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.
21. 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.
22. Halton Region is responsible for household garbage, recycling and green bin collection. For further information, please call 311 or visit Halton.ca
23. For further general information on proposed and existing land use, please call the Town's Planning Department 905.845.6601.
24. For detailed grading and berming information, please call the Town's Development Services Department 905.845.6601

- v. 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.
- w. Purchasers are advised that Town **Stormwater Management Ponds** will be subject to scheduled maintenance and periodic clean out in accordance with Town requirements.
- x. Purchasers are advised that **driveway entrance widenings** or modifications will not be permitted where they impact on the availability of on-street parking space. 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 maybe limited or unavailable.
- y. 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.
- z. 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.
- aa. 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.
- bb. Purchasers are advised that there is the potential for high water pressures within the subdivision
- cc. 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](mailto:chplanning@hrca.on.ca) or 905.336.1158.

SIGNED : \_\_\_\_\_ DATE : \_\_\_\_\_

Director of Planning