

PRELIMINARY HOMEBUYERS' INFORMATION MAP

File Numbers: 21T-22009B

For Part of Lot 17 and 18, Concession 6, E.H.S. and Part of the Road Allowance B/W

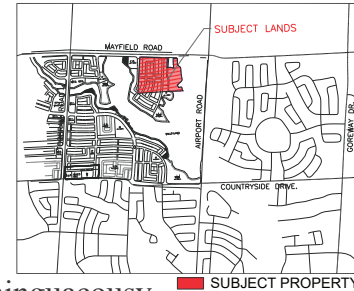
Lots 17 and 18, Conc. 6 EHS (Stopped up and Closed by By-law 1885, Inst. No. VS5656

and By-law 2113, Inst. No. VS107410 and Inst. No. VS130038) Geographic Township of Chinguacousy

Part of Lots 39-48, both Inclusive, Registered Plan CH-4

City of Brampton

Regional Municipality of Peel



NOTICE AND ADVICE TO PURCHASERS

THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOME BUYERS MAY HAVE AND THE TELEPHONE NUMBERS AT CITY HALL IF YOU NEED MORE INFORMATION. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 8:30 AM TO 4:30 PM, MONDAY TO FRIDAY. PLANNING AND INFRASTRUCTURE SERVICE DEPARTMENT: (905) 874-2050.

PLEASE NOTE:

THIS MAP IS BASED ON INFORMATION AVAILABLE ON (MONTH/YEAR) AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN PERMITTED LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT.

- "The map shows that there will be several types of housing in the subdivision including townhouses and apartment buildings."
- "Sites shown on the map for future schools, apartments, townhouses, churches, shopping plazas, parks etc. could have driveways anywhere along their street frontage."
- "Some streets in this subdivision will be extended in the future and temporary access roads will be closed."
- "There may be catch basins or utilities easements located on some lots in this subdivision."
- "Some lots and development blocks will be affected by noise from adjacent roads, the railway, industries or aircraft and warning clauses will apply to purchasers."
- "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."
- "Valleys 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 paper and debris."
- "The final location of walkways in Blocks 141, 150, 151 and 152 may change without notice."
- "Door to door mail delivery will not be provided in this subdivision and Community mailboxes will be directly beside some lots. If you have any questions, please call 1-800-267-1177."
- "Some streets will have sidewalks on both sides while others will have them on only one side or not at all."
- "The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings."
- "There may be Brampton Transit bus routes on some streets within this subdivision with stops beside some homes. The City reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any City right-of-way as determined by Brampton Transit to provide effective service coverage. If you have any questions, please call (905) 874-2750 or email transit@brampton.ca."
- "Boulevard trees will be planted according to City requirements approximately 12 to 18 metres apart and a tree will not necessarily be located in front of every home."
- "The offer of purchase and sale may contain itemized charges for features covered in the City's subdivision agreement. These features may include street trees, driveway paving, sodding, fencing, noise barriers, or gateway features, etc., on the public right-of-way. They may also be described in general terms, such as "community aesthetics enhancements". Despite paying this charge, the purchaser may be left without a tree on the lot in question. The City does not encourage this type of extra billing and has no control over vendors charging for street trees."
- "The City will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance."
- "Although the developer is required to provide trees at regular intervals on the public boulevards within this subdivision, local site conditions may not allow for a tree to be planted in front of some homes."
- "The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, in the City's discretion, without notification to purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The City has no control over builders' sales brochures."
- "Gates are not permitted in fences when lots abut a valleyland, park or stormwater management block."
- "The City of Brampton'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."
- "There are a number of subdivision homes being constructed in the area. Purchasers are advised that residents may be disturbed by noise, traffic and dust due to construction in the area."

xxii. Entry Feature, Open Space and Natural Heritage System (NHS) block may contain landscaping and fencing treatments for the safety and privacy of the future residents.

xxiii. Neighbourhood Park Block (Maxmara Parkette) will be developed as an active park and may contain play equipment, lighted pathways, a shade structure, landscaping and passive use free-play areas. Purchasers are advised that noise and night lighting from the park may disturb residents close to Park Block.

xxiv. "FOR FURTHER INFORMATION, ON PROPOSED AND EXISTING LAND USE, PLEASE CALL (905) 874-2050 or EMAIL PLANNING.DEVELOPMENT@BRAMPTON.CA."

xxv. "FOR DETAILED BERMING AND GRADING INFORMATION, PLEASE CALL THE SUBDIVIDER'S ENGINEERING CONSULTANT."

xxvi. "FOR DETAILED INFORMATION PERTAINING TO STREETScape, PARKS OR OPEN SPACE, PLEASE CALL THE SUBDIVIDER'S LANDSCAPE ARCHITECTURAL CONSULTANT." If you have any questions, please call (905) 874-2050 or email planning.development@brampton.ca."

