

SCHEDULE K
ACKNOWLEDGEMENT

Registered Plan of Subdivision 51M-1219 (the “Plan”)

The Purchaser acknowledges receipt of notice as to the following.

Notice to prospective Purchasers

All offers of purchase and sale will include information that satisfies subsection 59(4) of the Development Charges Act. All offers of purchase and sale will include the warning clauses as outlined in Schedule ‘S’. All prospective purchasers shall be directed to and recommended to review the subdivision agreement and engineering servicing and landscape plans before making an offer to purchase.

Grading & Drainage

The Developer agrees to reserve in all agreements of purchase and sale of all lots or blocks to be sold in the subdivision, an easement for a term of five years after the sale of any lot allowing it to re-enter any lot or block for the purpose of correcting any drainage patterns in the said subdivision.

The Developer will advise the prospective purchasers that any property owners with a catchbasin and/or storm sewer pipe within the rear lot easement is required to contact Public Works to locate the storm sewer prior to installation of a fence.

The Developer will advise the prospective purchasers that they are responsible to remove any fence or any other obstruction within the rear lot easement in the event that Public Works requires access for maintenance. Otherwise, the removal of such fence may be carried out by Public Works at the owner’s expense.

Driveway Aprons and Landscaping Improvement Encroachments

The Developer will advise prospective purchasers that all driveway aprons will be paved with 50 mm HL-3 asphalt for a distance of 2.75 m behind the curb and/or to the front of the sidewalk where applicable.

The Developer will advise prospective purchasers that a “Road Occupancy Permit” from the Town Public Works is required for driveways and/or any works within the municipal right-of-way including driveway edging, and purchasers should familiarize themselves with the Road Occupation Policy available on the Town’s website.

The Developer agrees to include in all agreements of purchase and sale a clause advising the prospective purchasers that landscaping improvements adjacent to the driveway (i.e., driveway curbing/edging) must be flush with the driveway surface and back of curb to a minimum of 1.5 metres beyond the edge of roadway curb line. Where sidewalk exists along the frontage of the dwelling, driveway edging must be flush with the driveway surface for a minimum of 0.5 metres beyond the back of sidewalk.

Rear-Yard Earth Borrow

The Developer will advise prospective purchasers of limitations for rear yard construction due to excavation and backfilling in areas as noted in Schedule ‘K’ to this Agreement.

School Board Notification

Provide written notification to all prospective purchasers advising of the following:

- 1) “That pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to and accommodated in, temporary facilities out of the neighbourhood school’s area.”;

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- 2) “That accommodation within the designated public school sites in the community is not guarantee and that pupils may be accommodated in temporary facilities and/or be directed to facilities outside of the area.”;
- 3) “That school busses may not enter the subdivision and that pick-up points will generally be located on the through street at a location convenient to the Simcoe County Student Transportation Consortium.”;
- 4) “The purchaser acknowledges and accepts that Block 243 may be a future school site and will be maintained as such.”;
- 5) “The purchaser acknowledges and accepts that noise, dust, and truck traffic are normal circumstances during the construction of a school, and once the school is constructed noise, exterior lighting, portable classrooms, and increased traffic on neighbouring streets during peak A.M. and P.M. hours and during special events are normal operating conditions for a school.”;
- 6) “The purchaser acknowledges and accepts that “The installation of gates or creation of an access point into the school site is prohibited.”;
- 7) “Temporary facilities/portables may be placed on the Lands in order to accommodate students in excess of the capacity of the school building.”;
- 8) “The construction of a Public elementary school on a designated site is not guaranteed. Purchasers are advised that sufficient accommodation may not be available for students residing in this area, and you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area. The Board will in its discretion designate pick-up points for students who qualify for transportation.”; and
- 9) “If school buses are required within the Subdivision in accordance with Board Transportation policies, school bus pick up points will generally be located on the through street at a location convenient to the Simcoe County Student Transportation Consortium.”.

Noise Levels

The Owner agrees that any recommended warning clauses regarding noise levels adjacent to Sunnidale Road/County Road No. 10 are to be registered on title and be included in offers to purchase and sale agreements. Such clauses and notifications shall be to the satisfaction of the Town of Wasaga Beach and the County of Simcoe.

Agriculturally used lands

The Owner agrees to include warning clauses to residents and other land users within 200 metres of existing agriculturally used lands. Warning clauses advising of the presence of existing agricultural operations and uses and the potential associated impact and concerns, as well as notes advising of the applicable legislation concerning the protection of agricultural operations shall be registered on title of all lots created within 200 metres of existing agriculturally used lands.

Warning Clauses:

The Owner shall cause the following warning clauses to be included in a schedule to the Subdivision Agreement:

- a) All offers of purchase and sale, or lease for all lots/blocks:
 - i. “Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet Town lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions.”;

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- ii. “Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice.”;
- iii. “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings.”;
- iv. “Purchasers and/or tenants are advised that despite the inclusion of noise control features within the development area and within individual units, noise levels from construction activity may continue to be of concern occasionally interfering with some activities of the building occupants.”; and
- v. “Purchasers and/or tenants are advised that Sunnidale Road (County Road No. 10) is classified as an Arterial/Collector Road and that increased traffic will result over time, with resulting noise which can occur at any time during the day or night.

b) All offers of purchase and sale abutting any open space, woodlot or stormwater facility:

- i. “Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance.”.

c) All offers of purchase and sale abutting a park block, open space block or environmental protection block:

- i. “Purchasers and/or tenants are advised that the lot abuts a “Neighbourhood or Community Park”, and/or an open space block, and/or an environmental protection block containing active and/or passive recreational uses and that noise and lighting should be expected as a result of those uses.”.

The Purchaser acknowledges that further notices may be required.

DATED this _____ day of _____, 20____.

Witness

Purchaser

Witness

Purchaser