



NOTICE TO PURCHASERS
This map is intended to provide homebuyers with general information about the subdivision and the surrounding area.

- STREET NAMES ARE SUBJECT TO CHANGE.
- THIS MAP IS BASED ON INFORMATION AVAILABLE IN APRIL 2021 AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS OR TENANTS.
- Some streets in this subdivision may be extended in the future, and barricaded road stubs and or temporary turning circles may exist.
- There may be catch basins and utility easements located on some lots in the subdivision.
- Some lots and development blocks may be affected by noise from adjacent roads and warning clauses will apply to purchasers.
- Purchasers are advised that residential soak away pits form an integral part of stormwater management infrastructure. It is the owners responsibility to maintain them in working order.
- Residential Soak Away Pit locations are subject to Town and Engineers approval and may be located within close proximity of the dwelling.
- Entry Feature blocks will have minimal maintenance.
- Purchasers and/or Tenants are advised that Stormwater Management Pond, open space, or woodlot may be left in a naturally vegetated condition and receive minimal maintenance.
- Gates are not permitted in fences abutting valley land, buffer blocks or stormwater management blocks.
- Door to door mail delivery will not be provided in this subdivision and community mailboxes will be directly beside some lots.
- Not all streets will have sidewalks, or may only have sidewalks on one side of the street. Location of sidewalks may be subject to change through the approval process of the detailed Engineering Drawings.
- The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes of the adjacent buildings.
- The design of features on public lands may change.
- Trail locations are approximate and are subject to approval by the town and authorities.
- 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.
- Purchasers and/or Tenants are advised that Sunnisdale 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 of the day or night.
- The purchaser acknowledges and accepts that Block 443 of the draft plan may be for a future school site.
- The purchaser acknowledges and accepts that noise dust and truck traffic are normal circumstances during 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.
- The purchaser acknowledges and accepts that "The installation of gates or creation of an access point into the school site is prohibited." Temporary facilities, portables may be placed on the lands in order to accommodate students in excess of the capacity of the school building.
- 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 it's discretion designate pick-up points for students who qualify for transportation.
- If school busses 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.
- Purchasers are advised that pupils from this development attending educational facilities operated by the Simcoe Muskoka Catholic District School Board may be transported to/accommodated in temporary facilities out of the neighbourhood school's area.
- Purchasers and/or tenants are advised that property abutting a Neighbourhood or Community Park and/or Open Space Block and/or Environmental Protection Block containing active and/or passive recreational uses that noise and lighting should be expected as a result of those uses.
- Purchasers and/or Tenants are advised that a future Fire and/or Ambulance Station may be constructed on Block 444 of the draft plan and that noise and lighting should be expected at anytime of the day or night, from the designated use of the Station, as well as from the associated vehicles entering and exiting.

NOISE WARNINGS

- TYPE A: "Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment."
- TYPE B: "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 dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment."
- TYPE C: "This dwelling unit has been designed with the 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."
- TYPE E1: "Purchasers/tenants are advised that due to the proximity of adjacent future commercial uses, noise from their operations may at times be audible."
- TYPE E2: "Purchasers/tenants are advised that due to the proximity of adjacent future municipal service uses, noise from their operations may at times be audible."

▲ Noise study required at Site Plan stage.
noise control lots identification and locations

* Warning Clauses A + B + C

* Warning Clause E1

○ Warning Clause E2

▲ Noise study required at Site Plan stage

Profile Number	Location	Central Air Conditioning	Warning Clause	Warning Clause	Warning Clause
11-15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000					

Lot / Block numbers above refer to the Draft Plan of Subdivision and not the MPlan.

DATE	DESCRIPTION	DRAWN
21.03.11	CHANGES AS PER CLIENT COMMENTS	m.c.r.
21.04.08	CHANGES AS PER ENG COMMENTS	m.c.r.
21.04.14	CHANGES AS PER CLIENT COMMENTS	m.c.r.
21.05.28	ADD BELL/CABLE PEDESTALS & UPDATE ENG DETAILS	m.c.r.
21.12.10	ADD CMB LOCATIONS/UPDATE ELEC, LANDSCAPE & NOISE	m.c.r.
22.01.26	UPDATED POND DETAILS/LOT NUMBERS/TURN AROUND	m.c.r.
22.01.27	UPDATED LANDSCAPE ARCHITECT DETAILS	m.c.r.
22.02.18	FINAL UPDATE TO LANDSCAPE DETAILS	m.c.r.
22.02.23	RETAINING WALLS ADDED	m.c.r.
22.04.13	CHANGES AS PER CLIENT COMMENTS	m.c.r.

PACIFIC DEVELOPMENTS INC.
SUNNIDALE TRAILS COMMUNITY-PHASE 1
TOWN OF WASAGA BEACH
G:\Active\PAC-01196\Subdivision\Design_Planning\Drawings_Working\concept plans\PAC-01196-DM-11.dwg Layout:DM Plotted Apr 13, 2022 @ 9:48am by marichards The Jones Consulting Group Ltd.

Purchaser	Vendor
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SUNNIDALE TRAILS COMMUNITY INFORMATION DISPLAY MAP SCHEDULE 'L'

Part of Lot 4 and 5, Concession 13,
Designed as Part 1, Plan 51R-25671,
and Part 1 & 2 of Plan 51R-29467
Geographical Township of Sunnisdale,
Now in the
Town of Wasaga Beach
County of Simcoe
2022

- municipal services
- single residential
- semi detached residential
- street townhome residential
- apartment residential
- commercial
- institutional - school
- institutional - fire/ambulance
- stormwater management and drainage areas
- park/open space/trail system
- environmental protection
- 1.8m high wooden privacy fence
- 0.9m - 1.2m high wood fence
- decorative metal fence
- 1.8m high galvanized chain link fence
- 1.5m high black vinyl chain link fence
- park fence
- 1.35m high post and wire fence
- easement location
- decorative railing
- retaining walls
- gate
- sidewalk
- trail system/pathways
- community mailboxes
- light standard
- transformer
- hydrant location
- soakaway pit
- Bell pedestal
- cable pedestal
- removable entrance post

SCALE 1 : 1500 (A1)

PACIFIC DEVELOPMENTS INC.
SUNNIDALE TRAILS COMMUNITY - PHASE 1
TOWN OF WASAGA BEACH
COMMUNITY INFORMATION DISPLAY MAP
SCHEDULE 'L'

Checked By: RD
Project No.: PAC-01196
Drawn By: m.c.r.
Drawing Name: PAC-01196-DM-11.dwg

Date Issued: FEB. 22, 2021

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