



ASHLEY OAK HOMES SOUTH  
RESIDENTIAL DEVELOPMENT  
1212949 ONTARIO INC.  
217-10001B / C05W01.005B

FOUR STOREY RETIREMENT  
APARTMENT BUILDING

**LEGEND**

- 1.5m HIGH WOOD PRIVACY FENCE
- CHAIN LINK FENCE
- DECORATIVE METAL FENCE
- MAX. 3:1 SLOPE
- SUBJECT TO NOISE WARNING CLAUSES "A" & "B" PROVISION FOR ADDING CENTRAL AIR CONDITIONING
- SUBJECT TO NOISE WARNING CLAUSES "C" ADJACENT INSTITUTIONAL FACILITY
- VISITOR PARKING
- TOWNHOME DWELLINGS
- OPEN SPACE / BUFFER / SODDING AREAS
- COMMUNITY MAIL BOX LOCATION
- HYDRO TRANSFORMER
- REAR LOT CATCH BASIN
- BUS STOP
- FIRE HYDRANT, SAMPLING STATION & SWABBING OUTLET
- LIGHT STANDARD
- PATIO SLABS
- HEAVY DUTY UNIT PAVING
- PILLAR



**NOTICE AND ADVICE TO PURCHASERS**  
THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE TOWNHOUSE DEVELOPMENT AND THE SURROUNDING AREA. THE FOLLOWING IS A LIST OF POTENTIAL CONCERNS THAT HOME BUYERS MAY HAVE. FOR THE BEST SERVICE, YOU ARE ENCOURAGED TO CALL DURING NORMAL BUSINESS HOURS WHICH ARE 9:30 AM TO 4:30 PM, WEDNESDAY TO FRIDAY, FOR FURTHER GENERAL INFORMATION REGARDING THIS MAP, THIS DEVELOPMENT OR SURROUNDING LAND USE CALL THE CITY OF BRAMPTON (DEVELOPMENT SERVICES RECEIPTION) AT (905) 874-2050 OR EMAIL TO [development@brampton.ca](mailto:development@brampton.ca)

- PLEASE NOTE**
1. THIS MAP IS BASED ON INFORMATION AVAILABLE ON JUNE, 2018 AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS. HOWEVER, ANY CHANGE IN POTENTIAL LAND USE INVOLVES A PLANNING PROCESS, INCLUDING PUBLIC NOTIFICATION IN ACCORDANCE WITH THE PLANNING ACT.
  2. THE MAP SHOWS THAT THE MAIN HOUSING TYPE WILL BE TOWNHOUSES WITH THE DEVELOPMENT WHICH WILL HAVE CONDOMINIUM TOWERS.
  3. THERE MAY BE CATCH BASINS OR UTILITY EXHAUSTS LOCATED ON SOME LOTS IN THIS DEVELOPMENT.
  4. SOME DEVELOPMENT BLOCKS WILL BE AFFECTED BY NOISE FROM ADJACENT ROADS OR AIRCRAFT AND WARNINGS WILL APPLY TO PURCHASERS.
  5. THE MAP SHOWS THAT SOME OF THE DEVELOPMENT BLOCKS 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.
  6. TRAFFIC FLOW MAY BE REGULATED THROUGH TRAFFIC CALMING FEATURES AND PEDESTRIAN CROSSINGS IN ORDER TO IMPROVE SAFETY AND ACCESS.
  7. THE AMBURY SPACE BLOCK MAY CONTAIN PLAY EQUIPMENT, PATHWAYS, LANDSCAPING. PURCHASERS ARE ADVISED THAT RESIDENTS CLOSE TO THIS BLOCK MAY BE DISTURBED BY NOISE.
  8. DOOR TO DOOR MAIL DELIVERY WILL NOT BE PROVIDED IN THIS DEVELOPMENT AND COMMUNITY MAIL BOXES WILL BE SPECIFIC TO SOME LOTS. IF YOU HAVE ANY QUESTIONS, PLEASE CALL CANADA POST AT 1-800-387-1872.
  9. THE COMPLETION OF SOME DWELLINGS IN THIS DEVELOPMENT MAY BE DELAYED UNTIL AFTER THE COMPLETION OF EXTERIOR FINISHES ON THE ADJACENT BUILDINGS.
  10. THERE MAY BE BRAMPTON TRANSIT BUS ROUTES ON SOME STREETS WITHIN THIS SUBDIVISION WITH STOPS BEHIND SOME HOMES. THE CITY RESERVES THE RIGHT TO INTRODUCE TRANSIT SERVICES AND ANY CITY RIGHT-OF-WAY AS DETERMINED BY BRAMPTON TRANSIT TO PROVIDE EFFECTIVE SERVICE.
  11. THE OFFER OF PURCHASE AND SALE MAY CONTAIN FEIGNED CHARGES FOR FEATURES COVERED IN THE CITY'S SUBDIVISION AGREEMENT. THESE FEATURES MAY INCLUDE STREET TREES, DRIVEWAY PAVING, SODDING, FENCING, NOISE BARRIERS, OR CALMING FEATURES, ETC. ON THE PUBLIC RIGHT-OF-WAY. THEY MAY ALSO BE DETERMINED IN GENERAL TERMS, SUCH AS "COMMUNITY AESTHETICS ENHANCEMENTS". SPECIFIC TO THIS CHARGE, THE PURCHASER MAY BE LEFT WITHOUT A TREE IN FRONT OF THE LOT IN QUESTION. THE CITY DOES NOT DISCOURAGE THIS TYPE OF EXTRA DRAINING AND HAS NO CONTROL OVER VENDOR'S CHARGING FOR STREET TREES.
  12. THE CITY WILL NOT REVERSE PURCHASERS, OR ASSIST IN ANY RECOVERY OF MONIES PAID UNDER ANY CIRCUMSTANCES.
  13. DESPITE THE DEVELOPER'S AGREEMENT TO FURNISH STREET TREES, SITE CONDITIONS MAY PREVENT THE PLANTING OF A STREET TREE WITHIN THE PUBLIC RIGHT-OF-WAY IN FRONT OF A PARTICULAR LOT. SIMILARLY, SITE CONDITIONS MAY REQUIRE THAT A STREET TREE BE RELOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR MAY NOT BE PLANTED.
  14. THE DESIGN OF FEATURES ON PUBLIC LANDS MAY CHANGE. FEATURES SHOWN IN THE COMMUNITY DESIGN GUIDELINES MAY BE CONSTRUCTED AS SHOWN OR ALTERNED, AT THE CITY'S DISCRETION, WITHOUT NOTIFICATION TO PURCHASERS. BUILDING 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 BUILDING SALES BROCHURES.
  15. GATES ARE NOT PERMITTED IN FENCES ADJACENT AN AMBURY SPACE, WOODLOT, VISTA BLOCK AND/OR OPEN SPACE BLOCK.
  16. THE CITY OF BRAMPTON'S ZONING BY-LAW REGULATES THE WIDTH OF DRIVEWAYS. PLEASE DO NOT HAVE YOUR DRIVEWAY WORKED BEFORE INQUIRING ABOUT THE PERMITTED DRIVEWAY WIDTH FOR YOUR UNIT.
  17. IN ACCORDANCE WITH CITY OF BRAMPTON COUNCIL'S DECISION (VIA RESOLUTION A2708-2002) CONCERNING THE REQUESTS MADE OF THE CITY TO ADDRESS PRIVATE ROADS (SUCH AS THE PROPOSED "COMMON ELEMENT" CONDOMINIUM ROADWAYS), IT IS NOTED THAT IT CONTINUES TO BE THE POLICY OF THE CITY NOT TO INTENTIONALLY ADDRESS PRIVATE ROADS, IN ORDER THAT THE CITY MAY AVOID ASSUMING RESPONSIBILITY AND LIABILITY FOR THEIR FUTURE MAINTENANCE. PROSPECTIVE PURCHASERS OR BUYERS ARE ADVISED THAT THE CITY ASSUMES NO RESPONSIBILITY FOR FUTURE MAINTENANCE OF THE PROPOSED COMMON ROADS.
  18. ALL PHYSICAL DETAILS OF THE SITE ARE TO BE IN CONFORMITY WITH THE APPROVED SITE PLAN APPLICATION FOR THIS PROPERTY (FILED: SP14-056.000).
  19. ENTRY FEATURES AND LANDSCAPING WILL BE MAINTAINED BY THE CONDOMINIUM CORPORATION.
  20. SNOW REMOVAL WILL BE PROVIDED BY THE CONDOMINIUM CORPORATION.
  21. FOR DETAILED INFORMATION PERTAINING TO STREETSCAPE, PARK OR OPEN SPACE ISSUES, PLEASE CALL THE DEVELOPER'S LANDSCAPE ARCHITECTURAL CONSULTANT STRYBOS BARRON KING LTD. AT 416-833-1848.
  22. FOR DETAILED GRADING AND DRAINAGE INFORMATION, PLEASE CALL THE DEVELOPER'S ENGINEERING CONSULTANT SIRA AND ASSOCIATES AT 905-278-5100.

**WARNING CLAUSES**

**A WARNING CLAUSE "A" - APPLICABLE TO ALL UNITS**  
PURCHASERS/TENANTS ARE ADVISED THAT DESPITE THE INSTALLATION OF NOISE CONTROL FEATURES IN THE DEVELOPMENT AND WITHIN THE BUILDING UNITS, SOUND LEVELS DUE TO INCREASING ROAD TRAFFIC MAY ON OCCASION INTERFERE WITH SOME ACTIVITIES OF THE DWELLING OCCUPANTS AS THE SOUND LEVELS EXCEED THE SOUND LEVEL LIMITS OF THE MUNICIPALITY AND THE QUIETNESS OF THE ENVIRONMENT.

**A WARNING CLAUSE "B" - APPLICABLE TO ALL UNITS**  
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 DETERMINING THAT THE SOUND LEVELS ARE WITHIN THE SOUND LEVEL LIMITS OF THE MUNICIPALITY AND THE QUIETNESS OF THE ENVIRONMENT.

**B WARNING CLAUSE "C" - APPLICABLE TO BLOCKS 3 & 4**  
PURCHASERS/TENANTS ARE ADVISED THAT DUE TO THE PROXIMITY OF THE ADJACENT INSTITUTIONAL FACILITY, NOISE FROM THIS FACILITY MAY AT TIMES BE AUDIBLE.

1212949 ONTARIO INC.  
ASHLEY OAKS HOMES SOUTH  
TOWNHOUSE DEVELOPMENT  
(BLOCK 40-3, RIVERVIEW HEIGHTS)  
SP 14-056.000

RIVERMONT ROAD  
STEELES AVENUE WEST & HERITAGE ROAD  
BRAMPTON, ONTARIO

**HOME BUYERS INFORMATION MAP**

**S B K**  
STRYBOS BARRON KING  
LANDSCAPE ARCHITECTURE

8770 HURONTARIO STREET, SUITE 300  
MISSESSAUGA, ONTARIO, L4W 3G9  
T: 416-833-1848 F: 905-712-3101  
WWW.SBKCA.COM

**APPROVED**  
Planning and Infrastructure  
Services Department

*[Signature]*  
Manager, Development Services

Date: *Approved 4/20/18*

**FLOWER CITY**

**BRAMPTON.CA**