

Terms of Reference:

Detailed Homebuyers Information Map

Purpose:

To provide specific information to prospective home buyers on the new subdivision and surrounding neighbourhood.

Required in Support of:

Through development applications review, Town staff will confirm if a Detailed Homebuyers Information Map is required.

- Shall be required in support of:
 - Subdivision Detailed Design
- May be required in support of:
 - Draft Plan of Subdivision Applications
 - Any other development application deemed applicable

Prepared By:

The subdivision Owner (Developer) or its agents.

Content:

1.0 General Information

- The Detailed Homebuyers Information Map must be submitted to Parks and Natural Heritage Division for approval. The Town will not approve the landscape drawings for the subdivision or execute the subdivision agreement until the Manager of Parks and Natural Heritage has signed the Detailed Homebuyers Information Map.
- All residential subdivision sales office locations must prominently display the approved full-size Detailed Homebuyers Information Map, in a highly visible area near the main entrance. The home builders are required to provide the prospective home buyers with a reduced-size print out of the approved map as part of "Purchase & Sale Agreement".
- The Developer shall be responsible for distributing the approved map and the notice to their respective home builders and ensure that this information is presented in each sales office.
- Prior to Registration, the Owner (Developer) shall provide proof of the display of Detailed Homebuyers Information Map available for purchasers, in a place readily available to the public within the Sales Office.



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- If a Sales Office does not exist, the Owner (Developer) shall provide promotional advertising material (i.e. brochures, websites, etc.) that include information regarding land uses and recreational facilities available for purchasers.

2.0 Include

- All approved street names.
- A color-coded representation of the proposed land uses within the subdivision, indicating their respective locations.
- The immediately surrounding existing and proposed land uses.
- Where applicable, a statement indicating that place of worship and school sites may be used for residential uses if they are not acquired for their original purpose within the time period specified in the subdivision agreement.
- Where gateway features, parks, open space, stormwater management facilities, greenbelt, greenway corridor, community facilities, schools, walkway/ vista/ servicing/ maintenance/ easements blocks are located.
- The location of all sidewalks, trails and bicycle paths.
- The location of all utility boxes, hydrants, streetlights, hydroelectric transformers, rear yard catch basins, driveways, and above-ground telephone and cable television facilities.
- Those lots or blocks that have existing and potential environmental noise problems based on the noise feasibility study. Include all relevant warning clauses on the map.
- The approximate locations of noise attenuation walls and berms.
- The approximate locations and types of other fencing within the subdivision.
- The type of parks (community, neighbourhood, parkette or urban square) and open space (passive or active) and general description of their proposed facilities.
- The location of all Canada Post Community Mailboxes as approved by Canada Post and the Town.
- The location of lots designated by the Town as firebreak lots, if applicable.
- The location of all existing trees and vegetation groups which have been retained.
- The location of all proposed street trees.
- The location of all infiltration measures on private lots (i.e. soakaway pits, infiltration trenches, etc.).
- The location of all structural envelopes, if applicable.
- The parts of the Lands that are subject to reforestation, if applicable.



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- The location of any Region's wells on adjacent lands, if applicable.
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- The location of all Brampton Transit routes through the subdivision.
- The location of all bus stops, showing bus landing and shelter pads.
- The standard notes (modified as appropriate for each plan).
- A notation indicating the date of expiry of the Draft Approved Plan, if applicable.

3.0 Standard notes

- **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 TOWN 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.**

- **NOTICE TO NEW HOME PURCHASERS**

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, condominiums, 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 warnings 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.
- Natural Heritage System (NHS), valleylands, woodlands and storm water management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only



6311 Old Church Road
Caledon, ON L7C 1J6
www.caledon.ca

T. 905.584.2272 | 1.888.225.3366 | F. 905.584.4325

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periodic removal of paper and debris. Residents adjacent to these blocks are requested to limit the use of pesticides and fertilizers to reduce adverse effects on the NHS.

- Community/ Neighbourhood Park Block(s) _____ will be developed as an active park(s) and may contain play equipment, walkways, lighting, landscaping and passive use free-play areas. Residents close to Block(s) _____ may be disturbed by noise and lighting from the park.
- Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits.
- Purchasers are advised that the final location of walkways in Blocks _____ 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.
- School and church sites in this subdivision may eventually be converted to residential uses and houses may be built instead.
- 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 Town reserves the right to introduce transit services and facilities such as bus stops, shelters, pads, benches and other associated amenities on any Town right-of-way as determined by Brampton Transit to provide effective service coverage.
- The offer of purchase and sale may contain itemized charges for features covered in the Town'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 Town does not encourage this type of extra billing and has no control over vendors charging for street trees.
- Boulevard trees will be planted according to Town standards and a tree will not necessarily be located in front of every home.
- 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. In the event of a conflict with utilities, trees may be relocated in or removed from the right-of-way.
- The design of features on public lands may change. Features shown in the Community Design Guidelines may be constructed as shown or altered, at the Town's discretion, without notification to



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purchasers. Builders' sales brochures may depict these features differently from what is shown on the Community Design Guidelines or the as-built drawings. The Town has no control over builders' sales brochures.

- The Town will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.
- Gates are not permitted in fences when lots abut public lands including the Natural Heritage System, trail, valleyland, park, woodland or stormwater management pond.
- The Town's Zoning By-law regulates the width of driveways. It is the purchaser's responsibility to verify the permitted driveway width for the lot, prior to any widening works.
- Street trees in the public road allowance will not be removed or shifted to accommodate any future driveway widening permit requests. Any driveway widening permit request require a minimum 2m offset from the existing street tree (to the closest point on the stem of the tree) to the widening limit.
- Any hardscaping around Town trees such as concrete rings, planters, or similar structures are not permitted as they can negatively impact tree health.
- 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.
- For further general information on proposed and existing land use, please call the town's planning and development department at 905-584-2272.
- For detailed information pertaining to streetscape, park or open space issues, please call the subdivider's landscape architectural consultant _____ (name) at _____ (phone number).
- For detailed grading and berming information, please call the subdivider's engineering consultant _____ (name) at _____ (phone number).
- **UNTIL THE PLAN IS REGISTERED**
 - **THE PLAN IS NOT YET REGISTERED AND THAT BUILDING PERMITS SHALL NOT BE ISSUED UNTIL THE PLAN IS REGISTERED.**
 - **THAT CONSTRUCTION OF THE HOMES CANNOT COMMENCE UNTIL AFTER REGISTRATION OF THE PLAN AND THE ISSUING OF BUILDING PERMITS (EXCLUDING MODEL HOMES).**
 - **THAT NOTWITHSTANDING THE EXPECTATIONS OF THE VENDORS AND PURCHASERS**
OF



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HOUSES, IT IS POSSIBLE THAT SUBSTANTIAL DELAYS COULD OCCUR WITH RESPECT TO THE REGISTRATION OF THE PLAN AND THE ISSUING OF BUILDING PERMITS, WHICH MAY AFFECT THE ABILITY OF THE VENDORS TO PERFORM THEIR OBLIGATIONS WITHIN THE TIME PRESCRIBED IN ANY AGREEMENTS OF PURCHASE AND SALE.

- THAT ALL LOTS OR BLOCKS ARE SERVICED WITH REGIONAL WATER AND WASTEWATER SYSTEMS.
- THAT PURCHASERS ARE ADVISED THAT THIS PLAN MAY NOT ACCURATELY REFLECT FINAL LOCATIONS OF SIDEWALKS, INFRASTRUCTURE AND UTILITIES WITHIN THE RIGHTS OF WAY/ROADS. PURCHASERS SHALL CONFIRM THE LOCATION OF SUCH WITH THE TOWN OF CALEDON.
- PRIOR TO EXECUTING AN AGREEMENT OF PURCHASE AND SALE, CONSULTATION WITH A SOLICITOR IS ADVISED.

Graphic Techniques

- Cross-hatching, toning, graphic symbols, and bold lettering should be the primary techniques for displaying the required information to eliminate the need for colour on the copies provided to purchasers.
- The graphics and text shall be easily read at the reduced size for attachment to the purchase and sale agreements.
- Maximum scale of 1:1500 but smaller is preferred.
- The following graphic symbols and techniques are recommended:

lots subject to noise warning (s)	+
lots with dwellings provided with central air-conditioning	▲
lots with dwellings equipped to receive future air-conditioning	□
fences, walls	Dashed or dotted lines with legend
community mail boxes	Capital P

Submission Requirements

- Full-size and reduced-size in full colour



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- Digital in PDF format
- File size not to exceed 25MB



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