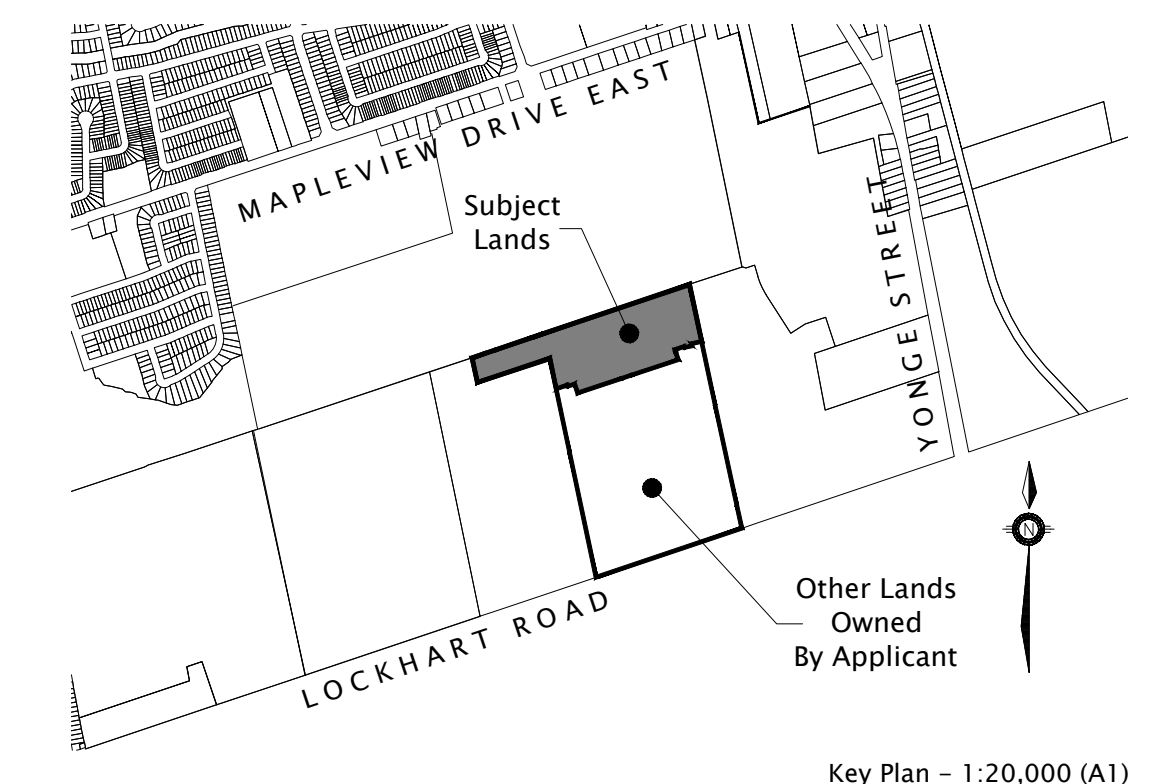


COMMUNITY INFORMATION MAP

Prepared by The Jones Consulting Group Ltd. for the Mattamy (Lockhart) Limited Phase 1 within the City of Barrie



Mattamy (Lockhart) Limited Phase 1 Plan of Subdivision
 CITY FILE NUMBER: D30-012-2021
 ORIGINAL SUBMISSION DATE: May 17th, 2023

DISCLAIMER
 The City of Barrie does not accept any responsibility for information contained within this document. Data provided is current as of May 17th, 2023 and is subject to change without notice.

NOTES & CONTACTS

This map is intended to provide home buyers with general information about the project and the surrounding area together with 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 INFORMATION
 For further information on proposed and existing land uses, please call City Hall at 726-4242 and ask for the Planning Branch of the Development Services Department.

ENGINEERING INFORMATION
 There may be catch basins and/or utility easements located on some lots in this subdivision.

ZONING AND OFFICIAL PLAN INFORMATION
 Comprehensive Zoning By-Law 2009-141 regulates the permitted land uses and various development standards for each zoning category. The By-law is available on the City's website.

TRANSIT INFORMATION
 There is currently service running both east and west along Maplevue Drive East between Prince William Way and the subject lands. There may be planned Barrie Transit routes on some streets within this subdivision with stops in front of some homes. If you have questions please call City Hall at 705-726-4242 and ask for Transit Services.

BUILDING INFORMATION
 Builders are required to obtain building permits and to construct homes in compliance with the minimum Code requirements. Municipal building inspectors perform Code inspections at key stages of construction. Inspectors do not administer the purchase/sale agreements with your builder.

The completion of some dwellings in the subdivisions may be delayed until after the completion of exterior finishes on the adjacent buildings.

Some lots may be affected by noise from the adjacent road, institutional uses, or park/playgrounds and warning clauses will be contained in the Subdivision Agreement. The affected areas may also be subject to acoustic fencing requirements.

Occupancy approval can be granted under the Building Code when the minimum occupancy requirements have been completed. There may be incomplete construction at the time of occupancy. The City can not regulate the order in which the homes are sold or built within a development or phase. Therefore construction on adjacent or nearby lots may occur several years after occupancy.

Property owners are required to obtain their own permits for the construction, extension or material alteration of buildings, including decks, finishing of basements, plumbing or the rebuilding of entrance steps. Permits are also required prior to installing any pool or hot tub that is capable of holding more than 46cm (18 inches) of water. For more information please visit the City of Barrie's website at www.barrie.ca

LOT GRADING
 Builders are required to prepare a detailed lot grading plan for every new home proposed for construction, and to complete the grading in general conformance with the approved overall grading plan. The plans may be altered at any time to facilitate various circumstances. Many lots will receive surface water from adjoining properties.

Property owners are required to maintain the sod in a healthy condition, and to maintain the drainage swales in working order. The installation of decks, fences, patios and landscaping are generally discouraged until all adjoining lots have been graded and certified by the developer, which may be several years after occupancy of a new house.

For various reasons, the grading and sodding of lots is not always completed by the builder at the time of occupancy. It can take up to several months for the builder and/or developer to install sod depending on construction schedules and the availability of sod and labour. The City withholds security funds from the developer to ensure the work is completed. When all other avenues have been exhausted, the City can use these securities to hire a contractor to perform any incomplete grading.

If you have any questions regarding the above please call Service Barrie at City Hall 705-726-4242.

COMMUNITY SERVICES INFORMATION
 Door to door mail delivery will not be provided in this subdivision and community mailboxes will be located directly beside or in front of some lots or blocks at the discretion of Canada Post. If you have questions, please call Canada Post at 1-800-267-1177.

PARKS INFORMATION
 Boulevard trees will be planted according to City requirements, small trees are spaced a minimum of 6m on centre and large trees are spaced at a minimum of 9m on centre apart. Trees will not necessarily be located in front of every home. Purchasers are further advised that home builders are not permitted to charge a purchaser separately for the cost of trees, sodding, fencing, and paving of the driveway apron.

Where residential lots abut parkland, open space or environmentally protected lands a minimum 1.5m chain link fence is required. This fence is installed solely on the municipal property. In some cases double fencing may occur.

Where residential lots abutting municipally owned lands such as the road right of way, parkland, open space or environmentally protected lands where a wooden acoustic or privacy fence is required, these structures are installed solely within the individual lot fabric and are the respective property owner's responsibility to maintain in perpetuity to City of Barrie Standards

Residents are not permitted to change, modify, affix objects to or install gates within any City required fencing identified on this plan.

If you have questions about any of the issues above, please call Service Barrie at City Hall 705-726-4242.

UTILITIES INFORMATION
 The proposed subdivision will be serviced by a number of private utilities, which will require the installation of certain above ground apparatus (ie. pole lines, transformers, junction boxes, etc.). If you have questions call Alecra Utilities Corporation at 1-866-658-4656, Bell Canada at 310-BELL, Rogers Cable at 1-888-764-3771, or Enbridge Gas at 1-888-492-5100.

LEGEND

Subject Registration Development Phase	Acoustic Fence (BSD-1200)	Proposed Light Standard (nts)
11.0m Single Detached	1.8m Chain Link Fence (BSD-1211)	Proposed Hydrant (nts)
Single Detached Corner		Proposed Community Mailbox (nts)
9.15m Single Detached		

PLEASE NOTE:
 This map is based on information available on May 17th 2023 and may be revised without notice to purchasers.

0 10 50 100M
 SCALE 1 : 1000 (A1)

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