

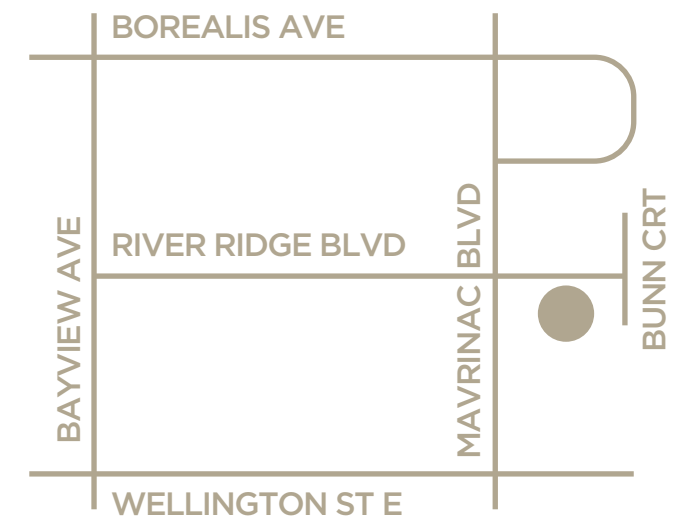


RIVER RIDGE

AURORA

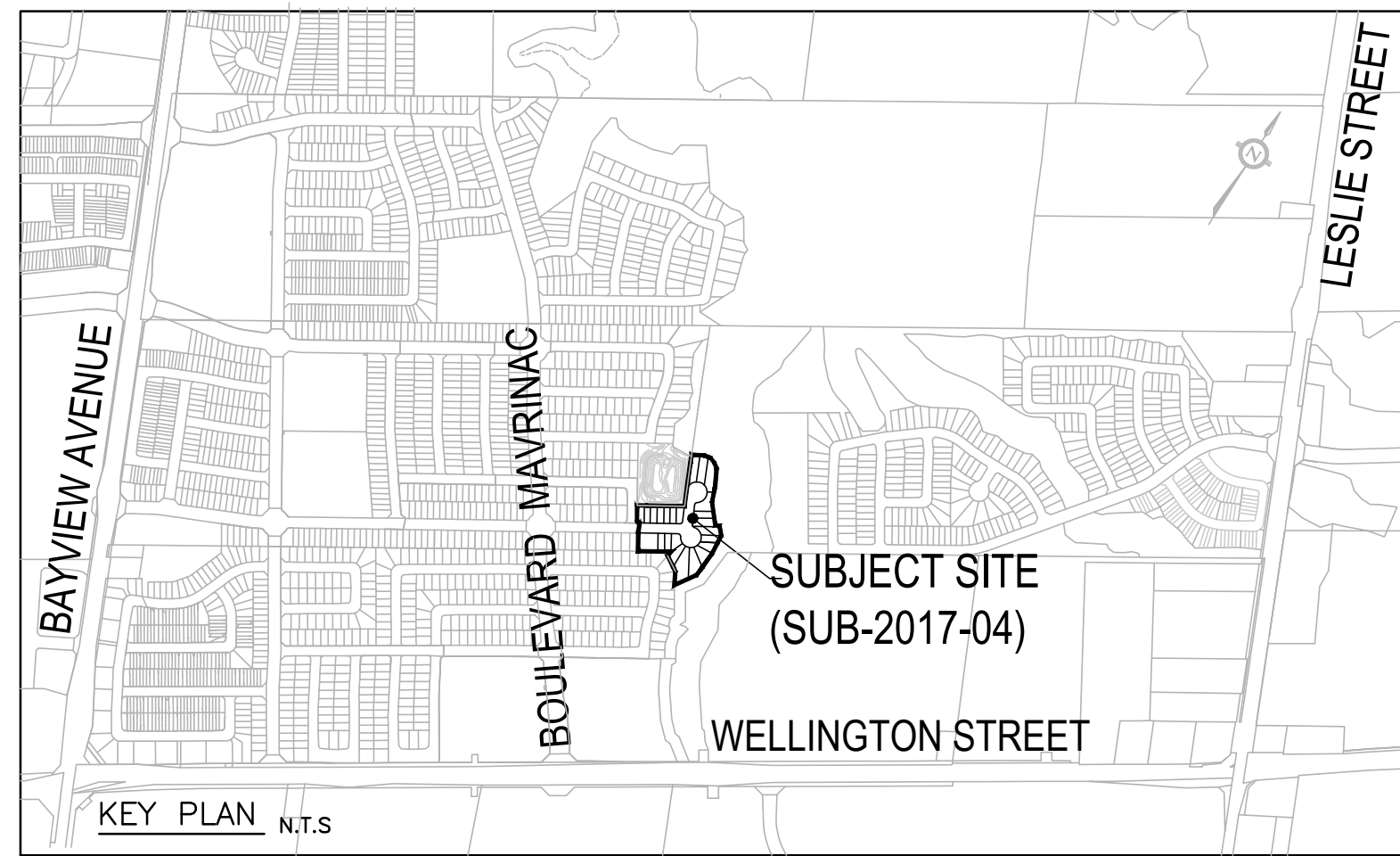
 36' SINGLES

 40' SINGLES



 **GREAT GULF**

COMMUNITY MAP



LOTS

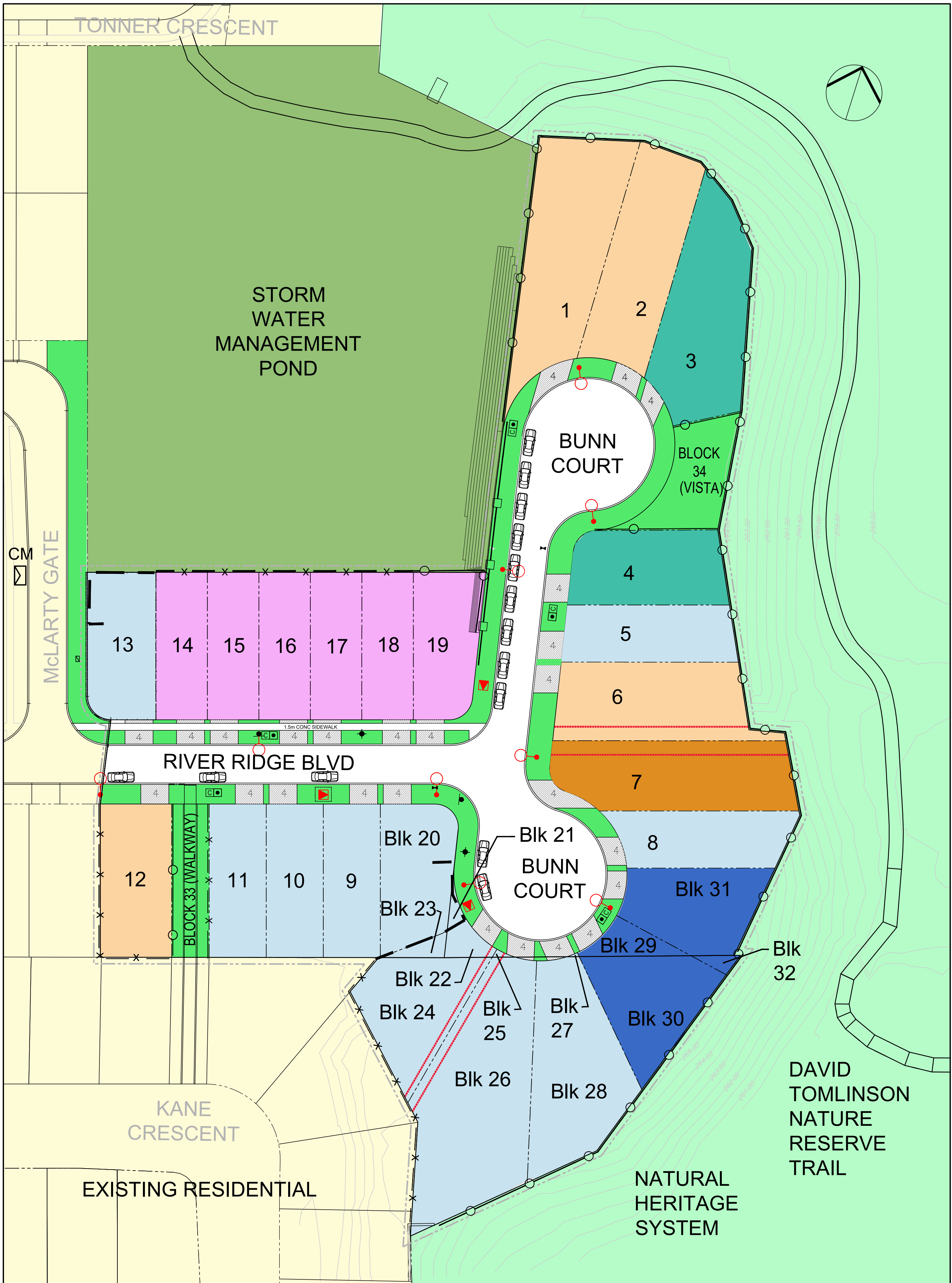
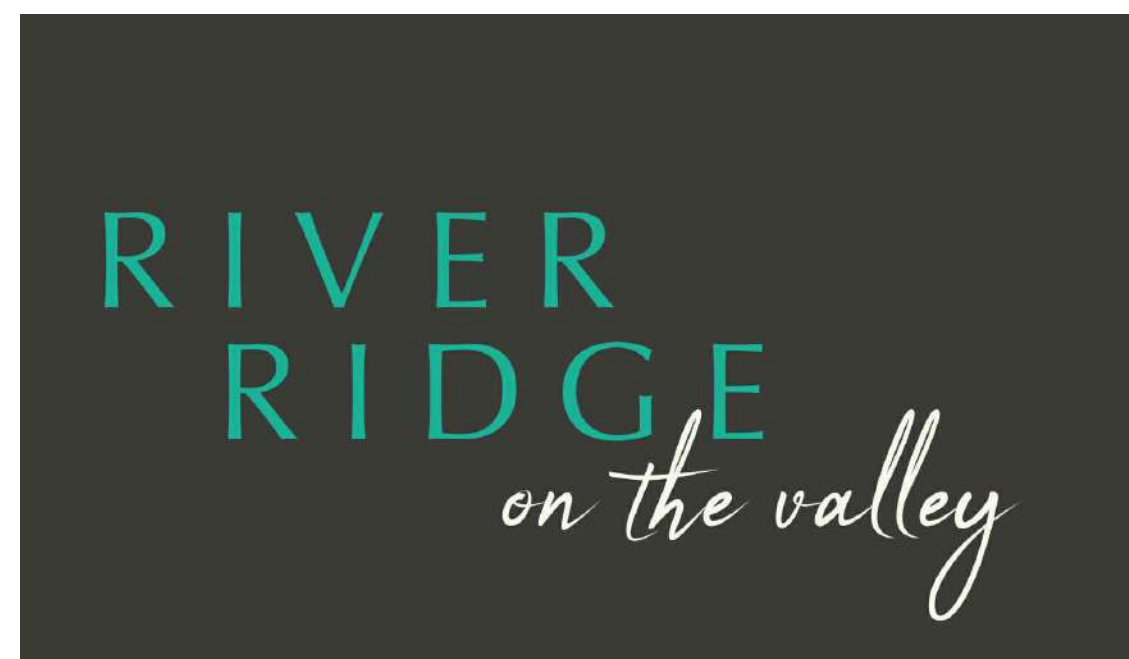
- 53'(16.2m) Detached
- 50'(15.6m) Detached
- 48'(14.6m) Detached
- 43'(13.1m) Detached
- 40'(12.2m) Detached
- 36'(11.0m) Detached
- Existing Development

AMENITIES

- Natural Heritage System
- SWM Pond
- Open Space
- David Tomlinson Nature Reserve Trail
- Proposed Privacy Fence
- Existing Chain Link Fence Proposed
- Chain Link Fence Retaining wall and
- Guide rail
- # of Parking Spaces / Home Proposed
- on-Street Parking Space Servicing
- Easement

UTILITIES

- Light Pole
- Fire Hydrant
- Transformer
- Bell/ TV Pedestal
- Canada post mail box



COMMUNITY PLAN - RIVER RIDGE ON THE VALLEY

NOTE: All street furniture and utilities subject to change. This map is based on information available in February 2021 and may be revised without notice. E.& O.E.

TOWN OF AURORA APPROVED

David Watson

Date: February 23, 2021

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

Warning Clauses:

- Purchasers of Lots 1-8 and Blocks 26,28,30,31 and 32 are advised that the lands adjacent to their lot are intended for conservation and naturalization, and portions may be used for active recreational use, a public trail system and trail amenities. The lands are to remain as much as possible in their natural state. The Town will not be responsible for pedestrian traffic, night lighting, noise or any inconvenience or nuisance which may present itself as a result of the lands and associated trail system and recreational amenities. Furthermore, purchasers are advised that extensive naturalization plantings are proposed between said Lots/Blocks and the adjacent trail system which may, over time, obstruct views of the adjacent valley. Visual quality of views over the valley is not guaranteed.
- Purchasers of Lots 1-8 and 11-19, and Blocks 25-32 are advised that fence gates and/or other means of access will not be permitted to access municipal lands and stormwater management facilities from residential properties.
- Purchasers are advised to refer to approved landscape drawings for the details of any fencing or urban design feature that is to be installed on the Lot or Block being purchased. The approved landscape drawings identify specifications relating to location, timing of installation, colour, materials, height and other design details of the fencing or urban design features. The Owner shall include in the purchase price of the lot or block, any fencing that is required by the Town. The Owner shall demonstrate compliance with this condition for any sales that have already occurred prior to the execution of the Subdivision Agreement.
- Purchasers are advised that a Restrictive Covenant will be registered on title to lots 1 & 19 for the purpose of protecting the structural integrity of the retaining wall that's been constructed on or adjacent to those lots in accordance with the terms and conditions of the Subdivision Agreement
- Purchasers of lot 6 and 7, blocks 22, 23, 24, 25 and 26 are advised that their property contains an easement and that they may be subject to certain restrictions on or within the vicinity of the easement. Purchasers of Lots 6 and 7 are advised that a 6m wide easement is located on the shared property line. No structures, in-ground or above ground pools, trees and landscaping etc. are permitted to be located within this easement. Purchasers of Blocks 25 and 26 are advised that a 3m wide easement is located on the shared property line. No structures, in-ground or above ground pools, trees and landscaping etc. are permitted to be located within this easement.
- Purchasers are advised that conditions of approval of the subdivision within which this lot is located, the Town of Aurora has required the developer to undertake and bear the cost of the following items:
 - a) street trees (trees planted in the town boulevards). Due to utility and service location conflicts, a street tree is not guaranteed for each lot.
 - b) corner lot fencing as directed on the approved engineering plans;
 - c) rear lot fencing as directed on the approved engineering plans;
 - d) noise attenuation fencing and berms as identified in the approved noise impact study and the approved engineering plans;
 - e) fencing (if required) along school blocks, park blocks and environmental protection area lands on the approved engineering plans; and
 - f) subdivision entry features and fencing (if any approved) as identified on the landscape plans approved by the town.
- Purchasers are advised that mail delivery will be from the existing designated Community Mailbox on the west side of McLarty Gate.
- Purchasers/Grantees are advised that there is an infiltration trench located along approximately the rear lot line for the entire width of the lot. Each infiltration gallery consists of a sand layer beneath the topsoil for the purpose of which is to infiltrate stormwater into the ground. Purchasers agree not to interfere with, modify, erect structures (for example, sheds, decks, etc) on top of or remove the infiltration trenches.
- Purchasers and/or tenants are advised that River Ridge Boulevard and Bunn Court have the following parking restrictions:
 - no vehicle is permitted to park for more than three (3) consecutive hours on the streets except between the hours of 7:00pm to 11:00pm;
 - vehicles are only permitted to park on one specified side of the streets;
 - no vehicle is permitted to park in any cul-de-sac; and
 - no vehicle is permitted to park on the streets between 2:00 am and 6:00 am during the period of November 1 to April 15 of each year

Purchasers/Grantees of all lots containing an infiltration trench are advised that they are responsible for the maintenance of any portion of the infiltration trench that is located on their lot.

The Display Plan Information is subject to change based on final design details.

For detailed Grading information, please call the developer's engineering consultant, Stantec Consulting Ltd. at 905-944-7777

For detailed information pertaining to streetscape, please call the developer's landscape architect, NAK at 416-340-8700

For further information on proposed and existing land uses, please call the Town of Aurora Planning Department at 905-727-3123 x 4226

For a full list of all warning clauses, please refer to the purchase and sale agreement or speak to a sales representative

Initials _____ / _____