



Before You Buy

A guide to what you should know and ask about before buying a home in Milton

Buying a new home in Milton?

At the Town of Milton, we have been asked many questions by prospective homebuyers as well as residents who have recently purchased a home. We have compiled information to address many of the questions and concerns we have handled over the years to prepare this guide. This package will help you identify what you should know and ask about before you buy a home in our community to help you make an informed decision about one of the most important purchases that you may make in your lifetime.

Ask questions about....

- ❑ What is planned for the land and open spaces around your home
- ❑ Location of sidewalks, trails, and street utilities such as postal boxes, hydro poles, street lights and more
- ❑ Easements on your lot
- ❑ Town of Milton parking by-laws
- ❑ Building additions on your property (requirements for sheds, pools and more)
- ❑ School facilities
- ❑ Transit routes
- ❑ Recreation opportunities

Find out more about all of these issues and other vital information in this guide.

Revised: December 2011

Read your Purchase and Sale Agreement

Your Purchase and Sale Agreement is a legal document. Before you sign the Agreement, you and your lawyer should take the time to carefully review the details, including all warning clauses attached to the Agreement. If you have any questions, please ask your lawyer for more information to make sure you fully understand your Agreement.

Stay informed... Visit www.milton.ca

There is a wealth of information available at the Town of Milton website. Read the helpful tips later on in this guide for locating information quickly and easily.





In your neighbourhood...

Questions? Ask...

Surrounding land uses

There can be a wide variety of planned uses for vacant land in your neighbourhood, such as apartment buildings, institutional facilities, stores, offices or industrial buildings. These land uses may not be definite when you sign your Purchase and Sale Agreement and the use of the land surrounding your neighbourhood could change.

Planning & Development
Ext. 2398

In addition, applications to change land uses can be made at any time. If you are concerned about what might be developed close to your home, please speak with a Town planner to find out what is planned for your neighbourhood. For example, an open space or vacant property next to your lot may become an apartment building. Mature trees may be removed to make way for new houses or other types of development.

If you are paying a premium for your lot, ask your builder or a representative from the home sales office for exact details on what will be provided for the premium. Ensure the premium is clearly defined in your Purchase and Sale Agreement.

Open spaces near your lot

If your lot is next to a woodlot, trail, hydro/gas corridor, stormwater management pond or stream, please recognize that these are public spaces for all to enjoy and there will be pedestrian and/or cycling traffic through these areas. Some of these areas may also have lighting installed.

Community Services
Ext. 2211

Also refer to our pamphlet "Protecting our Green Spaces," available at Town facilities or online at www.milton.ca

These areas are intended to be maintained in a natural state, and grass and weed cutting is not intended to occur. When you move in, please respect the environmental significance of these areas by not doing any maintenance on your own.

If you have a fence that was installed by a developer that separates your lot from a public open space area or park, the fence is located entirely on Town property and you are not allowed to install a gate in the fence or alter the fence in any way.

Roads to and from your house

The type of road that your house is on will determine the amount and type of traffic you can expect.

Engineering Services
Ext. 2500

Water, waste and recycling

Halton Region looks after water, sewers, waste management and recycling.

Halton Region
905-825-6000
www.halton.ca





In your neighbourhood...

Questions? Ask...

Parks

Parkland in the area where you are hoping to buy may not be fully designed at the time your Purchase and Sale Agreement is signed and may not be fully developed when you are ready to move in.

Entire parks or certain sections of some parks may be developed as naturalized areas, and grass and weed cutting is not intended to occur.

There are many different types of parks in our community, which may impact the lighting, traffic and noise around your home:

- Village Squares are smaller open space areas used for public recreation and leisure and may include walkways, playgrounds, shade structures and naturalized areas.
- Neighbourhood, District and Community Parks are larger open space areas used for public recreation and leisure and may include walkways, bikeways, playgrounds, trails, sports fields (lit or unlit), splash pads, public parking lots, multi-use courts, indoor facilities and naturalized areas. Since these park facilities may be used in the evenings and on weekends, you may experience additional traffic or noise if your house is close to one of these types of parks.

Community Services
Ext. 2211

Public transit

- Milton Transit offers a variety of convenient and accessible travel options to get you to your work, school, play, appointment and shopping destinations within the urban area. Service is provided Monday to Friday, 5:45 a.m. to 8:30 p.m. with connections to/from GO Transit at the Milton GO Station. Milton Transit tickets and passes can be purchased at various ticket agents across Town.
- Milton Paratransit service provides door-to-door transit services to persons with physical disabilities who meet established eligibility criteria.
- The service level in your area is determined by short and long-term transit plans, service standards and annual operating budgets. Depending on service timing, you may have already have bus service and transit stops in your area.

**Engineering Services
(Transit Services)**
905-864-4141
www.milton.ca

Information from our Fire Department

- The Town of Milton Fire Department is made up of a combination of full-time and part-time staff.
- Please ensure your home builder installs your municipal address/house number before completing the transfer of ownership so emergency services can locate your home in the event of an emergency. If the house number is not installed, it will become your responsibility as the new owner.
- The Town of Milton allows open air burning throughout the Municipality under certain conditions. An annual permit is required for all open air burning, there are specific distance requirements depending on the types of open air fire, and fires must be constantly attended.

Fire Department
905-878-9251
Ext. 2803
Station #1
(405 Steeles Avenue East)
www.miltonfire.ca





Questions? Ask...

Lot changes after Purchase and Sale Agreement

It can be common for you to enter into a Purchase and Sale Agreement before your subdivision is registered, which is when the actual lot is created. Because of this timing, there may be some minor changes to your lot after you sign your Agreement. Examples of minor changes might include slight changes in the dimension, shape or area of your lot or the position of your home on the lot.

Home sales representative
and your lawyer

Sidewalk and multi-use trail locations

All sidewalk and trail locations are shown on the engineering plans approved by the Town; however, these locations may change if you are signing your Purchase and Sale Agreement before these plans are approved. Our Engineering Services representatives can help you find out if the engineering drawings have been approved, and if so, what is planned for construction.

Engineering Services
Ext. 2500

Street utilities, services and furniture

The location of services such as postal boxes, utility boxes, hydro poles, street lights and fire hydrants is often not finalized until just before registration, which is normally after you have purchased your house. An Engineering Services representative can provide you with the status of the "Composite Utility Plan" which will help you find out the types and locations of utilities near your house.

Engineering Services
Ext. 2500

Street tree charges

Purchase and Sale Agreements may contain a charge for street trees. This charge is to beautify your neighbourhood as a whole but you may not have a street tree planted directly in front of your own house due to site conflicts even if you have paid this charge.

Community Services
Ext. 2211

Parking (also see garages, driveways on next page)

Take some time before you purchase a home to ensure there will be ample parking for your cars, keeping these restrictions in mind:

- The parking by-law in the Town of Milton limits on-street parking to a maximum of three hours, unless otherwise posted. Overnight parking is **not** permitted. A limit of 18 considerations per plate/per year applies.
- The Town provides "parking considerations," which will allow you to exceed the three-hour limit for situations such as driveway repairs, overnight guests and special functions.
- On most local residential streets in new subdivisions, parking is prohibited at all times on one side of the road. This is most often on the side where the fire hydrants are located.
- Parking on laneways with a width of 6 metres or less is prohibited at all times on both sides of the road.

Engineering Services
(Parking Control)
Ext. 2530

Road construction

Some projects, such as road construction, may take place in and around your subdivision after you move into your new home. We apologize, in advance, for the inconvenience and thank you for your patience as we continue to build and improve our community.

Engineering Services
Ext. 2500





At your house...

Questions? Ask...

Building additions on your property

If you have plans for future decks, fencing, satellite dishes, garden buildings, sheds, swimming pools, hot tubs, air conditioning units or other additions, please contact a zoning representative to ensure what you have planned is allowed and to determine if you require a building permit.

Planning & Development
Ext. 2397

Accessing your back yard in a townhouse

The Town's zoning by-law requires that townhouse units must have access to the rear yard through one of the following:

- Non-habitable living space such as a laundry room or garage
- An external easement (right-of-way) across all units in the block (If access is by an easement, you are not allowed to block this easement with a fence and you must allow your neighbours access across the easement.)
- A shared ownership (condominium) common area

Planning & Development
Ext. 2398

Garages, driveways and parking spaces

- Plan ahead for garage space according to the type of vehicles you drive. The minimum standards for garage sizes may not fit some of the larger trucks or sport utility vehicles.
- The zoning by-law requires every house to have two parking spots. If you have purchased a house with a single-car garage, you have one parking spot in your driveway and one in your garage; the zoning by-law stipulates that you must keep your garage available for parking.
- The zoning by-law regulates driveway widths and the amount and location of hard surfaces on your property. This helps to maintain a pleasing streetscape and preserves space for short-term on-street parking.
- Please contact a zoning representative before making any changes to your driveway or adding hard landscaping to your property.

Planning & Development
Ext. 2398

Animals and house pets

The Town's animal control by-laws specify the number of dogs and cats that can be kept on your property, places restrictions on exotic pets, stipulates that animals must be kept on a leash outdoors (except at the Leash Free Milton park) and requires pet owners to practise "stoop & scoop." Complete information on animal control by-laws is available at www.milton.ca.

Oakville Humane Society
905-845-1551



Planning and Development...

How does development happen in our community?

Generally, the Town's Planning and Development Department establishes planning policy, which then provides a framework for the growth and development of the town. The Town's Official Plan is the main policy document which determines the overall land use patterns and describes what is considered to be good planning for the community. The Official Plan establishes the general locations of parks, schools, houses, apartments, stores, offices and industrial uses.

All new development, including subdivisions and changes in land use (rezoning), must conform to the policy direction established in the Official Plan. As such, the main principles guiding development in the community are established long before specific applications for the development of your neighbourhood have been submitted.

How can you participate?

The Official Plan is reviewed every five years to ensure that it continues to reflect the growth and development objectives of the community as well as those of the province and the region. As a resident, it is important for you to be aware of and participate in the Official Plan review. Through these reviews, changes may be introduced that could alter land uses in your neighbourhood. Please read The Canadian Champion and visit the Town's website at www.milton.ca for information about Official Plan reviews and to find out how to get involved. More detailed information about planning and development can also be found on the Town's website at www.milton.ca.

Do you have questions or concerns about land use near your home?

If you are concerned about the future use of land around your new home, please call the Town at 905-878-7252, ext. 2398 to speak with a Town development planner about the Official Plan before you finalize the purchase of your home.

Stay informed about planning

Consult these sources of information to become knowledgeable about planning and development in Milton:

Province of Ontario

www.mah.gov.on.ca

Ministry of Municipal Affairs and Housing

Halton Region

www.halton.ca

In addition to the website, information about the Regional Official Plan and regional road reconstruction are advertised in the local newspaper.

Town of Milton

www.milton.ca

In addition to the website, The Canadian Champion is our local newspaper for advertising planning and development issues, events and activities. If you have questions about planning in your community, please contact the Planning & Development Department at 905-878-7252, ext. 2398 or send an e-mail to planning@milton.ca.





Living in your community...

Questions? Ask...

School facilities

Schools on designated sites in the area are not guaranteed as the property may be sold and used for other purposes. Attendance at schools in the areas that still have to be constructed is also not guaranteed. Students may be accommodated in temporary facilities or directed to schools outside of the area.

Halton Catholic
District School Board
905-632-6300
www.haltonrc.edu.on.ca

School buses and pick-up points

- School buses will not enter cul-de-sacs.
- School bus pick up points will generally be located on through streets convenient to either school board; pick up points will not be located within the subdivision until major construction activity has been completed.

Halton District School Board
905-878-8451
www.haltondsb.on.ca

Living next to a school

If you purchase a lot near a school site, please note that temporary facilities such as portables for extra students may be located on the school property close to your house and some school areas may be lit

Medical services

The Milton District Hospital services Milton and surrounding areas. We have doctors in our community who are pleased to accept new patients.

Halton Healthcare Services
905-878-2383 Ext. 5021

Moving in...

Our community presents a variety of recreation and leisure opportunities as well as shopping and a wide selection of businesses to meet all of your lifestyle needs. As you get closer to the time you move in, you may be interested in these resources to help you become more familiar with your new community.

Milton Visitor & Community Information Services:

- Drop in to this historic train station setting (1 Chris Hadfield Way) to obtain a variety of information about the community.
- Have a question about the community? Call 905-875-INFO (4636) or visit www.hipinfo.info.

Recreation Programs:

- The Town of Milton offers a variety of active and general interest recreation programs for children, youth, adults and seniors. Program details are available in the Community Services Guide, as noted below, at www.milton.ca or by calling 905-878-7252, ext. 2189.

Milton Public Library:

- Visit www.mpl.on.ca or call 905-875-2665 for more information on the wealth of materials and services available at the Main Library, Beaty Branch and online.

The following materials are available at Town of Milton facilities and at www.milton.ca:

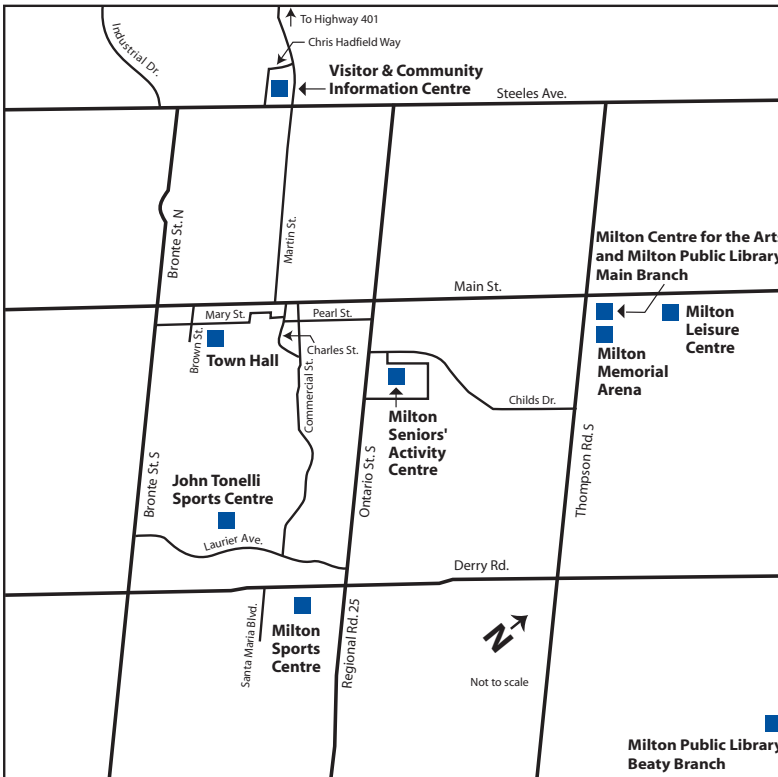
- **Community Services Guide:** This publication is issued twice each year by the Town of Milton and will help you become more familiar with the many recreation programs and other services offered by the Town as well as vital community information.
- **Community Connections Map:** This map shows all transit routes and schedules; urban and rural trails, including off-road trails, boulevard trails and suggested cycling routes; parks and Town facilities.
- **Welcome New Residents Guide:** This guide contains valuable newcomer information such as details on taxes, transit, garbage/recycling, pets, utility hook-ups, parking, recreation and much more.



For more information, call 905-878-7252 or visit www.milton.ca

Town facilities and more...

Facilities map



Finding information at www.milton.ca

Here are a few helpful tips for finding information on the Town of Milton website:

- Read about new initiatives, projects, programs and events on our home page.
- Find information on upcoming open houses and public meetings on a wide variety of topics as well as agendas, reports and minutes for Council meetings.
- Interested in searching by keyword? Use the search function or the Site Index located at the top of our home page.
- Download a variety of publications including Town Council agendas and reports, the Talk of the Town newsletter for residents, the Community Services Guide and much more.

Please note this document is for general information purposes only, and should not be used for legal purposes. We recommend that you contact Town staff or your lawyer to confirm information that is important to your decision to purchase a home in this community.

Municipal offices

Our municipal offices are located in Milton's historic downtown at:

150 Mary Street
905-878-7252

Town Hall West (historic building)

Executive Services:

Mayor & Town Council
Clerk's Division
Chief Administrative Officer
By-law Enforcement
Economic Development
Licensing

Town Hall East (expansion building)

Corporate Services:

Finance
Human Resources
Information Technology
Purchasing
Tax Payments
Milton Transit Tickets

Community Services:

Arts & Culture (Milton Centre for the Arts)
Facility Rentals & Permits
Facilities Development & Maintenance
Parks Development
Recreation Registrations & Information

Engineering Services:

Development Engineering
Infrastructure Management
Operations (Maintenance of roads, parks, sports fields)
Traffic Engineering & Parking Control
Milton Transit Service & Transit Tickets

Planning & Development:

Committee of Adjustment & Consent
Building Division
Development Review
Policy Planning
Zoning

