

BEFORE YOU BUY

Your complete guide to new home ownership in Milton

Buying a new home in Milton?

Whether you're a prospective homebuyer or new homeowner, the Town of Milton wants to ensure your experience is positive and informed. We've created this guide to answer commonly asked questions and to identify what you should know before making the decision to buy a new home in our community.

Things to consider before and after purchasing:

- Future plans for the undeveloped land and open space around your home or condominium building
- The location of sidewalks, trails, street trees and street utilities such as postal boxes, utility boxes, hydro poles and street lights
- Easements on your lot and their purpose
- Building additions on your property (sheds, pools, fences, air conditioners, driveway widenings, accessory apartments, etc.)
- Town of Milton Parking By-law
- Schools
- Transit routes
- Arts, culture and recreation opportunities



Read and understand your Purchase and Sale Agreement

Your Purchase and Sale Agreement is a legal document. Before signing the Agreement, carefully review the details with your lawyer, including all warning clauses attached to the Agreement.

If you have any questions, please ask your lawyer for more information.

BE IN THE KNOW

In your neighbourhood

Surrounding land uses

There are various uses for vacant land in your neighbourhood including new developments, parks, 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.

In addition, applications to change land uses can be made at any time. If you are concerned about possible developments near your home, please speak with a Town planner.

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. Ensure the premium is clearly defined in your Purchase and Sale Agreement.

www.milton.ca/Build

Open spaces and naturalized areas

If your lot is next to a public space such as a woodlot, trail, hydro/gas corridor, stormwater management pond, buffer block or stream, there may be pedestrian and cycling traffic through these areas. Some areas may also have lighting installed.

These areas are intended to be maintained in a naturalized state so grass and weed cutting may not occur regularly. Please respect the environmental significance of these areas and avoid doing any maintenance on your own.

A developer may have installed a fence to separate your lot from a

public area. The fence is located entirely on Town property and you are not allowed to install a gate on the fence or alter it in any way.

If you purchase a lot near a school, temporary facilities such as portables may be on the school property close to your house and school areas may be lit at night.

Attendance at schools that still have to be constructed is not guaranteed. Students may be accommodated in portables or directed to nearby schools outside of the area.

Parks

Parks may not be fully designed or developed in your neighbourhood upon signing your Purchase and Sale Agreement.

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

- **Village Squares** are smaller parks used for public recreation and leisure, and may include lit pathways and trails, playgrounds, shade structures and landscaped areas.

- **Neighbourhood, District and Community Parks** are larger parks used for public recreation and leisure and may include:

- Pathways and trails (lit or unlit)
- Bikeways and skateparks
- Playgrounds and spray pads
- Community gardens
- Sports fields (lit or unlit)
- Indoor facilities
- Off-leash dog parks
- Multi-use courts

Some parks will exhibit higher levels of use in the evenings and on weekends. Entire parks or designated areas within certain parks may be developed as landscaped areas. These areas are designed to promote the growth of naturalized habitats and maintenance of these areas may only occur periodically or not at all.

www.milton.ca/Parks

Milton Transit

Milton Transit offers a variety of convenient and accessible travel options to accommodate your lifestyle. Service is provided on weekdays from 5:20 am to 10:11 pm and on Saturdays from 7:10 am to 7:40 pm, with connections to and from Milton GO Station.

The service level in your area is determined by short and long term transit service plans, service standards, and annual capital and operating budget approvals. Depending on service timing, you may already have bus service and transit stops in your area.

Milton access+ provides door-to-door, shared-ride transit service to persons with disabilities. Eligibility is application-based and determined on a passenger's ability to consistently use conventional transit services because of a disability.

Milton Transit tickets and passes can be purchased at various ticket agents across the Town. Halton Region administers the SPLIT Pass program, offering eligible low income Halton residents a subsidy for a portion of their local travel expenses.

www.MiltonTransit.ca



BE IN THE KNOW

On your street

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 signing 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.

Assumption of Subdivisions

The developer is responsible for the maintenance of all public services (roads, sidewalks, curbs, trees, etc.) that they construct until the date of assumption by the Town. Once all of the public services have been completed to the Town's satisfaction and according to the Subdivision Agreement, a one-year maintenance period will begin.

Prior to the Town assuming the subdivision, the developer will request a final inspection of all public services and will correct all deficiencies to the Town's satisfaction. After all construction is completed and the maintenance period has expired, the developer may request assumption of the subdivision. Milton Council then approves the assumption of the subdivision and the associated public services. It is at this time that the Town takes responsibility for all public services.

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 sign your Purchase and Sale Agreement before these plans are approved. Engineering Services can help you find out if the engineering drawings have been approved, and if so, what is planned for construction.

Street utilities, services and furniture

The location of services such as postal boxes, utility boxes, hydro poles, street lights and fire hydrants aren't finalized until just before registration, which is normally after you have purchased your house. An Engineering Services representative can help you locate the types of utilities near your home.

Street tree charges

Purchase and Sale Agreements may contain a charge for street trees. This charge is to beautify your neighbourhood as a whole, so you may not have a street tree planted directly in front of your house due to utilities or services (above or below ground) even if you have paid this charge.

www.milton.ca/StreetTrees

Parking

Ensure there will be ample parking for your vehicles before you purchase a home.

The Parking By-law in the Town of Milton limits on-street parking to a maximum of five hours, unless otherwise posted. Parking is not permitted between 2:00 am and 6:00 am.

The Town provides street parking exemptions, which will allow you to exceed the five-hour limit or park between 2:00 am and 6:00 am for situations such as driveway repairs, overnight guests and special functions. A limit of 18 considerations per plate per year applies.

On most 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.

In the winter months, we ask that you do not park on the street after a snowfall to ensure plows can properly clear your road.

www.milton.ca/Parking

Road construction

Some projects, such as road and sidewalk 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.

www.milton.ca/RoadConstruction

BE IN THE KNOW

At your house

Individual lot drainage/grading deposits

Once you move into your new home, your builder will grade the lot to comply with Town of Milton standards. If your lot contains a drainage swale (ditch), do not fill or alter it, as this affects the drainage of your lot and neighbouring properties.

If you have a rear lot catchbasin (to collect surface drainage and transfer it to the local storm sewer), the Town has an easement over a portion of your property. The easement gives Town staff access to this area for future maintenance, so you are not permitted to build on this easement with the exception of fences. The Town owns and holds responsibility for catchbasins, catchbasin lids and associated storm sewers.

Upon purchasing a new home, homeowners may pay the builder a grading deposit to ensure that the homeowner does not adversely affect or alter the grading of their lot prior to the Town's assumption of the subdivision. This is a bi-party agreement between the homeowner and the builder and does not include nor bind the Town of Milton. Homeowners should check their Purchase and Sale Agreement to find out when the builder will return the deposit (normally it is tied into the subdivision being assumed).

Building additions on your property

If you plan to construct additions such as decks, fencing, garden

buildings, sheds, swimming pools, hot tubs or air conditioning units please contact a zoning representative to ensure your plans are permissible and if you require a building permit.

Accessory apartments

Accessory apartments (also referred to as secondary suites or basement apartments) are self-contained dwelling units created by converting part of an existing dwelling. They can also be constructed as part of a new dwelling.

New and existing accessory apartments require a building permit and must comply with applicable laws and standards including the Building Code, the Fire Code, Property Standards By-laws and the Town of Milton Zoning By-law.

www.milton.ca/AccessoryApartments

Accessing your backyard in a townhouse

Milton's Zoning By-law requires townhouse units to have rear yard access through one of the following:

- Non-habitable living spaces, such as a laundry rooms or garages
- 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

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 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 location of hard surfaces on your property.

Please contact Zoning before making any changes to your driveway or adding hard landscaping to your property.

Animals and house pets

The Town's Animal Control By-law regulates the number of dogs and cats that can be kept on your property, places restrictions on exotic pets and stipulates that all dogs must be licensed.

www.milton.ca/AnimalServices



Planning and Development

How does development happen in our community?

Milton is one of the fastest growing communities in Canada. Its population is expected to reach more than 145,000 by 2021, growing to 235,000 by 2031. Growth targets, set by the region and province, indicate that the Town must build 5,300 new residential units within its built boundary by 2031 to accommodate its growing population. Milton's Planning and Development Department establishes planning policy to plan for this growth and development.

The Official Plan and approved Secondary Plan for new urban areas determines the land use patterns for the community and the general locations of parks, schools, houses, apartments, stores, offices and employment. The main principles guiding development are established long before development of your neighbourhood has started.

**[www.milton.ca/
BuildingPossibility](http://www.milton.ca/BuildingPossibility)**

Recreation Centres

Mattamy National Cycling Centre

The Mattamy National Cycling Centre is the only velodrome of its kind in Canada that meets top international standards. In addition to track cycling programs, the facility also offers a full range of recreation programs and features three full size gymnasiums, a fitness centre, a studio, an indoor walking/running track and meeting rooms.

www.MattamyNationalCyclingCentre.ca

FirstOntario Arts Centre Milton

The FirstOntario Arts Centre Milton presents and supports the presentation of professional and local performances, events, art exhibitions and programs. It also provides professional support to community-based arts groups and artists.

www.FirstOntarioArtsCentreMilton.ca

Milton Sports Centre

The Sports Centre offers a wide range of recreational activities for people of all ages, including skating, fitness, swimming, preschool programs, walking track and other special interest programs.

www.milton.ca/Recreation

Milton Leisure Centre

The Leisure Centre offers a wide range of recreational activities for people of all ages, including fitness, aquatics, recreational swimming and other special interest programs.

www.milton.ca/Recreation

Sherwood Community Centre

Sherwood Community Centre offers a wide range of recreational activities for people of all ages, including skating, fitness, swimming, older adults programs, a library branch and other special interest programs.

www.milton.ca/Recreation

Milton Seniors' Activity Centre

The Milton Seniors' Activity Centre is a full-service recreational facility for adults 55+ featuring a wide variety of registered and drop-in programs, guest speakers, volunteer opportunities and more.

www.milton.ca/OlderAdults

Community Information

Halton Region

Dial **311** to receive direct access to Halton Region, Halton Regional Police Service (non-emergency calls), local municipalities in Halton, and local school boards.

www.halton.ca

Schools

Halton District School Board

www.hdsb.ca

Halton Catholic District School Board

www.haltonrc.edu.on.ca

Halton Healthcare

Hospital and community healthcare services in Milton are provided by our regional healthcare system.

www.haltonhealthcare.com

Milton Public Library

A wealth of materials and services are available at the Main Library, Sherwood Branch, Beaty Branch and online.

www mpl.on.ca

Town Hall

150 Mary Street,
Milton, ON
905-878-7252

