



MILTON

BUYER'S GUIDE FOR NEW DEVELOPMENTS

WITH INFORMATION FROM THE **TOWN OF MILTON**

WELCOME TO MILTON, ONTARIO



BUYING A NEW HOME IN MILTON?

At the Town of Milton, many questions get asked from both prospective homebuyers as well as residents who have just recently purchased a home. We hope this Buyers Guide will address any questions or concerns that you may have regarding living in our beautiful community.

Buying a home is one of the most important decisions that you may make in your lifetime, and we want you to be happy about choosing Milton for that big step.

THINGS YOU SHOULD ASK QUESTIONS ABOUT:

- Potential plans for undeveloped land and open spaces near or around your home
- Location of amenities such as parks, trails, waterfronts, transit routes etc.
- Location of facilities such as schools, recreation centres, Emergency Services centres/stations, etc.
- Location of city utilities such as mailboxes, street lights, hydro poles & transformers, etc.
- Easements on your lot, and their purpose
- Any additions that may have been built on your property, such as sheds, pools, fences, driveways, etc.
- Parking & other by-laws pertaining to the Town of Milton

IN YOUR MILTON NEIGHBOURHOOD...

SURROUNDING LAND USES:

There can be a variety of planned uses for vacant land in your neighbourhood. These uses may not be considered definite after you have moved into your home, meaning the use of the land surrounding your neighbourhood could change.

Some of these could include apartment buildings, institutional facilities, parks, schools, stores, offices, or industrial buildings.

If you are concerned about any development that is going on near your home, please contact a Town planner to find out exactly what is being built around you.

If you're paying a premium for your lot, ask your builder or representative what that premium might include. Ensure that exact premium details are clearly defined in your Purchase and Sale Agreement.

ROADS:

The roads that run to and from your house, and primarily the kind of road that your lot sits on, will determine the amount of traffic you can expect and whether or not street parking is available.

OPEN SPACES & NATURALIZED AREAS NEAR YOUR LOT:

Your new Milton residence may sit next to a forest, trail, hydro/gas corridor, stormwater management pond, buffer block or stream. Please be aware that these are considered public spaces and from time to time there may be pedestrian traffic through these areas from time to time. Some areas may also have outdoor lighting installed.

Because these areas are meant to be kept in their natural state, no grass or weed maintenance will occur. When you move in, please ensure that you abide by this and do not perform any of your own maintenance in these areas. If there is a fence that separates your lot from the open space areas, please be aware that it is entirely on Town property and cannot be altered in any way, including building a gate in the fence.

IN YOUR MILTON NEIGHBOUR HOOD...

PARKS:

Parkland that happens to be in the area where you are buying your home may not be fully designated, designed, or developed at the time of your purchase. As part of the design process, the Town of Milton invites input from residents in order to better understand recreational needs and to help shape Milton's future parks.

There are several different types of parks in Milton, which may directly or indirectly impact your home with regard to lighting, traffic, and noise. These spaces include:

Village Squares - a smaller open area used for recreation and leisure. Village Squares may include lit walkways, playgrounds, shade structures, or naturalized areas.

Neighbourhood, District and Community Parks - larger open areas used for recreation and leisure.

These parks may include lit walkways, bikeways, playgrounds, shade structures, naturalized areas, trails, sports fields, splash pads, public parking lots, multi-use courts, indoor facilities, skateparks, community gardens, and off-leash areas for pets. These park types may also house other unique recreational features.

Residents who live directly beside or near these areas may experience increased pedestrian traffic and noise around their homes.

Some parks will be busier than others, especially during evenings and weekends. Entire parks or designated areas within them may be developed as naturalized areas. They are designed to promote growth of natural habitat, so keep in mind that there may be limited or no maintenance done in these spots.

IN YOUR MILTON NEIGHBOURHOOD...

PUBLIC TRANSIT:

Milton Transit offers a variety of accessible and convenient transit options for residents within the urban area.

Service is provided:

Monday to Friday, 5:40am - 8:30pm

Saturday, 7:10am - 7:40pm

There are connections available to/from GO Transit at the Milton GO Station.

Passes for all public transit can be purchased via various ticket agents throughout the Town of Milton.

Milton access+ (paratransit) service provides door-to-door shared-ride transit service to people with limited mobility. Eligibility is application-based and determined on a passenger's ability to consistently use conventional transit services because of a limitation they may have, either short-term or long-term.

The transit service level in your area is determined by transit service plans, standards, and annual capital and operation budget approvals. You may already have bus service and transit stops in your area!

FIRE DEPARTMENT:

The Town of Milton Fire Department is made up of full-time and part-time staff.

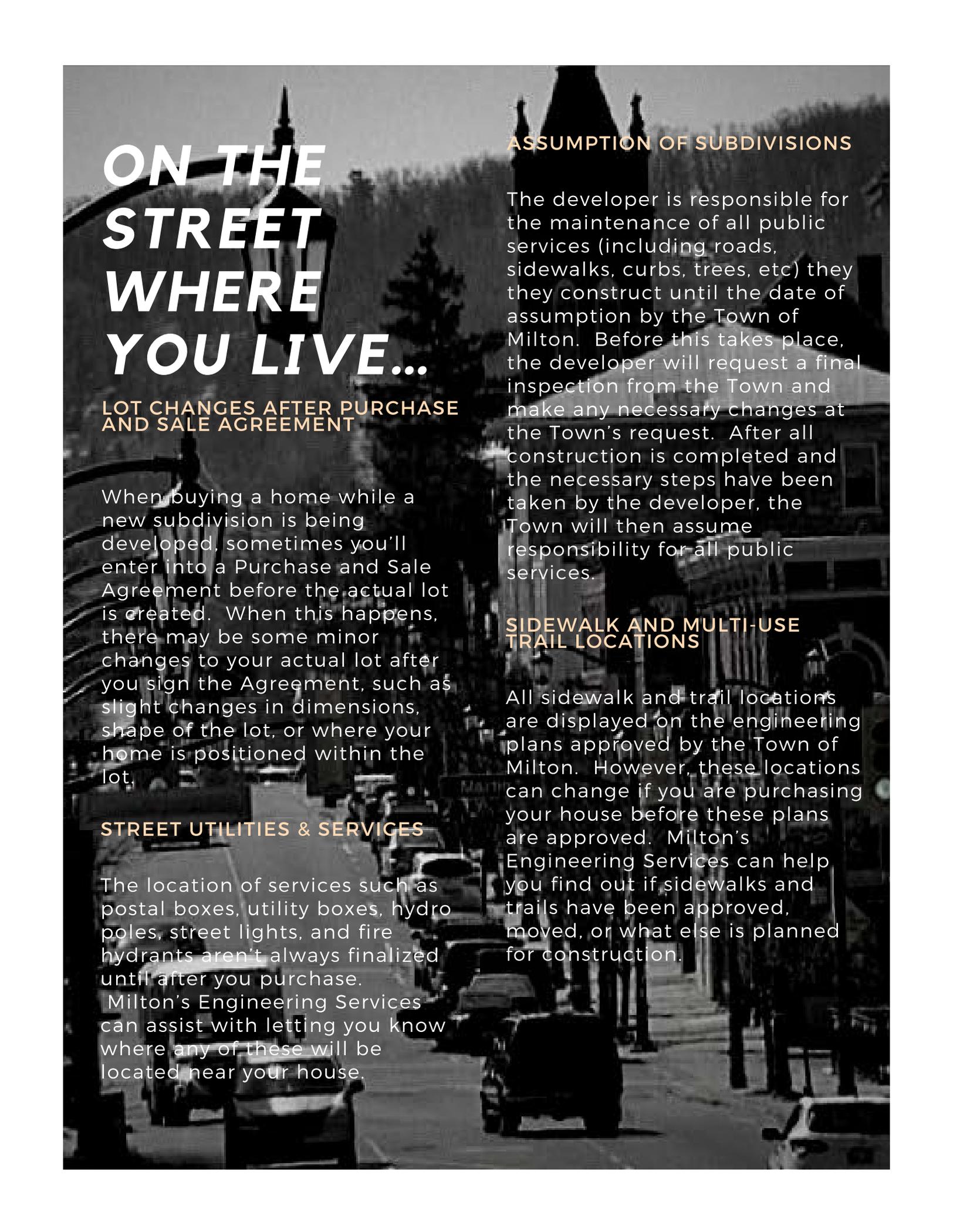
Please ensure that your home builder has installed your municipal address before completing the transfer of ownership so that Emergency Services will be able to reach you in the event of an emergency. If the house number is not installed, it will become your responsibility as the new homeowner.

The Town of Milton allows both Open Air Burning and Consumer Fireworks Displays throughout the municipality. Permits are required for these activities and can be obtained from the Town of Milton Fire Department.

Please adhere to fire-specific safety measures when doing such activities.

SANITATION SERVICES:

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



ON THE STREET WHERE YOU LIVE...

LOT CHANGES AFTER PURCHASE AND SALE AGREEMENT

When buying a home while a new subdivision is being developed, sometimes you'll enter into a Purchase and Sale Agreement before the actual lot is created. When this happens, there may be some minor changes to your actual lot after you sign the Agreement, such as slight changes in dimensions, shape of the lot, or where your home is positioned within the lot.

STREET UTILITIES & SERVICES

The location of services such as postal boxes, utility boxes, hydro poles, street lights, and fire hydrants aren't always finalized until after you purchase.

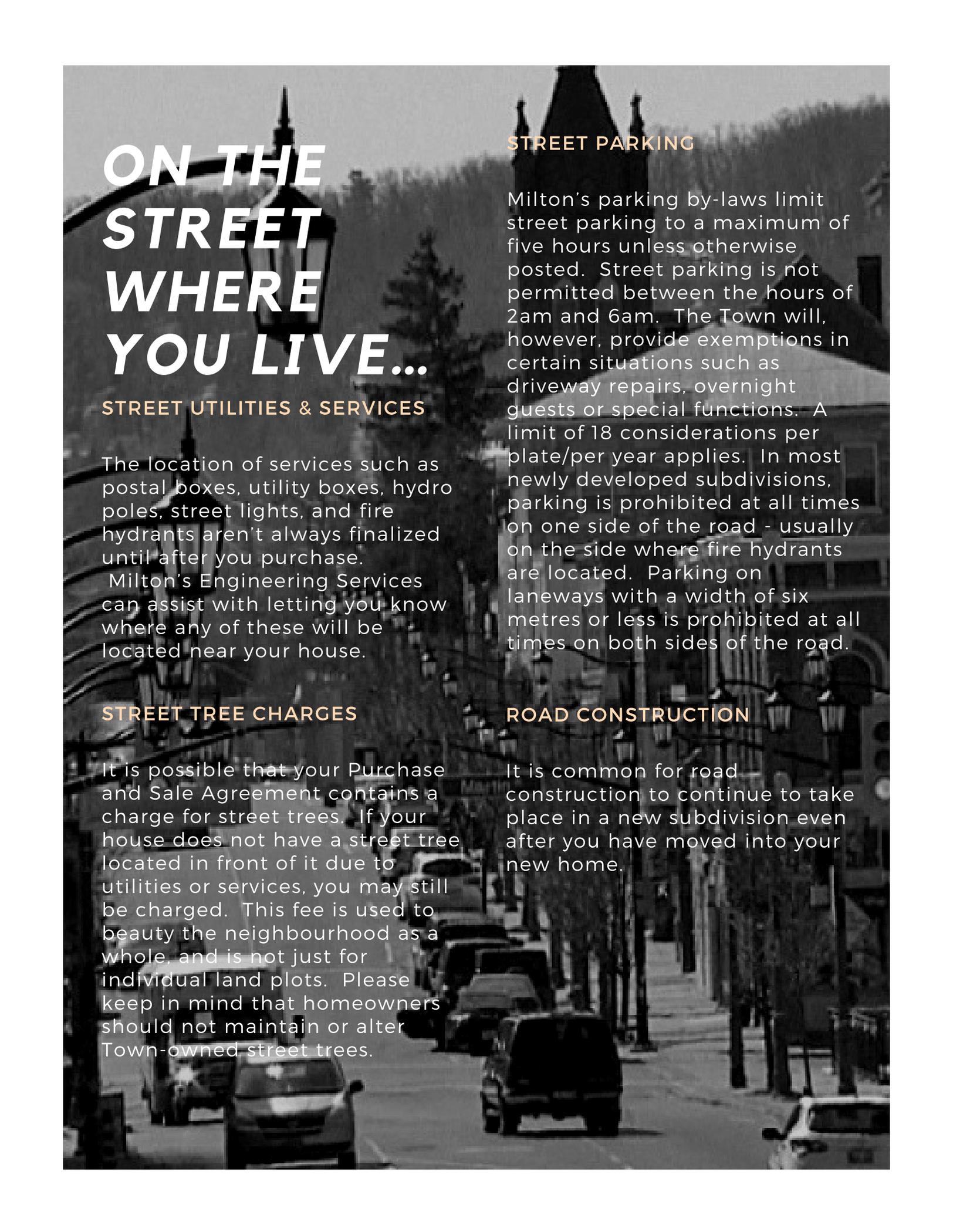
Milton's Engineering Services can assist with letting you know where any of these will be located near your house.

ASSUMPTION OF SUBDIVISIONS

The developer is responsible for the maintenance of all public services (including roads, sidewalks, curbs, trees, etc) they construct until the date of assumption by the Town of Milton. Before this takes place, the developer will request a final inspection from the Town and make any necessary changes at the Town's request. After all construction is completed and the necessary steps have been taken by the developer, the Town will then assume responsibility for all public services.

SIDEWALK AND MULTI-USE TRAIL LOCATIONS

All sidewalk and trail locations are displayed on the engineering plans approved by the Town of Milton. However, these locations can change if you are purchasing your house before these plans are approved. Milton's Engineering Services can help you find out if sidewalks and trails have been approved, moved, or what else is planned for construction.



ON THE STREET WHERE YOU LIVE...

STREET UTILITIES & SERVICES

The location of services such as postal boxes, utility boxes, hydro poles, street lights, and fire hydrants aren't always finalized until after you purchase.

Milton's Engineering Services can assist with letting you know where any of these will be located near your house.

STREET TREE CHARGES

It is possible that your Purchase and Sale Agreement contains a charge for street trees. If your house does not have a street tree located in front of it due to utilities or services, you may still be charged. This fee is used to beautify the neighbourhood as a whole, and is not just for individual land plots. Please keep in mind that homeowners should not maintain or alter Town-owned street trees.

STREET PARKING

Milton's parking by-laws limit street parking to a maximum of five hours unless otherwise posted. Street parking is not permitted between the hours of 2am and 6am. The Town will, however, provide exemptions in certain situations such as driveway repairs, overnight guests or special functions. A limit of 18 considerations per plate/per year applies. In most newly developed subdivisions, parking is prohibited at all times on one side of the road - usually on the side where fire hydrants are located. Parking on laneways with a width of six metres or less is prohibited at all times on both sides of the road.

ROAD CONSTRUCTION

It is common for road construction to continue to take place in a new subdivision even after you have moved into your new home.

AT YOUR HOUSE...

INDIVIDUAL LOT DRAINAGE/GRADING DEPOSITS

Your home's lot will be graded by the developer to meet the Town of Milton's standards. If your lot contains a drainage ditch, you must not fill it in or alter it in any way that affects drainage. If you have a rear lot catch basin, the Town has an easement over a portion of your property to allow for future maintenance, so you are not permitted to build on this easement with the exception of fences. The catchbasin, its lid, and associated storm sewers are owned by the Town and are the responsibility of the Town of Milton.

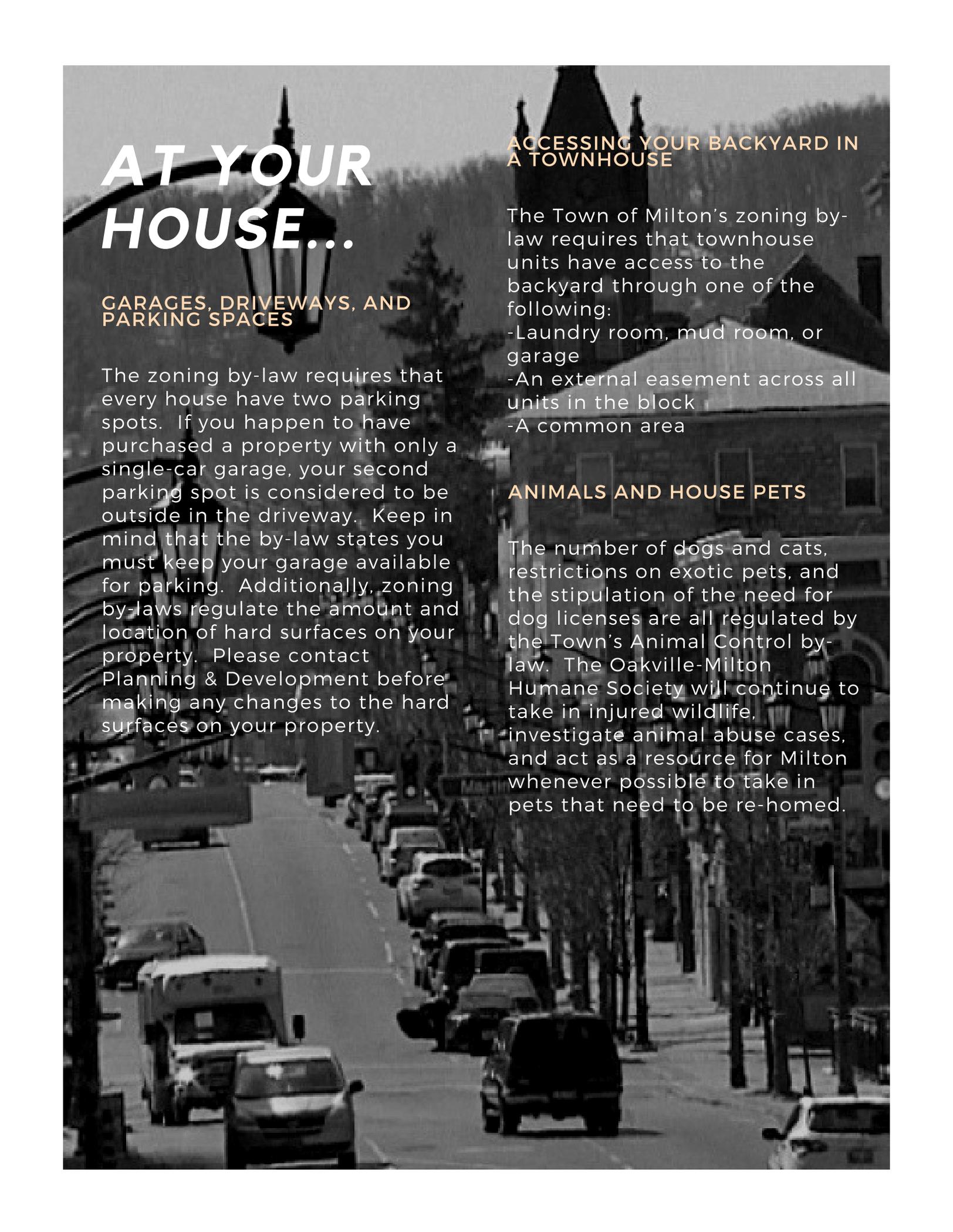
At the time of purchase of your home, you must pay a grading deposit to your builder. This ensures that the homeowner does not affect or alter the grading of their lot prior to the assumption of the subdivision by the Town of Milton. This deposit is usually returned one or two years after construction of the whole subdivision is complete.

BUILDING ADDITIONS ONTO YOUR PROPERTY

Planning to put in a new fence, deck, shed, swimming pool, hot tub, or greenhouse? Please contact a Town zoning representative to ensure that what you have planned meets proper standards and to determine if a building permit is required.

ACCESSORY APARTMENTS

Accessory apartments - also known as secondary suites, secondary units, basement apartments or accessory dwellings - are self-contained dwelling units created by converting part of an existing dwelling. Whether new or already existing, these require a building permit and must comply with any laws, building and fire codes, and zoning by-laws in effect.



AT YOUR HOUSE...

GARAGES, DRIVEWAYS, AND PARKING SPACES

The zoning by-law requires that every house have two parking spots. If you happen to have purchased a property with only a single-car garage, your second parking spot is considered to be outside in the driveway. Keep in mind that the by-law states you must keep your garage available for parking. Additionally, zoning by-laws regulate the amount and location of hard surfaces on your property. Please contact Planning & Development before making any changes to the hard surfaces on your property.

ACCESSING YOUR BACKYARD IN A TOWNHOUSE

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

- Laundry room, mud room, or garage
- An external easement across all units in the block
- A common area

ANIMALS AND HOUSE PETS

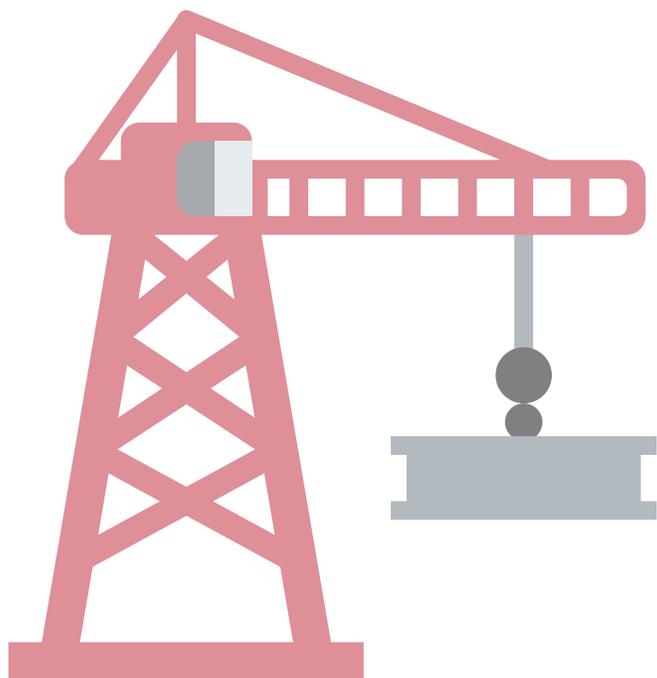
The number of dogs and cats, restrictions on exotic pets, and the stipulation of the need for dog licenses are all regulated by the Town's Animal Control by-law. The Oakville-Milton Humane Society will continue to take in injured wildlife, investigate animal abuse cases, and act as a resource for Milton whenever possible to take in pets that need to be re-homed.

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***WE DON'T
NEED TO
LOOK FOR
OUR STORY,
WE ARE THE
STORY***

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PLANNING AND DEVELOPMENT



HOW CAN YOU PARTICIPATE?

The Official Plan is usually reviewed every five years to ensure that it reflects the continual growth and development initiatives of the neighbourhood.

As a new resident, it is important for you to participate in the Official Plan review so that you have a say in the changes that are happening in your community.

HOW DOES DEVELOPMENT HAPPEN IN OUR COMMUNITY?

The Town of Milton'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 overall land use for the community. In concert with the Official Plan, the approved Secondary Plan establishes the general location for new urban areas such as parks, schools, houses, apartments, stores, offices, and employment uses.

All new development must conform to policy direction as outlined in the Official Plan and Secondary Plan. Because of this, the main principals directing development in the community are established long before the development of your neighbourhood has started.



LIVING IN YOUR COMMUNITY

guaranteed. Students may be accommodated in temporary facilities or directed to schools outside of the area.

If your child or children require a school bus, please note that busses will not enter cul-de-sacs, and pick-up points will generally be located on through streets that are convenient to the school boards. Pick-up points will not be designated in your new subdivision until construction has been fully completed.

If you purchase a lot near a school site, please note that temporary facilities such as portables may be located on school property close to your house. Additionally, these areas may be lit at night. Increased traffic during morning drop-off and afternoon pick-up times can also be expected.

MEDICAL SERVICES

SCHOOL FACILITIES

Schools on designated sites in your new neighbourhood may not be guaranteed as the property may be sold or used for other purposes instead. Attendance at schools that have yet been constructed is also not

HOSPITALS & DOCTORS

The Milton District Hospital services Milton and the surrounding areas. There are doctors within the community that gladly accept new patients. For a list of doctors accepting new patients in Milton, visit milton.ca or dial 311 on your mobile phone.



RECREATION & LEISURE

RECREATION PROGRAMS

The Town of Milton offers a number of active, general interest, and arts programs for people of all ages. Find program details at milton.ca



MATTAMY NATIONAL CYCLING CENTRE

The Mattamy National Cycling Centre is a one-of-a-kind facility. It is the only velodrome in Canada that meets top international standards! In addition to track cycling, 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.

For more information, visit mattamynationalcyclingcentre.ca or call 905-875-5398

Milton proudly presents a variety of recreation, leisure, and cultural activities to meet everyone's lifestyle needs. As you get settled into your new home, you may be interested in these resources to help you become more familiar with your new community.

MILTON CENTRE FOR THE ARTS

The Milton Centre For The Arts is the community's cornerstone for creativity! This unique, state-of-the-art facility offers exciting performing, visual, media, and literary arts experience for all ages.

The Centre offers diverse performances in the 500-seat Mattamy Theatre or 200-seat MinMaxx Hall, individual and group art exhibitions in the Holcim Gallery, and visual arts programs in the bright and airy arts studios.

For more information, visit miltoncentreforthearts.ca or call 905-878-6000

MILTON PUBLIC LIBRARY

There is a wealth of materials and services at the Milton Public Library. To see everything that the MPL has to offer, visit mpl.on.ca

MUNICIPAL OFFICES

Located in Milton Town Hall
150 Mary Street
Milton, ON, L9T6Z5
905-878-7252
TTY: 905-878-1657
milton.ca

RESOURCES

DIRECTORY

Halton Region, halton.ca
Town of Milton, milton.ca
Planning & Development, ext. 2398 | milton.ca/en/build.asp
Engineering Services, ext. 2500 | milton.ca/en/live/roads.asp
Halton Region, 905-825-6000 | halton.ca
Milton Transit, 905-864-4141 | miltontransit.ca
Fire Department, 905-878-9251 ext. 2803 | miltonfire.ca
Animal Services, milton.ca/animalservices | Dog license - dogtag.milton.ca | Animal Control, ext. 2254 |
Oakville-Milton Humane Society, 905-845-1551
Ministry of Municipal Affairs & Housing, mah.gov.on.ca
Halton Catholic District School Board, 905-632-6300 | haltonrc.edu.on.ca
Halton District School Board, 905-878-8451 | haltontdsb.on.ca
Halton Healthcare Services, 905-878-8451 ext. 5021 | haltonhealthcare.com
Dial “311” for direct access to Halton government services
Community Information, hipinfo.info

SERVICES BY DEPARTMENT

Executive Services

- * Mayor & Town Council
- * Chief Administrative Officer
- * Communications and Marketing
- * Economic Development

Corporate Services

- * Clerk's Division
- * Finance
- * Human Resources
- * Information Technology

Community Services

- * Facilities Development & Maintenance
- * Parks Design & Development
- * Recreation Programs

Engineering Services

- * Development Engineering
- * Infrastructure Management
- * Operations
- * Traffic Engineering
- * Milton Transit

Planning & Development

- * Committee of Adjustment & Consent
- * Building Division
- * Development Review
- * Heritage
- * Policy Planning
- * Urban Design
- * Zoning