

Welcome Home

Buying a Newly Built Home
in East Gwillimbury



**WE WANT TO HEAR
FROM YOU!**

Provide your feedback on our Newly
Built Home Guide by completing a
brief online survey at:

➤ [www.eastgwillimbury.ca/
newlybuilthomes](http://www.eastgwillimbury.ca/newlybuilthomes)



Town of
East Gwillimbury



This guide is available online at www.eastgwillimbury.ca/newlybuilthomes



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CONTACT US



Town of East Gwillimbury
19000 Leslie Street
Sharon, ON L0G 1V0



Phone: 905-478-4282
Fax: 905-478-2808



customerservice@eastgwillimbury.ca



Monday to Friday 8:30 a.m. to 4:30 p.m. A secure drop box is located at the front entrance.



After Hours:
You can leave a voicemail for our Customer Service representatives or use the directory to find a department's extension. If you have an emergency with regards to water, sewers, roads, parks or recreation facilities, please call 905-478-4282 follow the prompts to be connected to our after hours service provider.

GREETINGS FROM MAYOR AND COUNCIL



From left to right: Councillor Carruthers, Councillor Crone, Councillor Roy-DiClemente, Mayor Hackson, Councillor Persechini, Councillor Morton, and Councillor Foster.

On behalf of Council, welcome to East Gwillimbury! We are pleased that you have chosen our community to be your new home.

As you begin to get to know East Gwillimbury, we hope you will take the opportunity to enjoy the many benefits our community has to offer such as over 24 kms of trails, many new parks, great schools and access to key employment corridors.

You will quickly realize that one of the many benefits of living in East Gwillimbury is the opportunity to live a balanced lifestyle. Having over 70 per cent green space and farmland, East Gwillimbury offers the classic small town feel, while providing access to life's necessary amenities. East Gwillimbury is conveniently located along the Highway 404 corridor, and is accessible via public transit, including the GO line and York Region Transit (YRT).

As you move into your newly built home, you may have many questions along the way. Town staff have developed this guide to provide answers to your questions along with additional information related to:

- The roles and responsibilities of the developer, builder, and Town

- Your role as the new homeowner
- Questions you may have before and after you purchase your home
- Financial matters such as tax bills and deposits
- Who to contact when you have questions or concerns
- What to expect living in a new subdivision.

Our staff are available and willing to help you along the way. If you have any questions please contact the Town's Customer Service Team. Contact information can be found on page 2.

Welcome home!

Mayor Virginia Hackson



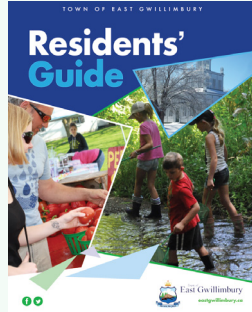
Town of
East Gwillimbury

COMMUNITY RESOURCES

RESIDENTS' GUIDE

Our Residents' Guide was designed to help you learn more about living in EG. Check out the guide to learn more about:

- Waste collection
- Recreation activities
- Community involvement
- Community resources
- Community safety
- By-Laws and parking
- Snow clearing and roads



Pick up your guide at the Civic Centre or view it online at: www.eastwillimbury.ca/residentsguide

WARD INFORMATION

The Town is divided into three wards. Each ward is represented by two Councillors. The Mayor is elected at large to represent all of East Gwillimbury. Check to see your ward below.

For contact information of each of the Ward Councillors and the Mayor, visit www.eastwillimbury.ca/council



HEALTHY & ACTIVE LIVING GUIDE

There has never been a better time for you and your family to get involved in a recreational activity! We have many new and interesting programs. Our friendly staff have taken the time to design something new for each age group. Take some time to browse through our Healthy & Active Living Guide and see what we have to offer. Register for programs online www.eastwillimbury.ca/ireg



NEW TO CANADA?

Welcome Centre is a one-stop service designed to guide and support immigrants in Durham and York Region. Services include:

- Settlement and integration services
- English language training
- Accreditation and qualifications information
- Employment support
- Additional services based on community needs (such as legal services, mental health services, culturally appropriate family counselling, etc.)

☎ **1-877-761-1155**
@ **info@welcomecentre.ca**
💻 **www.welcomecentre.ca**

STAY IN TOUCH WITH THE TOWN!



Learn about Town news, events, meetings, programs and services by subscribing to our eNewsletter today!

WWW.EASTGWILLIMBURY.CA/ENEWS

EMERGENCY & COMMUNITY SAFETY SERVICES

WHAT IS A COMBINATION FIRE DEPARTMENT?

East Gwillimbury residents, businesses and visitors are provided emergency services through a combination fire department model. Simply put, a combination fire department uses both volunteer and career, full-time firefighters to provide fire and life safety education and prevention services as well as respond to fires, medical emergencies, motor vehicle collisions, rescue, and other calls. Volunteer firefighters, are also referred to as “Paid-on-Call” in East Gwillimbury. East Gwillimbury Emergency & Community Safety Services currently has approximately 80 volunteers and 20 full-time firefighters providing programs and services for a safe, accessible and livable community.



TANKER ACCREDITATION

The Town of East Gwillimbury has Superior Tanker Shuttle Accreditation. This recognizes a fire department’s ability to shuttle water by way of tanker trucks to fight fires in areas far from municipal hydrants. As a result of this accreditation, residents who own detached dwellings within 8 kms (by road) from any of the three fire stations may be eligible to receive a cost reduction in their fire insurance rates. For more information visit the Town’s website: www.eastgwillimbury.ca/emergencyservices

SMOKE ALARMS

It’s the Law

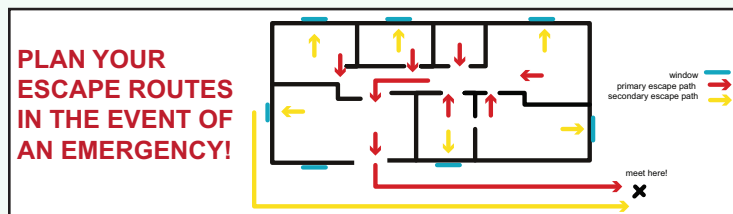
Every home in Ontario must have a working smoke alarm on every storey and outside all sleeping areas. Smoke alarms should be already in place when you move in to your new home, however, it is your responsibility to maintain them. Replace your smoke alarm within the time frame indicated by the manufacturer (usually 10 years). Failure to comply with the Fire Code’s smoke alarm requirements could result in a ticket for \$360 or a fine of up to \$50,000. Remember, when it is time to change your clocks, it is time to change your batteries!

CARBON MONOXIDE (CO)

The Ontario Building Code requires that all homes and residential buildings built after 2001 have a CO alarm installed. Detectors should be placed in close proximity to bedrooms. They may also be placed in the furnace room or other areas of the residence where carbon monoxide might accumulate. For added protection, install a carbon monoxide alarm on every storey of your home.

PLAN YOUR ESCAPE

If a fire occurred in your home, would your family know how to get out? You may only have seconds to safely escape your home. It is important when you move into a new home to develop a home fire escape plan with all members of your household. Make sure everyone in the household can unlock all doors and windows quickly, even in the dark, and knows at least two exits out of every room. Choose a meeting place outside the home and ensure everyone knows to never go back inside.



OPEN AIR BURNING

The Town requires anyone having an open-air fire to obtain a fire permit. A fire permit costs \$36.90 for a calendar year regardless of the number of fires you have. In order to be eligible to receive a permit you must ensure the fire is located more than 10 metres (32.8 feet) from any building, structure, hedge, fence, roadway, overhead wires or any obstruction whatsoever that may burn or melt. All permits issued are subject to a follow up inspection by a Fire Prevention Officer. Permits are available in Customer Service at the Civic Centre.

PUBLIC EDUCATION AND FIRE PREVENTION

If you would like more fire safety information please visit www.eastgwillimbury.ca/emergencyservices or visit www.eastgwillimbury.ca/communityrequestform to fill out a request form for firefighters to attend an event and share community education and prevention information.



GETTING STARTED

There are several important documents you should review when buying a new home. These documents and plans will help familiarize you with your new home and neighbourhood. They may include legal jargon and it may be helpful to have your solicitor review the documents with you.

SUBDIVISION AGREEMENT

A subdivision agreement is a legal document that clearly states the developer's obligations to the municipality for construction of roads, sewers, watermains, parks, open spaces and other services in your subdivision. Purchasers are urged to review these agreements with their solicitor, especially the warning clauses and special conditions, before signing purchase documents.



WARNING CLAUSES

Warning clauses alert new homeowners to specific items related to their subdivision. These may include noise, environmental restrictions, use of public spaces, etc. Agreements of purchase and sale for new homes will include clauses to point out these items.

UTILITY PLANS

Utility plans include above-ground structures associated with utilities and services such as electrical transformers, telephone pedestals, community mailboxes, and streetlights. This information should be posted in the subdivision sales office once available. For inquiries regarding community mailboxes, please contact Canada Post at 1-866-607-6301. For information about cable TV boxes, or internet, please contact a local service provider. For all other inquiries please ask your builder.

GRADING AND SITE PLANS

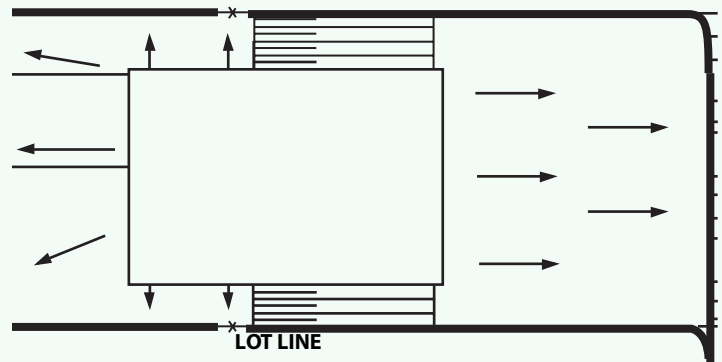
Grading plans outline the change in grade or elevation for the site. A grading plan of your specific lot is available at the sales office. These plans are helpful because your property may appear flat when in fact it could include slopes or drainage features such as:

Swales – shallow grassed drainage channels with gently sloping sides to collect and direct storm water

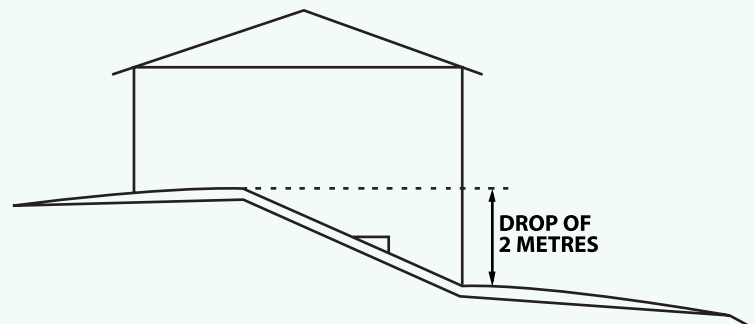
Retaining walls – structures that hold back soil and replace undesired steep slopes

Slopes – a vertical rise or fall. For example, in the grading plan shown, it may not be obvious from the overhead view *figure 1* that there is a drop of 2 meters in the grade of the property. This only becomes clear when you see an elevation view *figure 2*. Elevation plans may not always be available, however, the developer should be able to describe this to you based on the grading plan. Many factors may be important in your purchasing decision and we recommend that you learn as much as you can about the property before you buy it.

Overhead View *figure 1*



Elevation View *figure 2*



WHAT WILL BE IN MY NEIGHBOURHOOD?

When you buy a home in an established community you can drive around the neighbourhood and see what services and community features you will have access to. If you are buying a home in a new subdivision some of these features may not have been built yet. Here are a few things to consider when purchasing your new home:



ROADS

Is the property located near a highway or collector road (which connects one major road to another) and what are the anticipated traffic and noise implications?



STREET PARKING

What will the street look like when cars are parked on it?



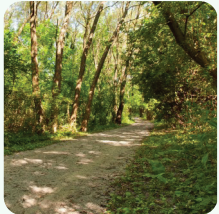
SIDEWALKS

Will you have a sidewalk on your side of the street? Remember this may affect parking on your driveway.



STREET LIGHTING

Are street lights planned to be located in front of your home? Will lighting spill into front rooms of your house and, if so, will that be an issue?



PARKS AND TRAILS

Are any parks or trails planned nearby? Are you alright with increased foot traffic nearby?



POSTAL SERVICE

Will there be a community mailbox in your neighbourhood? If so, where will it be located?



PROPOSED FUTURE LAND-USE

Will there be future developments, highways, hydro transmission lines? (Be sure to ask about any vacant properties. Don't assume they will not be developed.)



EXISTING/PROPOSED TRANSIT ROUTES

Is the property located on a transit route? Where will bus shelters be located?



EXISTING/PROPOSED SCHOOLS

Will you be within walking distance of a school? Are you prepared for busy pick up and drop off times?



STREET TREES

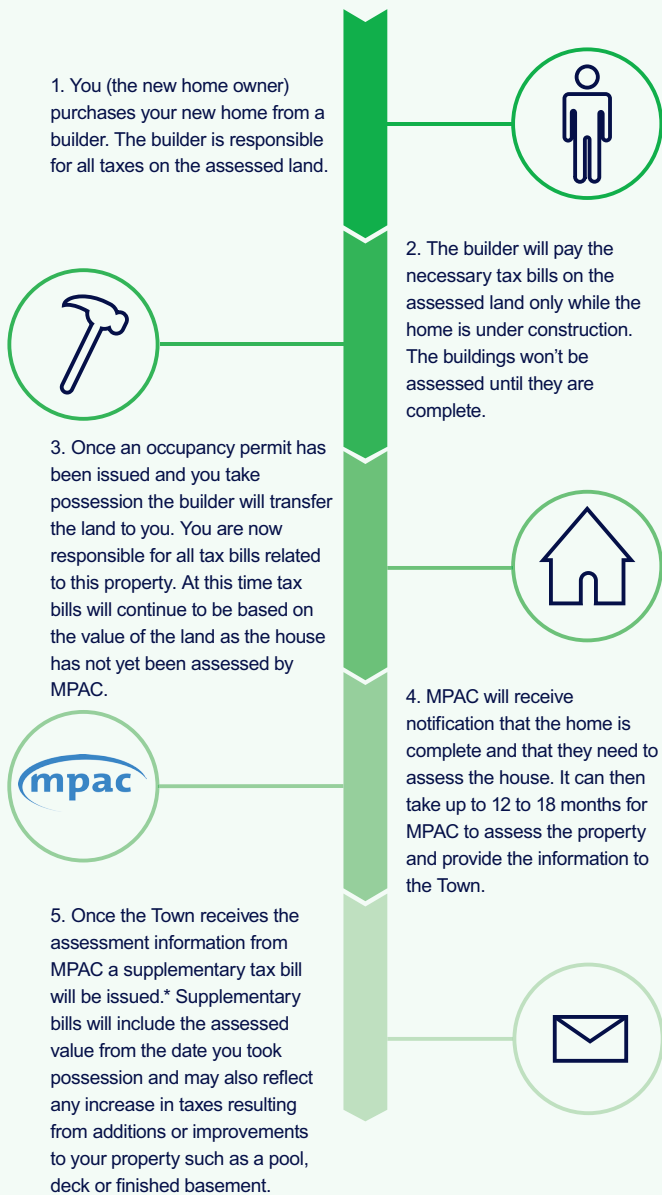
Are trees planned for the boulevard? If so, how would this affect any landscaping plans you might have?



QUESTIONS YOU MAY HAVE

WHEN WILL I GET A TAX BILL?

You are responsible for taxes on both the land and building(s) you own from the date you take possession. However, assessment on a newly built home will not happen immediately. Supplementary bills can occur up to two years after the date of purchase. The process looks like this:



* This bill is usually due within 30 to 60 days of the issue date. Depending on the size of your home, the time between when you took possession and when MPAC updates your assessment and when the Town issues your bill this could be thousands of dollars. The Town may be able to help you set up a payment schedule to minimize the impact of this bill. Please call 905-478-4282 to learn more.

HOW DO I SET UP MY WATER BILL?

Municipal drinking water is supplied by York Region and delivered to homes by the Town. The water meter on your new home should already be installed by the builder before you take ownership. Please contact the Town at least five business days before your closing date so the Town can schedule a meter reading. (Any water consumption before this meter reading will be charged to the builder, not the home owner). Once you become responsible for ongoing water payments, your meter will be read every three months and you will receive a bill. The Town has a pre-set schedule of meter reading dates for different areas in Town.

UNDERSTANDING YOUR WATER BILL

The charges on your bill include both metered and delivery charges. Metered charges are based on water usage. Delivery charges pay to maintain proper infrastructure such as water and wastewater pipes. The water and sewer bills for each area are billed every three months. Payments can be made at your bank, by cash, cheque or debit. The Town does not accept credit card payments for water bills. Pre-authorized payment plans are available. See below for more information about the pre-authorized payment plans.

For current usage and delivery rates please visit:
www.eastwillimbury.ca/waterrates

PRE-AUTHORIZED PAYMENT PLANS

The Town offers two prepaid methods of paying your water bill.

12 Month Plan - a pre-determined amount is withdrawn from your bank account on the 19th of each month for 12 months
Auto Withdrawal Plan - the quarterly bill amount is withdrawn automatically from your bank account on the bill due date

Applications for both plans are available for pick up at customer service or on our website at:
www.eastwillimbury.ca

QUESTIONS YOU MAY HAVE

THE IMPORTANCE OF STREETScape

There are architectural control guidelines for all new homes. These guidelines may affect the model, elevation, colour and finish that is permitted on specific lots. The Town also has guidelines for such things as light standards, bench locations, street trees, street signs and park entry features. These ensure that there is variety in the neighbourhood for an attractive streetscape.

WHAT SCHOOLS ARE NEARBY?

Please contact the appropriate board of education for information regarding schools and busing. School locations and potential sites are determined by each school board. It is important to note that future schools identified on maps or signs in subdivisions are not guaranteed to be built.

York Region District School Board

(905) 895-7216 or www.yrdsb.edu.on.ca

York Catholic District School Board

(905) 713-2711 or www.ycdsb.ca

Conseil scolaire de district catholique Centre-Sud

1-800-274-3764 or www.csdccs.edu.on.ca



WHERE CAN I BUY RECYCLING AND GREEN BINS?

As a buyer of a newly built home you will be provided with one blue bin, one green bin and one kitchen catcher from your builder upon closing. Additional bins are available for purchase at the Civic Centre. If you did not receive your bins, please contact your builder.

WHERE DOES MY WATER COME FROM?

York Region provides the Town with clean, treated drinking water which is a combination of groundwater (deep aquifer wells) and surface water (Lake Ontario). The Town then assumes responsibility for the safe distribution and delivery to residents. For more information on water in EG, visit www.eastgwillimbury.ca/waterfaqs, or visit www.york.ca to learn about water quality and monitoring.

WHAT IS MY MUNICIPAL ADDRESS?

Municipal addresses are assigned at the time the subdivision is registered and they can't be changed. If you do not want to live in a home with a particular number, you will need to consider this before you purchase. Remember to post your municipal number immediately upon taking possession to avoid delays for emergency vehicles reaching you. Ensuring that your address is visible from the street can save time in the event of an emergency.

WHEN CAN I MOVE IN?

You can move into your new home once you have finalized your closing in accordance with your agreement of purchase and sale with the builder, and the Town issues an occupancy permit. Be aware that some work may still need to be done to your house such as flooring, countertops, faucets, caulking, exterior decks, railings, steps or grass. Once all outstanding items are complete, a final inspection will occur and a final occupancy permit will be issued. If you have concerns regarding the completion of your home, contact your builder and/or solicitor.

KEEP IN TOUCH WITH YOUR BUILDER!

At the time you sign your agreement of purchase and sale, all neighbourhood design details may not be decided. Keep in touch with your builder to make sure you're informed about any changes after you sign. Changes could include the dimensions of your lot, drainage patterns, the position of your home on the property, location of retaining walls and noise fencing, etc.



Town of
East Gwillimbury

WHAT IS ASSUMPTION?

THE PROCESS OF ASSUMPTION

When a new subdivision is built, the developer is responsible for all:

- Sewers
- Watermains
- Stormwater management ponds
- Roads
- Sidewalks
- Street lighting
- Infrastructure

The developer will build and maintain all of the infrastructure until the responsibility is transferred to the municipality. Officially speaking, the Town will “assume” responsibility. This happens in three stages:

1. ACCEPTANCE

Once a subdivision is complete, the Town will inspect the works installed by the developer and builder and confirm if they are acceptable and issue an acceptance certificate.

2. MAINTENANCE PERIOD

Once an acceptance certificate is issued by the Town, all works are subject to a maintenance period. The developer maintains responsibility for the infrastructure until the maintenance period is complete.

3. ASSUMPTION

Once the maintenance period has passed and all deficiencies have been corrected the Town will assume full responsibility for the maintenance of all municipal services.

NOTE:

The process of assumption cannot begin until construction is complete. There is no time limit for assumption. Unassumed roads are open to the public and subject to conventional rules of the road under the Highway Traffic Act including parking regulations.



SNOW CLEARING AND GARBAGE PICKUP

The Town provides snow clearing services and garbage pickup in all communities. If you have any questions or concerns please contact Customer Service at the Town.

Download the app and never miss another collection day.



Already using the my-waste™ app?
Keep using it to receive the same service.



WHO IS RESPONSIBLE?



As a new homeowner it is important to understand who is responsible for the different services and structures in your subdivision.

DEVELOPER

- Grading and drainage of the subdivision
- Perimeter fencing around the subdivision
- Installation of sewers, watermains, and stormwater management ponds
- Construction of roads, curbs and sidewalks
- Coordination of installation of utilities (hydro, gas, telephone and cable)
- Installation of street lighting
- Initial landscaping of public areas, including street trees
- Construction of privacy and acoustic fencing
- Road maintenance (prior to assumption)

BUILDER

- Home construction
- Lot grading
- Sodding
- Driveway paving (subject to your agreement of purchase and sale)
- Managing construction debris and construction traffic during development

TOWN

- Road maintenance (after assumption)*
- Snow removal
- Garbage pick-up
- Street trees (after assumption)
- Parks and trails (after assumption)
- Building permits
- Parking and by-law enforcement
- Emergency Services

*About 40% of the roads in East Gwillimbury are owned and maintained by York Region. If you have any roads-related questions, we suggest you call the Town first and we will advise you if you will need to contact the Region.

HOMEOWNER

- Understanding the terms of your agreement of purchase and sale
- Proper maintenance of your lot
- Landscaping and fencing once lot grading is complete and sod is established
- Checking with the Town prior to making any changes to your property (this will ensure relevant permits are obtained and complied with)
- Maintaining working smoke alarms and knowing two ways out of every room in the event of an emergency



Town of
East Gwillimbury

MOVING INTO YOUR NEW HOME

When you finally move into your new home, here's what you can typically expect:

- The developer and builder will continue their work around your property as your lot grading and sodding may not be complete and other homes may still be under construction
- The builder is still responsible to keep roads clear and safe for traffic including cars, garbage trucks, and for service, delivery and emergency vehicles
- The Town is responsible for snow removal and garbage pickup
- Construction of neighbourhood parks may still be in progress
- Sidewalks may not be completed
- Maintenance may be required for underground infrastructure so be aware of work crews inspecting sewers and flushing hydrants
- Completion of curbs and final road paving are one of the final steps prior to Town acceptance and the start of the maintenance period
- Other lots within the subdivision may be under construction or vacant when you move in

The Town is clear about its expectations of developers' site maintenance. If you have any questions or concerns please contact the Town.

WINTER MAINTENANCE

When clearing snow at your new home ensure you clear snow and ice onto your lawn, and do not place snow onto the roadway. Ensure you keep one metre clear around all fire hydrants to ensure that firefighters can access them quickly in an emergency. Please ensure that all garbage and recycling placed out during the winter months is placed on the right side of your driveway when facing the road. Materials should not be placed on snowbanks or on the road as they will interfere with snow plows.

PARKING

It is important to be aware of the parking by-laws and restrictions when purchasing your new residence as this may affect your parking availability. The Town currently has a year-round three hour parking limit on all Town roads. There is an exemption period from 7 to 11 p.m., which allows residents to park on the road way.



LIVING IN A CONSTRUCTION ZONE

All new subdivisions have nuisances pertaining to noise, traffic, dust and debris. As these can be an annoyance to homeowners, the Town requires the developer/builder to minimize them wherever possible.

Homeowners are asked to have patience and contact their builder regarding any concerns.

Vehicles must be fully contained on the driveway and are not permitted to overhang onto the curb, road or sidewalk, as this can cause a dangerous situation for traffic and impede road maintenance. Sidewalks must be clear for pedestrians, strollers, wheelchairs, and snow clearing operations. Parking tickets will be issued to all vehicles in violation.

PARKING CONSIDERATION FORM

The Town accepts requests for temporary roadway parking through the use of the Parking Consideration Form. The consideration provides temporary relief from the three-hour maximum for special circumstances such as out-of-town guests, driveway repairs, or special occasions. Considerations are issued for occasional and short-term parking at the discretion of the By-law Branch, but are not valid during a snow event.

PARKING EXEMPTION PERIOD

To allow for guest parking, residents may also park on the road between 7 and 11 p.m., in addition to the three-hour parking limit, except during a snow event.

The Town is continuing to grow and the parking by-law may be adjusted based on public feedback. To ensure you are aware of the most current by-laws visit www.eastwillimbury.ca/parking.

DEFICIENCIES IN YOUR NEW HOME

TARION

Once you have taken possession of your new home, TARION (the New Home Warranty Program) provides warranty protection. Provincial law requires that every new home in Ontario is protected by a mandatory warranty provided by the builder and backed by TARION.

Your builder is responsible for any deficiencies in your new home. If you have concerns, first give your builder a chance to act on these concerns. Then, if the builder fails to respond, notify TARION and request assistance. There are one and two year warranties for certain defects in work and materials and a seven year warranty for major structural defects. It is important to record all complaints in writing to both your builder and TARION.

Ensure that all communication with your builder is documented and forward copies to TARION to be placed in your file. Do not rely on verbal communication with site personnel, trades people or the builder. Construction performance guidelines are available at www.tarion.com, describing the standard to which construction that is covered by the warranty program must be completed. Please note there are strict time limits within which written complaints must be made to TARION. You are also urged to discuss the complaint process with your solicitor.



CONTACT TARION

 1-800-668-0124  www.tarion.com

 info@tarion.com

TARION

PROTECTING ONTARIO'S NEW HOME BUYERS



Town of
East Gwillimbury

IMPROVING YOUR PROPERTY

You should contact the Town before you begin landscaping or install fencing, sheds, decks or pools. Discuss these changes with staff to ensure that you have the permissions you require and to ensure that all Town standards and regulations are met.

DRIVEWAYS

Refer to your agreement of purchase and sale to determine who is responsible for paving your driveway and when it may be done. Once your driveway is paved, if you wish to expand or refinish the driveway, please contact the Town to determine permitted locations and maximum widths. Approval from the Town's Development Engineering Branch is required for any proposed expansion.

POOLS

Every builder will have rules regarding pool installation prior to assumption and homeowners should read their agreement of purchase and sale for these details. Until the subdivision is assumed by the Town, the developer is responsible for all lot grading and drainage which may be affected by the installation of a pool. During this period, a pool permit cannot be issued without the written consent of your developer and/or builder. If the developer and builder agree to allow a pool, you will need to apply for a permit from the Town to construct the pool and you will also be required to safely secure the property with appropriate fencing and gates. If access to Town land is needed, please speak with the Town's Development Engineering Branch about the required permit.

Water Conservation

Did you know using a pool cover regularly can save about 50 per cent of your pool water volume from evaporating?

For more water conservation tips visit

waterfortomorrow.ca



SHEDS AND DECKS

To determine if you require a building permit, please contact the Town's Building Branch and speak with a Permit Coordinator. Any alterations to grade must conform to the requirements of the Town and must not impact the overall drainage patterns in the area. Do not landscape, erect fencing, or construct decks or sheds that may alter the grading and/or drainage on your lot or that of a neighbouring lot without first obtaining approval from the developer (prior to assumption) or from the Town (after assumption). Detached sheds with an area of 10m² or less do not require a building permit. However, the shed location and height must conform to the Town zoning by-law. If you don't get the required approvals, you might be required to dismantle unpermitted sheds and decks at your own expense.

ACCESSORY APARTMENTS

The Town permits one accessory apartment in single detached and semi-detached residential units, provided certain criteria, such as sufficient parking spaces and municipal servicing, are satisfied. In addition, apartments must be located at least 50% above grade (i.e. basement apartments are prohibited). In order to understand all applicable regulations and policies, it is important to consult with the Town prior to establishing an accessory apartment. All accessory apartments must be registered and inspected by the Town. This ensures that proposed apartments meet health, safety and zoning requirements under the building code, fire code, zoning by-law and property standards by-law. Registering two-unit names also provides critical information to Emergency Services trying to locate an apartment in the event of an emergency.

STREET TREES

The developer is responsible for the installation of street trees. The species and locations of the trees are determined by the Town. Planting takes place in the spring or fall after the sod has been laid by the builder. The spacing and location of the trees vary and not every lot will receive a municipal street tree. For street tree issues that cannot be addressed by the developer you can contact the Town's Parks Branch.

IMPROVING YOUR PROPERTY

GRADING, SODDING AND UNFINISHED EXTERIOR WORK

Homeowners must not alter lot grading without permission from the developer (prior to assumption), or from the Town (after assumption). If you intend on carrying out any approved landscaping or grade alteration, ensure water is not inadvertently directed toward your home's foundation. Prior to subdivision assumption, issues of improper drainage or water ponding remain the responsibility of the developer. If you need assistance you can call the Town's Development Engineering Branch.

Sodding of your lot might not be carried out until months after construction of the home to allow the disturbed soil to settle. It may also be delayed due to seasonal planting conditions and availability of sod. Contact your builder to find out when exterior work will be finished.

A professional engineer working on behalf of the developer must certify the final grading of lots to ensure it satisfies the drainage plan approved by the Town. This certification takes place after the property has been graded and sodded.

NEW SOD

The Town has a by-law which allows residents to conduct outdoor watering every other day from May 15 to September 30. Houses with odd numbers may water outdoors on odd numbered days of the month and even house numbers may only use water outdoors on even numbered days of the month. Watering is allowed from 6 to 10 a.m. and 6 to 10 p.m. on odd/even days. When you receive your new sod, there is a one-month grace period which allows you to water new sod/seed every day. The municipality and Region reserve the right to introduce a water use ban during a water shortage. This will be posted on the Town's website and shared with residents if applicable.

NEW TREE PLANTINGS

The Town plants new trees in the fall and spring. These trees will have mulch placed around them to protect the trees as they grow. The mulch may not be removed from the base for any reason. Residents should keep the soil moist but not



saturated. No gardens or planters may be placed around the base of the tree as this can affect the ability for the tree to properly grow. These trees are under warranty with the contractor for two years, however no alterations can be made to the planting site. For more information about trees or tree plantings, visit www.eastwillimbury.ca/trees.

FENCING

Developers usually install acoustic fencing and corner lot screen fencing where required for noise attenuation. Additional fencing is installed by the developer to delineate public areas such as parks, walkways, natural areas and in some instances stormwater management ponds.

Fencing on individual properties is not mandatory and may be done at the discretion and cost of the property owner. The homeowner should coordinate with the builder to ensure that the grading is complete and that there are no unresolved drainage issues. A permit is not required for property fencing, although it must conform to Town by-laws. The Town's by-laws and licensing branch can provide information on height and approved materials. The Town does not get involved in cost-sharing or property line disputes.

BOULEVARD BY-LAW

The Town has a by-law that regulates acceptable planting/landscaping and locations that can be used on municipal boulevards. For more information, visit www.eastwillimbury.ca/blvdbylaw.





Town of
East Gwillimbury



This guide is available online at www.eastgwillimbury.ca/newlybuilt homes