

What to know when buying a property...

Buying a new property is an exciting and often stressful time. The Township plays a role in every land transaction in the Township and often aids purchasers in finding out as much information as possible about the piece of property. Researching a property before you purchase is essential to know if your future plans for the property comply with the zoning by-law, if all buildings/structures meet the requirements set out in the building code, and if the area you are moving in to is being proposed for development.

The following is a list of separate pieces of information that could be associated with any property, which will have implications on its use. The Township recommends purchasers make themselves aware of as much of the following before signing any agreements:

- Zoning of the property including permitted uses, property line setbacks, minimum and maximum sizes of structures, provisions for accessory uses such as pools and sheds, etc.
- Whether or not there are any NVCA or TRCA fill areas crossing the property.
- Are there any easements (environmental, Municipal, etc.) or rights of way across the property.
- What environmental studies may be required prior to development (i.e. EIS, D4)?
- Are there any environmental constraints on the property?
- Is there a defined building envelope on the property that all construction must be within?
- Is there a need to request relief from the by-law from the Committee of Adjustment?
- Is there a site plan for the property?
- Is there a development agreement on the lands registered on title?
- Are there any outstanding works orders or notices of violation associated with all buildings on the property?
- Are there any local improvements planned for the area?
- Designation of the property indicating potential for future development.
- Is the property subject to any Official Plan Amendments? What are the implications of the change on the use of the property?
(The above should be obtained through a request for a Building/Zoning Compliance Letter)
- Zoning/designation of adjacent lands.
- Are development charges associated with new construction?
- Is there a legal entrance?
- If part of a plan of subdivision, if the roads and associated works have been assumed by the Township.
- If within a settlement area, is there a need to connect to the municipal water/sewage system.
- If not within a settlement area, location of the septic system (*Septic Use Permit*) and well. Also, if the septic system is in good working order and the quality of water in the well.
- If a vacant piece of property, what type of soil is present and location of the water table.

Some records may require significant search time so don't leave it to the last minute. For information on how to obtain this information, please contact the Municipal Office.

The following list is intended to act only as a guide. The actual information will vary for each property and all pieces of information may not necessarily apply to every property. It is expected that purchasers satisfy themselves that the property they are purchasing complies with all applicable law, by-laws and policies of the Township of Adjala – Tosorontio. The Township is not to be held liable for not providing information that has not been expressly requested.