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www.oshawa.ca/newscentre



www.oshawa.ca/newhome

Stay in the know about the latest events at www.oshawa.ca/calendar

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If this information is required in an accessible format, please contact Service Oshawa:
Phone: 905-436-3311
Email: service@oshawa.ca

Contact Information for New Subdivisions

City of Oshawa
www.oshawa.ca

Engineering Services: Municipal Infrastructure Design & Construction
905-436-5606

Planning Services: Land Use, Policy Development Activities
905-436-3853

Building Services: Building Permits, Building Inspections, Occupancy Permits, Zoning Information
905-436-5658

Service Oshawa: General Information, Service Requests, Payments, Parking Permits
905-436-3311
1-800-667-4292

Utilities

Enbridge Gas: 1-877-362-7434
www.enbridgegas.com

Canada Post: 1-866-607-6301
www.canadapost.ca

Oshawa Public Utilities Corporation:
905-723-4623
www.opuc.on.ca

Electrical Safety Authority:
1-877-372-7233
www.esasafe.com

Region of Durham
www.durham.ca

Regional Headquarters: Construction, Health, Planning, Design, Tourism
905-668-7711

Water Billing: New Accounts, Billing inquiries
905-666-6211

Works Department: Sanitary and Watermain, Regional Road Issues
905-668-7711

Waste Management:
Blue Box Recycling
905-579-5264

School Boards

Durham District School Board:
905-666-5500
1-800-265-3968
www.ddsb.ca

Durham Catholic District School Board:
905-576-6150
1-877-482-0722
www.dcdsb.ca

Conseil scolaire Viamonde:
416-614-0844
1-888-583-5383
www.csviamonde.ca

Conseil scolaire de district catholique Centre-Sud:
416-397-6564
1-800-274-3764
www.csdccs.edu.on.ca

New Subdivision Homeowners Information

Helpful tips for new home buyers



www.oshawa.ca/newhome



Developing and Building

Developer Responsibilities

- Installation of municipal services such as: roads, sewers, water supply, sidewalks, walkways, or acoustic fencing, ponds and boulevard trees per (their) agreement with the City.
- Meeting quality standards before the City assumes maintenance.
- Maintaining clean and safe roads in the subdivision.

Builder Responsibilities

- Construction of the buildings/ homes, internal lot grading and sodding (grass).
- Maintaining a safe and clean work site during house construction.



Builder's Deposits

New home purchasers should review their home purchase agreement to confirm what deposits and payments the builder collected and the requirements and milestones for refund. Sometimes the builder requires the subdivision to be assumed by the City before they refund a deposit. The City does not hold homeowner deposits.

Driveway Widening

Driveways must comply with the City's Zoning By-law for maximum widths allowed. If your subdivision has not been assumed by the City, the curbs are still under the developer's responsibility. You must first contact the developer through your builder and get written consent to be able to widen your driveway and curb. Afterwards, you can contact Service Oshawa at 905-436-3311 for further details on how to start a request.

Drainage Complaints

Drainage complaints regarding lots in unassumed subdivisions should be directed to the builder for their corrective action and confirmation of grading certification by their consulting engineer.

Grading Changes and Landscaping

Grading changes and landscaping within your property is not advisable if your lot has not been provided a lot grading certificate as it may violate provisions in your home purchase agreement with the builder. After your lot has been certified, any changes to the grading and drainage should still be approved by your builder and should comply with the approved subdivision grading plan and the City's Site Alteration By-law. You can view this and other common By-laws online at www.oshawa.ca/bylaws.

Home Improvements

Sheds, decks or garages may also require building permits. Further information can be found at www.oshawa.ca/permits.



Pool Construction

Obtain written consent from your builder and contact the City regarding other requirements such as Pool Enclosure and Site Alteration Permits, further information can be found at www.oshawa.ca/pool.

Tarion

New home buyers should review the Tarion Home Information Package to be familiar with the roles and responsibilities of the homeowner, builder and Tarion. Ensure that all communication with your builder is documented with a copy forwarded to Tarion for your file.

Review the Statutory Warranty Forms, specifically the 30-day Form, Year End Form, Second Year Form and the Major Structural Defect Form. Obtain a copy of the Tarion's Construction Performance Guidelines that describes the standard to which construction covered by the warranty must be completed.

Contact:

Tarion Customer Centre
5150 Yonge St, 12th Floor
Toronto, ON M2N 6L8
1-877-982-7466
www.tarion.com

Note: Assumption of a subdivision occurs when the municipality accepts responsibility for the maintenance of all municipal services.