



A.N.T.
HOMES

To-Permit Package

Custom Built. Family Focused.

2900 Old Second Road South, Midhurst ON L9X 1P6 | (705) 431-2268

AntHomes.ca



At A.N.T. Homes, we offer a comprehensive To-Permit Package that takes your project from initial concept to construction-ready, seamlessly and professionally.

This package includes full design coordination and preparation of a permit-ready drawing set, including early coordination with the municipality's building and planning departments.

This document outlines the complete scope of services included in your To-Permit Package with A.N.T. Homes.

It details the step-by-step process that will guide your project from early planning and custom home design through to the preparation of a fully coordinated, construction-ready permit package.

By bringing all required disciplines together under one coordinated process, this package ensures your home is thoughtfully designed, financially planned, and fully prepared for municipal approval.

Allowing construction to move forward efficiently.



Phase 1

Home Design & Planning

This phase lays the foundation for a smooth approval process and a home that is thoughtfully designed around your family, your property, and your investment.

Property & Regulatory Due Diligence

1. Topographical Survey

A detailed survey completed by a licensed Ontario Land Surveyor to accurately map your property. This ensures your home is designed correctly from day one and avoids costly surprises later.

2. Early Municipal Pre-Consultations

A.N.T. Homes initiates early discussions with the municipality to confirm zoning regulations, building envelope, setbacks, and development guidelines before the final design is approved.

Fully Customized Home Design

1. In-person and virtual design meetings with our in-house design team.
2. Complete custom blackline drawings, thoughtfully tailored to your family's lifestyle and your property's unique characteristics.
3. All design revisions included until you are fully satisfied.
4. Exterior elevations and 3D modeling.
5. Full 3D virtual walkthrough, allowing you to experience your future home before construction begins.

Conceptual Site Plan

Strategic placement of your home to maximize views, natural light, privacy, grading efficiency, and future landscaping or accessory structures.

Personalized Feature Sheet

A customized summary of your home's functional and lifestyle features, aligned with your family's needs, preferences, and long-term goals.

Preliminary Build Cost Analysis

Ongoing guidance throughout the design process to ensure your home aligns with both your vision and your financial goals.

A clear conceptual cost analysis based on your finalized design, property conditions, and personalized feature selections. Helping you confidently plan your investment.

By completing this work upfront, A.N.T. Homes reduces risk, improves cost certainty, and ensures your home is designed correctly before permits are submitted or construction begins.

Saving you time, stress, and unexpected expenses.



Phase 2

Complete Construction-Ready Permit Package

This phase transforms your approved custom design into a fully coordinated, permit-ready drawing package. Prepared to meet all municipal, conservation, and Ontario Building Code requirements.

A.N.T. Homes manages and coordinates all required drawings and certifications so your permit submission is complete, accurate, and efficient.

Architectural Plans

Full construction drawings prepared and BCIN-certified, including Schedule 1 forms in compliance with the Ontario Building Code.

Roof Truss Engineering

Professionally engineered roof truss design, stamped by a Professional Engineer, ensuring structural integrity and code compliance.

Floor System Design & Engineering *(as required)*

Engineered floor system layout and specifications, stamped by a Professional Engineer, designed to meet structural requirements and Ontario Building Code compliance.

Structural Engineering *(as required)*

Professionally engineered structural elements that are outside Part 9 of the Ontario building code. Stamped by a Professional Engineer, ensuring structural integrity and code compliance.

HVAC Design & Energy Efficiency Summary

Heating, ventilation, and air-conditioning design prepared by a BCIN-certified designer, including the Energy Efficiency Design Summary (EEDS) required for permit approval.

Septic System Design *(as required)*

Site-specific septic design completed by a BCIN-certified designer, coordinated with your home layout and property conditions.

Engineered Lot Grading Plan

A detailed grading plan stamped by a Professional Engineer, ensuring proper drainage, site performance, and municipal compliance.

Tree Preservation Plan *(as required)*

Prepared by a Certified Arborist, identifying protected trees and required preservation measures.

By coordinating every required discipline under one team,
A.N.T. Homes delivers a complete, accurate, and permit-ready package.

**Helping reduce approval delays, minimizing revisions,
and keeping your project moving forward with confidence.**



Scope Clarifications & Exclusions:

- **Exclusion:** Any work or services not expressly identified herein.
- **Exclusion:** Any additional plans, studies, test holes, reports, or requirements not known at the time of execution and/or requested by any authority having jurisdiction.
- **Exclusion:** Interior and exterior finish selections and detailed millwork drawings.
(To be included under a potential future "Agreement to Build").
- **Exclusion:** Submission of applications for building, entrance, septic, or any other permits.
- **Exclusion:** All fees associated with authorities having jurisdiction, including but not limited to permit fees, conservation fees, application fees, development charges, and security deposits, unless expressly included above.
- **Exclusion:** Permit approvals, permit submission, approval coordination, and related services; including Building, Septic, Conservation authorities, and any authority having jurisdiction are at the sole discretion of the applicable authority and are not guaranteed.

This Agreement shall be deemed complete upon delivery of a permit-ready drawing set.

Drawings are provided for reference. A.N.T. Homes assumes no responsibility for errors or omissions. All dimensions, site conditions, and regulatory requirements must be verified prior to construction, and any discrepancies shall be reviewed and approved by a qualified professional. A.N.T. Homes shall not be liable for any costs, damages, or delays arising from the use of these drawings.

Notes

Approval of permits (Building, Septic, NVCA, LSRCA, and any other authority having jurisdiction) is at the sole discretion of the authority having jurisdiction.

A.N.T. homes will use their years of experience to; participate in pre-consultations, communicate and coordinate with authorities, as well as their design and trade professionals; operating in good faith; to make every reasonable effort possible to provide permit ready drawing set capable to achieve all required permit approvals.