

ITEM	PROPOSED			
LOT FRONTAGE	11.6 m	38'-1"		
LOT AREA	313.20 sq.m	3371.28 sq. ft.		
MAX. ALLOWABLE COVERAGE (%)	55			
BUILDING COVERAGE CALCULATION	COVERAGE W/O PORCH	143.70 sq.m		
	LOT COVERAGE	45.88 %		
BUILDING HEIGHT CALCULATION	FIN. FLOOR ELEV.	AVG. (EST.) GRADE	FF TO AVG. GRADE	FF TO MEAN OF ROOF
	292.56	291.62	0.94	7.31 m
	PROP. BUILDING HEIGHT	8.25 m	27'-1"	
	MAX BUILDING HEIGHT	12m FROM AVG. GRADE TO MEAN		

No unprotected openings permitted within 1.2 metres of the lot line as per 9.10.14 of the Ontario Building Code.

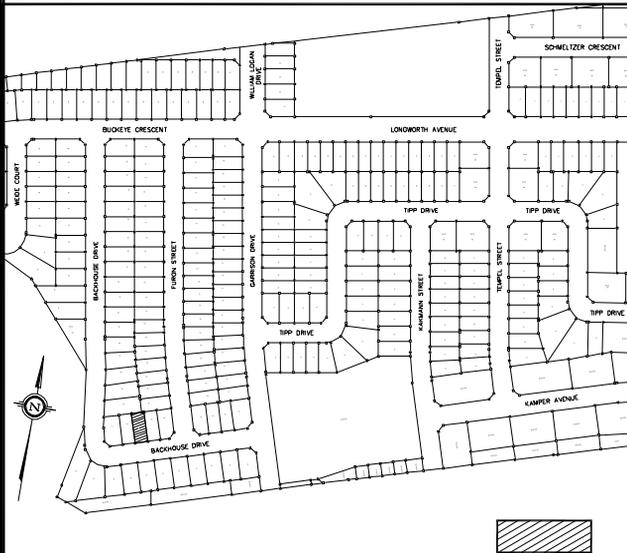
AREA DRAIN REQUIRED FOR WOB DRAINAGE

FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA :	53.05 m2
DRIVEWAY AREA:	34.04 m2
COVERED PORCH AREA:	4.03 m2
SOFT LANDSCAPE AREA :	23.04 m2
LANDSCAPE / OPEN SPACE: (45%MIN)	43.43 %

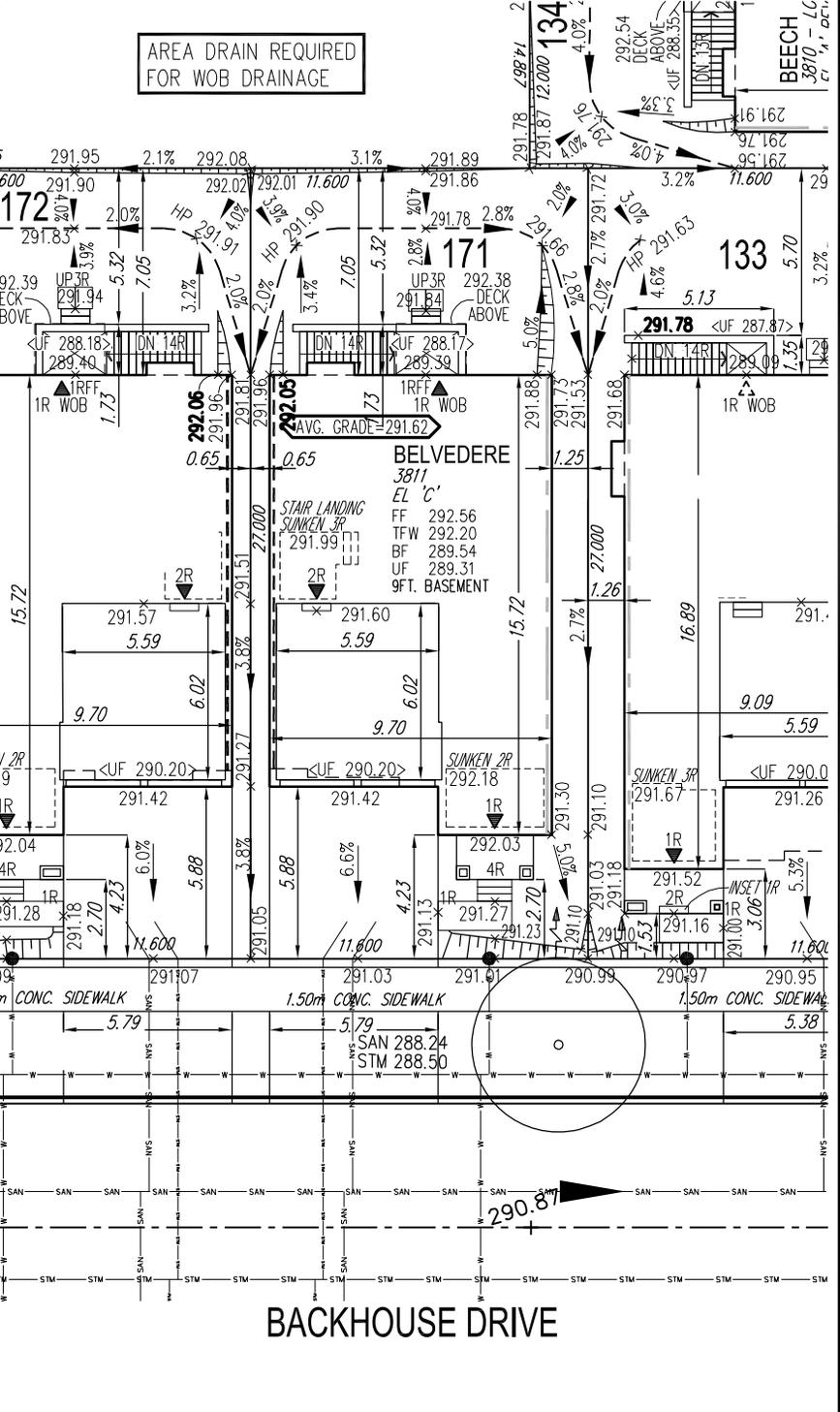
City File D19-20001	
MODEL NO.	3811
HOUSE STYLE (I.E. BUNGALOW, WALKOUT ETC.)	2 STOREY
BUILDING CLASSIFICATION	GROUP C



Richmond Hill City of Richmond Hill Building Division  
**ZONING REVIEWED**  
 Initials: **KNC**



N.T.S. **KEY MAP** Subject LOT



**W Architect Inc.**  
**DESIGN CONTROL REVIEW**  
 JUNE 28, 2023  
**FINAL** BY: *AA*  
 This stamp is only for the purposes of design control and carries no other professional obligations.

I hereby Certify that the building type, appurtenant grading, drainage and servicing works proposed for Lot 171, Plan 65M- 4785 complies with sound engineering design and that the proposed grading is in conformity with the overall grading plans reviewed as schedules to the subdivision agreement and with adjacent lands for both drainage and relative elevations.  
 Date: **JUNE 2023** Reviewed: **A.A. AHMADZAI**

REVIEWED ONLY AS TO GENERAL COMPLIANCE WITH THE INTENT OF THE GRADING AND SERVICING DRAWINGS. THE ENGINEER DOES NOT WARRANT THAT THE INFORMATION CONTAINED ON THIS PLAN IS EITHER ACCURATE OR CORRECT. SOLE RESPONSIBILITY FOR CORRECT DESIGN, DETAILS AND DIMENSIONS WILL REMAIN WITH THE PARTY SUBMITTING THE DRAWING.

- REVIEWED
- REVIEWED AS NOTED
- REVISE AND RESUBMIT

**The MUNICIPAL INFRASTRUCTURE Group Ltd.**  
 Date: **June 23, 2023** By: **Abdul Ahmadzai**

- GENERAL NOTES:
- BUILDER TO VERIFY LOCATION OF UTILITIES AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT BUILDER'S EXPENSE.
  - BUILDER TO VERIFY ELEV. OF STM. AND SAN. LATERALS IN RELATION TO BASEMENT US OF FOOTING ELEVATIONS FOR COMPLIANCE WITH MUNICIPAL STANDARDS PRIOR TO EXCAVATION.
  - APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES MUST BE REVIEWED AND FOLLOWED IN CONJUNCTION WITH THE SITING AND GRADING PLAN. BUILDER TO VERIFY BUILDING ENVELOPE ON SITE PLAN MATCHES APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES PRIOR TO POURING CONCRETE. IF THERE ARE ANY DISCREPANCIES, THEY ARE TO BE BROUGHT TO THE ATTENTION OF HUNT DESIGN ASSOCIATES INC.
  - UNLESS NOTED ON BUILDING ENVELOPE OR APPROVED PERMIT DRAWINGS & CONSTRUCTION NOTES, ALL TOP OF FOUNDATION WALLS INCLUDING GARAGE WALLS TO BE CONSISTENT WITH THE ELEVATION PROVIDED FOR TFV ON SITING AND GRADING PLAN. THE EXTERIOR OF THE FOUNDATION WALL TO BE PROVIDED WITH A REDUCTION OF THICKNESS FOR MASONRY VENEER AS REQUIRED.

ENGINEERED FILL LOTS	SANITARY MANHOLE	WATER SERVICE	BELL PEDESTAL	HYDRO TRANSFORMER	SAN - SANITARY LINE	DOWNSPOUTS	SUMP PUMP AND SURFACE DISCHARGE LOCATION	FF FINISHED FLOOR
STREET TREE	STORM MANHOLE	HYDRO SERVICE	CABLE PEDESTAL	PADMOUNTED MOTOR	STM - STORM WATER LINE	WINDOWS PERMITTED	UPGRADE ELEVATION	TFW TOP OF FOUNDATION WALL
RETAINING WALL	VALVE & CHAMBER	SHEET DRAINAGE	HYDRO POLE	EXISTING GRADES	W - WATERLINE	45 MINUTE FIRE RATED WALL SIDEYARD DISTANCE IS LESS THAN 1.2m TO LOT LINE. (NO WINDOWS PERMITTED)	FENCE AND GATE	BF BASEMENT FLOOR
CATCH BASIN	VALVE & BOX	STREET LIGHT PEDESTAL	HYDRO POLE GUY	PROPOSED GRADES	H - HYDRO LINE	EXTERIOR DOOR LOCATION IF GRADE PERMITS	CHAIN LINK FENCE	UF UNDERSIDE OF FOOTING
DOUBLE / SINGLE STM & SAN CONNECTION	HYDRANT	TRAFFIC SIGNAL POWER PEDESTAL	STREET SIGN	SWALE DIRECTION	G - GAS LINE	ACoustic FENCE	PRIVACY FENCE	WOD WALKOUT DECK
			COMMUNITY MAILBOX	EMBANKMENT / BERM MAX 3:1 SLOPE	C - CABLE LINE		ACoustic FENCE	WOB WALKOUT BASEMENT
					B - BELL			MOD MODIFIED
					HYDRO. GAS. BELL. CABLE LINE			REV REVERSED
								ND NO DOOR
								XXXXXX HIGHLIGHTED GRADE

**SITING AND GRADING PLAN** Plan No. **171** Lot **BACKHOUSE DRIVE OF RICHMOND HILL**

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFICATION INFORMATION  
**DEREK R. SANTOS** 37308  
 NAME: DEREK R. SANTOS BOIN  
 REGISTRATION INFORMATION  
**HUNT DESIGN ASSOCIATES INC.** 19695  
**HUNT DESIGN ASSOCIATES INC.** 19695  
**HUNT DESIGN ASSOCIATES INC.** 19695  
**HUNT DESIGN ASSOCIATES INC.** 19695

**HUNT DESIGN ASSOCIATES INC.**  
 www.huntdesign.ca  
 8966 Woodbine Ave, Markham, ON L3R 0J7 T 905.737.5133 F 905.737.7326

Royal Pine Homes / Centerfield Properties Inc. 4216102  
 "OAKRIDGE MEADOWS PH.2", RICHMOND HILL, ON  
 Drawn By: DS Checked By: DS Scale: 1:250  
 File Number: 216102-SP01.DWG Lot/Page Number: 171

**Building Division**  
Planning & Building Services Department

# BUILDING PERMIT

## BP-23-01159

**Issuance Date:** September 08, 2023  
**Construction Address:** 43 Backhouse Drive  
**Lot/Block #(s):** 171 **Unit #:**  
**Plan/Concession:** 65M-4785

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**Work Description: Construct Single Detached Dwelling**

This Permit is granted subject to the terms on the Application and on condition that all work authorized by the permit shall be completed in all respect in accordance with the Ontario Building Code and the plans, specifications and any other information on the basis of which the permit was issued, including the applicable City of Richmond Hill Zoning By-law and other Applicable Law.

This Permit may be revoked on the expiry of six months from the date of issue if the construction or demolition has not seriously commenced.

This Permit may be revoked if the construction or demolition has been substantially suspended for a period of more than one year.

THIS PERMIT, TOGETHER WITH THE PLANS AND SPECIFICATIONS REVIEWED, MUST BE KEPT ON THE SITE OF THE SITE FOR WHICH THIS PERMIT APPLIES TO AT ALL TIMES AND BE MADE AVAILABLE TO CITY OF RICHMOND HILL BUILDING INSPECTORS WHERE REQUIRED AND/OR REQUESTED.

Please see the reverse for inspection related information/requirements with respect to this Permit.

**CHIEF BUILDING OFFICIAL**

## INSPECTION NOTICES

You are required to notify the Inspection Section of the following Construction Stages:

### HOUSING:

Footings (prior to concrete placement)  
Building Sewers (laterals)  
Water Service Pipe (lateral)  
Foundation (prior to backfill)  
Building Drains (under slab)  
Air Barrier (prior to exterior cladding)  
Plumbing Rough-in  
HVAC Rough-in  
Structural Framing (exterior cladding complete)  
Insulation (includes vapour barrier)  
Solid Fuel Burning Appliances  
Occupancy Permit (as per OBC 2012 Div C - Part 1, Article 1.3.3.4.)\*

A "Sealed" building location survey is required.

### OTHER BUILDINGS: \*\*\*

(INCLUDING TENANT IMPROVEMENTS)

Footings (prior to concrete placement)  
Outside Sewers & Water (prior to backfill)  
Foundation (prior to backfill)  
Under Slab Drains  
Rough-In Plumbing / Final Plumbing  
HVAC Rough-IN / Final HVAC  
Structural Framing of Each Storey  
Solid Fuel Burning Appliances  
Insulation & Vapour / Air Barriers  
Fire Separations  
Fire Protection Systems \*\*  
Final Interior (Occupancy) \*  
Final Exterior

### SEPTIC SYSTEMS:

Readiness to Construct  
Prior to Backfill  
Final Inspection

\*\*\* Not all inspections are required for all permit types

Call your 'assigned' Building Inspector for the specific inspections applicable to your project

## BUILDING INSPECTION LINE

To book an inspection call **the Building Inspection Line @ 905-771-5465** anytime of the day and follow the recorded instructions or email [buildinginspections@richmondhill.ca](mailto:buildinginspections@richmondhill.ca)

### **Notification:**

A minimum of 2 business days are required to arrange for an inspection.

**Note:** Inspection requests received after 3:00 p.m. are considered received the next business day

### **Failure to Give Notice:**

Failure to give notice of the above construction stages and/or the covering of work without an inspection may result in the issuance of an "Order to Uncover".

### **Inspection Refusal:**

An inspection may be refused if the 'reviewed' drawings are not available for the Inspector.

### **Re-Inspection Fee:**

A Fee may be charged where an infraction identified at a previous inspection is not remedied.

### **Additional Inspections:**

Your Building Inspector will advise you if additional inspections are required.

### **Additional Information:**

For additional inspection related information call the Inspection Line @ **905-771-5465**, or email [buildinginspections@richmondhill.ca](mailto:buildinginspections@richmondhill.ca)

### **\*\*Fire Department Inspections:**

Call 905-883-5444 for sprinkler, stand pipe, fire alarm systems, and kitchen exhaust inspections.

### **Electrical Inspections:**

For electrical permits & inspections call Electrical Safety Authority @ 905-507-4949 or 1-877-372-7233

### **Lot Grading Certificate:**

A certification letter from your consultant is required for the release of grading securities.

## Occupancy

No person shall occupy or use any building or part thereof unless notice of inspection data has been given to the Chief Building Official and an inspection has been made.

This Building Permit and the 'Reviewed' Drawings must be kept on site.



## City of Richmond Hill

Planning and Infrastructure Department – Building Division

### Geotechnical Investigation Report Checklist

Subdivision Name:	Centerfield Property Inc.
Subdivision Number:	65M-4766
File Number:	19T-17012
Project Address:	North of Stouffville Road and West of Leslie Street and South of Bethesda in West Gormley

The geotechnical report has identified or has not identified the following specific geotechnical conditions which may affect construction within this subdivision. A geotechnical report is required from the geotechnical engineer to address these issues on a lot by lot basis. The report should identify that the following conditions are not applicable, or confirm the adequacy of the construction requirements affected by these issues.

B.C	Bearing Capacity
E.F	Engineered Fill
REB.	Rebar in foundation wall and footing
E.D	Safe depth of excavation with respect to seepage and/or artesian pressure
S.S	Presence of artesian conditions and sand seams
S.D+F.S	Subdrains below floor with filter sock
W.T+F.S	Weeping tile around perimeter with filter sock
F.B/V.B	Filter blanket/vapour barrier below entire floor area
AD.	Adfreezing precautions beside foundation walls & deck post foundations
SRC	Sulphate resistant concrete
POMP	Protections of metal pipes
GARAGE	Garage floor & foundation wall insulation and granular backfill at entrance.
F.W.D.L	Foundation wall drainage layer

#### Special Conditions:

The site classification was not specified . Footings should have at least 1.4 m of earth protection against frost action.

The report is preliminary in regards to residential construction and some information needs to be provided at the report. The water condition and mitigatory measures (such as sump pit, temporary/permanent dewatering needs to be specified.

The report is prepared more than 9 years ago and further assessment is highly recommended.

## Residential Project Guidelines

Residential infill in an existing neighbourhood brings many benefits to our community. However, unless a construction project is well planned and managed, it can result in disruptive and unfavourable situation. By being respectful to the neighbours, communicating with them openly and following good construction practices, you can limit unwanted complaints and build a lasting, positive profile for yourself and the neighbourhood. To protect the safety and continued enjoyment of our community, the City of Richmond Hill recommends the following guidelines.

### Guidelines

- Post the issued building permit on-site and ensure it is visible from the street.
- Communicate with adjacent home/property owners **before** the work starts, so they are informed of the proposed project, the approximate timing and whether they can expect any disruption/inconvenience.
- Regularly communicate with the neighbours. If the construction project is delayed, provide your neighbours with updates.
- Where a construction or demolition site presents a hazard to the public, the owner shall ensure that the site is suitably fenced and maintained to prevent public access onto the construction site.
- Contact Ontario One Call to locate all of your utility lines prior to excavation (contact information provided below).
- Provide shoring during excavation to protect adjacent properties, if necessary.
- Before cutting or moving materials, advise the neighbours if fences, trees, shrubs are going to be disturbed so they are aware in advance. Discuss the property limits so all parties are aware where the property line exists.
- The removal of trees on private property is controlled through the City of Richmond Hill Tree Preservation By-law. Please visit the [Tree Cutting Permit page](#) or contact the Park and Natural Heritage Planning section (Planning Department contact information provided below).
- Maintain a clean site. Garbage is to be kept on your site in a container.
- Mud or dust on sidewalk or roads must be cleaned at the end of each day. No material is to be stored on roads, boulevards and/or adjacent properties.



- Trades parking is recommended on one side of the street only.
- Construction noise is prohibited Mondays to Saturdays from 7 p.m. to 7 a.m., and all day Sundays and on statutory holidays. Please visit [RichmondHill.ca/Bylaws](http://RichmondHill.ca/Bylaws) for additional information.

## Contact Building Division Staff

### Building Permit General Inquiry

905-771-8810

[building@richmondhill.ca](mailto:building@richmondhill.ca)

### Building Inspections

905-771-5465

[buildinginspections@richmondhill.ca](mailto:buildinginspections@richmondhill.ca)

## Additional Contact Information

### Ontario One Call Before You Dig

Locate your utilities before you dig

1-800-400-2255

[www.OntarioOneCall.ca](http://www.OntarioOneCall.ca)

### Electrical Safety Authority (ESA)

(File a Notification of Work with ESA)

1-800-372-7233

[www.esasafe.com](http://www.esasafe.com)

### City of Richmond Hill – Planning and Infrastructure Services Department

905-771-8910

### Alectra Utilities (Hydro)

(Electricity utilities and distribution)

1-833-ALECTRA (1-833-253-2872)

[www.alectrautilities.com](http://www.alectrautilities.com)

### Enbridge Gas Inc.

(Gas distribution)

1-888-427-8888

[www.enbridgegas.com](http://www.enbridgegas.com)