



## Nova Decor Home Renovation Planning Guide

### Welcome to Your Renovation Journey

At Nova Decor Construction Ltd., we believe every home has the potential to be transformed into a space that reflects your style, supports your lifestyle, and increases your home's long-term value. This guide will walk you through key stages of planning a home renovation in Markham and York Region, helping you avoid common mistakes and feel confident every step of the way.

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### Step 1: Define Your Renovation Goals

Before any drawings or demolition begins, ask yourself:

- What is the purpose of this renovation? (E.g., improve function, increase value, modernize style)
- What spaces are being renovated? (Kitchen, bathroom, basement, whole home)
- What problems are you solving?
- What does success look like?

Tip: Write down your “must-haves” and “nice-to-haves” to stay on track during planning.

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### Step 2: Establish a Realistic Budget

Renovation costs in Markham vary based on:

- Size and scope of the project
- Structural changes (moving walls, plumbing, electrical)
- Material selections (custom cabinetry vs. pre-fab, tile vs. laminate)
- Permit requirements and professional fees

Bonus: Ask Nova Decor for a detailed quote that breaks down labor, materials, and optional upgrades. We provide line-item clarity, including details such as pot light specifications, flooring grade, and trim sizes.

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### **Step 3: Design & Layout Planning**

Our in-house design team or your architect/designer will:

- Measure the space
- Create layout options
- Recommend materials, finishes, and lighting
- Provide 3D renderings (when applicable)

**Nova Decor Advantage:** We'll help you visualize your renovation before we begin, reducing costly surprises.

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### **Step 4: Permits & Inspections**

Most structural, electrical, plumbing, or layout changes in Markham require permits. We manage the entire permit process, including:

- Submitting applications to the City of Markham
- Coordinating required inspections at key stages
- Ensuring building code compliance

**Important:** Work that is not permitted can lead to fines, insurance issues, or complications when selling your home. Town inspectors verify that all major systems are safely and correctly installed.

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### **Step 5: Construction Timeline & Scheduling**

We create a detailed schedule for each phase:

- Demolition
- Framing and structural work
- Electrical and plumbing rough ins
- Drywall and flooring
- Painting and trim



- Final finishes and inspection

**Client Benefit:** You'll know what to expect when crews are arriving, and what disruptions (if any) are ahead.

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### **Step 6: Ongoing Communication**

During your project:

- You'll be assigned a dedicated project lead
- You'll receive regular updates (calls, texts, or emails)
- You'll always know what's happening on site

**Nova Decor Promise:** We're responsive, organized, and proactive in handling changes or concerns.

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### **Step 7: Final Walkthrough & Turnover**


**We don't just hand you the keys** — we walk you through your new space, demonstrate any new features, and ensure everything meets your expectations. Our team does a thorough clean-up and leaves your space photo-ready.

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### **Book Your Free Consultation**

Whether you're dreaming of a kitchen remodel, basement finish, or full-home transformation, Nova Decor is ready to help. Let's plan something amazing — together.

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## Disclaimer

*Last updated: June 17, 2025*

**This planning guide is provided for informational purposes only. Regulations, costs, and permitting processes may vary depending on the municipality and the scope of the renovation. It is your responsibility to verify all information with your local building department and licensed professionals before commencing any planning, permitting, or construction activities. Nova Decor Construction Ltd. is not liable for decisions made solely based on the content of this guide.**

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## Resources for Homeowners

- **City of Markham Building Permits:**  
<https://www.markham.ca/wps/portal/home/business/building-permits/residential-renovations>
  - **Permit Forms and Checklists:**  
<https://www.markham.ca/wps/portal/home/business/building-permits/forms>
  - **Ontario Building Code:**  
<https://www.ontario.ca/laws/regulation/120332>
  - **Markham Zoning By-Laws:**  
<https://www.markham.ca/wps/portal/home/business/planning/official-plan-zoning/zoning-by-law>
  - **Electrical Inspections (ESA):**  
<https://esasafe.com>
  - **Contact City of Markham – Building Department:**  
 (905) 475-4850
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## Frequently Asked Questions (FAQ)

### **Can I renovate without a permit in Markham?**

Yes, but only for surface-level cosmetic updates. Anything involving electrical, plumbing, structure, or layout changes requires a permit.



### **Can I apply for the permit myself?**

Yes. Homeowners can apply, but many prefer to have their contractor (like Nova Decor) manage the process.

### **What happens if I skip the permit?**

You risk fines, delays, and being forced to undo completed work.

### **How long does it take to get a bathroom renovation permit?**

Typically 1–3 weeks depending on the completeness of the application and project complexity.


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### **Contact Nova Decor Today**

#### **Plan your Home renovation with peace of mind.**

Nova Decor Construction Ltd. helps Markham homeowners renovate legally, beautifully, and without surprises.

 **Markham, ON**

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### **Disclaimer – June 9, 2025**

The information provided in this guide is for general reference purposes only and does not constitute legal, regulatory, or professional advice. Building codes, municipal requirements, and inspection processes may change. Always verify the current requirements with the **City of Markham Building Department** or a licensed renovation professional before beginning any planning, permitting, or construction.