

DEVELOPMENT PERMIT APPLICATION – CLASS III

File No. **DP2025-17**

OWNER: **Otis Properties Ltd.**

APPLICANT: **Full Speed Builders**

The property municipally and legally described as
580 KING STREET EAST
CON 1 PT LOT 15 FORM LEEDS; PLAN 86 GAN R ES

has applied to the Town of Gananoque for a Development Permit
**FOR A CHANGE OF USE TO CONVERT THE EXISTING BUILDING FROM RETAIL TO A VETERINARY
CLINIC AND CONSTRUCT A 141M² ADDITION**

COMMENT DEADLINE: WEDNESDAY, JANUARY 21, 2026

Circulation:

() Bell Canada (email)
() Canada Post (email)
() Cataraqui Region Conservation Authority (email)
() Cogeco (email)
() Eastern Ontario Catholic District School (email)
() Eastern Ontario Power (email)
() Enbridge Pipelines Inc.
() Hydro One Inc. (email)
() South East Health Unit (email)
() Leeds Grenville Paramedic Services (email)
() Ministry of Transportation (email)
() Ontario Municipal Property Assessment (email)
() Ontario Power Generation Inc. (email)
() St Lawrence Parks Commission (email)
() Union Gas (email)
() Upper Canada District School Board (email)
() Other: _____

Town of Gananoque (email)
() Mayor and Council
() CAO and Sr Management Team

() Chief Building Official – B Keyes
() Superintendent of Roads - B Webb
() Superintendent of Utilities- M. Hoult
() Public Works – C. Fromentin
() Utilities – C Brennan
() Utility Administrator – T Vandusen

If you have any comments/conditions that need to be addressed and/or fees or securities required, please forward them to the undersigned.

☐ No Comment

☐ Comments _____

Signature: _____

Trudy Gravel
Assistant Planner
30 King Street East
Gananoque, ON K7G 1E9

NOTICE OF MEETING Proposed Class III Development Permit

TAKE NOTICE that the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, JANUARY 27TH, 2026 at 6:00 P.M.** via **TELECONFERENCE*** and **IN-PERSON** in the TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 KING STREET EAST to consider following application.

AND TAKE FURTHER NOTICE that the Council for the Corporation of the Town of Gananoque will hold a Public Meeting on **WEDNESDAY, FEBRUARY 4TH, 2026 at 5:00 P.M.** via **TELECONFERENCE*** and **IN-PERSON** in the TOWN OF GANANOQUE COUNCIL CHAMBERS, 30 KING STREET EAST to consider the application.

*The **TOLL-FREE PHONE NUMBER** and **ACCESS CODE** will be found on the meeting agenda, posted to the Town website at <https://www.gananoque.ca/town-hallpublic-meetings/planning-advisory-committee-meeting-january-27-2026> prior to the meeting.

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APPLICANT: **Full Speed Builders**

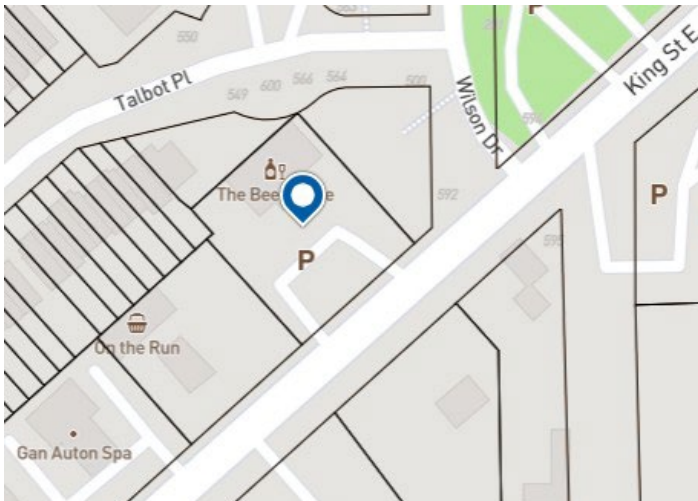
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Additional information in relation to the proposed development permit is available for inspection on the Town website at <https://www.gananoque.ca/town-hall/meetings>, by emailing assistantplanner@gananoque.ca or by calling Trudy Gravel, Assistant Planner at 613-382-2149 ext. 1129.

If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.

Note: Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the Ontario Land Tribunal where the application meets the requirements established through the official plan and development permit by-law.



DATED this 23RD day DECEMBER, 2025

Brenda Guy
Manager of Planning and Development

[illegible]

100 UNIT ASSISTED LIVING BUILDING

1.5M CHARLON FENCE (10' x 10')

1.5M WOOD PRIVACY FENCE (10' x 10')

CONCRETE PAVING (10' x 10')

CSW

SOD

SOD

SHrub PLANTING (10' x 10')

PERENNIAL PLANTING (10' x 10')

DECIDUOUS TREE PLANTING (10' x 10')

EXISTING ASPHALT

0 10 20 30 40 50 60 70 80 90 100



APPLICATION FOR DEVELOPMENT PERMIT APPROVAL
Section 70.2 of the Planning Act, RSO 1990, as amended

This application form **MUST** be accompanied with **all** the submission requirements in order to be considered a complete application. **Incomplete applications will not be processed until all information is provided.**

A Pre-consultation meeting with Planning and Development staff is **REQUIRED PRIOR TO SUBMISSION** of this application. At that time, approval stream and submission requirements will be determined. **ALL** applications require the following:

ALL applications require the following:

- ☐ Complete application form signed including declaration of applicant*
- ☐ Proof of ownership, deed of property or offer to purchase and sale*
- ☐ Legal survey and/or Building Location Survey for the subject property*
- ☐ If the development is for commercial and/or employment, multi-residential – One (1) large scale paper copy of all plans shall be submitted along with one set of reduced 11" x 17" of all plans and your electronic copy. Plans are to be in a standard scale format (1:250 1:500)
- ☐ Application fee as outlined in the pre-consultation form payable to the Town of Gananoque*
- ☐ Deposit fee as outlined in the pre-consultation form payable to the Town of Gananoque*
- ☐ Fees payable to the Cataraqui Region Conservation Authority, if applicable. Contact the CRCA for more information.

RECEIVED

NOV 13 2025

CONTACT INFORMATION		
Municipal Freedom of Information and Protection of Privacy Act – Personal Information on this form is collected under authority of The Planning Act and will be used to process this application.		
Name of Applicant: Daniel Fox, Full Speed Builders Ltd.	Complete Address including Postal Code: 16788 Highway 7, Perth, ON K7H 3C8	Phone: 613-466-0400 613-328-8234
E-mail: daniel@fullspeedbuilders.ca		
Name of Property Owner (if different than applicant): Otis Properties Limited	Complete Address including Postal Code: 3338 Dufferin Street, Toronto, ON M6A 3A4	Phone: 416-489-2833
E-mail:		
Architect/Designer/Planner: Full Speed Builders Ltd.	Complete Address including Postal Code: 16788 Highway 7, Perth, ON K7H 3C8	Phone: 613-466-0400
E-mail: josh@fullspeedbuilders.ca		
Engineer: Full Speed Builders Ltd.	Complete Address including Postal Code: 16788 Highway 7, Perth, ON K7H 3C8	Phone: 613-466-0400
E-mail: daniel@fullspeedbuilders.ca		
Land Surveyor: Callon Dietz	Complete Address including Postal Code: 19 Roe Street, Carleton Place, ON P1A 4K2	Phone: 613-253-6000
E-mail: requests@callondietz.com		

PROPERTY			
Street or Property Address (if applicable): 580 King Street East		Roll Number (if known):	
LEGAL DESCRIPTION			
Lot/Con/Plan: Part of Lot 15, Concession 1			
Frontage (m/ft): 42.30m	Depth (m/ft): 48.73m	Lot Area: 2047 sq. m.	

SUBMISSION REQUIREMENTS

The applicant/agent is responsible for ensuring that the submission requirements are met, including confirming that all the information listed below is shown on the required plans by checking off each box.

☒ **Site Plan(s)** including scaled accurate measurements of:

- Title, location and date of project including legend and scale (graphic bar scale as well as written ratio scale);
- Dimensions and areas of the site including existing natural and artificial features i.e: buildings, watercourses, wetlands, woodlands.
- Dimensions and gross floor area of all building and structures to be erected;
- Existing structures to be retained, removed or relocated;
- Distances between lot lines and the various buildings, structures, parking areas, driveways and other features;
- Proposed elevation of finished grades including area to be filled or excavated, retaining walls, drainage ditches;
- Parking areas including number, size of spaces and dimensions. The plans shall have regard for **Ontario Regulation 413/12 made under Accessibility for Ontarians with Disabilities Act, 2005**. This shall include, but not be limited to, providing appropriate designated parking spaces and unobstructed building access features.
- Access driveways including curbing and sidewalks
- Proposed fire routes and fire route sign locations
- Dimensions and locations of loading zones, waste receptacles and other storage spaces;
- Location, height and type of lighting fixtures including information on intensity and the direction in which they will shine relative to neighbouring streets and properties;
- Location of sign (sign permit to be applied for through the Building Permit process) as per By-law 2005-41;
- Location, type and size of any other significant features such as fencing, gates and walkways.

☒ **Drainage Plan(s)** including scaled accurate measurements of:

- Drainage Plan must demonstrate proposed development is handled on-site and does not infringe on neighbouring properties;

☒ **Landscape Plan(s)** including scaled accurate measurements of:

- Landscape Plan showing size, type and location of vegetation, areas to be seeded or sod. Plan to show existing landscape features to be retained, removed or relocated;

☒ **Site Servicing Plan(s)** including scaled accurate measurements of:

- Site Servicing Plan (plan/profile) including layout of existing water, sewer, gas lines, proposed connections, utility easements, fire hydrants, hydro poles, lighting, trees, transformers and pedestals.

☒ **Grade Control and Drainage Plan(s)** including scale accurate measurements of:

- Existing elevations on subject and adjacent lands and long centerline or adjacent street lines, which are to be geodetic;
- Location of any creeks, ravines or watercourses with elevations and contours;
- Arrows indicating the proposed direction of flow of all surface water;
- Location and direction of swales, surface water outlets, rip-rap, catch basins, rock, retaining walls, culverts
- Existing and/or proposed right-of-ways or easements

☒ Elevation and Cross-Section Plan(s) including scale accurate measurements of:

- Coloured elevation drawings or renderings of each side of the building to include materials being used and their consideration to the neighbourhood (PHOTOS OF EXISTING BUILDING ARE PERMITTED IF NO ADDITIONS ARE BEING UNDERTAKEN)
- Drawings that show plan, elevations and cross section views for each building or structure to be erected;
- Conceptual design of building;
- Relationship to existing buildings, streets and exterior areas to which members of the public have access to;
- Exterior design including character, scale, appearance and design features of the proposed building;
- Design elements of adjacent Town road including trees, shrubs, plantings, street furniture, curbing and facilities designed to have regard for accessibility
- Photographs of the subject land and abutting streetscape on both side of the street

☒ Supporting Studies and Reports. Technical reports/plans or studies may be required to assist in the review process of a Development Permit Application. Applications for Development Permit may be required to submit the following studies or reports. Applicants should consult with Municipal staff to determine site specific requirements:

- | | |
|---|---|
| <input type="checkbox"/> Air, Noise or Vibration Study | <input checked="" type="checkbox"/> Sanitary System Design & sufficient capacity |
| <input type="checkbox"/> Archaeological Study | <input checked="" type="checkbox"/> Servicing Options Report |
| <input checked="" type="checkbox"/> Drainage and/or stormwater management report | <input type="checkbox"/> Source Water Protection – Risk Management Assessment |
| <input type="checkbox"/> Environmental Impact Assessment for a natural heritage feature or area | <input type="checkbox"/> Sun/Shady Study |
| <input checked="" type="checkbox"/> Erosion and Sediment Control Plan | <input type="checkbox"/> Traffic Study |
| <input type="checkbox"/> Geotechnical Study and Hydrogeological Study | <input type="checkbox"/> Vegetation Inventory/Preservation |
| <input type="checkbox"/> Heritage Resource Assessment/Study | <input type="checkbox"/> Visual Impact Assessment |
| <input type="checkbox"/> Hydrogeology/Groundwater Study | <input checked="" type="checkbox"/> Water Distribution System & sufficient capacity |
| <input type="checkbox"/> Phase I Environmental, investigation if required | <input type="checkbox"/> Wave Uprush Study |
| <input type="checkbox"/> Form 1's – Record of Future Alteration (Water, Sewer and Storm) | <input type="checkbox"/> Supporting Land Use Planning Report |
| | <input type="checkbox"/> Other: |

NOTES TO OWNER/APPLICANT:

- Applications may be subject to any Town incurred costs over and above the fees set out (See By-law 2016-047) being a by-law to establish general fees and rates for various services provided by the municipality). This is in the form of a deposit fee in the amount of \$2,000 payable to the Town of Gananoque for peer reviews of various studies as outlined in the application.
- Cataraqui Region Conservation Authority (CRCA) - Applications may be subject to review and a separate cheque payable to the CRCA. Fees are identified on the CRCA website <https://cataraquiconservation.ca/pages/permit-fees>. The Town recommends that you consult with a Conservation Authority Officer prior to making application.
- The applicant/owner may be required to provide 100% security of the cost of works in the form of a Letter of Credit or Certified Cheque upon signing of the Development Permit Agreement for all Class III applications and any Class that may require a background study or legal registration of documents.
- Security will remain with the Town until such time as the works are completed for any agreement. A 15% holdback will be maintained for a period of one year after the works are completed. This will be applicable at the time of agreement.

Existing Use(s): Beer Store		
Length of time the existing use of the subject lands have continued: Unknown		
Has the property been designated as a Heritage Site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the property presently under a Site Plan/Development Permit Agreement?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Has the property ever been subject of an application under Section 34 (Zoning), 41 (Site plan) or 45 (Minor Variance) of the Planning Act?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Has the property ever been subject of an application under Section 70.2 (Development Permit By-law) of the Planning Act?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If the property has been subject of applications under the Planning Act noted above, provide the file number(s) and the status of the application?		

Proposed Use(s): Veterinary Clinic		
Is the Use permitted or permitted subject to criteria as set out in the development permit by-law?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
How has the applicable criteria have been addressed?		
Is/Are variation(s) requested?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, what variation is requested and why?		
Demonstrate how the proposed variation meets the criteria as set out in the development permit by-law.		

Abutting Land Use(s) – east, west, north, south: North - Residential East - Public Park South - Commercial Building under construction West - Gas Station
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Is the Development to be phased?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the anticipated date of construction?	January 2026
Is the land to be divided in the future?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any easements, right-of-ways or restrictive covenants affecting the subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please provide details (and copies of covenants with application submission).	

Plan Details: Please ensure that measurements are consistent with plan			
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Employment Lands/ Industrial	<input type="checkbox"/> Institutional
Building Coverage: 23 (%) 490 (sq.m)		Landscape Coverage: 23 (%) 478 (sq.m)	
Building Height: 4.88m	No. of Storeys: 1	No. of Units: 1	Storage of Garbage: Internal

Parking Area:	Existing Parking Surface			
	<input checked="" type="checkbox"/> Paved <input type="checkbox"/> Gravel <input type="checkbox"/> Permeable Parking Area <input type="checkbox"/> Other			
	Proposed Parking Surface:			
	<input checked="" type="checkbox"/> Paved <input type="checkbox"/> Gravel <input type="checkbox"/> Permeable Parking Area <input type="checkbox"/> Other			
	# of Existing Parking Spaces 16	# of New Parking Spaces 22	# of Accessible Parking Spaces 2	Total # of Parking Spaces 24
	Dimension of Parking Spaces (m/ft): 2.7m X 6.0m		Dimensions of Accessible Parking Spaces (m/ft): 2.7m X 6.0m	

LOADING SPACES, if applicable:	Number of Loading Spaces: 1	Dimensions of Loading Spaces (m/ft): 14m x 3.56m
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Heritage Tourist Inn/Bed and Breakfast/Short Term Accommodation*:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is this an application for a Heritage Tourist Inn?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Number of Guest Rooms:	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6
NOTE: A Heritage Tourist Inn will require a Heritage Resource Assessment evaluating the heritage significance of the property including a description of historic features is required with the submission of this application.			
Is this an application for a Bed and Breakfast?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Number of Guest Rooms:	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Is this an application for a Short Term Accommodation?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Number of Guest Rooms:	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3

Access*:	Potable Water*:	Sewage Disposal*:	Stormwater*:
<input checked="" type="checkbox"/> Municipal Street <input type="checkbox"/> Existing Private Road/ Lane <input type="checkbox"/> Existing Right-of-way <input type="checkbox"/> Unopen Road Allowance <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Town Owned/operated Water System <input type="checkbox"/> Private Well <input type="checkbox"/> River <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Town Owned/Operated Sewage System <input type="checkbox"/> Private Septic and Tile Field <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Town Owned/Operated Sewers <input type="checkbox"/> Swales <input type="checkbox"/> Ditches <input type="checkbox"/> Other
Provide any applicable hook-up approvals and/or permit number(s) applicable to the above:			

Water Access (where access to the subject land is by water only)	
Docking Facilities (specify) distance from subject land _____ distance from nearest public road _____	Parking Facilities (specify) distance from subject land _____ distance from nearest public road _____

EXISTING BUILDINGS:	Building 1 - Primary	Building 2 - Accessory
Type of Structure (ie: wood concrete)	Concrete block walls with masonry	
Date Constructed:	Unknown	
Front Line Setback:	29.79m	
Rear Lot Line Setback:	1.53m	
Side Lot Line Setback:	East - 1.82m	
Side Lot Line Setback:	West - 14.47m	
Height:	4.88m	
Dimensions:	24.37m X 13.05m	
Floor Area:	349 sq. m.	

PROPOSED BUILDINGS:		Building 1 - Primary	Building 2 - Accessory
	Type of Structure (ie: wood concrete)	Structual Steel with siding	
	Proposed Date of Construction:	2026	
	Front Line Setback:	29.79m	
	Rear Lot Line Setback:	6.32m	
	Side Lot Line Setback:	East - 1.82m	
	Side Lot Line Setback:	West - 1.91m	
	Height:	4.88m	
	Dimensions:	12.61m x 11.20m	
	Floor Area:	141 sq. m.	
Attached Additional Page, if necessary			

AUTHORIZATION BY OWNER

I/We, the undersigned being the registered owner(s) of the subject lands, hereby authorize FULL-SPEED BUILDERS (print name) to be the applicant in the submission of this application.

Furthermore, I/we, being the registered owner(s) of the subject lands, hereby authorize Town of Gananoque members of Council, Committee of Council and Municipal Staff, to enter upon the property for the purposes of conducting a site inspection with respect to the subject application.

OTIS PROPERTIES LIMITED

Owner Name (Please Print)

Owner Name (Please Print)

Signature of Owner PRAN OTIS

Signature of Owner

Signature of Witness (not applicant)

Date NOVEMBER 5/25**CONSENT BY OWNER**

I/We, OTIS PROPERTIES LIMITED, (print name(s) am/are the registered owner(s) of the land that is the subject of this application for Development Purposes and for purposes of the Municipal Freedom of Information and Protection of Privacy Act. I/We hereby authorize the use, or disclosure, to any person or public body, of any personal information collected under the authority of the Planning Act of the purpose of processing this application.

Signature of Owner PRAN OTIS

Signature of Owner

Signature of Witness (not applicant)

Date NOVEMBER 5/25**DECLARATION OF APPLICANT**

(Print) I, Daniel Fox of the Town of Harrow in the Township of South Frontenac solemnly declare that:

I understand that the applicant/owner will be required to provide 100% security of the outside works in the form of a Letter of Credit or Certified Cheque until such time as the works are completed. A 15% holdback will be maintained for a period of one year after the works are completed. This will be applicable at the time of agreement.

All of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath and by virtue of *The Canada Evidence Act*.

Declared/Sworn before me at

GANANOQUEthis 13TH day of NOVEMBER, 2025.[Signature]

Signature of a Commissioner, etc

[Signature]

Signature of Applicant

Commissioner
[Signature]
Town of Gananoque
Insey Zufelt, Deputy Clerk

Office Use Only:		Roll No: 081400001505700
Official Plan Designation: Highway Commercial	Development Permit Designation: Progressive Commercial	Other:
Access (Entrance Permits etc):	Water and Sewer Hookup (Permits etc):	Other:
Other Concurrent Applications:	<input type="checkbox"/> Cash-in-Lieu of Parking <input type="checkbox"/> condo Approval <input type="checkbox"/> Consent/ Severance	<input type="checkbox"/> Official Plan Amendment <input type="checkbox"/> Subdivision Approval
Date Application Received: November 13, 2025	Date Application Deemed Complete: November 13, 2025	Fees Received: \$1900 & \$2000

For additional details please contact: Brenda Guy, Manager of Planning and Development
 Town of Gananoque, 30 King Street East, Gananoque, ON K7G 1E9
 (613) 382-2149 ext.1126 E-mail: bguy@gananoque.ca

Peer Review/Consultant Services

In order to streamline the Town of Gananoque's planning process, professional or peer review services may be contracted out by the Town under By-law 2004-63 and amending By-law 2007-29. These may include but are not limited to the following:

Condominium Applications Consent Applications Cost Estimate of Works Development Permit Applications Official Plan Amendment Local Planning Appeal Tribunal Part Lot Control Subdivision Applications	Air, Noise or Vibration Study Archaeological Study Drainage and/or stormwater management report Environmental Impact Assessment for a natural heritage feature or area Erosion and Sediment Control Plan Geotechnical Study/Hydrogeological Study Heritage Resource Assessment/Study Hydrogeology/Groundwater Study Phase I Environmental, investigation if req'd Form 1's – Record of Future Alteration (Water, Sewer and Storm)	Sanitary System Design & sufficient capacity Servicing Options Report Source Water Protection – Risk Management Assessment Sun/Shady Study Traffic Study Vegetation Inventory/Preservation Visual Impact Assessment Water Distribution System & sufficient capacity Wave Uprush Study Supporting Land Use Planning Report
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The use of and choice of peer review contract consultants for either planning or engineering on any specific project are subject to the approval of either the Manager of Planning and Development or the Director of Public Works within their respective areas of jurisdiction.

All costs for the peer review consultants and legal costs for preparation of agreements and/or registration shall be fully paid by the applicant/owner. A deposit will be received by the Town as part of application submission requirements in the amount of \$2,000 (two thousand dollars). Any costs above and beyond the initial security will be invoiced to the applicant/owner.

All invoices shall be paid by the Town and subsequently invoiced to the applicant/developer. If payment is not received by the Town within 30 (thirty) days of receipt, the Town will recover its costs from any other securities which have been posted for the project by the applicant/owner.

The securities will be held by the Town until the component of the project for which they were posted is complete. Authorization for the release of the securities shall be provided to the Finance Department by either the Clerk or the Manager of Planning and Development, within their respective areas of jurisdiction.

I/We, _____ of the _____ of _____ in the _____ of _____ solemnly declare that:

I am aware of the current Town of Gananoque General Fees and Rates for various services provided by the Town.

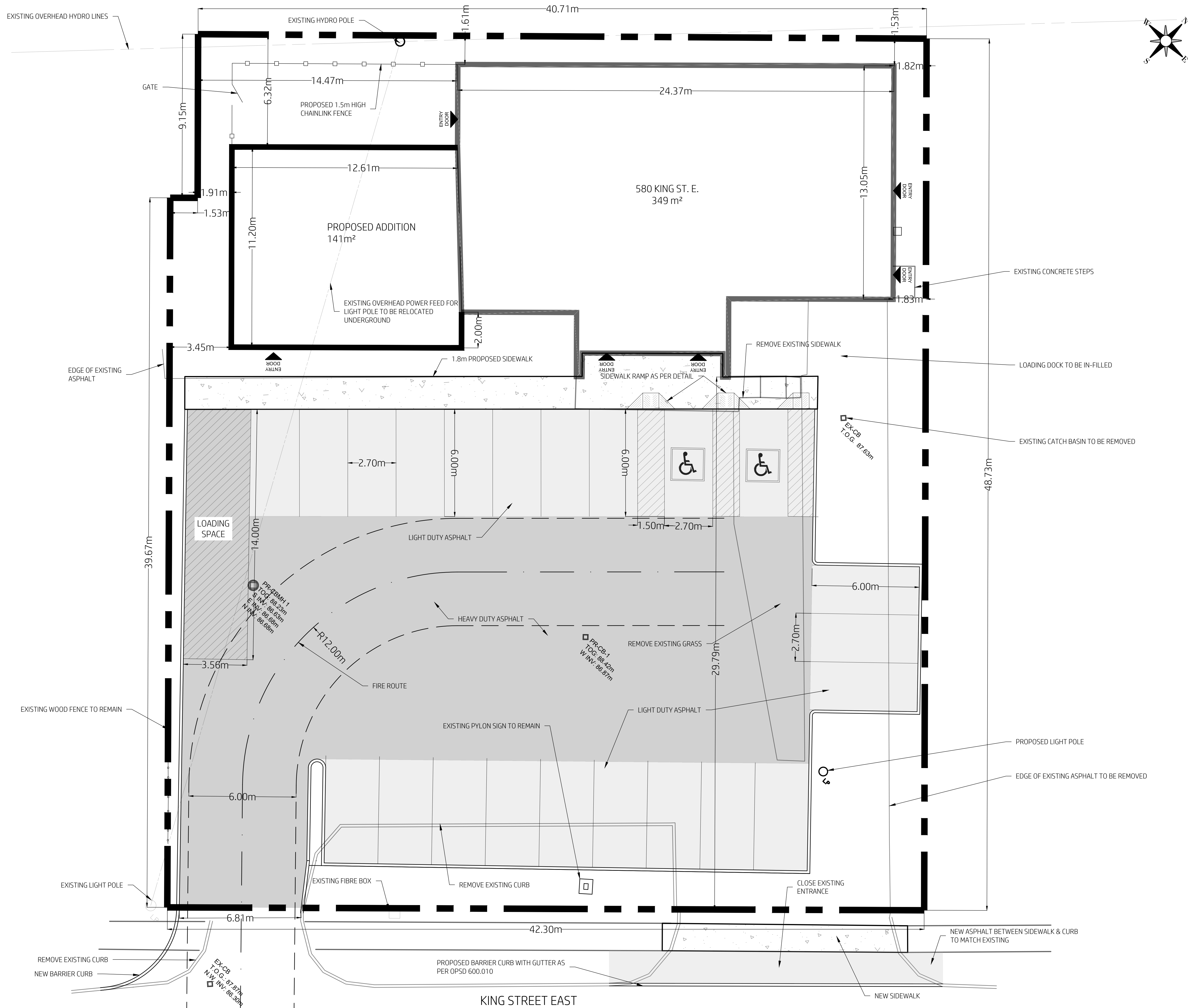
Furthermore, I accept the Town's peer review process whereby I agree to provide the Town of Gananoque with a deposit in the amount of \$2,000 (two thousand dollars) in order to conduct any necessary peer review(s) as deemed by the Town or preparation of legal agreements including registration in the completion of my planning application. In the event that payment is not received for such peer reviews, the Town may use the deposit to do so or any other securities being held.

Print Name – Owner/Applicant

Signature – Owner/Applicant

Date

Manager of Planning/Development or his/her designate



PROJECT DATA

SITE COVERAGE

	EXISTING	PROPOSED
EXISTING BUILDING	349m ²	
ADDITION		141m ²
TOTAL		490m ²

ZONING

PROGRESSIVE COMMERCIAL DISTRICT

BUILDING SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT YARD	7.0m	29.79m	29.79m
REAR YARD	6.0m	1.53m	1.53m
EXT. SIDE YARD	4.5m	N/A	N/A
INT. SIDE YARD (EAST)	1.2m	1.82m	1.82m
INT. SIDE YARD (WEST)	1.2m	14.47m	1.91m
LOT AREA	464m ²	2047m ²	2047m ²
LOT FRONTAGE	15m	42.30m	42.30m

BUILDING HEIGHT	12m	4.88m	4.88m
LOT COVERAGE (MAX)	60%	17%	23%

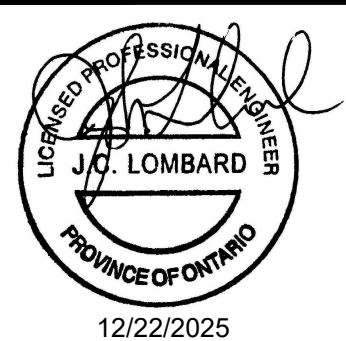
PARKING	REQUIRED	EXISTING	PROPOSED
CLINIC	18	16	22
6 SPACES PER VET			
3 VETS ON STAFF			

No.	DATE	REVISIONS	BY
4	12/19/25	Revised per Comments	DF
3	11/12/25	Issued for Development Permit	DF
2	10/09/25	Issued for Review	DF
1	08/19/25	Issued for Discussion	DF

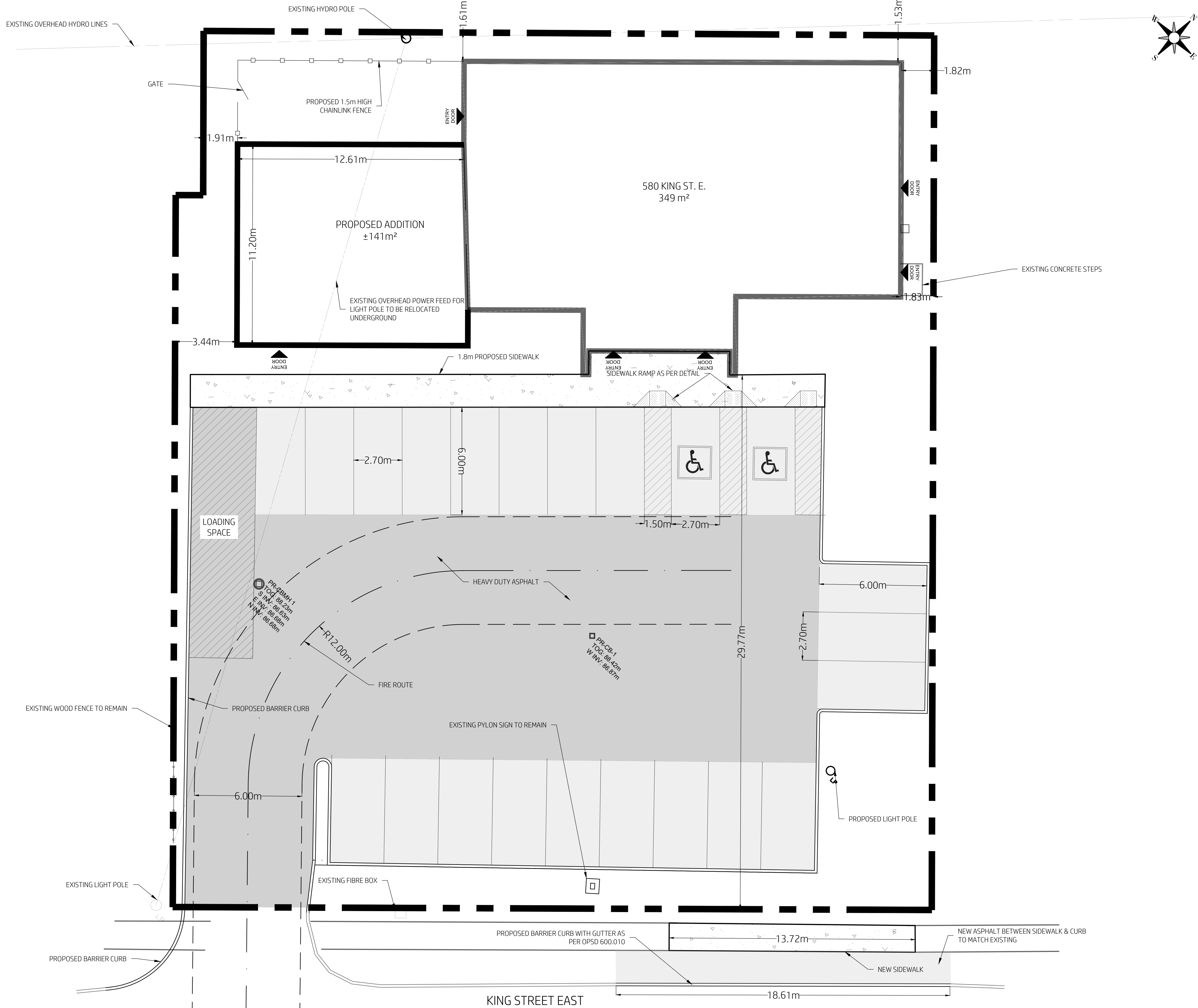
PROJECT: Commercial Building Addition
580 King St. E., Gananoque

Client: Otis Properties Limited

Drawing Title: Site Plan & Removals



Client Project No. F1336
Date: 08/19/2025
Designed By: J.L.
Drawn By: D.F.
Scale: 1:100
Prop. No.:
SP-1



PROJECT DATA

SITE COVERAGE

	EXISTING	PROPOSED
EXISTING BUILDING	349m ²	
ADDITION		141m ²
TOTAL		490m ²

ZONING

PROGRESSIVE COMMERCIAL DISTRICT

BUILDING SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT YARD	7.0m	29.79m	29.79m
REAR YARD	6.0m	1.53m	1.53m
EXT. SIDE YARD	4.5m	N/A	N/A
INT. SIDE YARD (EAST)	1.2m	1.82m	1.82m
INT. SIDE YARD (WEST)	1.2m	14.47m	1.91m
LOT AREA	464m ²	2047m ²	2047m ²
LOT FRONTAGE	15m	42.30m	42.30m

BUILDING HEIGHT	12m	4.88m	4.88m
LOT COVERAGE (MAX)	60%	17%	23%

PARKING

	REQUIRED	EXISTING	PROPOSED
CLINIC	18	16	22
6 SPACES PER VET			
3 VETS ON STAFF			

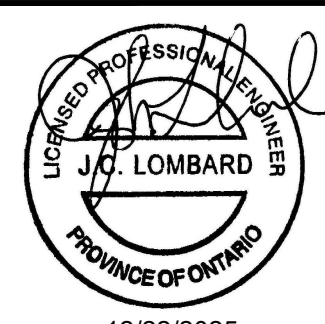
No.	DATE	REVISIONS	BY
4	12/19/25	Revised per Comments	DF
3	11/12/25	Issued for Development Permit	DF
2	10/09/25	Issued for Review	DF
1	08/19/25	Issued for Discussion	DF

PROJECT:
Commercial Building
Addition
580 King St. E.,
Gananoque

Client:
Otis Properties Limited

Drawing Title:

Site Plan



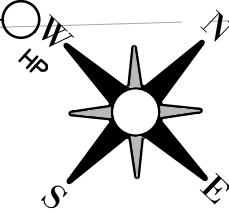
Client Project No.	F1336	Date	08/19/2025
Designed By	J.L.	Drawn By	D.F.
Scale	1:100		

SP-2

EXISTING OVERHEAD HYDRO LINES

EXISTING HYDRO POLE

EXISTING HYDRO POLE



Legend

- PROPOSED ELEVATION
- EXISTING ELEVATION
- TOP OF GRATE ELEVATION
- TOP OF CONCRETE / CURB
- BOTTOM OF CONCRETE / CURB
- EXISTING MAJOR CONTOUR (1m)
- EXISTING MINOR CONTOUR (0.25m)

RELOCATED UNDERGROUND
LIGHT POLE SERVICE.
FINAL ROUTING TO BE
DETERMINED BY THE TOWN AND
HYDRO PROVIDER

45m RADIUS
FROM FIRE
HYDRANT

580 KING ST. E.
F.F.E. 89.03m

PROPOSED ADDITION
F.F.E. 89.03m

STM INV: 86.94m

EXISTING STORM PIPE TO BE REMOVED

EXISTING GAS SERVICE

EXISTING CATCH BASIN AND STORM PIPE TO
BE REMOVED

45m RADIUS
FROM FIRE
HYDRANT

EXISTING 19mmØ COPPER WATER SERVICE TO REMAIN

EXISTING 100mmØ SANITARY SERVICE TO REMAIN

MATCH GRADE AT EXISTING SIDEWALK

MATCH GRADE AT EXISTING SIDEWALK

KING STREET EAST

No.	DATE	REVISIONS	BY
4	12/19/25	Revised per Comments	DF
3	11/12/25	Issued for Development Permit	DF
2	10/09/25	Issued for Review	DF
1	08/19/25	Issued for Discussion	DF

Commercial Building
Addition
580 King St. E.,
Gananoque

Client: Otis Properties Limited

Drawing Title: Servicing & Grading

Client Project No. F1336

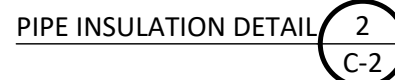
Issue: 08/19/2025

Designed By: J.L.

Drawn By: D.F.

Scale: 1:100

Proj. No. C-1



1. THE ORIGINAL TOPOGRAPHY AND GROUND ELEVATIONS, SERVICING AND SURVEY DATA SHOWN ON THIS PLAN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL INFORMATION OBTAINED FROM THESE PLANS. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
2. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY. GAS, HYDRO, CABLE, TELEPHONE, OR ANY OTHER UTILITY THAT MAY EXIST ON SITE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED.
4. ALL UNDERGROUND SERVICES, MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE STATED (OPSS).
5. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED. ANY GRASSED AREAS DISTURBED ARE TO BE REINSTATED WITH MINIMUM 100mm TOPSOIL AND SEED. ROAD CUTS TO BE REINSTATED WITH TOPSOIL AND SEED.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
7. TREES DESIGNATED BY THE ENGINEER MUST BE PROTECTED AND MAINTAINED DURING CONSTRUCTION AS PER OPSS 220.010
8. CONTRACTOR TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS FROM THE COUNTY, MUNICIPALITY AND/OR CONSERVATION AUTHORITY PRIOR TO COMMENCING CONSTRUCTION.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
10. HOT MIX, HOT LAID ASPHALT CONCRETE AS PER OPSS 1150. MIX DESIGNS SHALL CONTAIN A MINIMUM OF 5.4% ASPHALT CEMENT WITH A PERFORMANCE GRADE OF PG58-34 AND 3.5% AIR VOIDS.
11. ALL SIDE WALKS SHALL BE A MIN OF 1.5M WIDTH OR AS SPECIFIED AND CONSTRUCTED AS PER OPSS 310.010.
12. ALL SIDEWALKS ADJACENT TO ASPHALT PAVING TO HAVE MINIMUM 150mm BURIED FACE
13. PAINT LINES FOR STANDARD PARKING SPACES TO BE CAN/CGSB-1.74-2001, ALKYD TRAFFIC PAINT, PAVEMENT SURFACE TO BE DRY, FREE FROM WEAR, FROST, ICE, DUST, OIL, GREASE AND OTHER FOREIGN MATERIALS PRIOR TO PAINTING. PAINT LINES TO BE UNIFORM COLOUR AND DENSITY WITH SHARP EDGES. PROTECT PAVEMENT MARKINGS UNTIL DRY.
14. ALL SIGNS INSTALLED AS PER ONTARIO TRAFFIC MANUAL BOOK 5 AND MUNICIPALITY STANDARDS.
15. GRADES TO MATCH ADJACENT PROPERTIES AT PROPERTY LINE.
16. SLOPES IN LANDSCAPED AREAS SHALL NOT EXCEED 3:1 (3 HORIZONTAL TO 1 VERTICAL).
17. BEDDING SHALL BE A MINIMUM 150MM OF GRANULAR "A", COMPACTED TO MINIMUM 98% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.

23. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL COMPLETION. THE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE REMOVED ONCE THE SITE HAS BEEN STABILIZED AND SITE WORKS COMPLETED.
24. REGARDLESS OF SITE SPECIFIC ITEMS DETAILED ON THE PLANS, THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES TO SUIT THE PROPOSED WORK METHODS TO CONTROL SEDIMENT FROM RUNNING OFF THE SITE OR INTO WATER BEARING FEATURES PRIOR TO ANY DISTURBANCE. FOLLOWING CONSTRUCTION, DISTURBED AREAS, AS WELL AS PROPOSED GRASSED AND VEGETATED SURFACES SHALL BE REINSTATE.
25. IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE MINISTRY OF CITIZENSHIP, CULTURE AND RECREATION SHALL BE NOTIFIED IMMEDIATELY AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF CONSUMER AND COMMERCIAL RELATIONS (416) 362-8392, SHALL BE NOTIFIED IMMEDIATELY.
26. IN THE EVENT THAT BURIED ARCHEOLOGICAL REMAINS ARE FOUND DURING CONSTRUCTION ACTIVITIES, THE MINISTRY OF CITIZENSHIP, CULTURE AND RECREATION SHALL BE NOTIFIED IMMEDIATELY.
27. WHILE UNDERTAKING CLEARING, DEMOLITION, EXCAVATION OR CONSTRUCTION THE OWNER AND THEIR CONTRACTORS SHALL BE VIGILANT FOR THE POTENTIAL PRESENCE OF UNDERGROUND FUEL TANKS, CONTAMINATED SOIL OR GROUNDWATER, BURIED WASTE OR ABANDONED WATER WELLS. IF ANY OF THE ABOVE ARE ENCOUNTERED OR SUSPECTED, THE OWNER SHALL ENSURE THAT:
 - 27.A. THE TOWN OF GANANOQUE'S ENVIRONMENT DEPARTMENT IS TO BE ADVISED THAT CONTAMINANTS OR WASTES HAVE BEEN DISCOVERED OR ARE SUSPECTED.
 - 27.B. ANY SOIL OR GROUNDWATER CONTAMINATION ENCOUNTERED IS REMEDIATED TO APPLICABLE STANDARDS AS DEFINED WITHIN O.REG 153/04 OR AS REVISED;
 - 27.C. ANY WASTES GENERATED BY SITE CLEAN-UPS ARE MANAGED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;

28. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. CONTRACTOR TO MAINTAIN SILT FENCE.
29. CATCH BASIN TO BE AS PER OPSD 705.010. DISHED GRATE AS PER OPSD 400.010.
30. CBMH'S TO BE AS PER OPSD 701.010. DISHED GRATE AS PER OPSD 400.010.
31. INSULATE ALL SEWERS/SERVICES THAT HAVE LESS THAN 1.5M OF COVER WITH THERMAL INSULATION.
32. STORM SEWERS TO BE FLUSHED AND CCTV STUDY COMPLETED.
33. LEAK TESTING SHALL BE AS PER OPSD AND TOWN OF GANANOQUE STANDARDS.

34. ALL ELECTRICAL AND COMMUNICATION DUCTS TO HAVE A MIN OF 150mm OF SAND BEDDING AND COVER AS PER DETAIL.

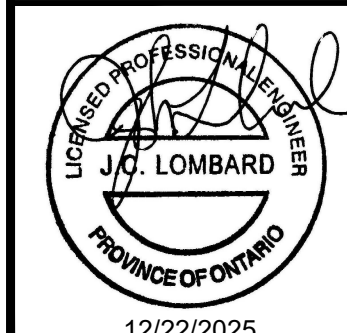
35. MINIMUM OF 600mm COVER MUST BE PROVIDED ON ALL SERVICES.

4	12/19/25	Revised per Comments	DF
3	11/12/25	Issued for Development Permit	DF
2	10/09/25	Issued for Review	DF
1	08/19/25	Issued for Discussion	DF
No.	DATE	REVISIONS	BY

Project: Commercial Building
Addition
580 King St. E.,
Gananoque

Client: **Otis Properties Limited**

Drawing Title:
Typical Details & Notes



Client Project No.: XXXXXXX	Date: mm/dd/yyyy
Designed By: X.X.	Drawn By: X.X.
Scale: As Shown	

C-2

12/22/202

580 KING STREET E. GANANOQUE

LANDSCAPE DESIGN PACKAGE



NORTHLANDARCH.CA

GENERAL NOTES

- 1. All dimensions are in millimetres unless noted otherwise. Do not scale the drawings.
- 2. It is the responsibility of the contractor to verify all existing and proposed grading and conditions on the project and immediately report any discrepancies to the consultant before proceeding with any work.
- 3. This drawing shall be read in conjunction with all other consultant drawings including, but not limited to the project architectural site plan, engineering drawings, tree inventory, and survey.
- 4. The contractor shall review and be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
- 5. The contractor shall not leave any holes open overnight.
- 6. The Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day. The area surrounding the construction zone shall be kept clean and useable by others.
- 7. This drawing is only to be used for the purpose noted in the issuance section. This drawing shall not be used for construction unless issued and sealed for construction.
- 8. Contractor to make good any and all damages outside of the development area that may occur as a result of construction at no extra cost.



2. ISSUED FOR SPA DECEMBER 19, 2025

1. ISSUED FOR SPA OCTOBER 06, 2025

REV #ISSUANCEDATE

SCALE

PROJECT NO. 40128

PROJECT TITLE

580 KING STREET E.
GANANOQUE ONTARIO

DRAWING TITLE

TITLE PAGE

All drawings and specifications are the sole property of Northumberland Landscape Architects and must be returned at the completion of the work. Drawings shall not be considered as valid for construction unless issued and stamped with a professional seal. This drawing is Copyright by Northumberland Landscape Architects, 2025.

ALL PLANTING BEDS ARE TO BE CONTINUOUS, AND EXCAVATED TO A MINIMUM DEPTH OF 450MM UNLESS NOTED OTHERWISE. PLANTING BEDS ARE TO BE FILLED WITH A SOIL MIXTURE COMPOSED OF SIX (6) PARTS SAND LOAM, TWO (2) PARTS WELL ROTTED MANURE, AND ONE (1) PART PEAT MOSS, IN ADDITION TO THE FERTILIZERS SPECIFIED ABOVE.

ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION. ALL PLANT MATERIAL IS TO BE CLAY GROWN STOCK. INSTALL ALL PLANT MATERIAL AS SHOWN ON THE PLANTING PLAN AND DETAILS. USE ONLY VIABLE NURSERY STOCK GROWN IN STRICT ACCORDANCE WITH PROPER HORTICULTURAL PRACTICES WHICH IS FREE FROM DAMAGE, PESTS, AND DISEASE.

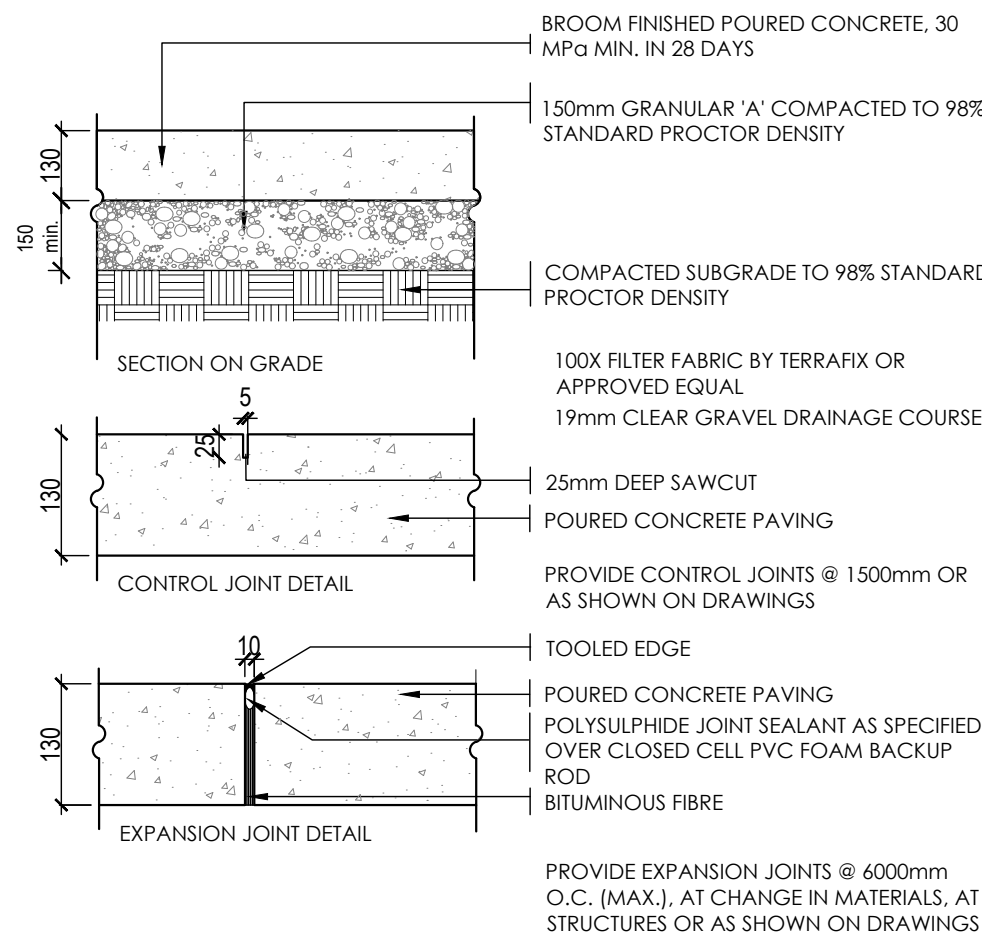
ALL SOD SHALL CONFORM TO THE STANDARDS OF THE NURSERY SOD GROWERS ASSOCIATION OF ONTARIO. ALL SODDED AREAS SHALL BE PREPARED WITH A MINIMUM OF 100MM OF TOPSOIL AND SODDED WITH #1 BLUEGRASS - FESCUE NURSERY SOD.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANT MATERIAL FROM DAMAGES RESULTING FROM WINTER CONDITIONS AS WELL AS RODENTS DURING THE WARRANTY PERIOD. APPLY "SKOOT" RODENT DETERRENT FORMULA (OR APPROVED EQUAL) TO ALL CONIFEROUS TREES AND ALL SHRUBS IN LATE OCTOBER AS PER MANUFACTURER'S DIRECTIONS.

THE CONTRACTOR SHALL PROVIDE A FULL ONE YEAR GUARANTEE (OR TWO YEARS IF REQUIRED BY THE MUNICIPALITY OR OWNER) ON ALL LANDSCAPE WORKS, BEGINNING ON THE DATE THAT FINAL ACCEPTANCE IS GRANTED BY THE LANDSCAPE ARCHITECT.

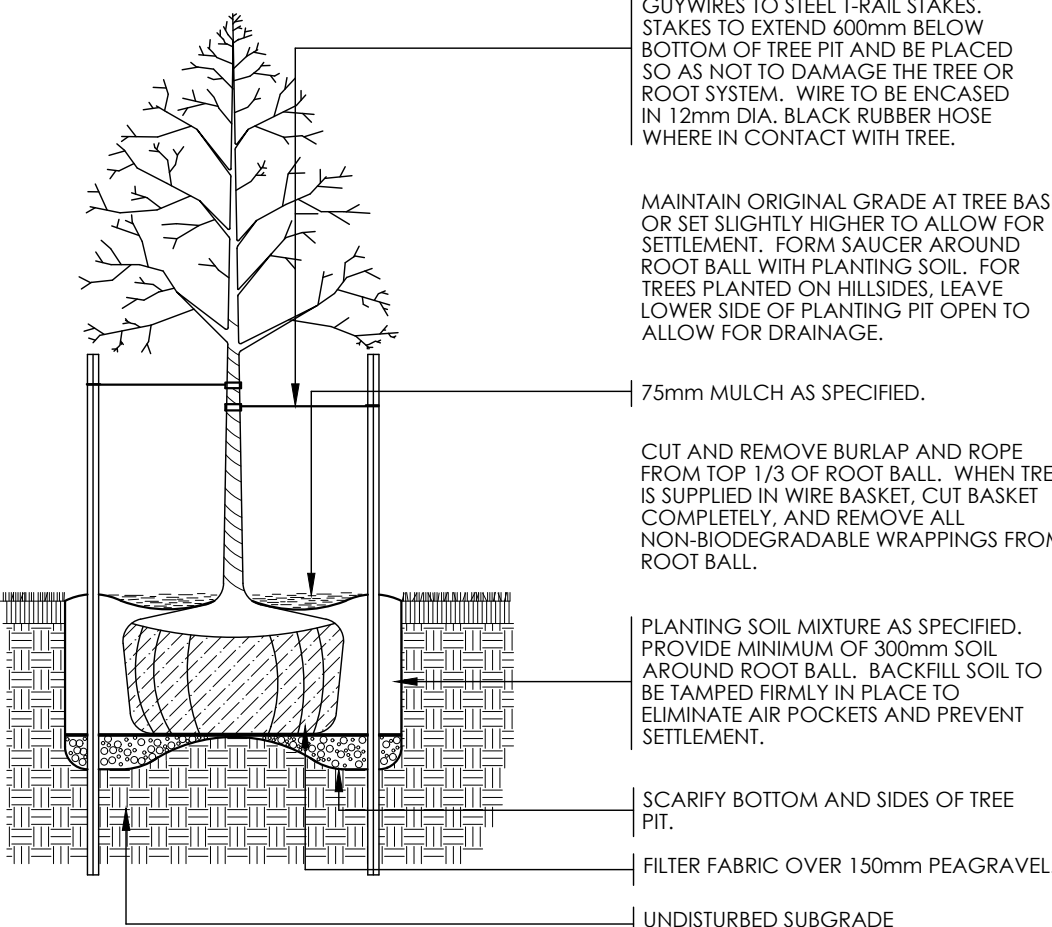
D1 N.T.S

FOR TYPICAL CONCRETE
PAVING AT BUILDING APRON
REFER TO ARCHITECTURAL
DRAWINGS.



LDI

NOTE: T-RAILS TO BE REMOVED AT COMPLETION OF WARRANTY PERIOD.



PRUNE PLANTS TO REMOVE DEAD OR INJURED MEMBERS ONLY. MAINTAIN THE NATURAL CHARACTER AND SHAPE OF THE SPECIES. DO NOT CUT A LEADER BRANCH.

LD1 N.T.S

89 I.D. CAP SIZE - ALL PORTS TO HAVE CAPS, SEE ELECTROSTATIC PROCESS NOTE BELOW.

3.00 M (10'-0") MAX.

89 O.D. TERMINAL POST INSTALLED AT ALL ENDS, CORNERS, STRAININGS AND GATES.

60 LINE POSTS.

178 COUPLINGS.

43 O.D. TOP RAIL LENGTHS VARY.

CHAINLINK FABRIC REFER TO NOTE.

STRETCHER BAR 5 X 19 MINIMUM

STRETCHER BAR BANDS 300 O.C. 6 X 19 MINIMUM

43 O.D. BRACE RAILS TO BE INSTALLED AT ALL ENDS, STRAINING AREAS AND STEEP TOPOGRAPHY

MAXIMUM 75 CLEARANCE

1524

1200

356

305

SINGLE STRAND S (6 GAUGE) TENSION WIRE SECURED BY MALLEABLE IRON TURNBUCKLE.

POURED DOME CONCRETE FOOTING BE 25 MPa TEST, MIN. 28 DAYS. BOTTOM OF FOOTINGS TO BE 50 WIDER OF FOOTING.

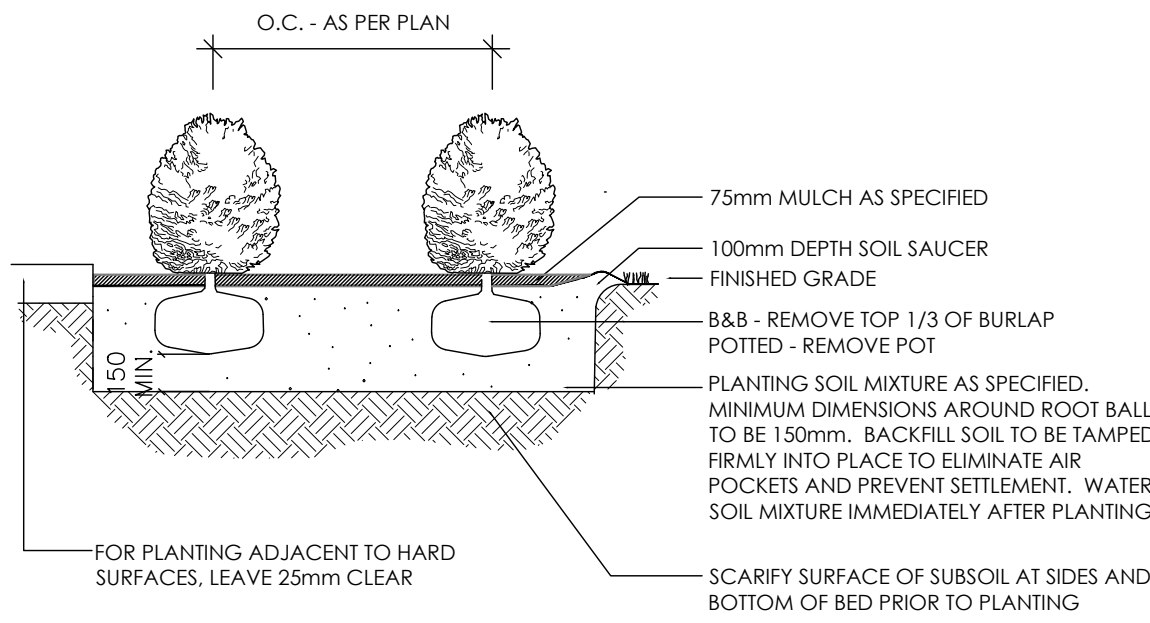
NOTES

1. CHAINLINK FABRIC TO BE BLACK VINYL COATED, WOVEN MESH SIZE 38mm, FABRIC HEIGHT 1.5M, CONSTRUCTED WITH 3.5 (9 GAUGE) GALVANIZED WIRE COATED WITH BLACK VINYL. FASTENED TO TOP RAIL, BRACE RAIL, LINE POST, STRETCHER BAR AND TENSION WIRE WITH 3.5 (9 GAUGE) GALVANIZED (AND PAINTED BLACK) WIRE 450 (18") O.C.
2. ALL FENCE COMPONENTS OTHER THAN VINYL COATED CHAINLINK FABRIC SHALL BE PAINT TREATED WITH ONE COAT STERLING RED PRIMER #1734, FOLLOWED BY ONE COAT STERLING SEMI-GLOSS BLACK ENAMEL #3813, BY ELECTROSTATIC PROCESS.
3. ALL DIMENSIONS ARE IN METRES AND MILLIMETRES.

LBI

PRUNE PLANTS A MINIMUM AMOUNT TO REMOVE DEAD OR DAMAGED MEMBERS. MAINTAIN THE NATURAL CHARACTER AND SHAPE OF THE PLANT SPECIES

SET SHRUB AT GRADE ORIGINALLY GROWN IN NURSERY (WITH ALLOWANCE FOR SETTLING)



NOTE:
ALL PLANTING BEDS ARE TO BE A MINIMUM
OF 1.2m WIDE.

LD1 N.T.S

Technical drawing of a deck railing system, showing a side elevation and a plan view.

Side Elevation Labels:

- 38MM X 75MM X 75MM SUPPORT BRACKET, GALVANIZED FINISH - ONE ON EACH SIDE, BOTH TOP AND BOTTOM RAILS
- 50X150 TOP/BOTTOM RAIL
- 50X150 TOP RAIL
- 50MM X 150MM TRIM BOARD
- 25 X 150MM VERTICAL BALUSTS, 50MM OVERLAP (TYP)
- 50 X 150MM BOTTOM TRIM
- 50 X 150MM BOTTOM RAIL VERTICAL
- FINISHED GRADE
- 300MM DIA. SONOTUBE FORMED CONCRETE FOOTINGS TO 30 MPa; 1200MM DEEP MIN.
- COMPACTED SUBGRADE TO 98% S.P.D.
- 1800
- 1200 MIN.
- 300

Plan View Labels:

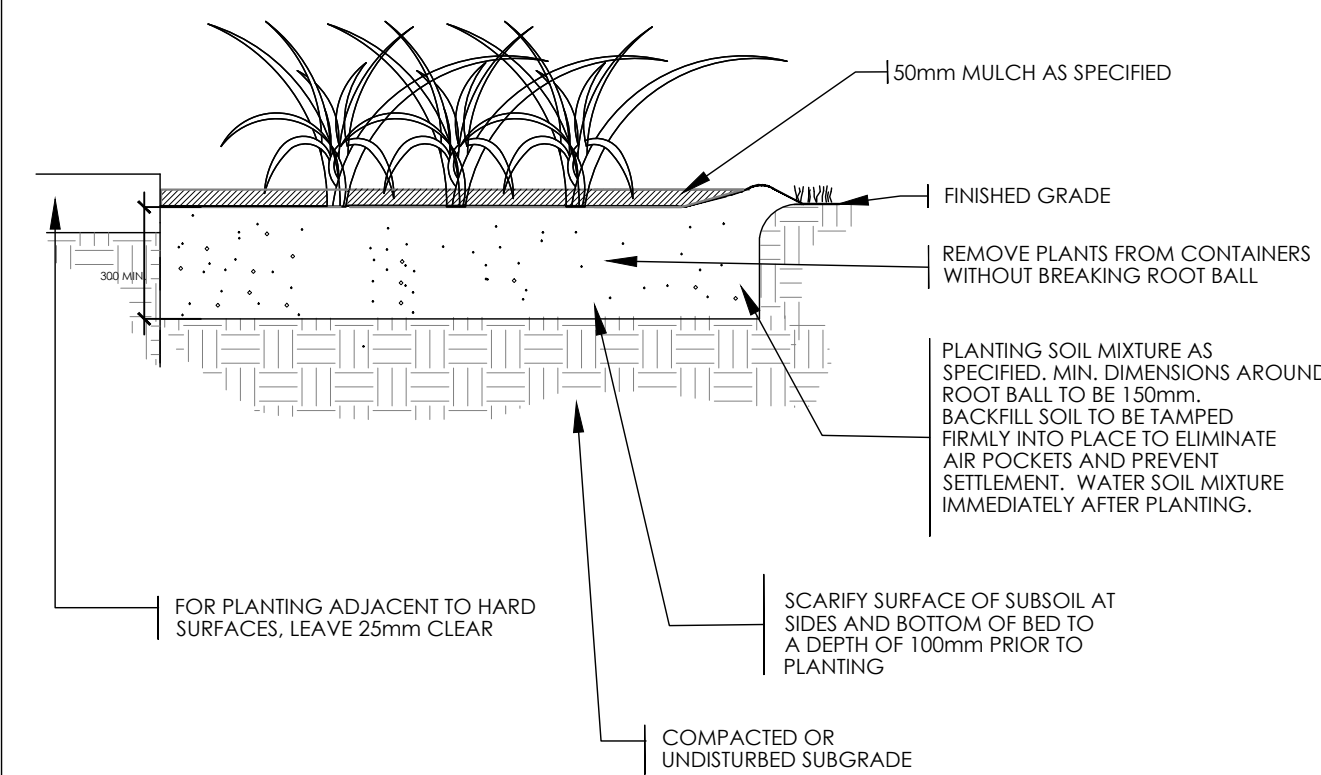
- PLAN
- 50X150 TOP/BOTTOM RAIL
- 50X150 TOP CAP
- 150X150 POST
- 25MM CHAMFER
- 50 X 150MM TOP RAIL

Section Labels:

- SECTION

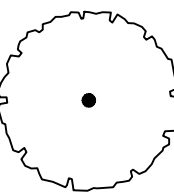
LDI

LD1



NORTHLANDARCH.CA

1. All dimensions are in millimetres unless noted otherwise. Do not scale the drawings.
2. It is the responsibility of the contractor to verify all existing and proposed ground conditions on the project and immediately report any discrepancies to the consultant before proceeding with any work.
3. This drawing shall be read in conjunction with all other consultant drawings including, but not limited to the project architectural site plan, engineering drawings, free inventory, and survey.
4. The contractor shall review and be aware of all existing and proposed services and utilities. The contractor is responsible for having all underground services and utility lines staked by each agency having jurisdiction prior to commencing work.
5. The contractor shall not leave any holes open overnight.
6. The Contractor shall thoroughly clean areas surrounding the construction zone at the end of each work day. The area surrounding the construction zone shall be kept clear and unobstructed.
7. This drawing is only to be used for the purpose noted in the issuance section. This drawing shall not be used for construction unless issued and sealed for construction.
8. Contractor to make good any and all damages outside of the development area that may occur as a result of construction at no extra cost.



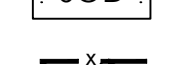
PROPOSED DECIDUOUS TREE



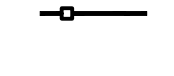
PROPOSED SHRUB BED



CONCRETE SIDEWALK



1.5M CHAIN LINK FENCE



1.8M WOOD PRIVACY FENCE



2.	ISSUED FOR SPA	DECEMBER 19, 2025
1.	ISSUED FOR SPA	OCTOBER 06, 2025
REV #	ISSUANCE	DATE

SCALE

PROJECT NO. 4012E

PROJECT TITLE

580 KING STREET E.
GANANOQUE ONTARIO

DRAWING TITLE

LANDSCAPE DETAILS

LD1

Commercial Building Addition

580 King Street East
Gananoque, ON

Site Servicing Report

Submission Date
November 12, 2025

Revision 1
December 22, 2025



16788 Highway #7, Perth, ON, K7H 3C8 (613) 466-0400

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Appendix B – MTO IDF Data		
Appendix C – Pre-Development & Post-Development Drawings		
Appendix D – Design Drawings		

1.0 Introduction

Full Speed Builders have been retained by Otis Properties (Client) to prepare the Stormwater Management & Servicing Brief for a Site Plan Control Application for a proposed 141m² building addition at 580 King St E, Gananoque.

The purpose of this report is to determine the servicing requirements for the proposed building addition in accordance with guidelines provided by the Town of Gananoque, Cataraqui Region Conservation Authority, and the Ministry of Environment, Conservation, and Parks. The report will address the water, sanitary, and stormwater requirements for the development, ensuring that the existing and proposed services are adequate for the site.

2.0 Site Description

The subject site is located at 580 King Street East. The approximately 0.2-hectare site currently has one 349m² retail building with surface parking. The site slopes from northwest, at the rear of the property, to southeast along King Street East.

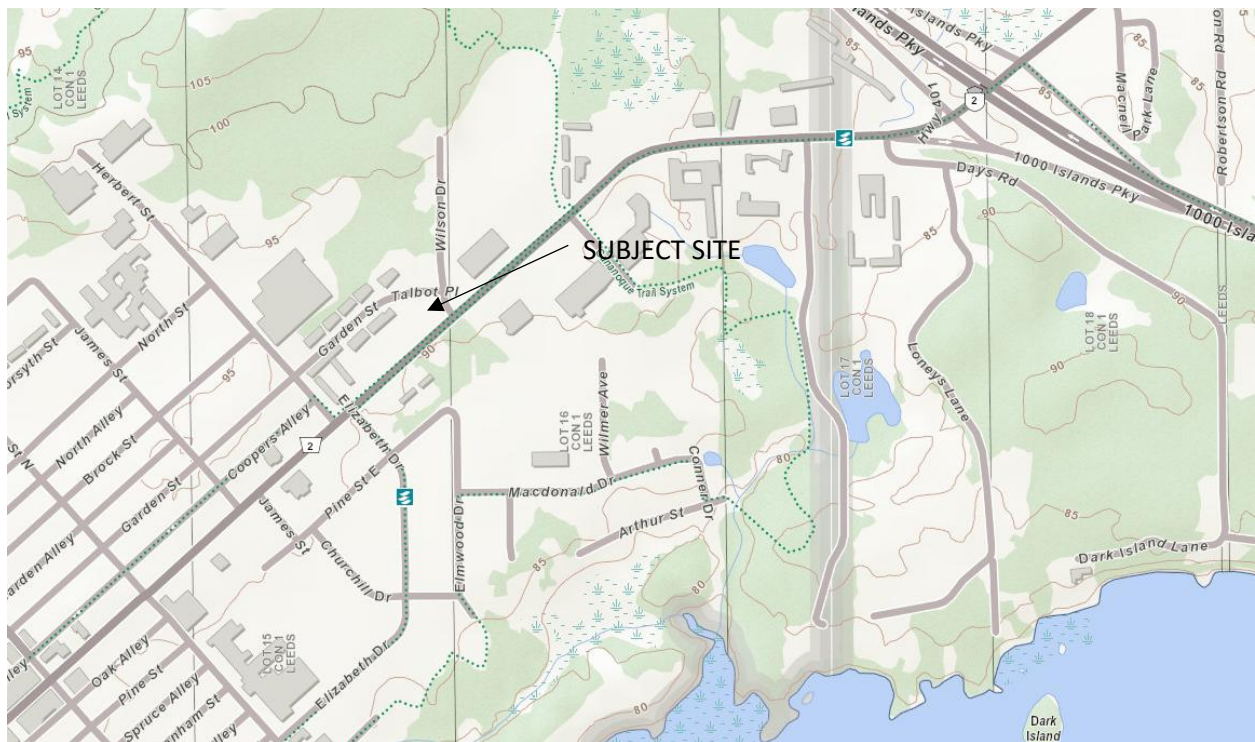


Figure 1: Site Location

3.0 Proposed Development

Proposed development of the subject property consists of the construction of a 141m² single storey addition and expansion and reconfiguration of the existing parking lot. The building has existing water and sanitary connections to municipal services.

4.0 Sanitary Sewer

The existing building is serviced with a 100mm diameter sanitary service. The service connects to an existing 300mm diameter sanitary main along King Street East.

The sanitary flow from the site was calculated to be 0.13L/s. Calculations assume a commercial average flow rate of 28,000 L/hectare per day with a peak factor of 1.5 and an infiltration allowance of 0.14L/sec/hectare. The existing sanitary service has sufficient capacity to service the existing building and proposed addition.

5.0 Water Servicing

The existing commercial building is serviced with a 19mm diameter copper water service. The service connects to the existing 200mm water main along King Street East. The existing water service will be sufficient to service the existing building and proposed addition.

Required fire flow for a new building is calculated in accordance with the Fire Protection Underwriters Survey (FUS) – Water Supply for Public Fire Protection – 2020. The required fire flow is based on floor area, separation distance from other buildings, fire suppression systems, type of construction and building content type.

The proposed building addition will be constructed as ordinary construction. FUS describes ordinary construction as *'exterior walls are of masonry construction (or other approved material) with a minimum 1-hour fire resistance rating but where other elements such as interior walls, arches, floors, and/or roof do not have a minimum 1 hour fire resistance rating.'*

The required fire flows are calculated in Appendix A. The minimum fire flow was calculated to be 87 liters per second at 70 psi.

Hydrants are rated in accordance with the Ontario Fire Code as per the following criteria.

Class	Colour code	Rated flow US gal/min @ 20psi	L/s @ 70kPa
AA+ *	Blue	Greater than 2999	Greater than 189
AA	Blue	Greater than 1499	Greater than 95
A	Green	1000 to 1499	63 to 95
B	Orange	500 to 999	32 to 63
C	Red	Less than 500	Less than 32

* AA+ is a non-standard classification that assists fire departments in identifying hydrants and mains that are capable of providing higher flow rates.

The existing hydrant located across King St E. is colour coded Blue indicating a Class AA rating. Class AA hydrants are capable of providing 95 L/s, greater than the required fire flow of 87 L/s.

6.0 Utilities

6.1 Hydro

Electrical service is provided by Eastern Ontario Power. The existing building is currently service overhead from a pole located along Talbot Place. The existing service location will remain in place.

7.0 Stormwater Management

7.1 Design Criteria

To determine existing and proposed runoff rates the Rational Method was utilized. In order to delineate drainage areas existing topographic survey information and the proposed grading plan were utilized. Runoff calculations are derived using the Rational Method:

$$Q = 2.78CIA \text{ (L/s)}$$

Where: Q = Runoff Rate (l/s)

C = Runoff coefficient

I = Rainfall intensity (mm/hr)

A = Drainage Area (hectares)

The following coefficients were used to develop an average C for each area

Roofs/Concrete/Asphalt	0.90
Gravel	0.90
Landscaped	0.25

Rainfall intensities were derived from the Ministry of Transportation's (MTO) Intensity-Duration-Frequency curves. A minimum time of concentration of 15 minutes will be used. The IDF curve can be found in Appendix B.

7.2 Existing Drainage

The existing site is divided into four drainage areas. Pre-Development Area P-1 encompasses the landscaped area to the west of existing building; this area sheet flows to the west and onto the neighbouring gas station property.

Pre-Development area P-2 encompasses the existing building, the flow on the roof is directed towards roof drains which outlet at the rear of the building and sheet flow onto the neighbouring residential property to the northwest.

Post-Development Area P-3 encompasses the loading dock and the landscaped area north of the building; this area sheet flows towards a catch basin in the loading dock. There is a pipe from the loading dock into the existing building where it is assumed it flows into a sump pit and is ultimately pumped into the sanitary sewer.

Post-Development Area P-4 encompasses the existing parking lot. This area sheet flows towards King Street East and ultimately into a municipal catch basin at the south site entrance.

Existing drainage areas can be found in Appendix C.

7.3 Post-Development Drainage

The site will be regraded to ensure minimal off-site flow. Stormwater will be directed towards onsite stormwater infrastructure.

Post Development Area A-1 will encompass the landscaped area to the west of the proposed addition. This area contains a majority of the pre-Development area P-1. Due to grading constraints this area will be graded to direct runoff towards the neighbouring property.

Post Development Area A-2 will encompass the proposed and existing building. The existing buildings internal roof drain plumbing will be rerouted to divert water towards the addition. The roof drains on the proposed building will outlet underground and into PR-CBMH-1.

Post Development Area A-3 will encompass the new parking lot. The parking lot will be graded to direct runoff towards catch basins. The runoff will be piped underground and outlet into the municipal catch basin along King Street East.

Post Development Area A-4 will encompass the landscaped area between the new parking lot and King Street East. Runoff will be directed towards the roadway.

Post Development Area A-5 will encompass the site entrance along King Street East; the driveway will be graded to direct runoff towards the existing catch basin along King Street East.

Post-Development drainage areas can be found in Appendix C.

7.4 Temporary Sediment and Erosion Control

During Construction the risk of contamination by sediment to the stormwater receiver increases. Temporary sediment and erosion control measures will be implemented before construction and remain in place until construction and reinstatement of the lands are completed.

Suitable areas shall be designated and agreed upon for the disposal of any accumulated sediment or other debris or disposed of in accordance with OPSS 180.

In accordance with OPSD 219.110, light duty silt fence will be placed around the construction area. The sediment and erosion control measures will be inspected periodically and maintained during construction by the Contractor. These measures will be removed up completion of the permanent quality control devices and establishment of vegetation.

All areas disturbed by construction are to be reinstated as soon as possible. Damage to existing vegetated areas is to be minimized by fencing the work area to maintain constructions activities to pre-defined areas.

Stockpiles of excavated material or stockpiled granular are to be located to minimize the possibility of runoff beyond the construction zone. Silt fences will be required to contain runoff from stockpiles.

8.0 Conclusions

Based on the information provided above it is determined that the existing services will be able to service the proposed building addition. The existing water and sanitary services can remain in place and are adequately sized for the project.

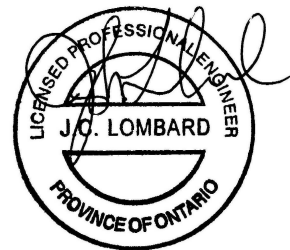
A stormwater management plan was developed to direct runoff to catch basins with an underground pipe network before it outlets into the existing municipal catch basin along King Street East. Since the runoff rate will not be significantly increased with the proposed addition and parking lot, no quantity control measures are required.

Prepared by:

Full Speed Builders Limited



Daniel Fox



Josh Lombard, M. Eng., P.Eng.

Appendix A

Servicing Calculation Sheets



Fire Flow Design Sheet

Project: Commercial Addition
Location: 580 King St E., Gananoque, ON

Building Footprint (m ²)	467	Construction Type (C):	Ordinary	1
Number of Storeys	1	Fire Supression System	No Supression	0
Total Floor Area (m ²) (A)	467	Distance from Other Buildings (m)	0m to 3m	0.25
		Content Type	Limited Combustable	-0.15

$$RFF = 220C\sqrt{A}$$

*Fire Underwriters Survey Water Supply for Public Fire Protection (2020)

Where: RFF = Required Fire Flow (Litres per min.)
C = Construction Coefficient
A = Total Effective Floor Area (m²)

RFF Before Reduction 4754 lpm

Total Change 10.00%

Total Required Fire Flow	5230 lpm
	87.2 l/s

Sanitary Sewer Calculation Sheet



DRAINAGE AREA DESCRIPTION								SANITARY FLOWS								PIPE DATA											
LOCATION	MANHOLE		INCREMENTAL AREA			CONTRIBUTING AREAS	Σ	Σ	q	Peak Factor	Peak Flow	Σ	Infiltration	Q	SIZE	SLOPE	AREA (m²)	WETTED PERIMETER	HYDRAULIC RADIUS	CAPACITY	Q/Qfull	VELOCITY	LENGTH	FALL			
	FROM	TO	Catchment	Area (ha)	Population Density (pp/ha)		Population	Population	P(1000)	(L/cap/day)	M	(L/s)	AREA (ha)	(L/s)	(L/s)	(mm)	(%)			(L/s)		(m/s)	(m)	(m)			
580 King St E	BLDG	MAIN	1	0.20	-	-	S1	-	-	5734.4	1.500	0.10	0.20	0.03	0.13	100	2.00%	0.0079	0.3142	0.0250	7.31	0.02	0.93	44	0.880		
DESIGN PARAMETER								Designed By:								PROJECT:											
Mannings n = 0.0130								D.F.								Commercial Building Addition											
Average Daily Flow (q)= 28000 L/ha/day (MOE Guidelines)								Checked By:								LOCATION:											
Infiltration Rate (I) = 0.14 L/s/ha (MOE Sanitary Sewers Design Criteria)								J.L.								580 King Street East, Gananoque											
								Dwg. Reference:								Project Number:										Date:	
								C-2																		Oct. 9, 2025	



1:2 YEAR STORM

Project: Full Speed Office

Location: 16788 Highway 7, Perth

Client: Full Speed Builders

PRE-DEVELOPMENT												
LOCATION		AREAS								DESIGN FLOW		
Catchment Areas	Area (m ²)	Building Area (m ²)	C	Asphalt & Gravel Area (m ²)	C	Landscaped Area (m ²)	C	Average C	C x A (m ²)	Time of Concentration	I (mm/hr)	Peak Flow (L/s)
A-1	266.95	0	0.90	0	0.90	266.95	0.25	0.25	66.7375	15	55.1	1
A-2	397.14	349.12	0.90	0	0.90	48.02	0.25	0.82	326.213	15	55.1	5
A-3	288.34	0	0.90	111.07	0.90	177.27	0.25	0.50	144.2805	15	55.1	2
A-4	1095.5	0	0.90	947.07	0.90	148.39	0.25	0.81	889.4605	15	55.1	14
										TOTAL		22

POST-DEVELOPMENT												
LOCATION		AREAS								DESIGN FLOW		
Catchment Areas	Area (m ²)	Building Area (m ²)	C	Asphalt & Gravel Area (m ²)	C	Landscaped Area (m ²)	C	Average C	C x A (m ²)	Time of Concentration	I (mm/hr)	Peak Flow (L/s)
A-1	189	0	0.90	0	0.90	189	0.25	0.25	47.25	15	55.1	1
A-2	502	502	0.90	0	0.90	0	0.25	0.90	451.8	15	55.1	7
A-3	1171	0	0.90	972	0.90	199	0.25	0.79	924.55	15	55.1	14
A-4	123.3	0	0.90	0	0.90	123.3	0.25	0.25	30.825	15	55.1	0
A-5	62.3	0	0.90	62.3	0.90	0	0.25	0.90	56.07	15	55.1	1
										TOTAL		23

1:2 YEAR STORM

Project: Full Speed Office

Location: 16788 Highway 7, Perth

Client: Full Speed Builders

STORAGE REQUIREMENTS					
TIME	(mm/hr)	(L/s)	(L/s)	STORAGE RATE (L/s)	(m ³)
5	118.4	42	22	20	6
10	73.1	26	22	4	2
15	55.1	19	22	-3	-2
30	34	12	22	-10	-18
60	21	7	22	-15	-53



1:5 YEAR STORM

Project: Full Speed Office

Location: 16788 Highway 7, Perth

Client: Full Speed Builders

PRE-DEVELOPMENT												
LOCATION		AREAS								DESIGN FLOW		
Catchment Areas	Area (m ²)	Building Area (m ²)	C	Asphalt & Gravel Area (m ²)	C	Landscaped Area (m ²)	C	Average C	C x A (m ²)	Time of Concentration	I (mm/hr)	Peak Flow (L/s)
A-1	266.95	0	0.90	0	0.90	266.95	0.25	0.25	66.7375	15	72.8	1
A-2	397.14	349.12	0.90	0	0.90	48.02	0.25	0.82	326.213	15	72.8	7
A-3	288.34	0	0.90	111.07	0.90	177.27	0.25	0.50	144.2805	15	72.8	3
A-4	1095.5	0	0.90	947.07	0.90	148.39	0.25	0.81	889.4605	15	72.8	18
										TOTAL		29

POST-DEVELOPMENT												
LOCATION		AREAS								DESIGN FLOW		
Catchment Areas	Area (m ²)	Building Area (m ²)	C	Asphalt & Gravel Area (m ²)	C	Landscaped Area (m ²)	C	Average C	C x A (m ²)	Time of Concentration	I (mm/hr)	Peak Flow (L/s)
A-1	189	0	0.90	0	0.90	189	0.25	0.25	47.25	15	72.8	1
A-2	502	502	0.90	0	0.90	0	0.25	0.90	451.8	15	72.8	9
A-3	1171	0	0.90	972	0.90	199	0.25	0.79	924.55	15	72.8	19
A-4	123.3	0	0.90	0	0.90	123.3	0.25	0.25	30.825	15	72.8	1
A-5	62.3	0	0.90	62.3	0.90	0	0.25	0.90	56.07	15	72.8	1
										TOTAL		31

1:5 YEAR STORM

Project: Full Speed Office

Location: 16788 Highway 7, Perth

Client: Full Speed Builders

STORAGE REQUIREMENTS					
TIME	(mm/hr)	(L/s)	(L/s)	STORAGE RATE (L/s)	(m ³)
5	156.5	55	29	26	8
10	96.5	34	29	5	3
15	72.8	26	29	-3	-3
30	44.9	16	29	-13	-24
60	27.7	10	29	-19	-69



1:100 YEAR STORM

Project: Full Speed Office

Location: 16788 Highway 7, Perth

Client: Full Speed Builders

PRE-DEVELOPMENT												
LOCATION		AREAS								DESIGN FLOW		
Catchment Areas	Area (m ²)	Building Area (m ²)	C	Asphalt & Gravel Area (m ²)	C	Landscaped Area (m ²)	C	Average C	C x A (m ²)	Time of Concentration	I (mm/hr)	Peak Flow (L/s)
A-1	266.95	0	0.90	0	0.90	266.95	0.25	0.25	66.7375	15	121	2
A-2	397.14	349.12	0.90	0	0.90	48.02	0.25	0.82	326.213	15	121	11
A-3	288.34	0	0.90	111.07	0.90	177.27	0.25	0.50	144.2805	15	121	5
A-4	1095.5	0	0.90	947.07	0.90	148.39	0.25	0.81	889.4605	15	121	30
										TOTAL		48

POST-DEVELOPMENT												
LOCATION		AREAS								DESIGN FLOW		
Catchment Areas	Area (m ²)	Building Area (m ²)	C	Asphalt & Gravel Area (m ²)	C	Landscaped Area (m ²)	C	Average C	C x A (m ²)	Time of Concentration	I (mm/hr)	Peak Flow (L/s)
A-1	189	0	0.90	0	0.90	189	0.25	0.25	47.25	15	121	2
A-2	502	502	0.90	0	0.90	0	0.25	0.90	451.8	15	121	15
A-3	1171	0	0.90	972	0.90	199	0.25	0.79	924.55	15	121	31
A-4	123.3	0	0.90	0	0.90	123.3	0.25	0.25	30.825	15	121	1
A-5	62.3	0	0.90	62.3	0.90	0	0.25	0.90	56.07	15	121	2
									TOTAL			51

1:100 YEAR STORM

Project: Full Speed Office

Location: 16788 Highway 7, Perth

Client: Full Speed Builders

STORAGE REQUIREMENTS					
TIME	(mm/hr)	(L/s)	(L/s)	STORAGE RATE (L/s)	(m ³)
5	260.4	92	48	44	13
10	160.6	56	48	8	5
15	121	43	48	-5	-5
30	74.6	26	48	-22	-39
60	46	16	48	-32	-115

5-Year Storm Sewer Calculation Sheet

STREET	STRUCTURE		AREA		CONTRIBUTING AREAS	C	RUNOFF DATA						PIPE DATA								
	From	To	No	Ha			AC	Σ AC	Tc (min.)	I (mm/hr)	Q (L/s)	Size (mm)	Slope (%)	AREA (m²)	WETTED	HYDRAULIC	Capacity (L/s)	Q/Q _{full}	Velocity (m/s)	Length (m)	FALL (m)
590 King St East	PR-CB-1	PR-CBMH 1		0.082		0.90	0.074	0.074	20.0	70	14.48	200	1.00%	0.0314	0.6283	0.0500	32.8	0.442	1.04	18.8	0.19
	BUILDING	PR-CBMH 1		0.049		0.90	0.044	0.044	20.0	70	8.61	200	2.00%	0.0314	0.6283	0.0500	46.4	0.186	1.48	13.3	0.27
	PR-CBMH 1	EX-CB		0.181		0.90	0.163	0.163	20.2	70	31.74	200	1.50%	0.0314	0.6283	0.0500	40.2	0.790	1.28	22	0.33
DESIGN PARAMETER										Designed By:				PROJECT:							
Mannings n = 0.013 Q = 2.78CIA Q= Peak Flow in Litres per second (L/s) A = Area in Hectares (ha) I = Rainfall Intensity in Millimeters per hour (mm/hr) [I= 998.071/(TC+6.053)*0.814] 5 YEAR [I=1735.688/(TC+6.014)*0.820] 100 YEAR										D.F.				LOCATION:							
										Checked By:				580 King St East, Gananoque							
										J.L.											
										Dwg. Reference: C-1				Project Number: F1336				Date: 27-Oct-25			

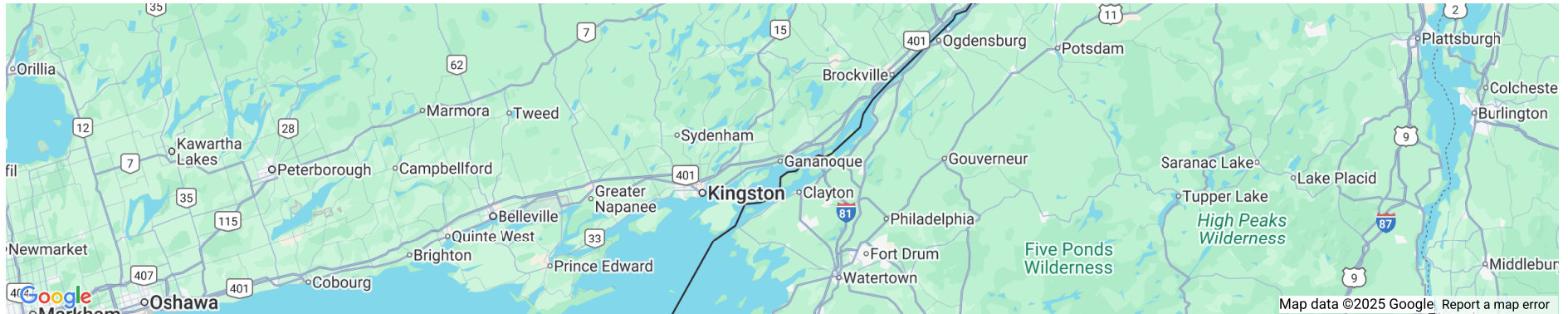
Appendix B

MTO IDF Data

Active coordinate

44° 20' 15" N, 76° 9' 15" W (44.337500,-76.154167)

Retrieved: Tue, 22 Jul 2025 14:33:02 GMT



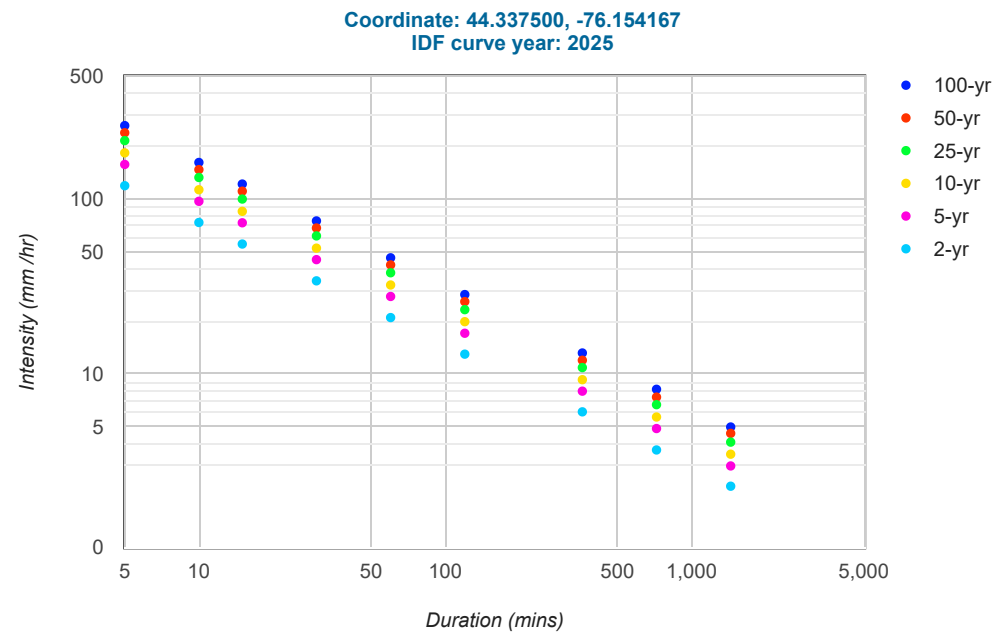
Location summary

These are the locations in the selection.

IDF Curve: 44° 20' 15" N, 76° 9' 15" W (44.337500,-76.154167)

Results

An IDF curve was found.



Coefficient summary

IDF Curve: 44° 20' 15" N, 76° 9' 15" W (44.337500,-76.154167)

Retrieved: Tue, 22 Jul 2025 14:33:02 GMT

Data year: 2010
IDF curve year: 2025

Statistics

Rainfall intensity (mm hr⁻¹)

Duration	5-min	10-min	15-min	30-min	1-hr	2-hr	6-hr	12-hr	24-hr
2-yr	118.4	73.1	55.1	34.0	21.0	13.0	6.1	3.7	2.3
5-yr	156.5	96.5	72.8	44.9	27.7	17.1	8.0	4.9	3.0
10-yr	182.1	112.3	84.6	52.2	32.2	19.9	9.3	5.7	3.5
25-yr	213.9	131.9	99.4	61.3	37.8	23.3	10.9	6.7	4.1
50-yr	237.1	146.2	110.2	68.0	41.9	25.9	12.0	7.4	4.6
100-yr	260.4	160.6	121.0	74.6	46.0	28.4	13.2	8.2	5.0

Rainfall depth (mm)

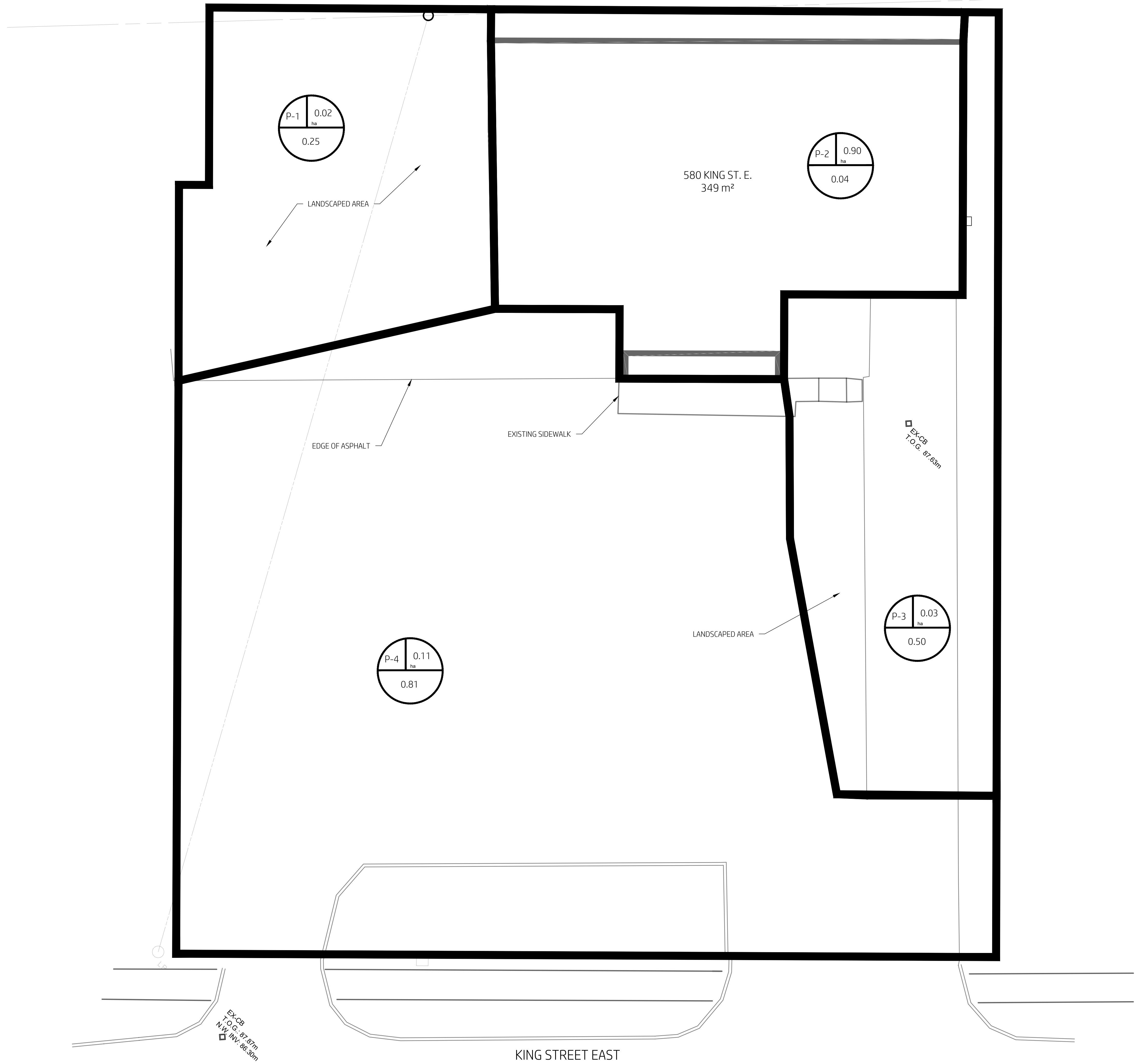
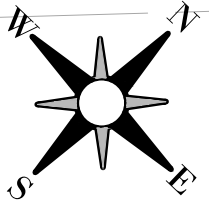
Duration	5-min	10-min	15-min	30-min	1-hr	2-hr	6-hr	12-hr	24-hr
2-yr	9.9	12.2	13.8	17.0	21.0	26.0	36.6	44.4	55.2
5-yr	13.0	16.1	18.2	22.4	27.7	34.2	48.0	58.8	72.0
10-yr	15.2	18.7	21.1	26.1	32.2	39.8	55.8	68.4	84.0
25-yr	17.8	22.0	24.9	30.6	37.8	46.6	65.4	80.4	98.4
50-yr	19.8	24.4	27.6	34.0	41.9	51.8	72.0	88.8	110.4
100-yr	21.7	26.8	30.3	37.3	46.0	56.8	79.2	98.4	120.0

Terms of Use

You agree to the [Terms of Use](#) of this site by reviewing, using, or interpreting these data.

Appendix C

Pre & Post Development Drawings



2	12/22/25	Re-Issued for Report	DF
1	10/27/25	Issued for Report	DF
No.	DATE	REVISIONS	BY

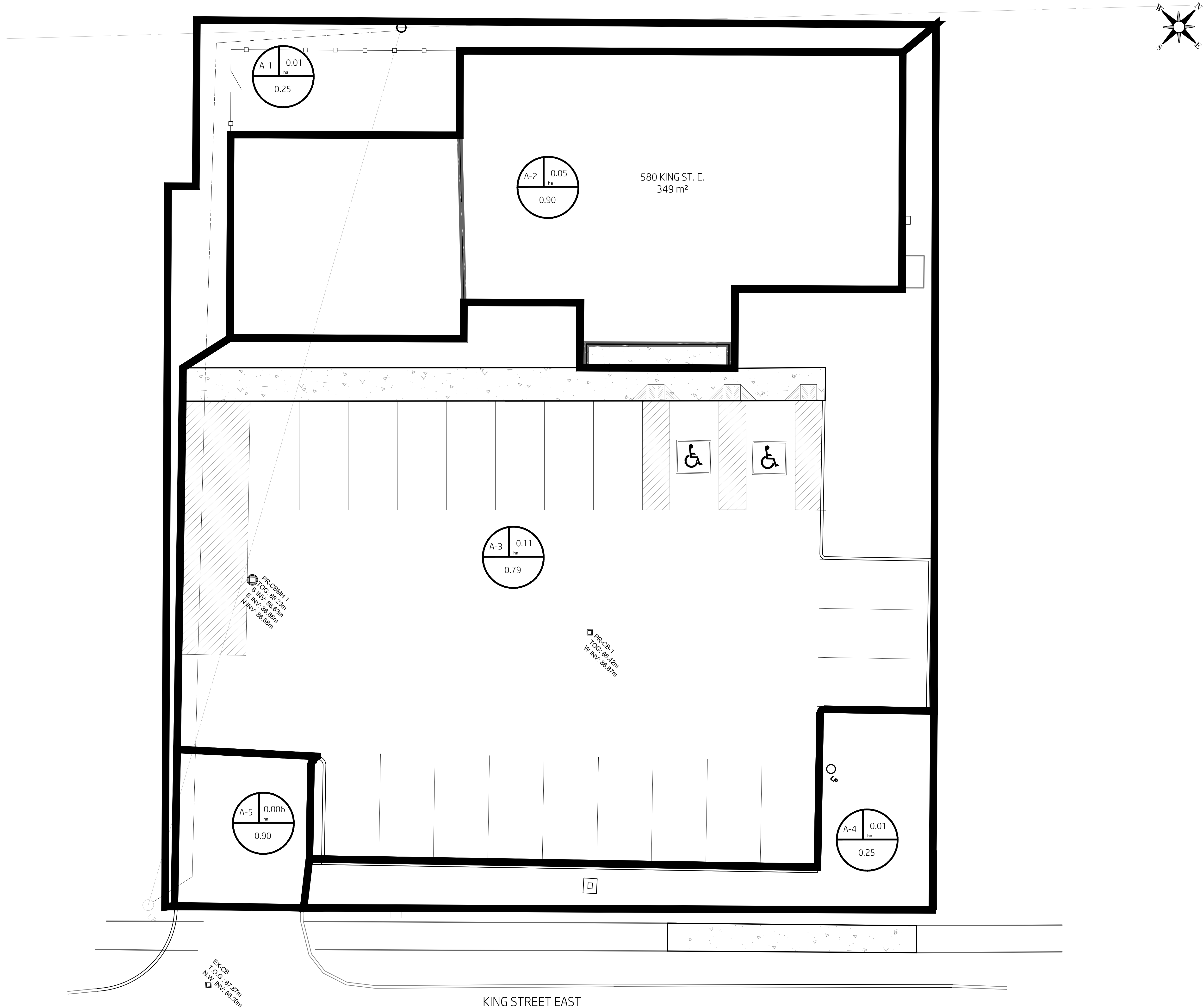
PROJECT: Commercial Building Addition
580 King St. E.,
Gananoque

CLIENT: Otis Properties Limited

DRAWING TITLE: Pre-Development Drainage Areas

Client Project No.	F1336	Date:	08/19/2025
Designed By:	J.L.	Drawn By:	D.F.
Scale:	1:100		

PRE



2	12/22/25	Re-Issued for Report	DF
1	10/27/25	Issued for Report	DF
No.	DATE	REVISIONS	BY

PROJECT: Commercial Building Addition
580 King St. E.,
Gananoque

CLIENT: Otis Properties Limited

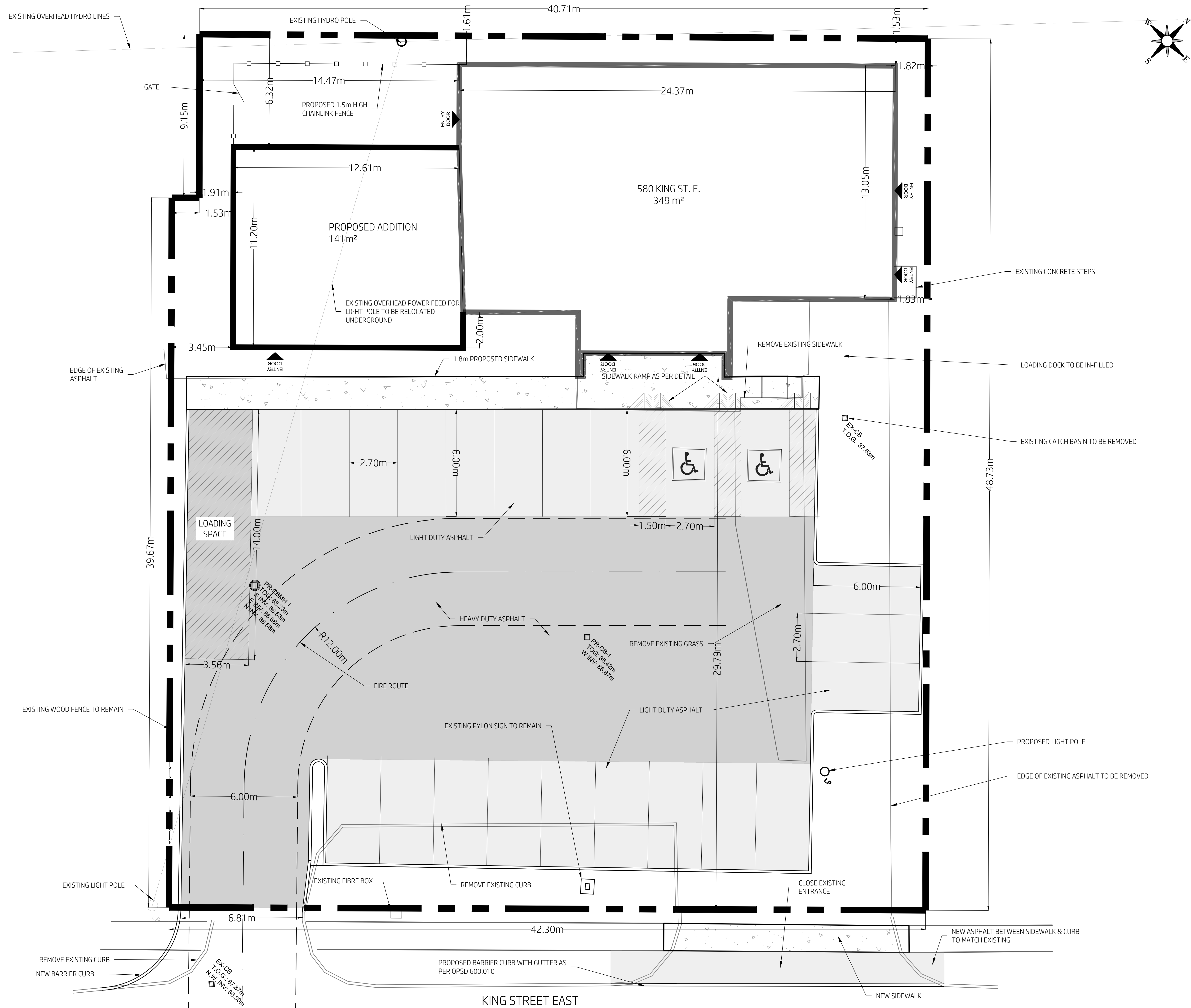
DRAWING TITLE: Pre-Development Drainage Areas

Client Project No.	F1336	Date:	08/19/2025
Designed By:	J.L.	Drawn By:	D.F.
Scale:	1:100		

POST

Appendix D

Design Drawings



PROJECT DATA			
SITE COVERAGE			
EXISTING BUILDING	EXISTING	PROPOSED	
ADDITION	349m²	141m²	
TOTAL		490m²	
ZONING			
PROGRESSIVE COMMERCIAL DISTRICT			
BUILDING SETBACKS			
REQUIRED	EXISTING	PROPOSED	
FRONT YARD	7.0m	29.79m	29.79m
REAR YARD	6.0m	1.53m	1.53m
EXT. SIDE YARD	4.5m	N/A	N/A
INT. SIDE YARD (EAST)	1.2m	1.82m	1.82m
INT. SIDE YARD (WEST)	1.2m	14.47m	1.91m
LOT AREA	464m²	2047m²	2047m²
LOT FRONTAGE	15m	42.30m	42.30m
BUILDING HEIGHT			
LOT COVERAGE (MAX)	12m	4.88m	4.88m
	60%	17%	23%
PARKING			
REQUIRED	EXISTING	PROPOSED	
CLINIC	18	16	22
6 SPACES PER VET			
3 VETS ON STAFF			

No.	DATE	REVISIONS	BY
4	12/19/25	Revised per Comments	DF
3	11/12/25	Issued for Development Permit	DF
2	10/09/25	Issued for Review	DF
1	08/19/25	Issued for Discussion	DF

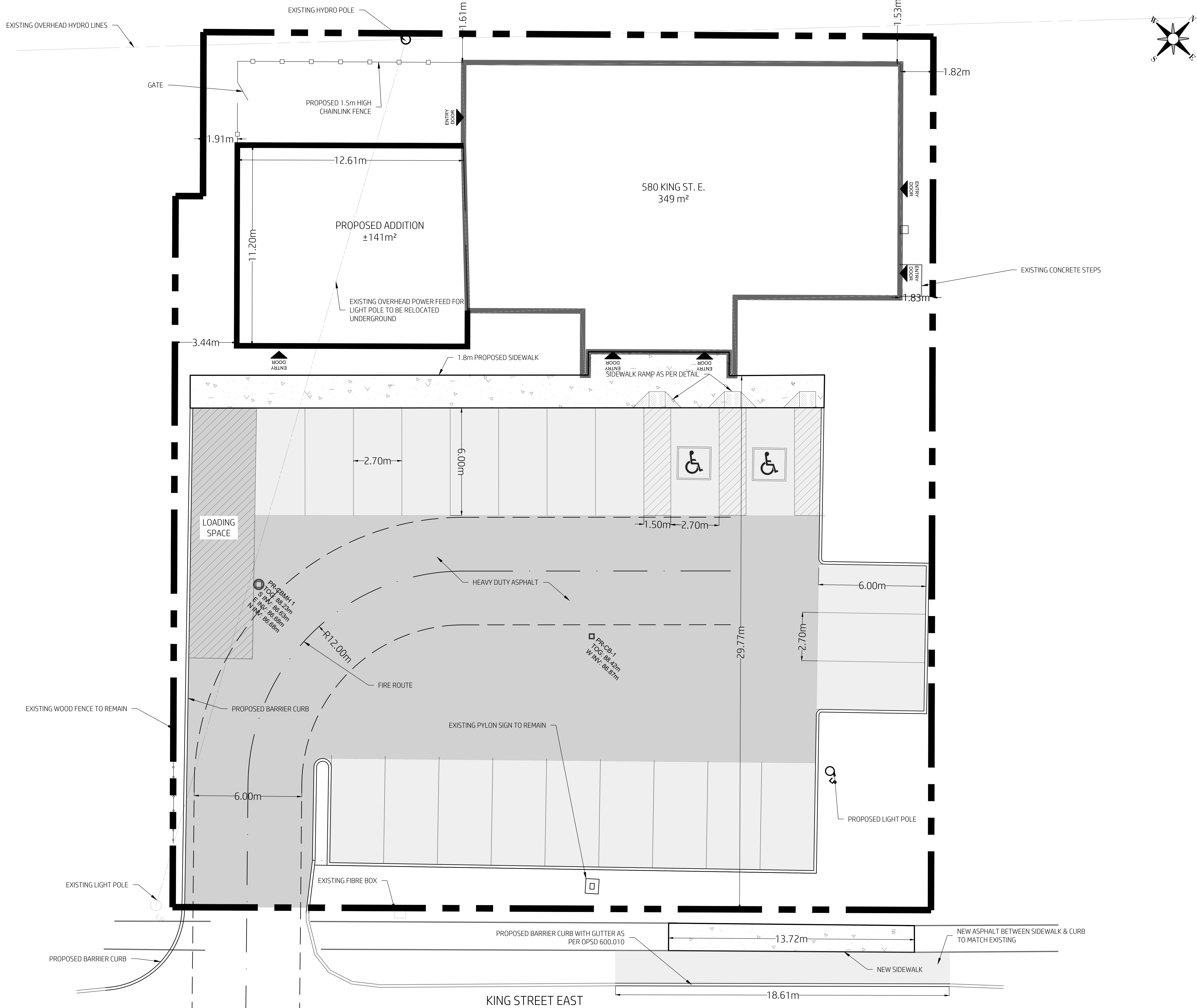
PROJECT: Commercial Building Addition
580 King St. E., Gananoque

Client: Otis Properties Limited

Drawing Title: Site Plan & Removals

Client Project No.	F1336	Date	08/19/2025
Designed By	J.L.	Drawn By	D.F.
Scale	1:100		

SP-1



PROJECT DATA			
SITE COVERAGE			
EXISTING BUILDING ADDITION TOTAL	EXISTING	PROPOSED	
	349m²	141m²	490m²
ZONING PROGRESSIVE COMMERCIAL DISTRICT			
BUILDING SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT YARD	7.0m	29.79m	29.79m
REAR YARD	6.0m	1.53m	1.53m
EXT. SIDE YARD	4.5m	N/A	N/A
INT. SIDE YARD (EAST)	1.2m	1.82m	1.82m
INT. SIDE YARD (WEST)	1.2m	14.47m	1.91m
LOT AREA	464m²	2047m²	2047m²
LOT FRONTAGE	15m	42.30m	42.30m
BUILDING HEIGHT	12m	4.88m	4.88m
LOT COVERAGE (MAX)	60%	17%	23%
PARKING			
CLINIC	REQUIRED	EXISTING	PROPOSED
6 SPACES PER VET	18	16	22
3 VETS ON STAFF			

No.	DATE	REVISIONS	BY
4	12/19/25	Revised per Comments	DF
3	11/12/25	Issued for Development Permit	DF
2	10/09/25	Issued for Review	DF
1	08/19/25	Issued for Discussion	DF

PROJECT: Commercial Building Addition
580 King St. E.,
Gananoque

Client: Otis Properties Limited

Drawing Title: Site Plan

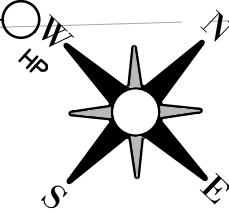
Client Project No.	F1336	Date	08/19/2025
Designed By	J.L.	Drawn By	D.F.
Scale	1:100		

SP-2

EXISTING OVERHEAD HYDRO LINES

EXISTING HYDRO POLE

EXISTING HYDRO POLE



Legend

- PROPOSED ELEVATION
- EXISTING ELEVATION
- TOP OF GRATE ELEVATION
- TOP OF CONCRETE / CURB
- BOTTOM OF CONCRETE / CURB
- EXISTING MAJOR CONTOUR (1m)
- EXISTING MINOR CONTOUR (0.25m)

RELOCATED UNDERGROUND
LIGHT POLE SERVICE.
FINAL ROUTING TO BE
DETERMINED BY THE TOWN AND
HYDRO PROVIDER

45m RADIUS
FROM FIRE
HYDRANT

580 KING ST. E.
F.F.E. 89.03m

PROPOSED ADDITION
F.F.E. 89.03m

STM INV: 86.94m

EXISTING STORM PIPE TO BE REMOVED

EXISTING GAS SERVICE

EXISTING CATCH BASIN AND STORM PIPE TO
BE REMOVED

45m RADIUS
FROM FIRE
HYDRANT

EXISTING 19mmØ COPPER WATER SERVICE TO REMAIN

EXISTING 100mmØ SANITARY SERVICE TO REMAIN

MATCH GRADE AT EXISTING SIDEWALK

MATCH GRADE AT EXISTING SIDEWALK

KING STREET EAST

4	12/19/25	Revised per Comments	DF
3	11/12/25	Issued for Development Permit	DF
2	10/09/25	Issued for Review	DF
1	08/19/25	Issued for Discussion	DF
No.	DATE	REVISIONS	BY

Commercial Building
Addition
580 King St. E.,
Gananoque

Client: Otis Properties Limited

Drawing Title: Servicing & Grading

Client Project No. F1336

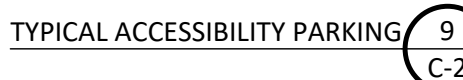
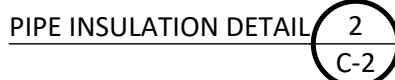
Issue: 08/19/2025

Designed By: J.L.

Drawn By: D.F.

Scale: 1:100

Proj. No. C-1



1. THE ORIGINAL TOPOGRAPHY AND GROUND ELEVATIONS, SERVICING AND SURVEY DATA SHOWN ON THIS PLAN ARE SUPPLIED FOR INFORMATION PURPOSES ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL INFORMATION OBTAINED FROM THESE PLANS. ALL DIMENSIONS AND INVERTS MUST BE VERIFIED PRIOR TO CONSTRUCTION. IF THERE IS ANY DISCREPANCY THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY.
2. ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, SIZE, MATERIAL AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. PROTECT AND ASSUME ALL RESPONSIBILITY FOR EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS. IF THERE ARE ANY DISCREPANCIES THE CONTRACTOR IS TO NOTIFY THE ENGINEER PROMPTLY. GAS, HYDRO, CABLE, TELEPHONE, OR ANY OTHER UTILITY THAT MAY EXIST ON SITE MUST BE LOCATED BY ITS OWN UTILITIES AND VERIFIED.
4. ALL UNDERGROUND SERVICES, MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE STATED (OPSS).
5. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED. ANY GRASSED AREAS DISTURBED ARE TO BE REINSTATED WITH MINIMUM 100mm TOPSOIL AND SEED. ROAD CUTS TO BE REINSTATED WITH TOPSOIL AND SEED.
6. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
7. TREES DESIGNATED BY THE ENGINEER MUST BE PROTECTED AND MAINTAINED DURING CONSTRUCTION AS PER OPSS 220.010
8. CONTRACTOR TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS FROM THE COUNTY, MUNICIPALITY AND/OR CONSERVATION AUTHORITY PRIOR TO COMMENCING CONSTRUCTION.
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
10. HOT MIX, HOT LAID ASPHALT CONCRETE AS PER OPSS 1150. MIX DESIGNS SHALL CONTAIN A MINIMUM OF 5.4% ASPHALT CEMENT WITH A PERFORMANCE GRADE OF PG58-34 AND 3.5% AIR VOIDS.
11. ALL SIDE WALKS SHALL BE A MIN OF 1.5M WIDTH OR AS SPECIFIED AND CONSTRUCTED AS PER OPSS 310.010.
12. ALL SIDEWALKS ADJACENT TO ASPHALT PAVING TO HAVE MINIMUM 150mm BURIED FACE
13. PAINT LINES FOR STANDARD PARKING SPACES TO BE CAN/CGSB-1.74-2001, ALKYD TRAFFIC PAINT, PAVEMENT SURFACE TO BE DRY, FREE FROM WEAR, FROST, ICE, DUST, OIL, GREASE AND OTHER FOREIGN MATERIALS PRIOR TO PAINTING. PAINT LINES TO BE UNIFORM COLOUR AND DENSITY WITH SHARP EDGES. PROTECT PAVEMENT MARKINGS UNTIL DRY.
14. ALL SIGNS INSTALLED AS PER ONTARIO TRAFFIC MANUAL BOOK 5 AND MUNICIPALITY STANDARDS.
15. GRADES TO MATCH ADJACENT PROPERTIES AT PROPERTY LINE.
16. SLOPES IN LANDSCAPED AREAS SHALL NOT EXCEED 3:1 (3 HORIZONTAL TO 1 VERTICAL).
17. BEDDING SHALL BE A MINIMUM 150MM OF GRANULAR "A", COMPACTED TO MINIMUM 98% STANDARD PROCTOR DRY DENSITY. CLEAR STONE BEDDING SHALL NOT BE PERMITTED.

23. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MONITORED AND MAINTAINED BY THE CONTRACTOR UNTIL COMPLETION. THE TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE REMOVED ONCE THE SITE HAS BEEN STABILIZED AND SITE WORKS COMPLETED.
24. REGARDLESS OF SITE SPECIFIC ITEMS DETAILED ON THE PLANS, THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES TO SUIT THE PROPOSED WORK METHODS TO CONTROL SEDIMENT FROM RUNNING OFF THE SITE OR INTO WATER BEARING FEATURES PRIOR TO ANY DISTURBANCE. FOLLOWING CONSTRUCTION, DISTURBED AREAS, AS WELL AS PROPOSED GRASSED AND VEGETATED SURFACES SHALL BE REINSTATED.
25. IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE MINISTRY OF CITIZENSHIP, CULTURE AND RECREATION SHALL BE NOTIFIED IMMEDIATELY AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF CONSUMER AND COMMERCIAL RELATIONS (416) 362-8392, SHALL BE NOTIFIED IMMEDIATELY.
26. IN THE EVENT THAT BURIED ARCHEOLOGICAL REMAINS ARE FOUND DURING CONSTRUCTION ACTIVITIES, THE MINISTRY OF CITIZENSHIP, CULTURE AND RECREATION SHALL BE NOTIFIED IMMEDIATELY.
27. WHILE UNDERTAKING CLEARING, DEMOLITION, EXCAVATION OR CONSTRUCTION THE OWNER AND THEIR CONTRACTORS SHALL BE VIGILANT FOR THE POTENTIAL PRESENCE OF UNDERGROUND FUEL TANKS, CONTAMINATED SOIL OR GROUNDWATER, BURIED WASTE OR ABANDONED WATER WELLS. IF ANY OF THE ABOVE ARE ENCOUNTERED OR SUSPECTED, THE OWNER SHALL ENSURE THAT:
 - 27.A. THE TOWN OF GANANOQUE'S ENVIRONMENT DEPARTMENT IS TO BE ADVISED THAT CONTAMINANTS OR WASTES HAVE BEEN DISCOVERED OR ARE SUSPECTED.
 - 27.B. ANY SOIL OR GROUNDWATER CONTAMINATION ENCOUNTERED IS REMEDIATED TO APPLICABLE STANDARDS AS DEFINED WITHIN O. REG 153/04 OR AS REVISED;
 - 27.C. ANY WASTES GENERATED BY SITE CLEAN-UPS ARE MANAGED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;

28. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. CONTRACTOR TO MAINTAIN SILT FENCE.
29. CATCH BASIN TO BE AS PER OPSP 705.010. DISHED GRATE AS PER OPSP 400.010.
30. CBM/H'S TO BE AS PER OPSP 701.010. DISHED GRATE AS PER OPSP 400.010.
31. INSULATE ALL SEWERS/SERVICES THAT HAVE LESS THAN 1.5M OF COVER WITH THERMAL INSULATION.
32. STORM SEWERS TO BE FLUSHED AND CCTV STUDY COMPLETED.
33. LEAK TESTING SHALL BE AS PER OPSS AND TOWN OF GANANOQUE STANDARDS.

34. ALL ELECTRICAL AND COMMUNICATION DUCTS TO HAVE A MIN OF 150mm OF SAND BEDDING AND COVER AS PER DETAIL.

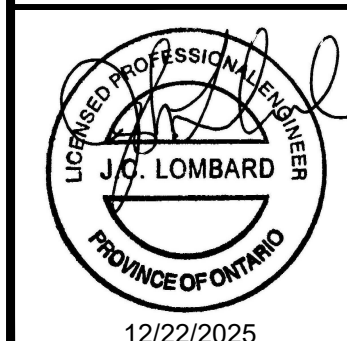
35. MINIMUM OF 600mm COVER MUST BE PROVIDED ON ALL SERVICES.

4	12/19/25	Revised per Comments	DF
3	11/12/25	Issued for Development Permit	DF
2	10/09/25	Issued for Review	DF
1	08/19/25	Issued for Discussion	DF
NO.	DATE	REVISIONS	BY

Project: Commercial Building
Addition
580 King St. E.,
Gananoque

Client: **Otis Properties Limited**

Drawing Title: Typical Details & Notes



Client Project No.: XXXXXX	Date: mm/dd/yyyy
Designed By: X.X.	Drawn By: X.X. Scale: As Shown

C-2

12/22/202