

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)	Town of Gananoque (email)
	() Canada Post (email)	() Mayor and Council
	() Cataraqui Region Conservation Authority (email)	() CAO and Sr Management Team
	() Cogeco (email)	
	() Eastern Ontario Catholic District School (email)	() Chief Building Official – B Keyes
	() Eastern Ontario Power (email)	() Superintendent of Roads - B Webb
	() Enbridge Pipelines Inc.	() Superintendent of Utilities- M. Hoults
	() Hydro One Inc. (email)	() Public Works – C. Fromentin
	() South East Health Unit (email)	() Utilities – C Brennan
	() Leeds Grenville Paramedic Services (email)	() Utility Administrator – T Vandusen
	() 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:	

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.

File No. **DP2025-17**

OWNER: Otis Properties Ltd.

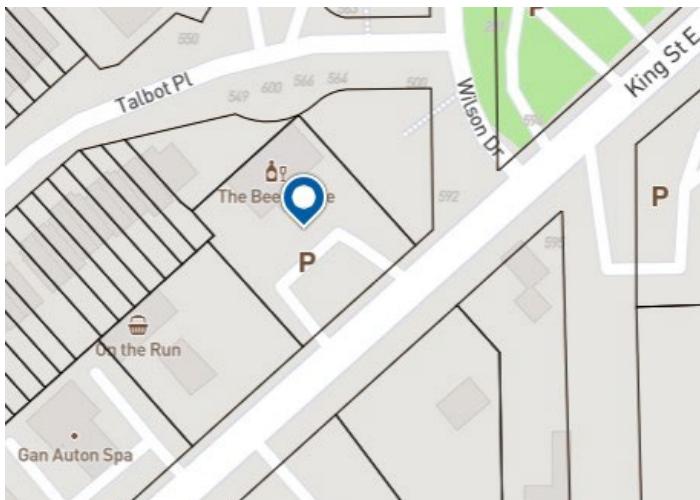
APPLICANT: Full Speed Builders

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**

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.

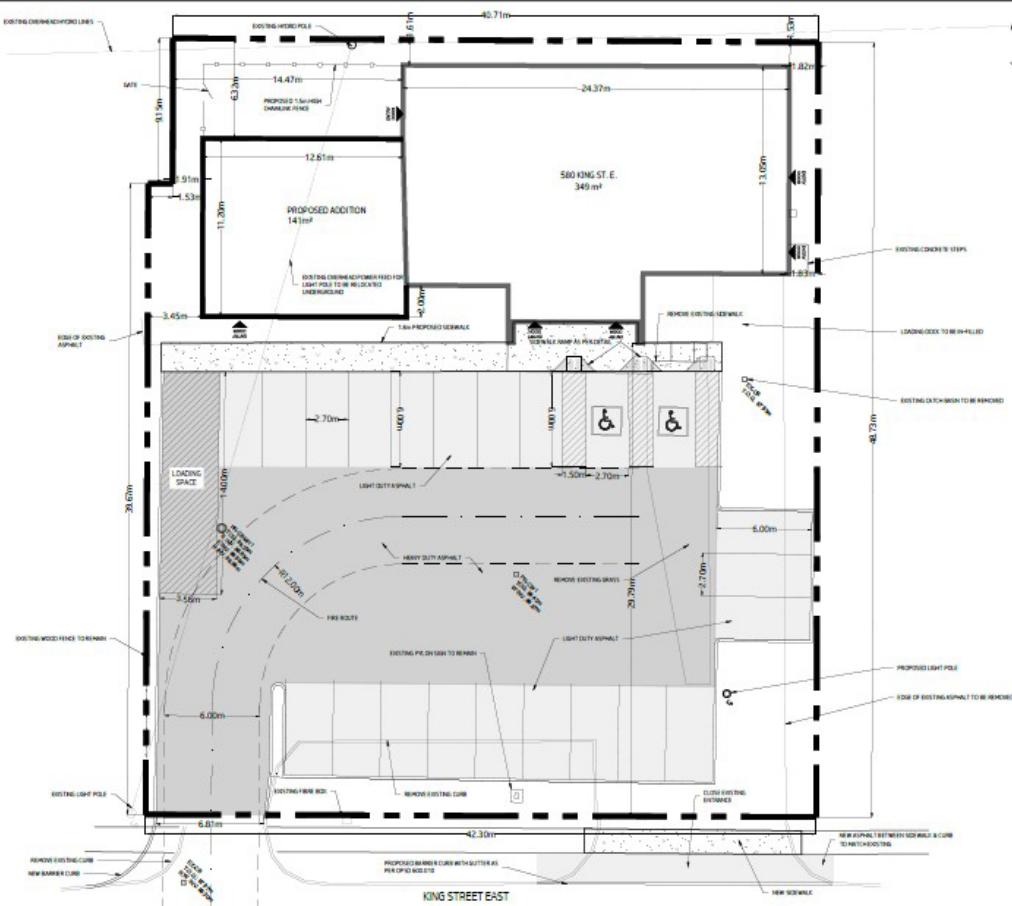
If you wish to provide comment or input you may do so at the public meeting or in writing prior to the meeting.
Note: Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the Ontario Land Tribunal where the application meets the requirements established through the official plan and development permit by-law.



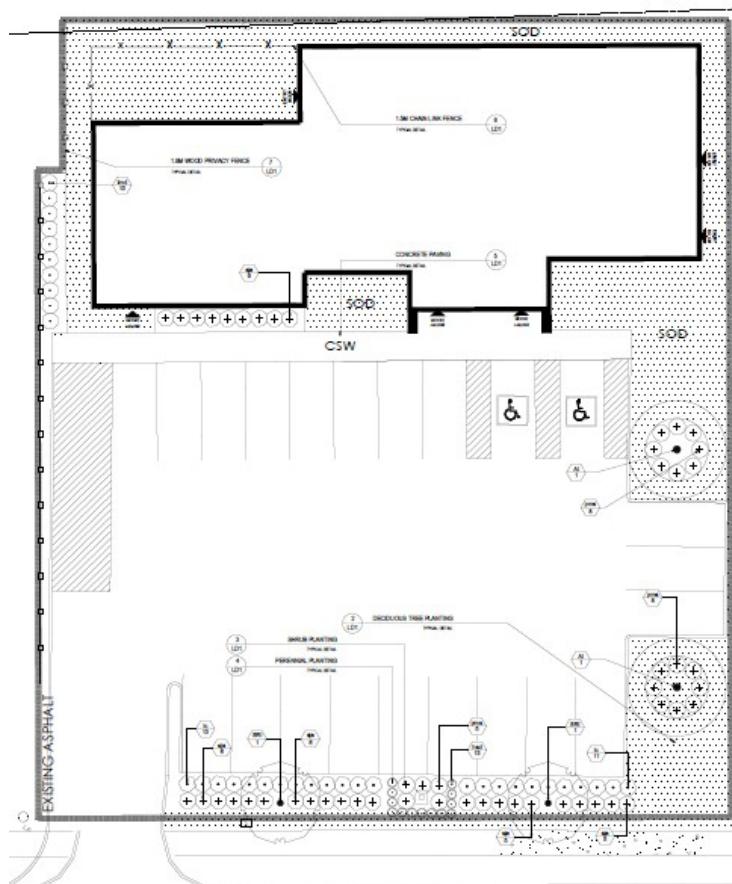
DATED this 23RD day DECEMBER, 2025

Brenda Guy
Manager of Planning and Development

SITE PLAN



LANDSCAPE PLAN



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		
<p>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.</p>		
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:

- 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 and Hydrogeological Study
- Heritage Resource Assessment/Study
- Hydrogeology/Groundwater Study
- Phase I Environmental, investigation if required
- 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
- 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		
--	--	--

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
---------------------------------------	--------------------------------	---

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 _____	Parking Facilities (specify) distance from subject land _____	distance from nearest public road _____	distance from nearest public road _____
distance from nearest public road _____	distance from nearest public road _____	distance from nearest public road _____	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)

Signature of Owner DAN OTIS

Signature of Witness (not applicant)

Owner Name (Please Print)

Signature of Owner

NOVEMBER 5/25

Date

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 DAN OTIS

Signature of Owner

NOVEMBER 5/25

Signature of Witness (not applicant)

Date

DECLARATION OF APPLICANT

(Print) I, Daniel Fox of the Town of Harrowsmith 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

GANANOQUE

this 13TH day of NOVEMBER,
2025.

S. Zufelt

Signature of a Commissioner, etc

D. Fox

Signature of Applicant

Commissioner
L. Zufelt
Town of Gananoque
Insay 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 Parking 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
--	--	--

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.

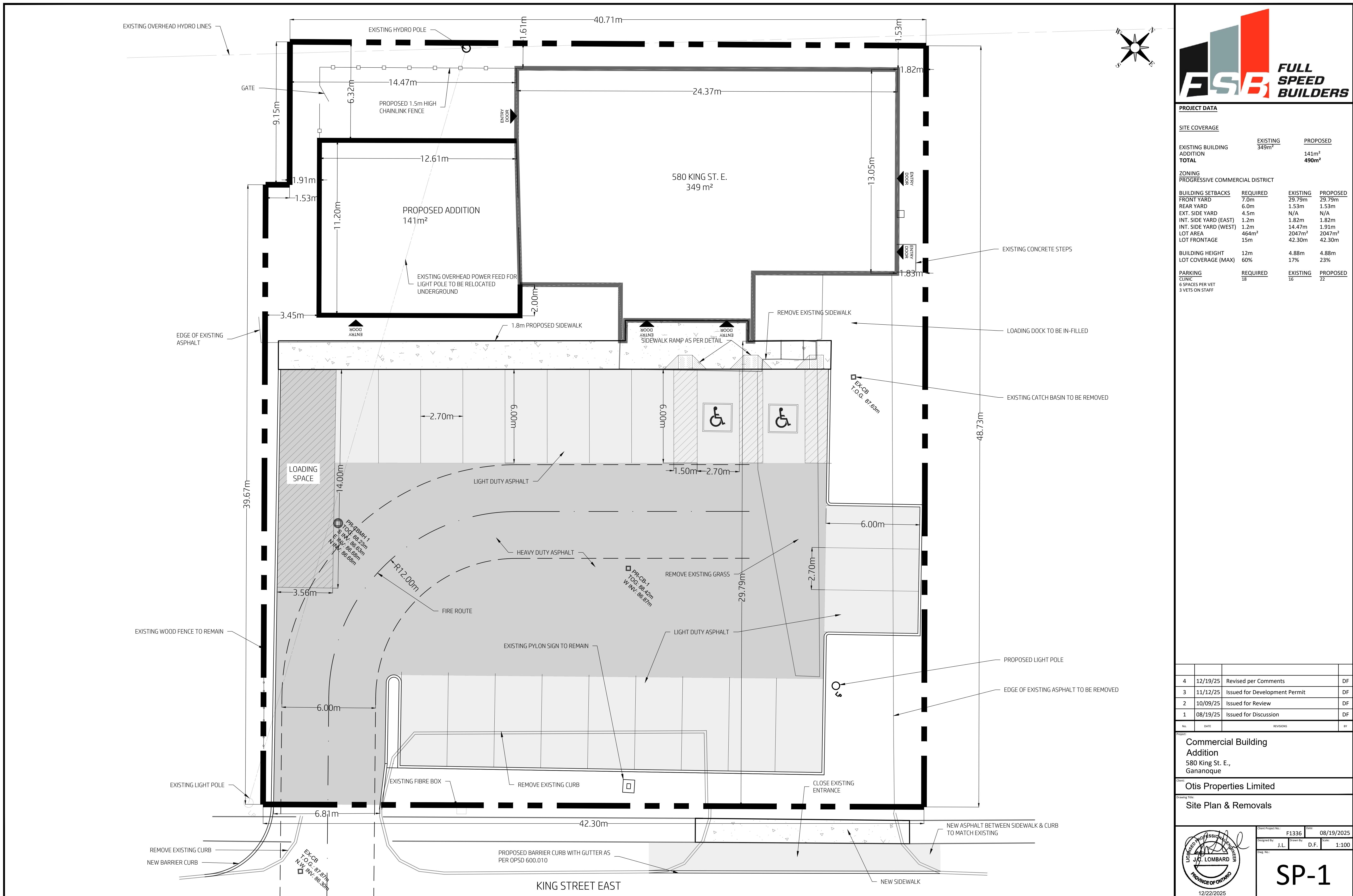
Furthermore, I accept the Town's peer review process whereby I agree to provide the Town of Gananoque with a deposit in the amount of \$2,000 (two thousand dollars) in order to conduct any necessary peer review(s) as deemed by the Town or preparation of legal agreements including registration in the 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.

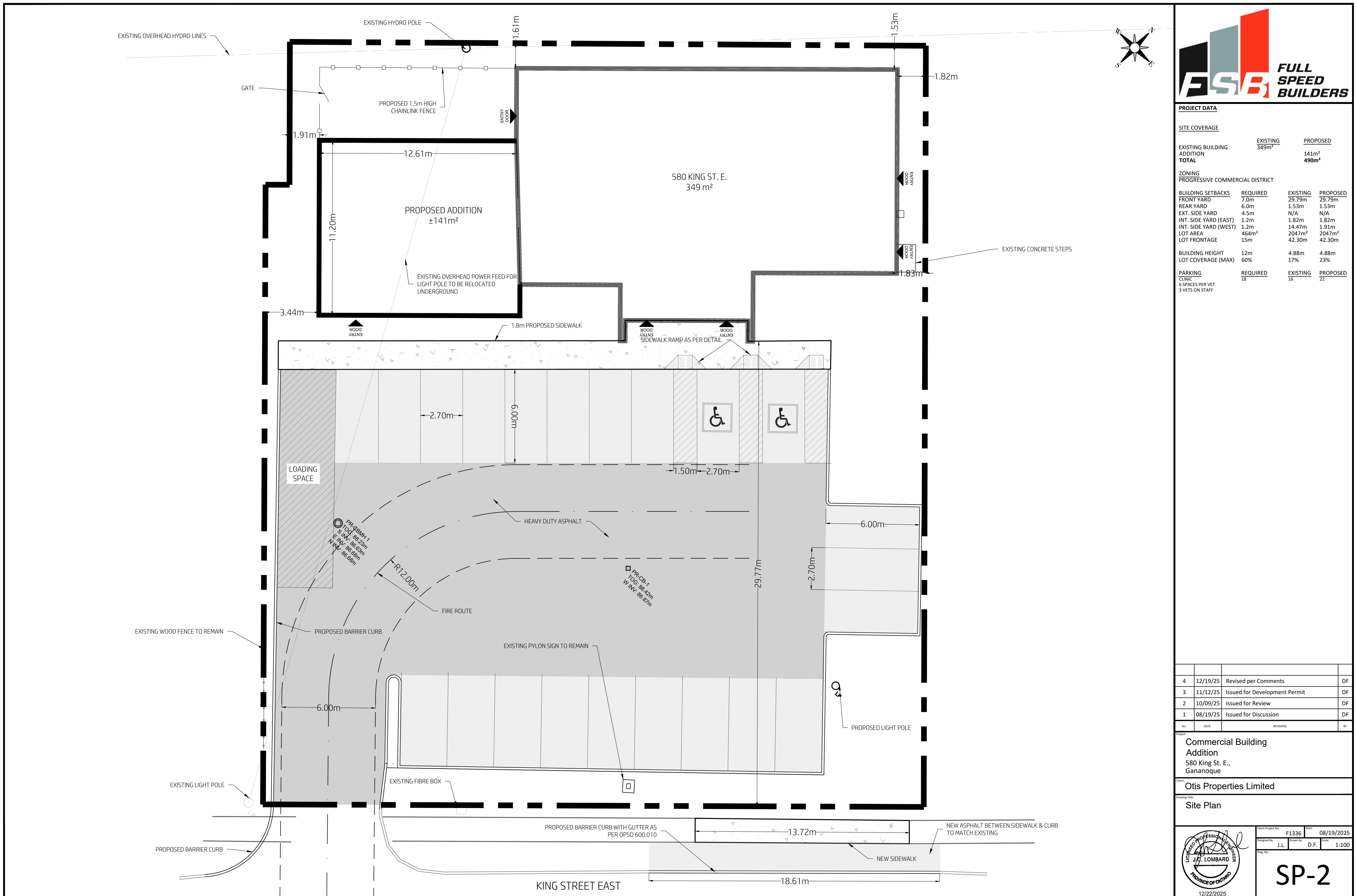
Print Name – Owner/Applicant

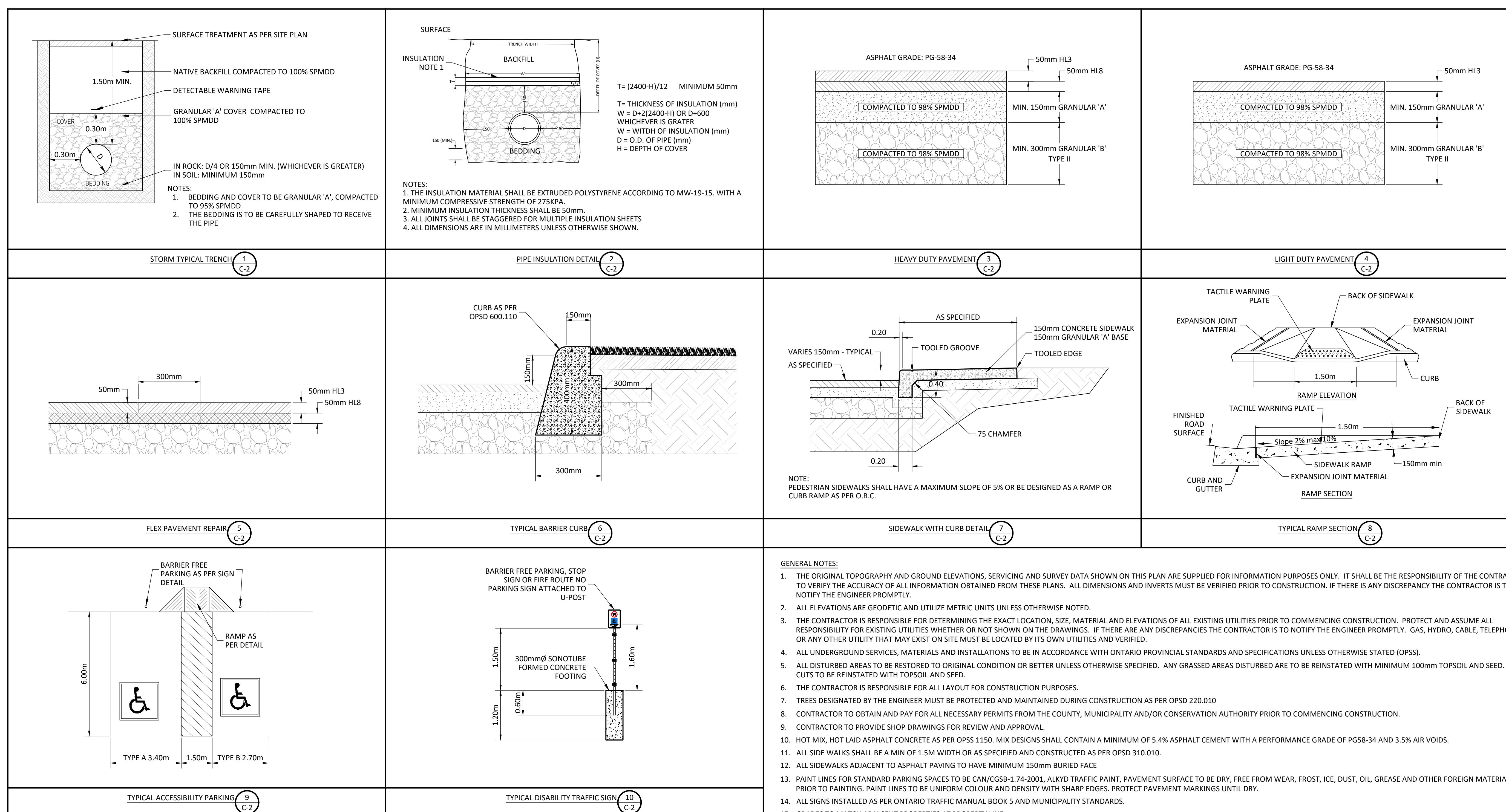
Signature – Owner/Applicant

Date

Manager of Planning/Development or his/her designate







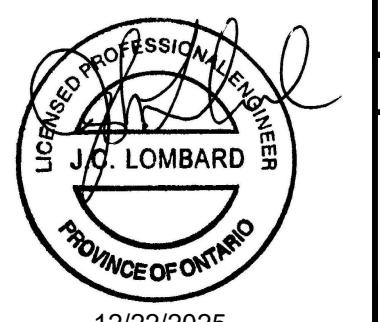
18. SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF GEOTECHNICAL ENGINEER
19. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A".
20. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBGRADE TO 2 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.
21. EXTERIOR LIGHT FIXTURES TO BE NIGHT SKY COMPLIANT WITH NO LIGHT SPILLING OFF PROPERTY.
22. GARBAGE AND REFUSE TO BE STORED INTERNALLY WITHIN BUILDING.
ENVIRONMENTAL
23. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION 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;

27.D. ANY ABANDONED FUEL TANKS ENCOUNTERED ARE DECOMMISSIONED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;
27.E. ANY UNUSED WATER WELLS (DRILLED OR DUG) ARE PROPERLY ABANDONED IN ACCORDANCE WITH ONTARIO REGULATIONS 903 - WELLS OR AS ADVISED;
27.F. IF IT APPEARS LIKELY THAT CONTAMINATION EXTENDS BEYOND THE BOUNDARIES OF THE SUBJECT PROPERTY, THE OWNER NOTIFIES THE LOCAL OFFICE OF THE MINISTRY OF ENVIRONMENT AND THE TOWN OF GANANOQUE'S ENVIRONMENT DEPARTMENT;
27.G. CONSTRUCTION WASTES ARE NOT TO BE BURIED WITHIN THE PROPERTY THAT IS THE SUBJECT OF THIS AGREEMENT, AND
27.H. THE OWNER AND THEIR CONTRACTORS REPORT ALL SPILLS TO THE MINISTRY OF THE ENVIRONMENT'S SPILLS ACTION CENTRE (1-800-268-6060) AND TO THE MUNICIPALITY FORTHWITH.

STORM
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. DISHESED GRATE AS PER OPSD 400.010.
30. CBMH'S TO BE AS PER OPSD 701.010. DISHESED 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 OPSS AND TOWN OF GANANOQUE STANDARDS.

ELECTRICAL AND COMMUNICATIONS
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.

No.	Date	REVISIONS
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.	Brown By: X.X.	Scale: As Shown
Dwg. No.: C-2		12/22/2025



C-2



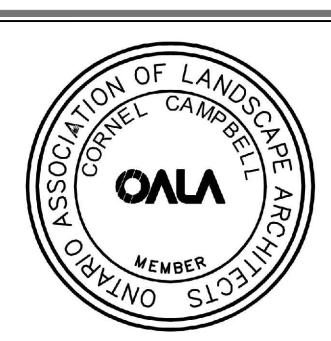
NORTHLANDARCH.CA

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.

580 KING STREET E. GANANOQUE

LANDSCAPE DESIGN PACKAGE



2. ISSUED FOR SPA DECEMBER 19, 2025

1. ISSUED FOR SPA OCTOBER 06, 2025

REV # ISSUANCE DATE

SCALE

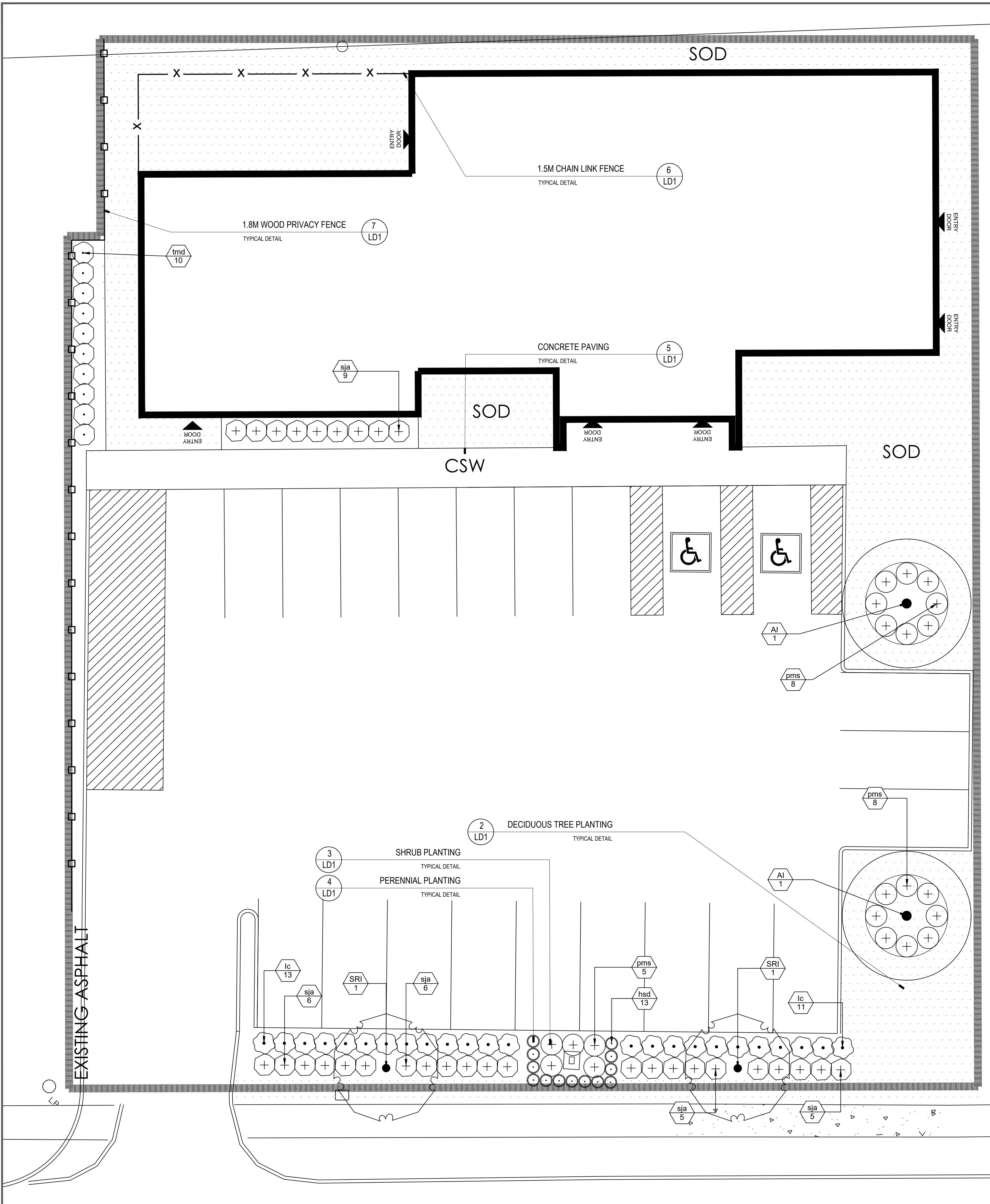
PROJECT NO. 4012B

PROJECT TITLE

580 KING STREET E.
GANANOQUE ONTARIO

DRAWING TITLE

TITLE PAGE



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
DECIDUOUS TREES					
AI	2	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE (JEFFERSRED) MAPLE	60MM CAL.	B&B
SRI	2	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	60MM CAL.	B&B
	4	SUBTOTAL:			
BROADLEAF EVERGREEN					
Ic	24	ILEX GLABRA 'CHAMZIN'	NORDIC™ INKBERRY HOLLY	3 GAL.	POT
	24	SUBTOTAL:			
CONIFEROUS SHRUBS					
pms	21	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	1 GAL.	POT
tmd	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	1 GAL.	POT
	31	SUBTOTAL:			
DECIDUOUS SHRUBS					
sja	31	SPIRAEA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER JAPANESE SPIREA	3 GAL.	POT
	31	SUBTOTAL:			
PERENNIALS					
hsd	13	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	1 GAL.	POT
	13	SUBTOTAL:			

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.



PROPOSED DECIDUOUS TREE



PROPOSED SHRUB BED



CONCRETE SIDEWALK



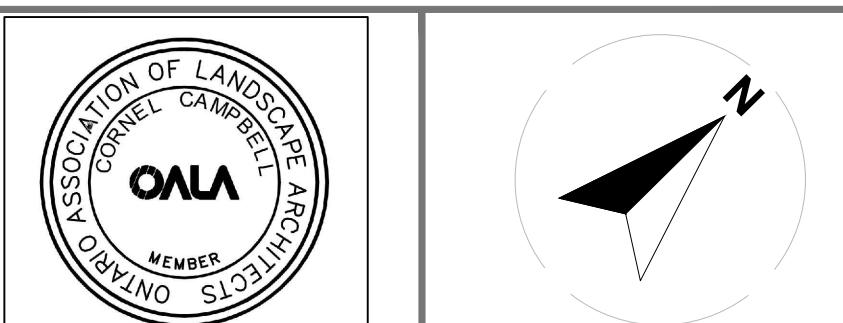
SODDED AREA



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 1:100

PROJECT NO. 4012B

PROJECT TITLE

580 KING STREET E.
GANANOQUE ONTARIO

DRAWING TITLE
LAYOUT PLAN

LANDSCAPE SPECIFICATIONS:

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 BEDS ARE TO BE COVERED WITH A 75MM DEPTH OF CLEAN, SHREDDED PINE BARK MULCH. GUYING AND STAKING OF TREES SHALL CONFORM TO THE PLANTING DETAILS. WRAP ALL DECIDUOUS TREES AS PER THE SPECIFICATIONS OF THE ONTARIO LANDSCAPE CONTRACTORS ASSOCIATION.

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.

UNLESS OTHERWISE, FERTILIZER SHALL BE APPLIED AS FOLLOWS: SODDED AREAS: 11-8-4 (1% NITROGEN, 8% PHOSPHOROUS, 4% POTASH) AT 4.5 KG/M². PLANTING BEDS: 7-7-7 (7% NITROGEN, 7% PHOSPHOROUS, 7% POTASH) AT 0.12 KG/M², AND BONE MEAL AT 0.58 KG/M² OF PLANTING SOIL MIXTURE AS OUTLINED BELOW.

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 OBSERVE PROPER MAINTENANCE PROCEDURES FOR ALL NEWLY CONSTRUCTED LANDSCAPE WORK AS PER SECTION 1E (MAINTENANCE WORK) OF LANDSCAPE ONTARIO'S SPECIFICATIONS. UNLESS OTHERWISE NOTED, THIS WILL APPLY DURING THE CONSTRUCTION PERIOD ONLY. THE CONTRACTOR SHALL MAINTAIN ALL PLANTING AND SODDING UNTIL FINAL ACCEPTANCE IS GRANTED BY THE LANDSCAPE ARCHITECT.

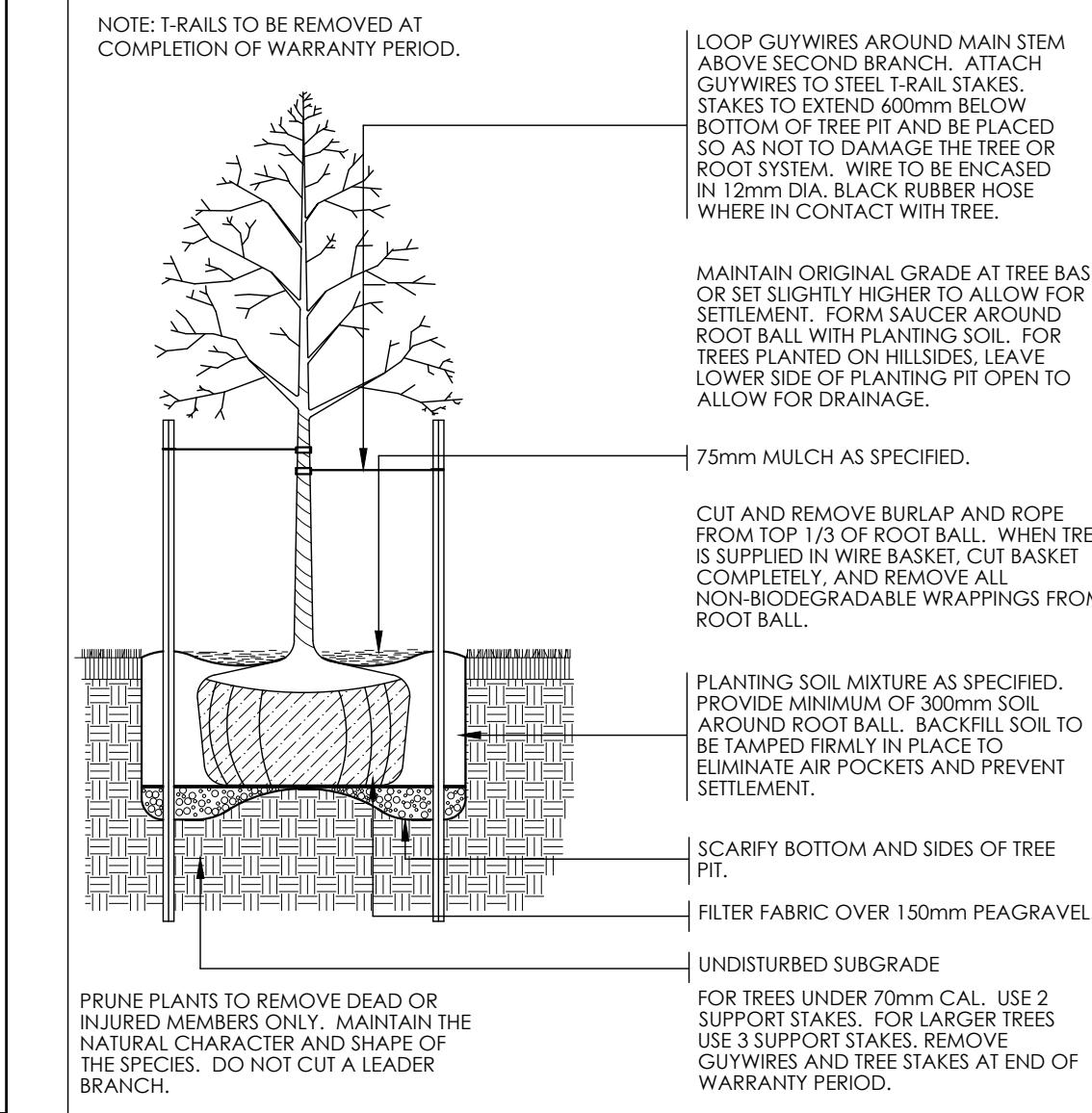
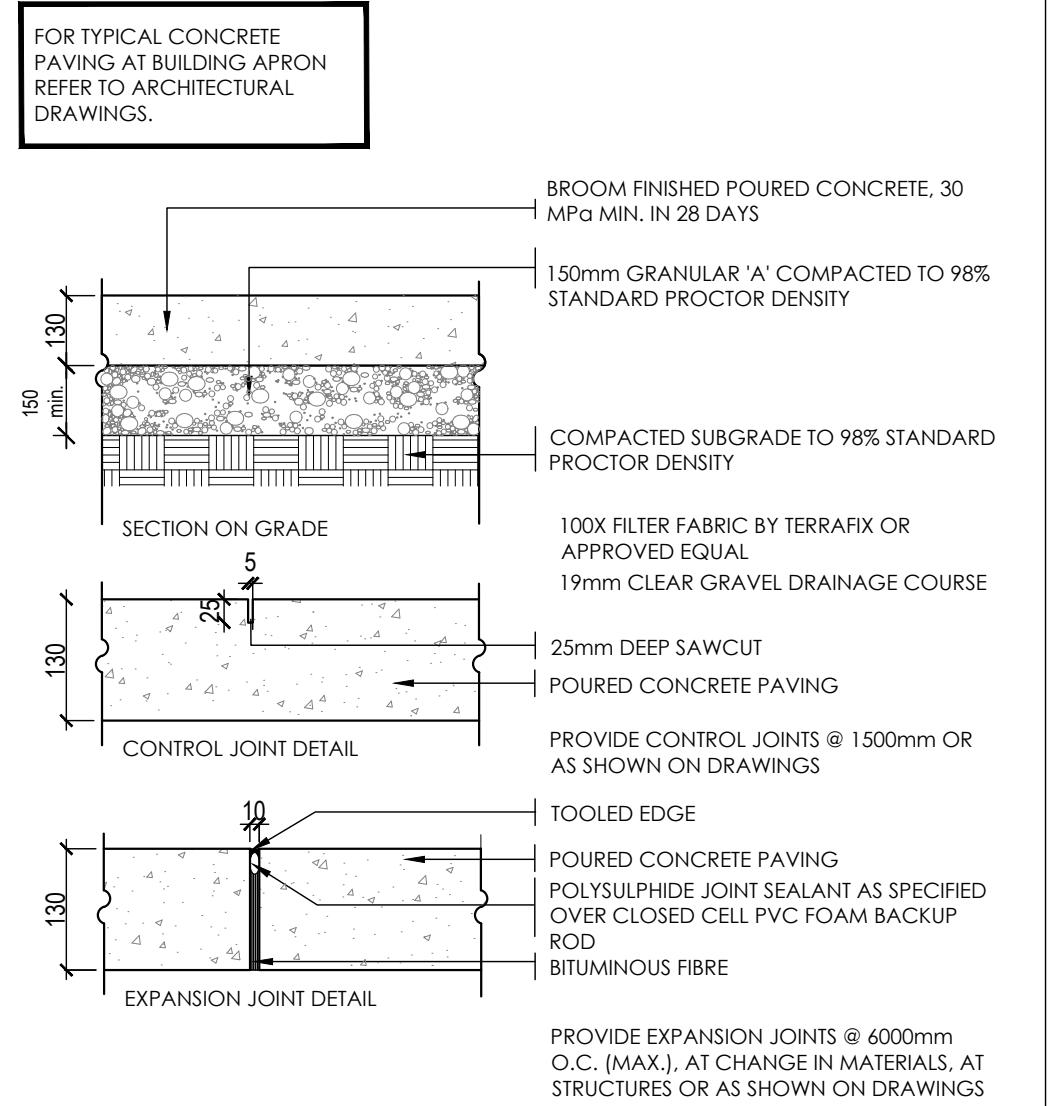
THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANT MATERIAL FROM DAMAGES RESULTING FROM WINTER CONDITIONS AS WELL AS RODENTS DURING THE WARRANTY PERIOD. APPLY SKOOF RODENT DETERENT FORMULA (OR APPROVED EQUAL) TO ALL CONIFEROUS TREES AND ALL SHRUBS IN LATE OCTOBER AS PER MANUFACTURER'S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

1 LANDSCAPE SPECIFICATIONS

LD1

N.T.S.



2 DECIDUOUS TREE PLANTING

LD1

N.T.S.

LD1

Commercial Building Addition

580 King Street East
Gananoque, ON

Site Servicing Report

Submission Date
November 12, 2025

Revision 1
December 22, 2025





FULL
SPEED

BUILDERS

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

Table of Contents

1.0	Introduction	1
2.0	Site Description	1
3.0	Proposed Development	2
4.0	Sanitary Sewer	2
5.0	Water Servicing	2
6.0	Utilities	2
6.1	Hydro	3
7.0	Stormwater Management	3
7.1	Design Criteria	3
7.2	Existing Drainage	4
7.3	Post-Development Drainage	4
7.4	Temporary Sediment and Erosion Control	5
8.0	Conclusions	5
Appendix A – Servicing Calculation Sheets		
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.

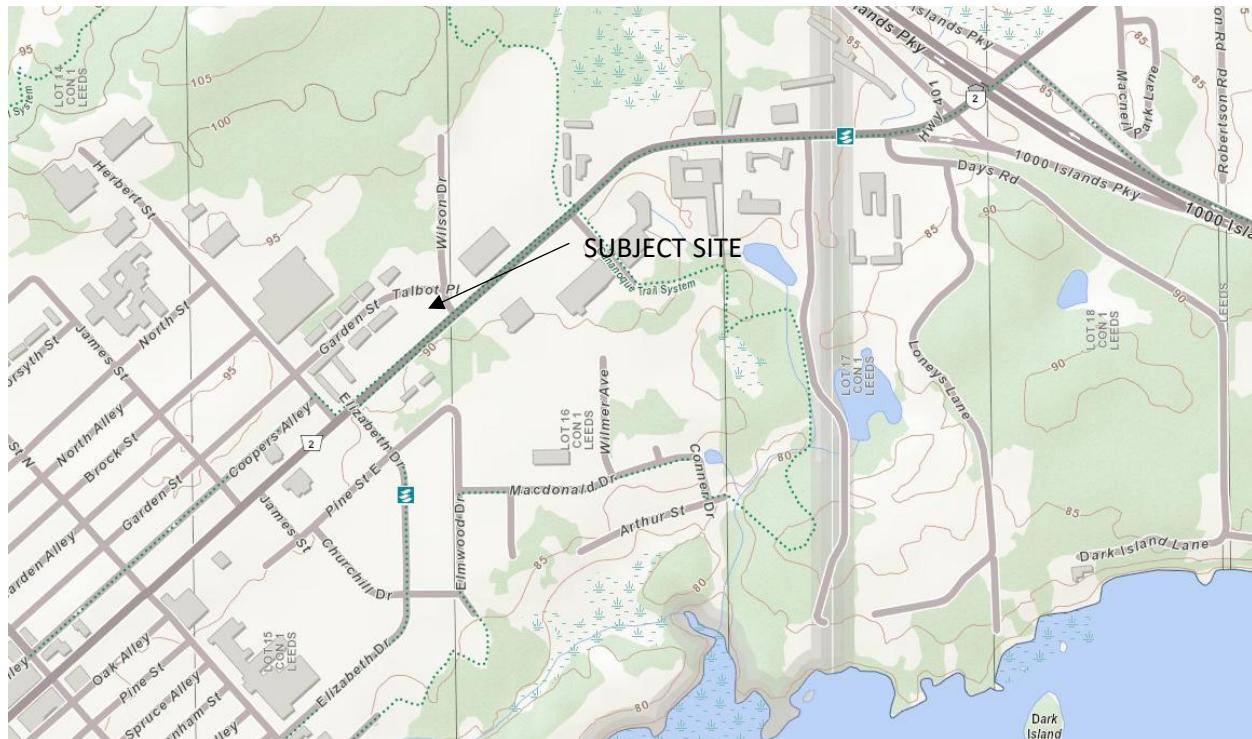


Figure 1: Site Location

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.

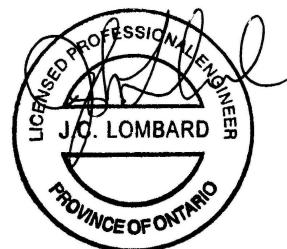
A stormwater management plan was developed to direct runoff to catch basins with an underground pipe network before it outlets into the existing municipal catch basin along King Street East. Since the runoff rate will not be significantly increased with the proposed addition and parking lot, no quantity 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																			 FULL SPEED BUILDERS						
LOCATION	DRAINAGE AREA DESCRIPTION							SANITARY FLOWS							PIPE DATA										
	MANHOLE		INCREMENTAL AREA			CONTRIBUTING AREAS	Population	Σ	Σ	q	Peak Factor M	Peak Flow (L/s)	Σ	Infiltration (L/s)	Q (L/s)	SIZE (mm)	SLOPE (%)	WETTED PERIMETER (m ²)	HYDRAULIC RADIUS	CAPACITY (L/s)	Q/f _{full}	VELOCITY (m/s)	LENGTH (m)	FALL (m)	
	FROM	TO	Catchment Area (ha)	Population Density (pp/ha)	Population																				
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																			PROJECT:						
Mannings n =	0.0130	Average Daily Flow (q) =	28000 L/ha/day	(MOE Guidelines)																Commercial Building Addition					
Infiltration Rate (I) =	0.14 L/s/ha			(MOE Sanitary Sewers Design Criteria)															LOCATION:						
																			580 King Street East, Gananoque						
																			Dwg. Reference:						
																			Project Number:						
																			Date:						
																			Oct. 9, 2025						



1:2 YEAR STORM

Project: Full Speed Office

Location: 16788 Highway 7, Perth

Client: Full Speed Builders

PRE-DEVELOPMENT

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-DEVFI OPMENT

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

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)
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

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

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)
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

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		RUNOFF DATA					PIPE DATA										
	From	To	No	Ha			C	AC	Σ AC	Tc (min.)	I (mm/hr)	Q (L/s)	Size (mm)	Slope (%)	AREA (m ²)	WETTED	HYDRAULIC	Capacity (L/s)	Q/Q _{full}	Velocity (m/s)	Length (m)	FALL (m)
580 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:										
										D.F.		Commercial Building Addition										
Mannings n = 0.013										Checked By:		LOCATION:										
Q = 2.78CIA										J.L.		580 King St East, Gananoque										
Q = Peak Flow in Litres per second (L/s)										Dwg. Reference:		Project Number:								Date:		
A = Area in Hectares (ha)										C-1		F1336								27-Oct-25		
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																						

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



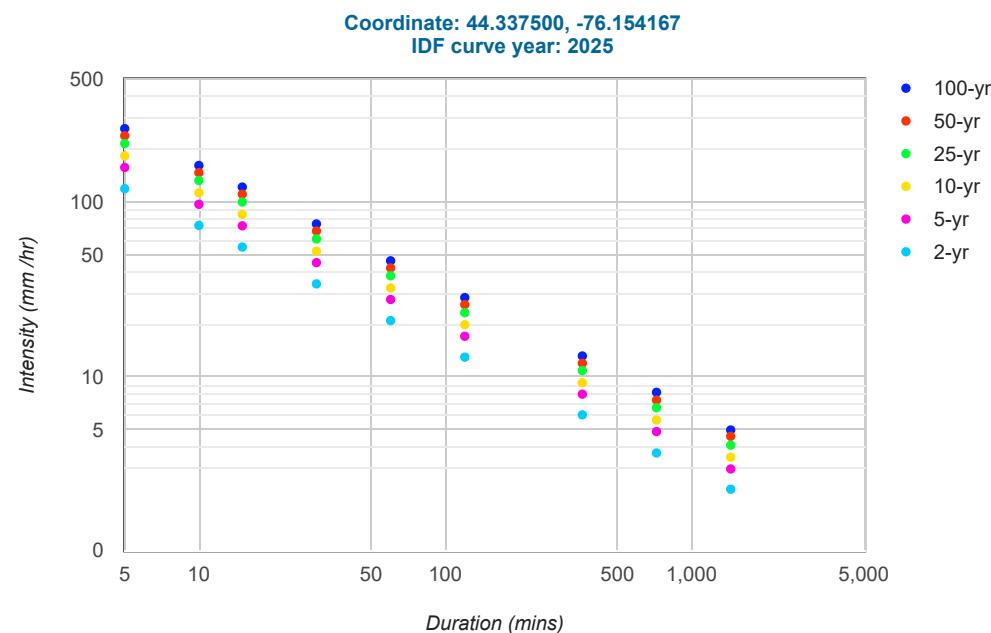
Location summary

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.

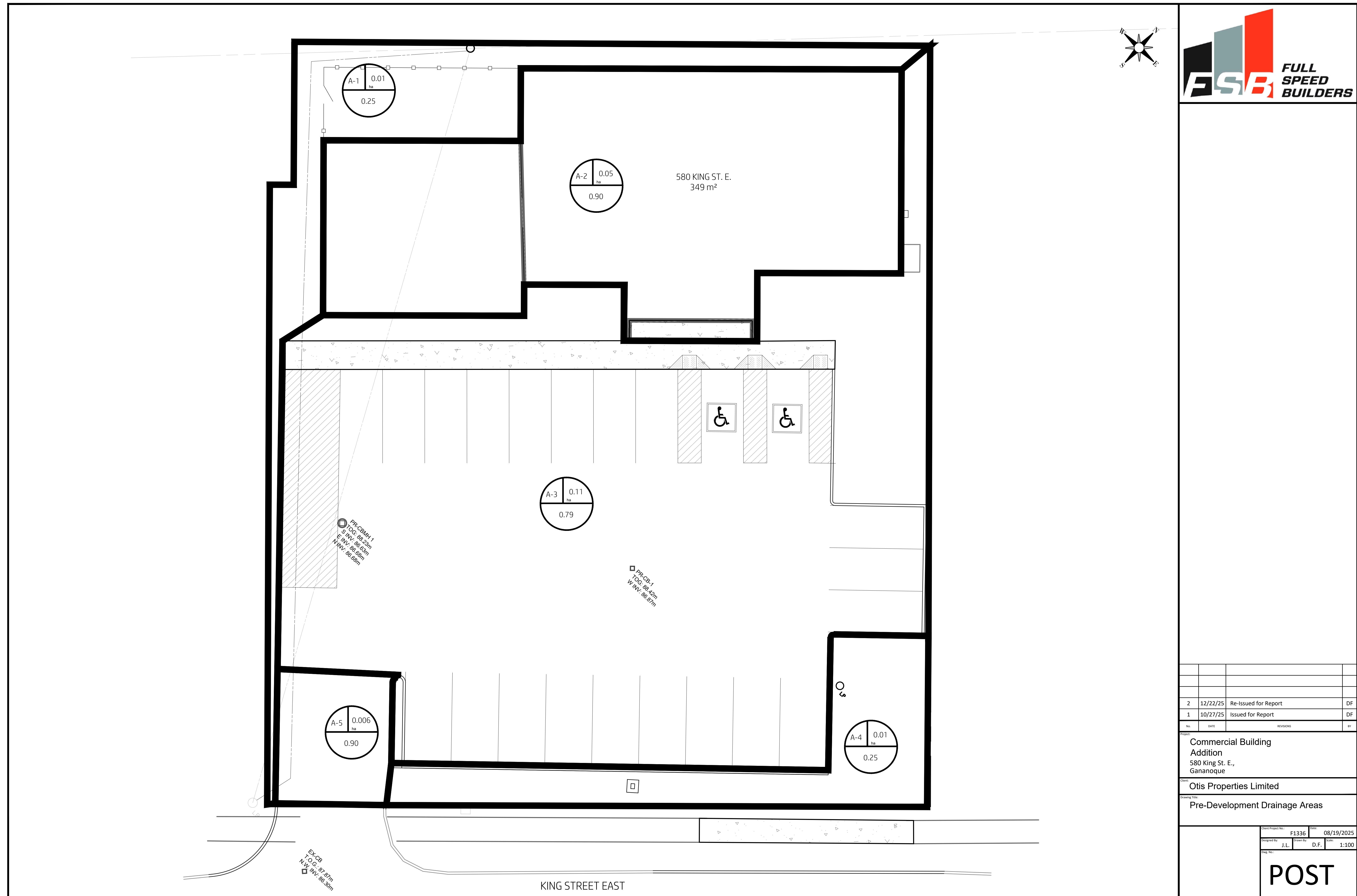
[Ontario Ministry of Transportation](#) | [Terms and Conditions](#) | [About](#)

Last Modified: September 2016

Appendix C

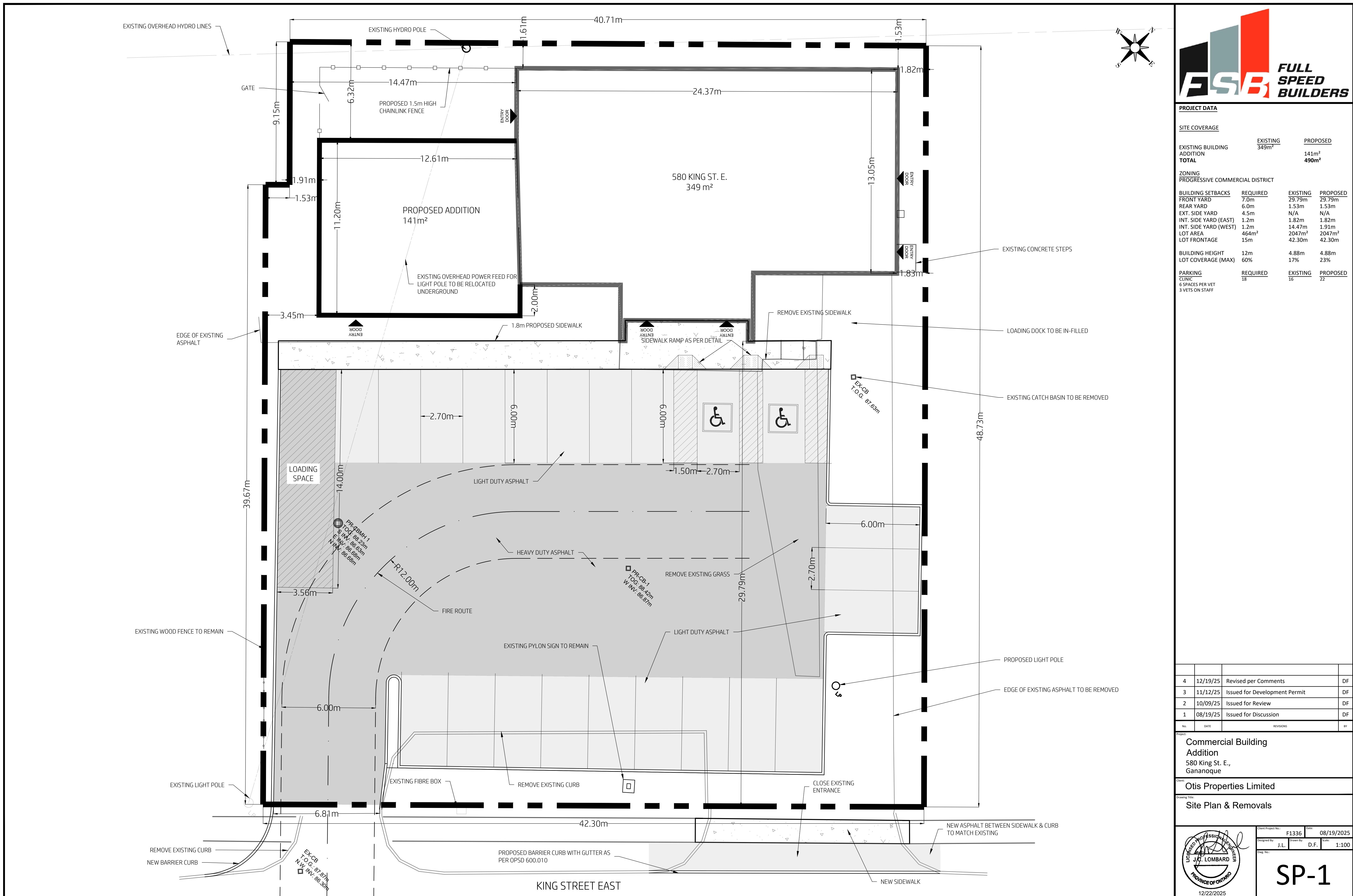
Pre & Post Development Drawings

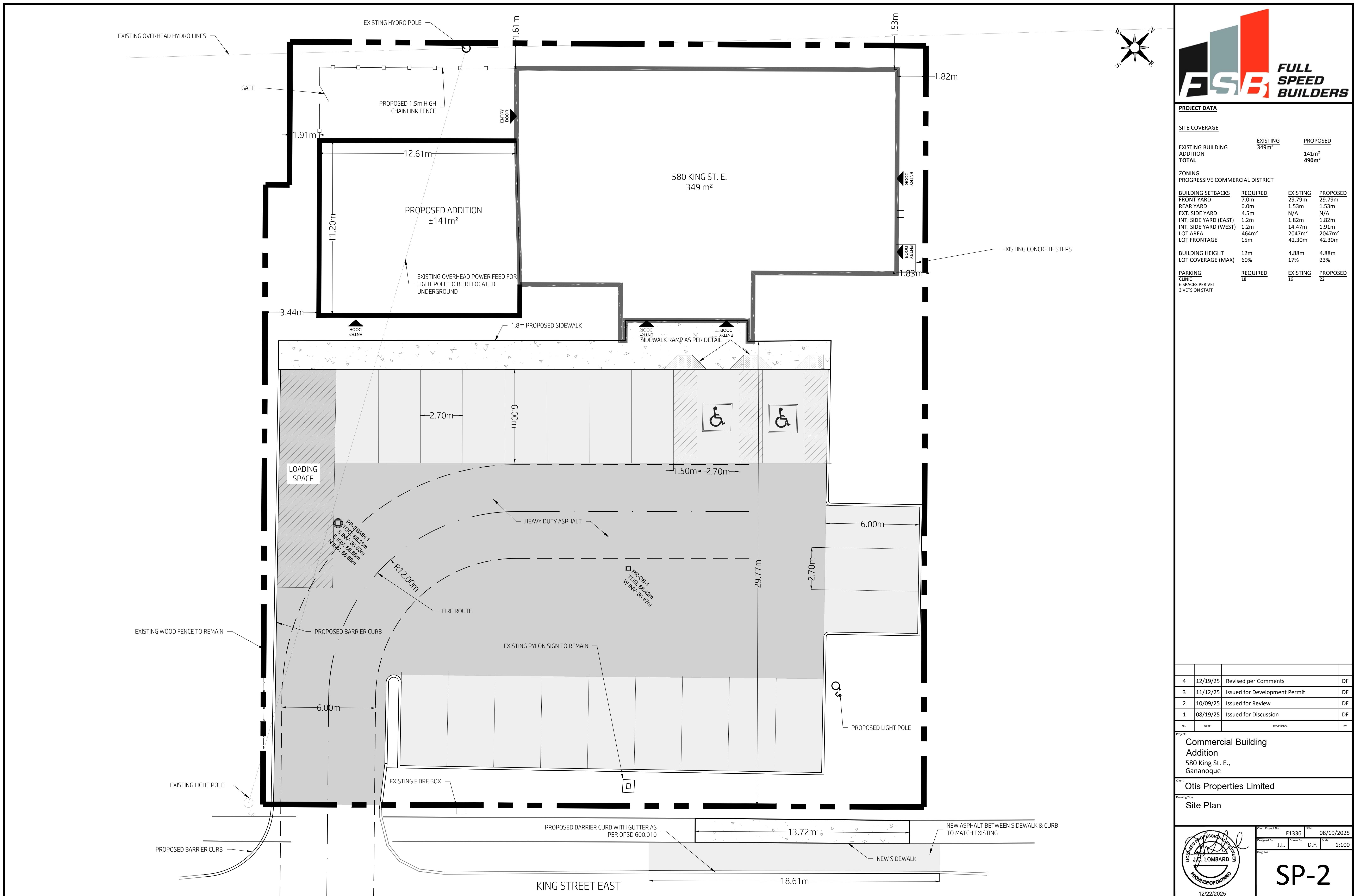


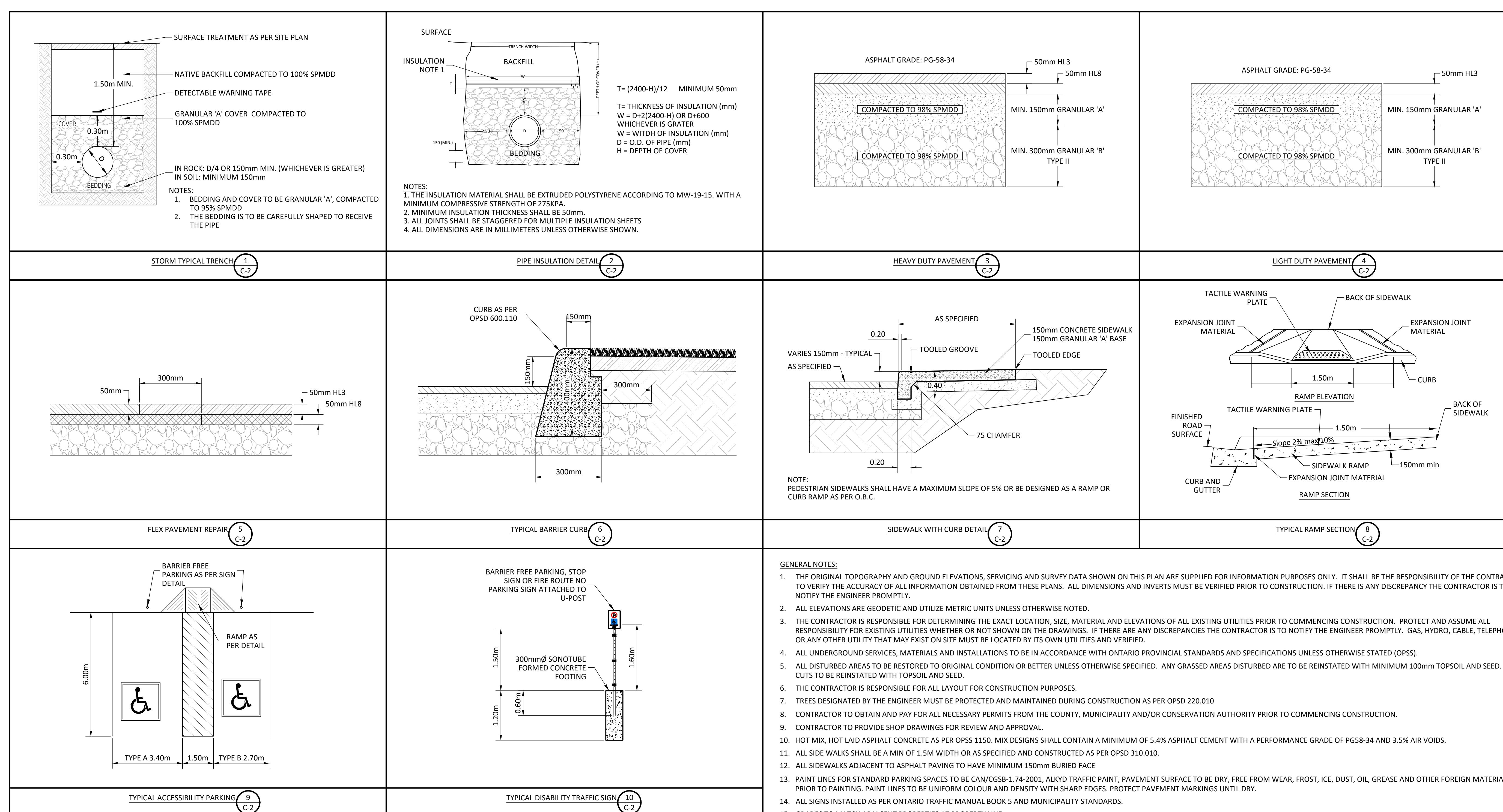


Appendix D

Design Drawings







18. SUB-BEDDING, IF REQUIRED SHALL BE AS PER THE DIRECTION OF GEOTECHNICAL ENGINEER

19. BACKFILL TO AT LEAST 300mm ABOVE TOP OF PIPE WITH GRANULAR "A".

20. TO MINIMIZE DIFFERENTIAL FROST HEAVING, TRENCH BACKFILL (FROM PAVEMENT SUBLGRADE TO 2 METRES BELOW FINISHED GRADE) SHALL MATCH EXISTING SOIL CONDITIONS.

21. EXTERIOR LIGHT FIXTURES TO BE NIGHT SKY COMPLIANT WITH NO LIGHT SPILLING OFF PROPERTY.

22. GARBAGE AND REFUSE TO BE STORED INTERNALLY WITHIN BUILDING.

ENVIRONMENTAL

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;

27.D. ANY ABANDONED FUEL TANKS ENCOUNTERED ARE DECOMMISSIONED IN ACCORDANCE WITH APPLICABLE LAWS AND STANDARDS;

27.E. ANY UNUSED WATER WELLS (DRILLED OR DUG) ARE PROPERLY ABANDONED IN ACCORDANCE WITH ONTARIO REGULATIONS 903 - WELLS OR AS ADVISED;

27.F. IF IT APPEARS LIKELY THAT CONTAMINATION EXTENDS BEYOND THE BOUNDARIES OF THE SUBJECT PROPERTY, THE OWNER NOTIFIES THE LOCAL OFFICE OF THE MINISTRY OF ENVIRONMENT AND THE TOWN OF GANANOQUE'S ENVIRONMENT DEPARTMENT;

27.G. CONSTRUCTION WASTES ARE NOT TO BE BURIED WITHIN THE PROPERTY THAT IS THE SUBJECT OF THIS AGREEMENT, AND

27.H. THE OWNER AND THEIR CONTRACTORS REPORT ALL SPILLS TO THE MINISTRY OF THE ENVIRONMENT'S SPILLS ACTION CENTRE (1-800-268-6060) AND TO THE MUNICIPALITY FORTHWITH.

STORM

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. DISHESED GRATE AS PER OPSD 400.010.

30. CBMH'S TO BE AS PER OPSD 701.010. DISHESED GRATE AS PER OPSD 400.010.

31. INSULATE ALL SEWERS/SERVICES THAT HAVE LESS THAN 1.5M OF COVER WITH THERMAL INSULATION.

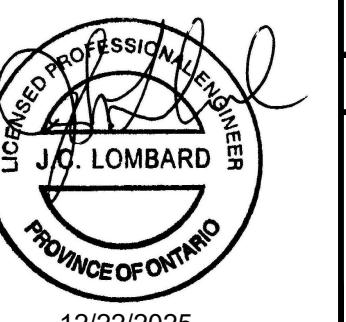
32. STORM SEWERS TO BE FLUSHED AND CCTV STUDY COMPLETED.

33. LEAK TESTING SHALL BE AS PER OPSS AND TOWN OF GANANOQUE STANDARDS.

ELECTRICAL AND COMMUNICATIONS

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.

No.	Date	REVISIONS						
4	12/19/25	Revised per Comments						
3	11/12/25	Issued for Development Permit						
2	10/09/25	Issued for Review						
1	08/19/25	Issued for Discussion						
By								
Project: Commercial Building Addition 580 King St. E., Gananoque								
Client: Otis Properties Limited								
Drawing Title: Typical Details & Notes								
<table border="1"> <tr> <td>Client Project No.: XXXXXX</td> <td>Date: mm/dd/yyyy</td> </tr> <tr> <td>Designed By: X.X.</td> <td>Brown By: X.X.</td> </tr> <tr> <td>Scale: As Shown</td> <td>Dwg. No.: 12/22/2025</td> </tr> </table>			Client Project No.: XXXXXX	Date: mm/dd/yyyy	Designed By: X.X.	Brown By: X.X.	Scale: As Shown	Dwg. No.: 12/22/2025
Client Project No.: XXXXXX	Date: mm/dd/yyyy							
Designed By: X.X.	Brown By: X.X.							
Scale: As Shown	Dwg. No.: 12/22/2025							
								
C-2								