



NOTICE OF MEETING Proposed Class III Development Permit - Amendment

TAKE NOTICE that the Planning Advisory Committee/Committee of Adjustment for the Town of Gananoque will hold a Meeting on **TUESDAY, FEBRUARY 24TH, 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, MARCH 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-february-24-2026> prior to the meeting.

File No. **DP2026-01**

OWNER: **Otis Properties Ltd.**

APPLICANT: **Full Speed Builders**

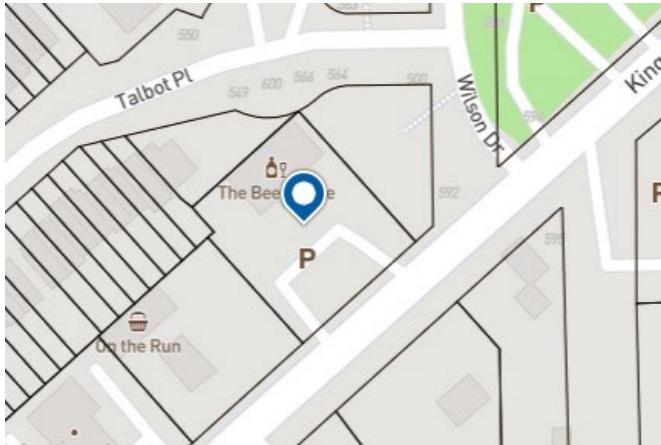
The property municipally and legally described as
580 KING STREET EAST
CON 1 PT LOT 15 FORM LEEDS; PLAN 86 GAN R ES

has applied to the Town of Gananoque for a Development Permit
**TO AMEND DEVELOPMENT PERMIT DP2025-17 TO ADD A 40M² ADDITION AT THE FRONT OF
THE BUILDING FOR THE PURPOSES OF A PHARMACY
(ALL OTHER CONDITIONS OF DP2025-17 WILL APPLY)**

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.

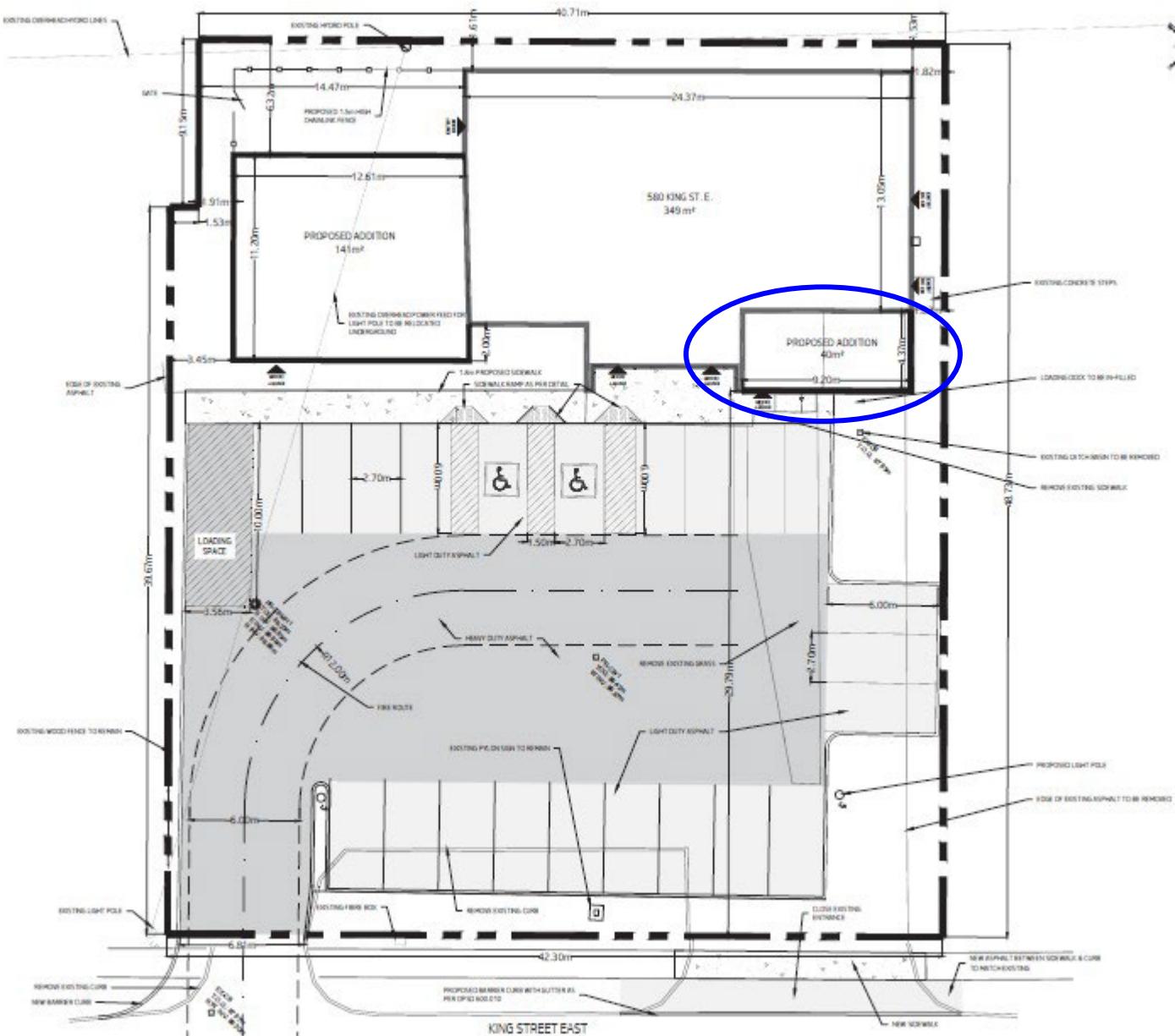
Note: Only the applicant of a development permit has a right to appeal a decision or non-decision on an application to the Ontario Land Tribunal where the application meets the requirements established through the official plan and development permit by-law.



DATED this 12th day FEBRUARY, 2026

Brenda Guy
Manager of Planning and Development

SITE 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.

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: brian@otisgroup.ca	
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 613-328-8234
	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): 081400001505700	
LEGAL DESCRIPTION		
Lot/Con/Plan: Part of Lot 15, Concession 1		
Frontage (m/ft): 42.30m	Depth (m/ft): 48.7m	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):
Vacant Building

Length of time the existing use of the subject lands have continued:

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 checked="" type="checkbox"/>	Yes	<input 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 checked="" type="checkbox"/>	Yes	<input 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? DP2025-17

Proposed Use(s): Veterinary Clinic

The proposed 40 sq.m. addition will be mainly used as a pharmacy pickup counter for the tenants online ordering system. The addition will also contain the mechanical room and a bathroom.

The loading space will be shortened to 10m, since cube vans will be making deliveries, not transports

The addition will not change the parking count.

The sanitary service will be upgraded as per the Town's request.

The water service will be upgraded to provided the needed capacity

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
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How has the applicable criteria have been addressed?

Is/Are variation(s) requested?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
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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?	March 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 (%) 530 (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 4	# of Accessible Parking Spaces 2	Total # of Parking Spaces 22
	Dimension of Parking Spaces (m/ft): 2.7m X 6.0m		Dimensions of Accessible Parking Spaces (m/ft): 2.7m X 6.0m with 1.5m aisle on each side	

LOADING SPACES, if applicable:	Number of Loading Spaces: 1	Dimensions of Loading Spaces (m/ft): 10m 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 _____	Parking Facilities (specify) distance from subject land _____	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)	Wood frame with siding		
Proposed Date of Construction:	March 2026		
Front Line Setback:	29.79m		
Rear Lot Line Setback:	14.61m		
Side Lot Line Setback:	East - 1.83m		
Side Lot Line Setback:	West - 31.25m		
Height:	4.88m		
Dimensions:	9.20m X 4.37m		
Floor Area:	40 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 Township of South Frontenac in the County of 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

The Town of Perth
this 10th day of February,
2026

Ashley Carroll

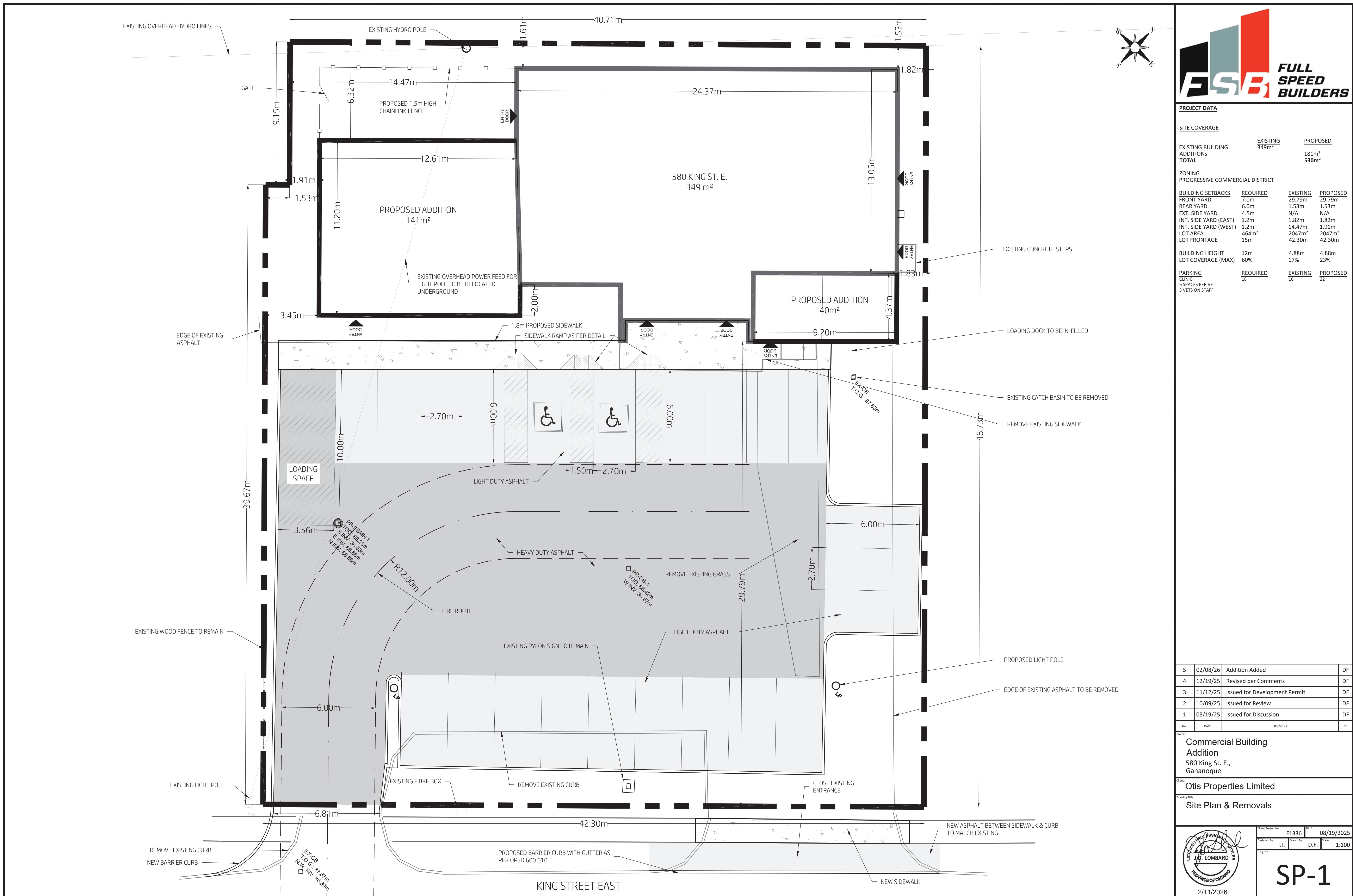
Signature of a Commissioner, etc

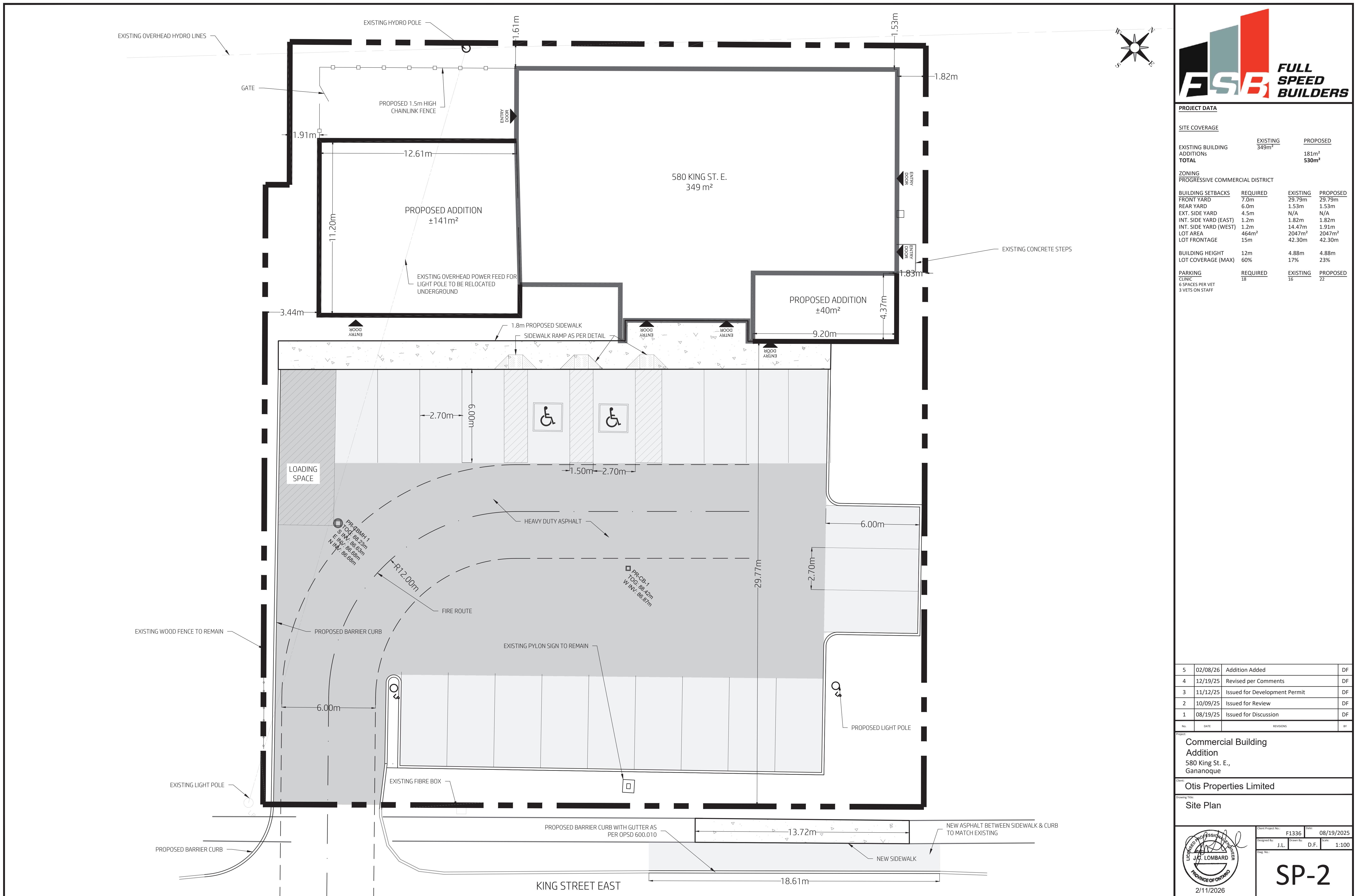
Dan Fox

Signature of Applicant

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: February 10, 2026	Date Application Deemed Complete: February 12, 2026			Fees Received: \$700 February 10, 2026	

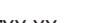
For additional details please contact: Brenda Guy, Manager of Planning and Development
Town of Gananoque, 30 King Street East, Gananoque, ON K7G 1E9
(613) 382-2149 ext.1126 E-mail: bguy@gananoque.ca







Legend

×	████.████	PROPOSED ELEVATION
×	XX.XX	EXISTING ELEVATION
×	████:XX.XX	TOP OF GRATE ELEVATION
×	████:XX.XX	TOP OF CONCRETE / CURB
×	████:XX.XX	BOTTOM OF CONCRETE / CURB
 XX.XX		EXISTING MAJOR CONTOUR (1m)
 XX.XX		EXISTING MINOR CONTOUR (0.25m)

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

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



PROPOSED ADDITION
E E E/89 03m

PROPOSED ADDITION
F.F.E. 89.03m

45m RADIUS
FROM FIRE
HYDRANT

RELOCATED UNDERGR
LIGHT POLE SE
FINAL ROUTING
DETERMINED BY THE TOW
HYDRO PRO

EXISTING STORM PIPE TO BE REMOVED

EXISTING GAS SERVICE

EXISTING CATCH BASIN AND STORM PIPE TO BE REMOVED

KING STREET EAST

5	02/08/26	Addition Added	DF
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

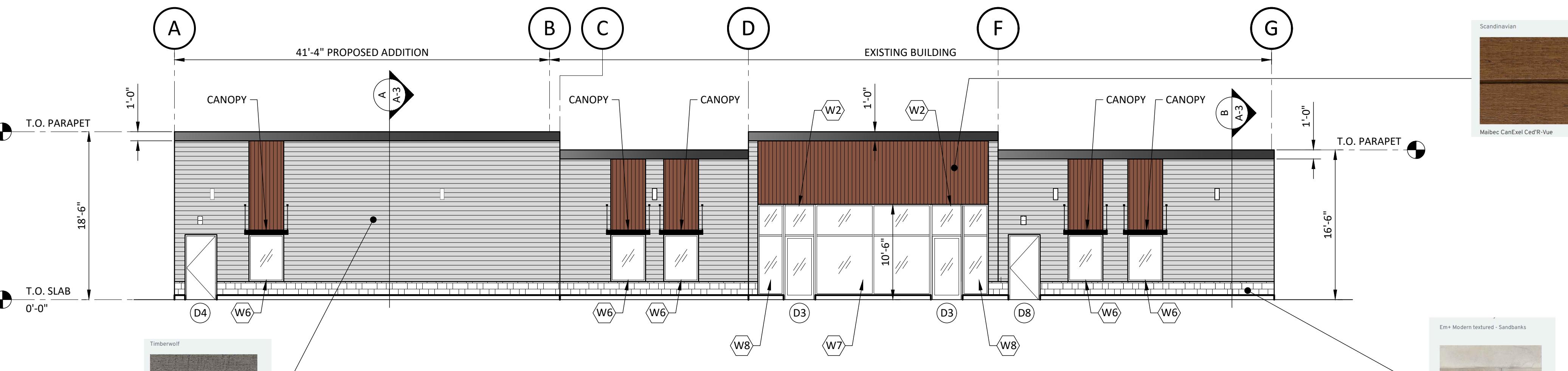
lient:
Otis Properties Limited

rawing Title:
Servicing & Grading

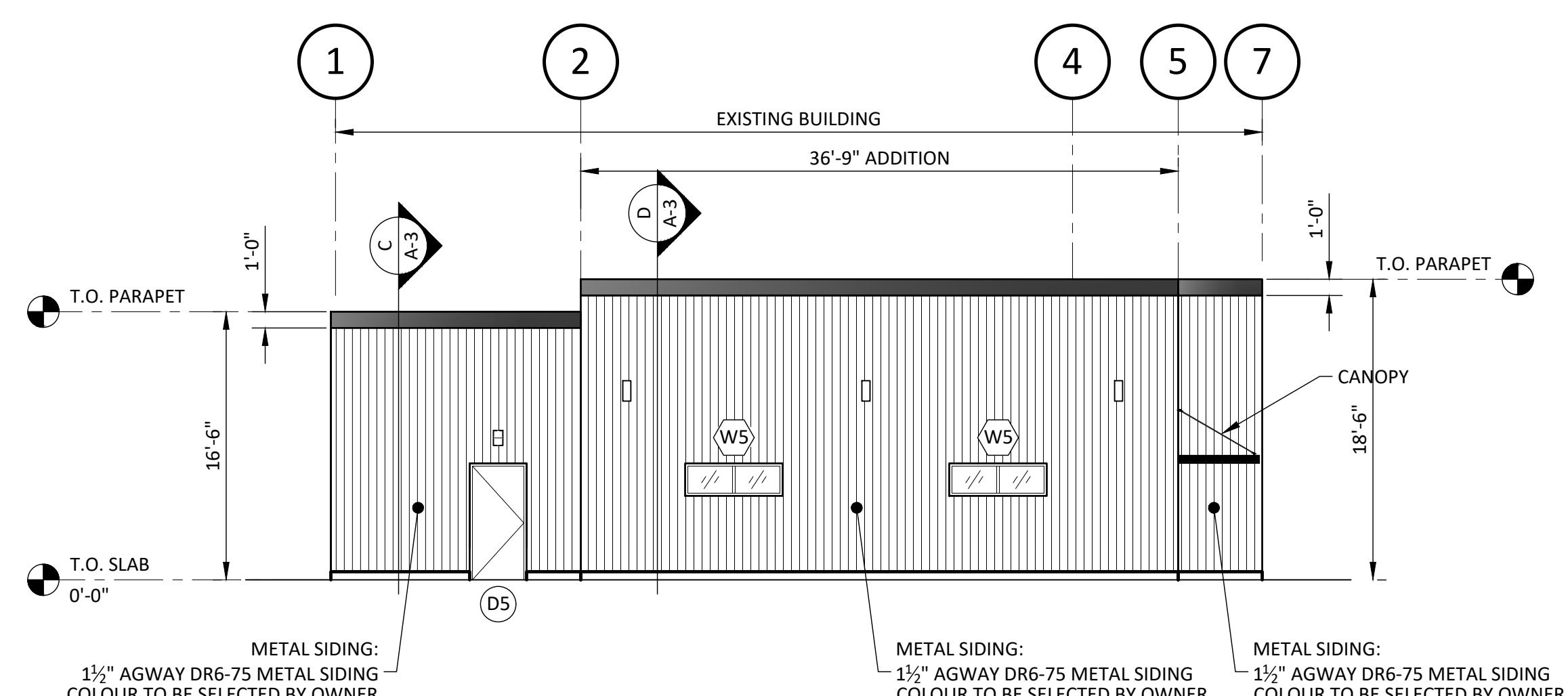
Client Project 1

A circular stamp with a double-lined border. The outer ring contains the text "LICENSED PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. The inner circle contains the name "J.C. LOMBARD" in the center. Handwritten text "2/11/2026" is written across the bottom of the stamp.

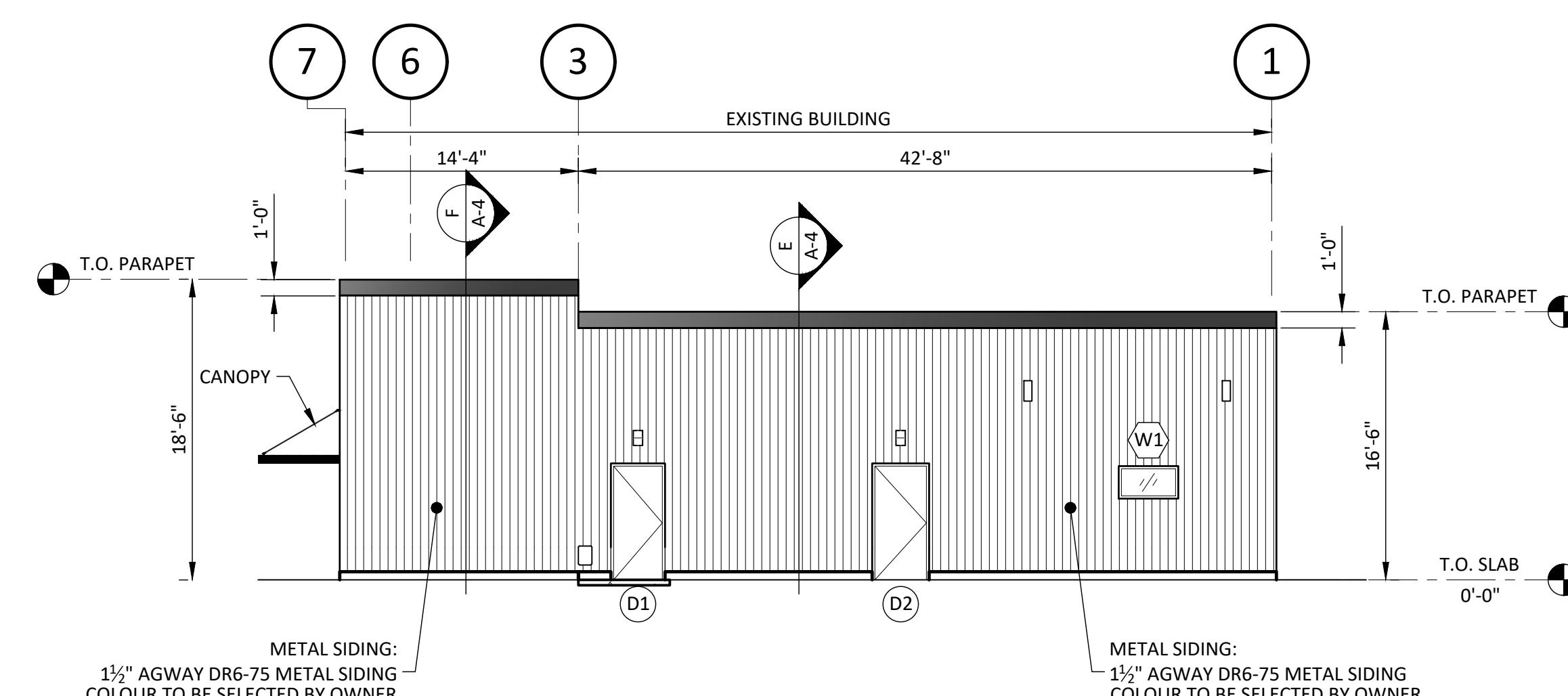
C-1



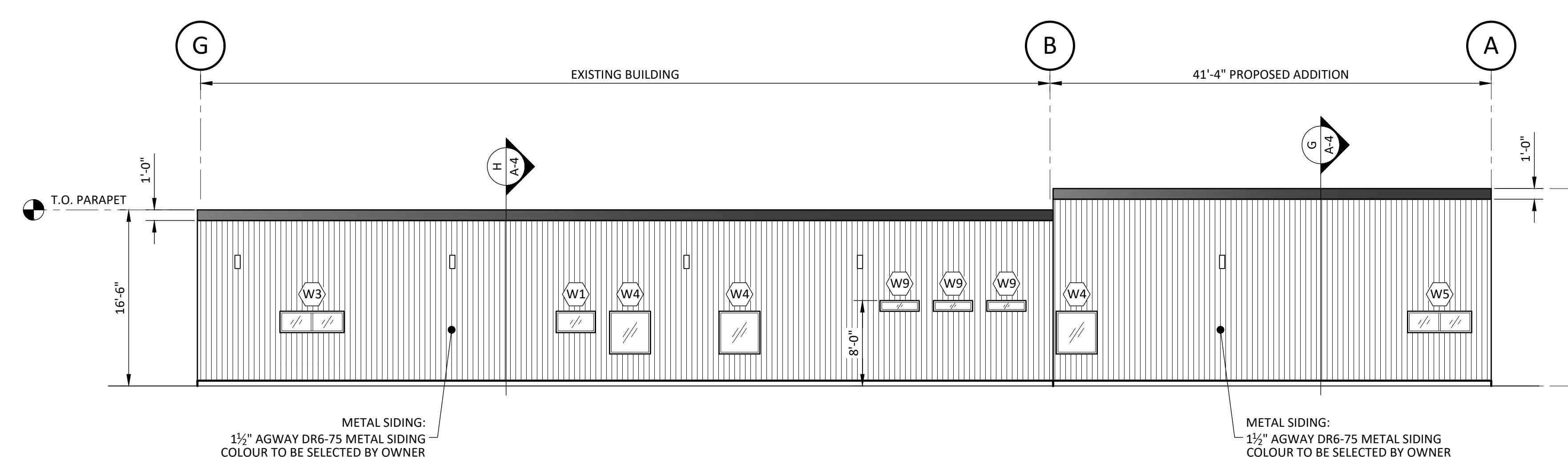
A EAST ELEVATION
A-3 1/8"=1'-0"



B SOUTH ELEVATION
A-3 1/8"=1'-0"



C NORTH ELEVATION
A-3 1/8"=1'-0"



D WEST ELEVATION
A-3 1/8"=1'-0"

E CANOPY RENDERING
A-3 N.T.S.

WALL SCHEDULE		WALL SCHEDULE	
MARK	DESCRIPTION	MARK	DESCRIPTION
EW1a	MAIBEC CanExel SNAP LAP SIDING (TICKERWOLF)	EW2c	MAIBEC CanExel Ced'R-Vue (SCANDINAVIAN)
	2" VERTICAL Z-BARS @ 24" o.c.		2" HORIZONTAL Z-BARS @ 24" o.c.
	2" RIGID INSULATION (R10)		2" MINERAL WOOL INSULATION
	TYVEK AIR BARRIER		EX. MASONRY WALL
	1/4" OSB		3625125-33 STEEL STUDS @ 16" o.c.
	2x6 STUDS @ 16" o.c.		R13 BATT INSULATION
	R20 BATT INSULATION		6 MIL. POLY V.B.
	6 MIL. POLY V.B.		1/2" GWB
EW1b	MAIBEC Acenta VENEER BLUESKIN	EW3	(1 HOUR FRR PER SB-2)
	3/4" PLYWOOD		1 1/2" AGWAY 6-150 METAL SIDING 26 ga OR EQUAL
	2" HORIZONTAL Z-BARS		2" HORIZONTAL Z-BARS @ 24" o.c.
	2" RIGID INSULATION (R10)		2" MINERAL WOOL INSULATION
	TYVEK AIR BARRIER		EX. MASONRY WALL
	1/4" OSB		3625125-33 STEEL STUDS @ 16" o.c.
	2x6 STUDS @ 16" o.c.		R13 BATT INSULATION
	R20 BATT INSULATION		6 MIL. POLY V.B.
	6 MIL. POLY V.B.		1/2" GWB
EW4	(1 HOUR FRR PER SB-2)	EW4c	1 1/2" AGWAY 6-150 METAL SIDING 26 ga OR EQUAL
1 hr	1 1/2" AGWAY 6-150 METAL SIDING 26 ga OR EQUAL		2" HORIZONTAL Z-BARS @ 24" o.c.
	2" HORIZONTAL Z-BARS @ 24" o.c.		2" MINERAL WOOL INSULATION
	TYVEK AIR BARRIER		EX. MASONRY WALL
	1/4" OSB		3625125-33 STEEL STUDS @ 16" o.c.
	2x6 WOOD STUDS @ 16" o.c.		R13 BATT INSULATION
	R20 BATT INSULATION		6 MIL. POLY V.B.
	6 MIL. POLY V.B.		1/2" GWB
EW1c	MAIBEC CanExel Ced'R-Vue (SCANDINAVIAN)	EW5a	MAIBEC CanExel SNAP LAP SIDING (TICKERWOLF)
	2" VERTICAL Z-BARS @ 24" o.c.		2" VERTICAL Z-BARS @ 24" o.c.
	2" RIGID INSULATION (R10)		2" RIGID INSULATION (R10)
	TYVEK AIR BARRIER		EX. MASONRY WALL
	1/4" OSB		3625125-33 STEEL STUDS @ 16" o.c.
	2x6 STUDS @ 16" o.c.		R13 BATT INSULATION
	R20 BATT INSULATION		6 MIL. POLY V.B.
	6 MIL. POLY V.B.		1/2" GWB
EW2a	MAIBEC CanExel SNAP LAP SIDING (TICKERWOLF)	EW5b	MAIBEC Acenta VENEER BLUESKIN
	2" VERTICAL Z-BARS @ 24" o.c.		3/4" PLYWOOD
	2" RIGID INSULATION (R10)		2" HORIZONTAL Z-BARS @ 24" o.c.
	EX. MASONRY WALL		2" RIGID INSULATION (R10)
	2" VERTICAL Z-BARS @ 24" o.c.		EX. MASONRY WALL
	2" RIGID INSULATION (R10)		3625125-33 STEEL STUDS @ 16" o.c.
	MAIBEC CanExel SNAP LAP SIDING (TICKERWOLF)		R13 BATT INSULATION
	6 MIL. POLY V.B.		6 MIL. POLY V.B.
	1/2" GWB		1/2" GWB
EW5b	MAIBEC Acenta VENEER BLUESKIN	EW6	1 1/2" AGWAY 6-150 METAL SIDING 26 ga OR EQUAL
	3/4" PLYWOOD		2" HORIZONTAL Z-BARS @ 24" o.c.
	2" HORIZONTAL Z-BARS @ 24" o.c.		2" MINERAL WOOL INSULATION
	2" RIGID INSULATION (R10)		TYVEK AIR BARRIER
	3/4" PLYWOOD		5/8" DENGEGLASS EXT. SHEATHING
	BLUESKIN		6005162-43 @ 16" o.c.
	MAIBEC Acenta VENEER		R20 MINERAL WOOL INSULATION
	6 MIL. POLY V.B.		6 MIL. POLY V.B.
	1/2" GWB		5/8" TYPE 'X' GWB

14	01/30/26	Issued For Building Permit	JL
13	01/28/26	Reflective Ceiling Plan Added	JL
12	01/26/26	Door D6 Removed	JL
11	01/23/26	Issued For 90% Review	JL
10	01/15/26	General Revisions	JL
9	01/09/26	Revised Second Addition Added	JL
8	12/23/25	Revised As Per Site Measurements	JL
7	11/04/25	Issued For Meeting	JL
6	10/10/25	Revised As Per Site Measurements	JL
5	10/01/25	Revised Canopies & Windows	JL
4	09/18/25	Revised Addition Size	JL
3	05/15/25	Issued For Client Review	JL
2	04/17/25	Issued For Client Review	JL
1	04/01/25	Issued For Client Meeting	JL
No.	DATE	REVISIONS	BY

Project: Vet Clinic
580 King Street East
Gananoque, ON

Client: Otis Group
Drawing Title: Elevations

Client Project No.:	Date:	Jan. 2026
Designed By:	Drawn By:	J.L. K.A.
Scale:	As Shown	
Dwg. No.:		

Commercial Building Addition

580 King Street East
Gananoque, ON

Site Servicing Report

Submission Date
November 12, 2025

Revision 1
December 22, 2025

Revision 2
February 9, 2026



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



FULL
SPEED

BUILDERS

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

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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 two proposed building additions, totaling 181m², 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.

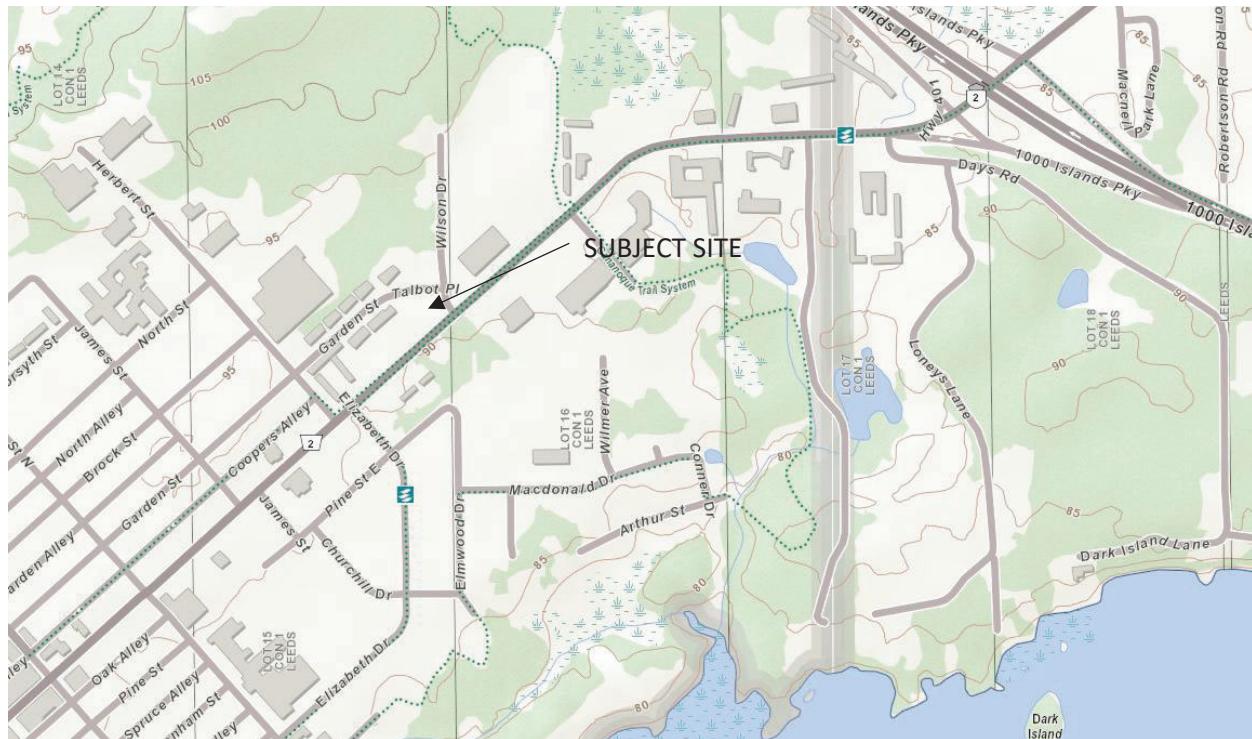


Figure 1: Site Location

3.0 Proposed Development

Proposed development of the subject property consists of the construction of a 141m² single storey addition, to the west of the existing building, a 40m² addition south of the loading dock, 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.

At the request of the Town of Gananoque, the sanitary service will be upgraded to a 150mm diameter service.

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 mechanical engineer has indicated that the existing service will be insufficient to service the new building. A new 50mm water service will be installed to service the existing building and additions.

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 92 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 92 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 unable to service the proposed building addition. The existing water and sanitary services will be upgraded to provide adequate capacity to service the new development.

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)	530	Construction Type (C):	Ordinary	1
Number of Storeys	1	Fire Supression System	No Supression	0
Total Floor Area (m ²) (A)	530	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 5065 lpm

Total Change 10.00%

Total Required Fire Flow	5571 lpm
	92.9 l/s



1:2 YEAR STORM

Project: Otis Gananoque

Location: 580 King St. E., Gananoque

Client: Otis Properties

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-DEVELOPMENT

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	542	542	0.90	0	0.90	0	0.25	0.90	487.8	15	55.1	7
A-3	1131	0	0.90	972	0.90	159	0.25	0.81	914.55	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	24

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	20	22	-2	-2
30	34	12	22	-10	-18
60	21	7	22	-15	-52

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	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	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	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	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	0.90	189	0.25	0.25	47.25	15	72.8	1
A-2	542	542	0.90	0	0.90	0.90	0	0.25	0.90	487.8	15	72.8	10
A-3	1131	0	0.90	972	0.90	0.90	159	0.25	0.81	914.55	15	72.8	19
A-4	123.3	0	0.90	0	0.90	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	0.90	0	0.25	0.90	56.07	15	72.8	1
TOTAL												31	

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: Otis Gananoque

Location: 580 King St. E., Gananoque

Client: Otis Properties

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	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	57	48	9	5
15	121	43	48	-5	-5
30	74.6	26	48	-22	-39
60	46	16	48	-32	-114

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						

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



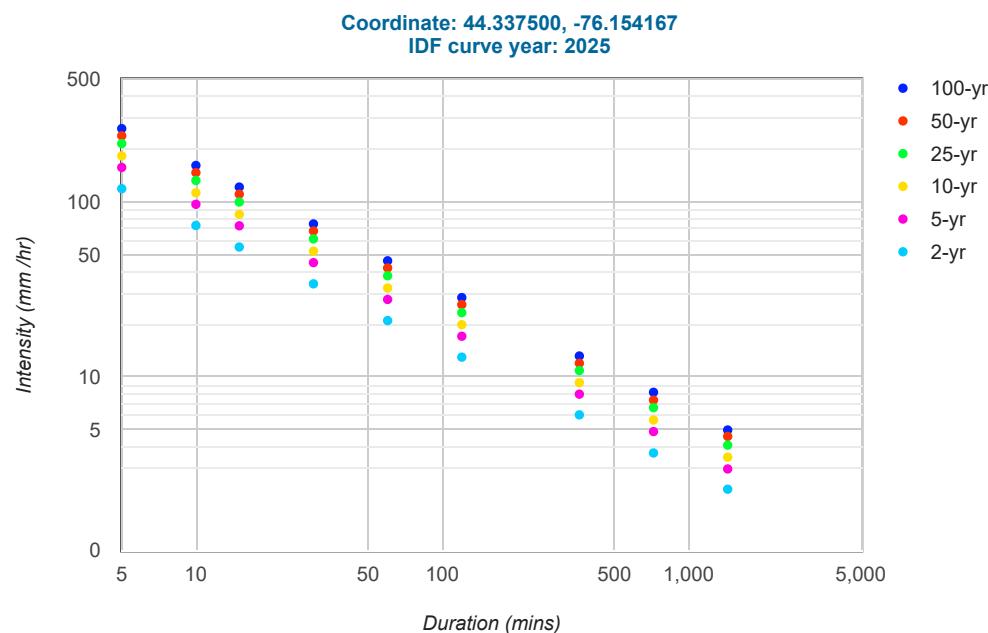
Location summary

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

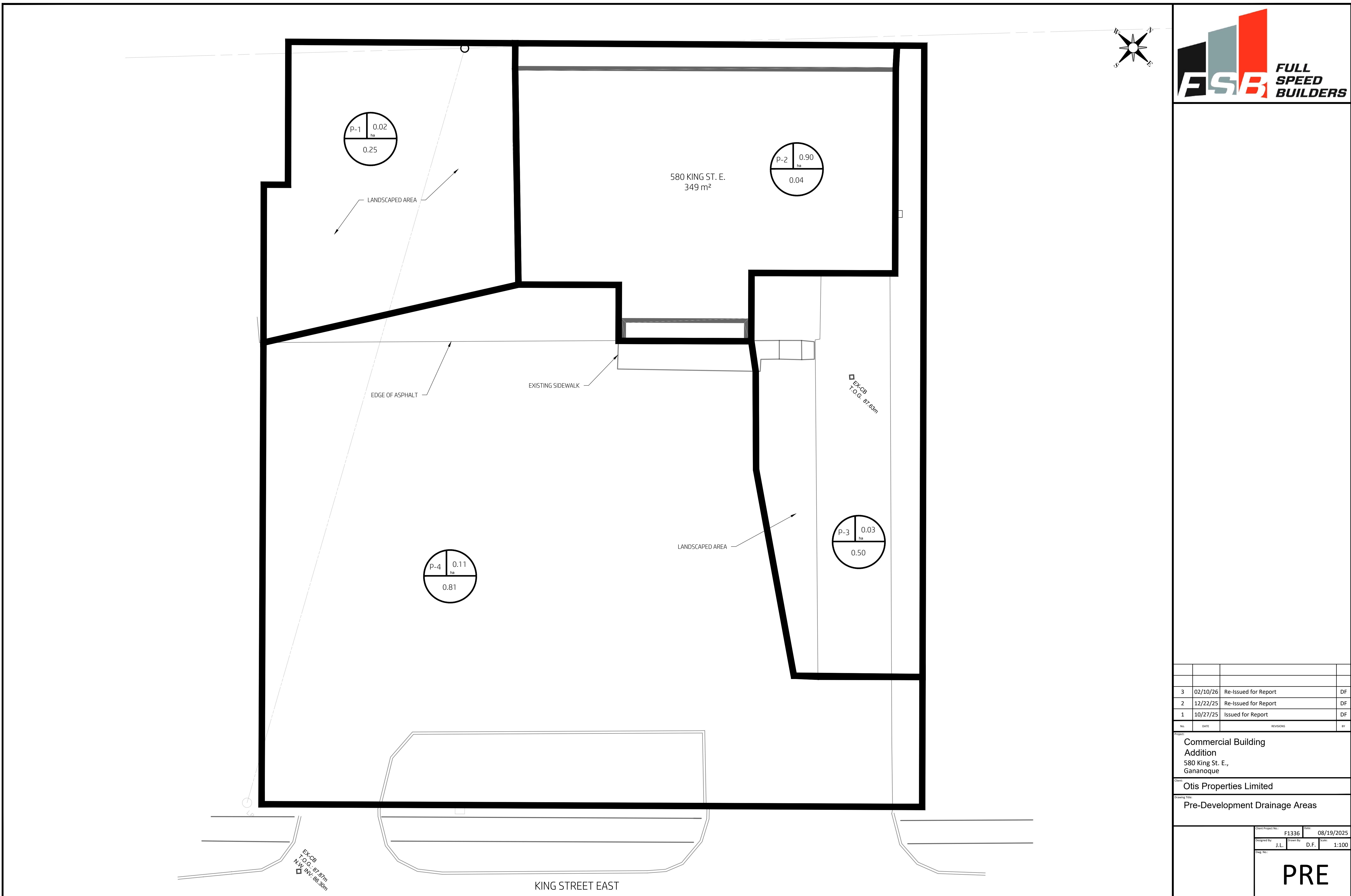
You agree to the [Terms of Use](#) of this site by reviewing, using, or interpreting these data.

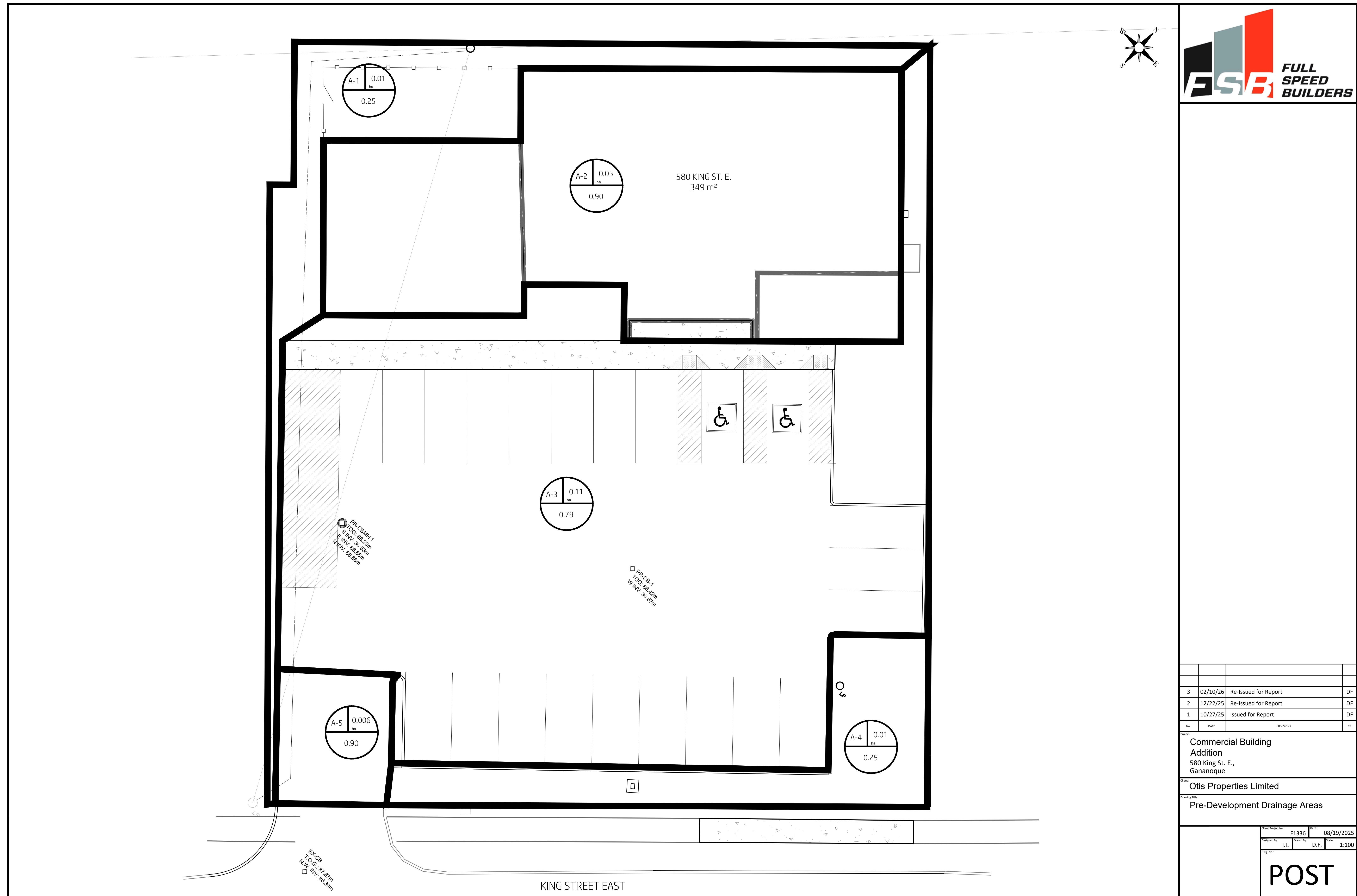
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Last Modified: September 2016

Appendix C

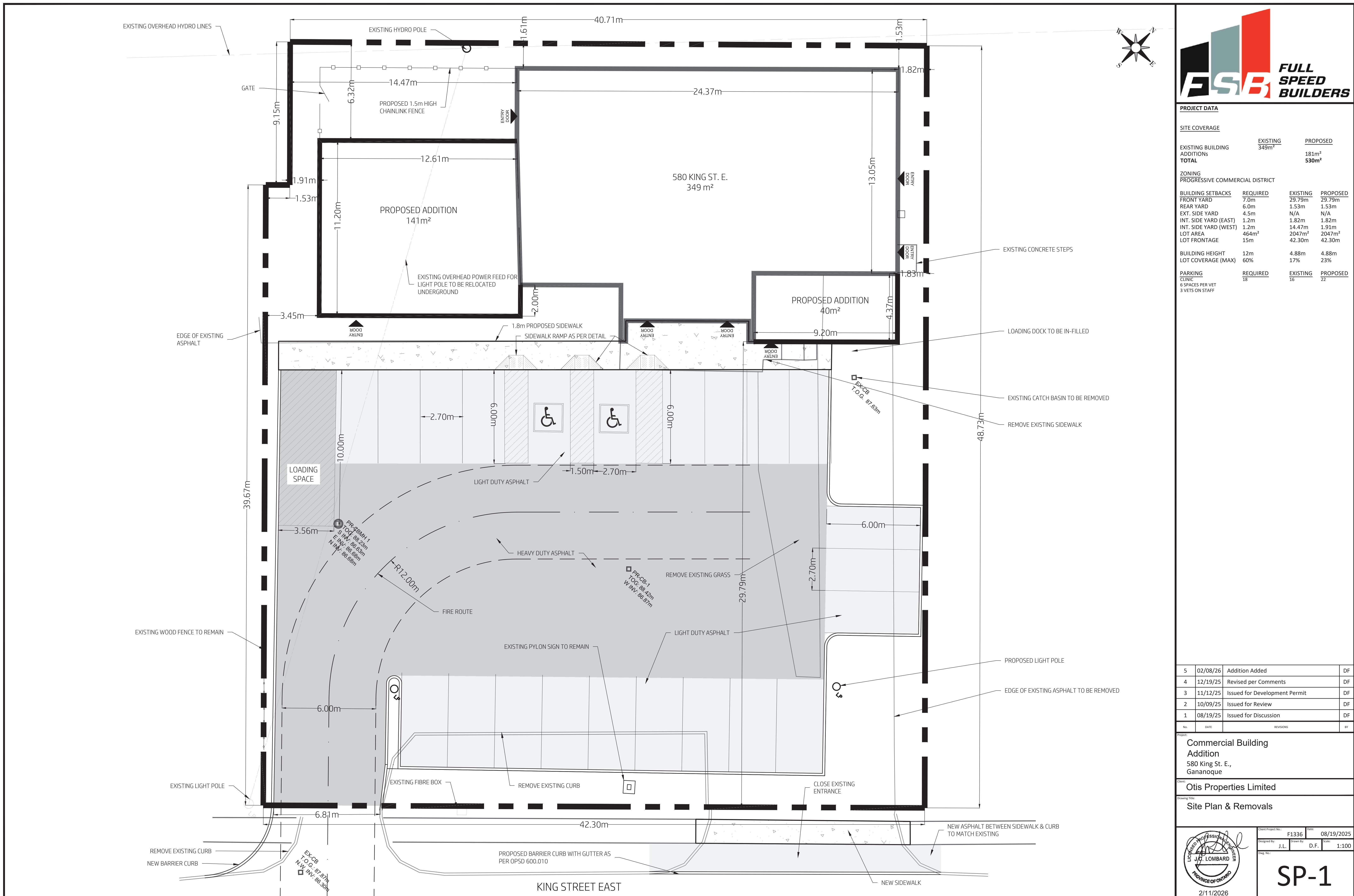
Pre & Post Development Drawings

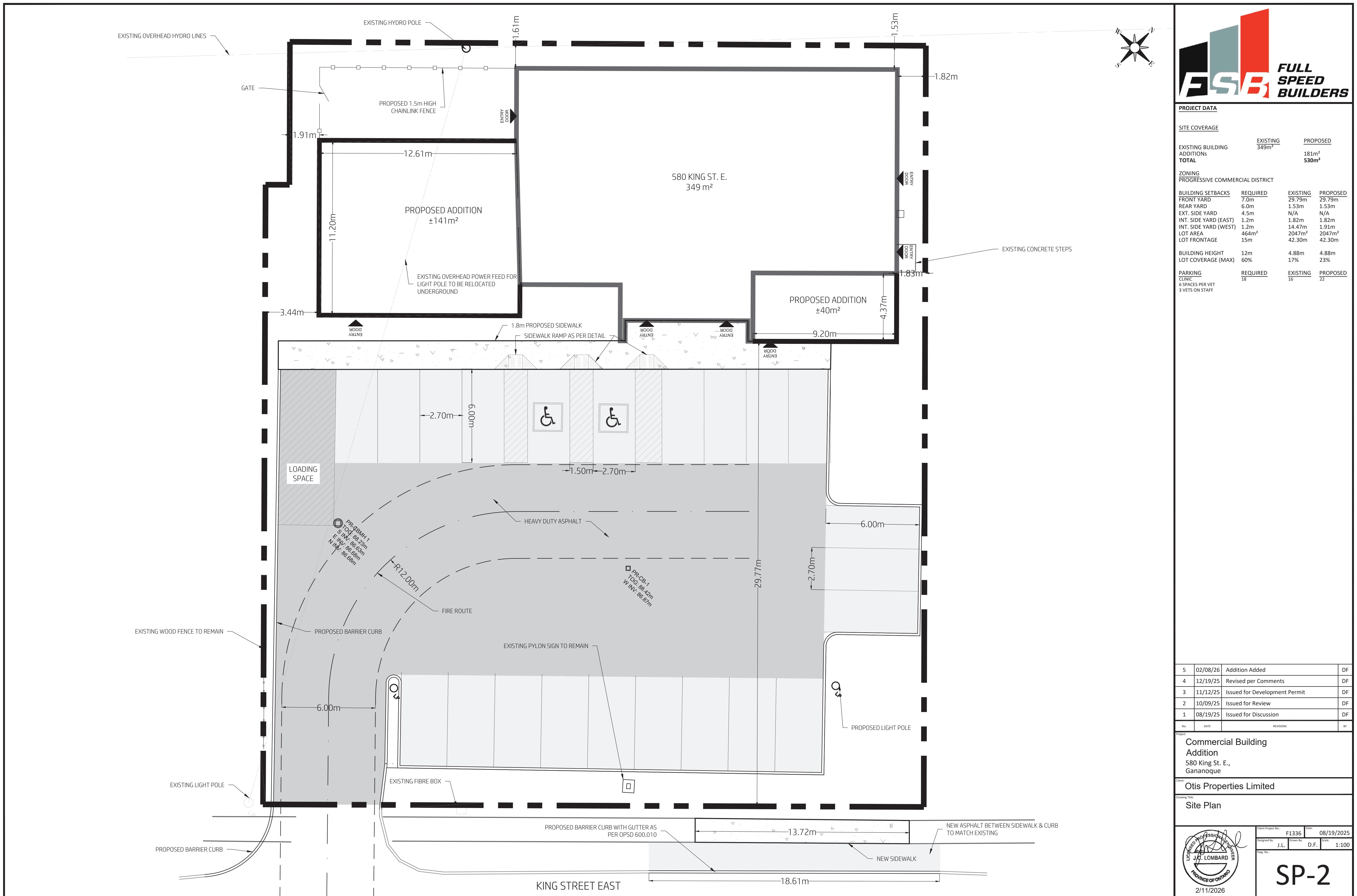




Appendix D

Design Drawings





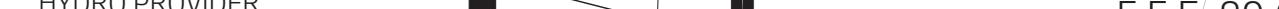


Legend

×	████.████	PROPOSED ELEVATION
×	XX.XX	EXISTING ELEVATION
×	████:XX.XX	TOP OF GRATE ELEVATION
×	████:XX.XX	TOP OF CONCRETE / CURB
×	████:XX.XX	BOTTOM OF CONCRETE / CURB
 XX.XX		EXISTING MAJOR CONTOUR (1m)
 XX.XX		EXISTING MINOR CONTOUR (0.25m)

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

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



PROPOSED ADDITION
E E E/89 03m

PROPOSED ADDITION

45m RADIUS
FROM FIRE
HYDRANT

RELOCATED UNDER
LIGHT POLE S
FINAL ROUTING
DETERMINED BY THE TOV
HYDRO PR

EXISTING STORM PIPE TO BE REMOVED

EXISTING GAS SERVICE

EXISTING CATCH BASIN AND STORM PIPE TO BE REMOVED

KING STREET EAST

5	02/08/26	Addition Added	DF
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

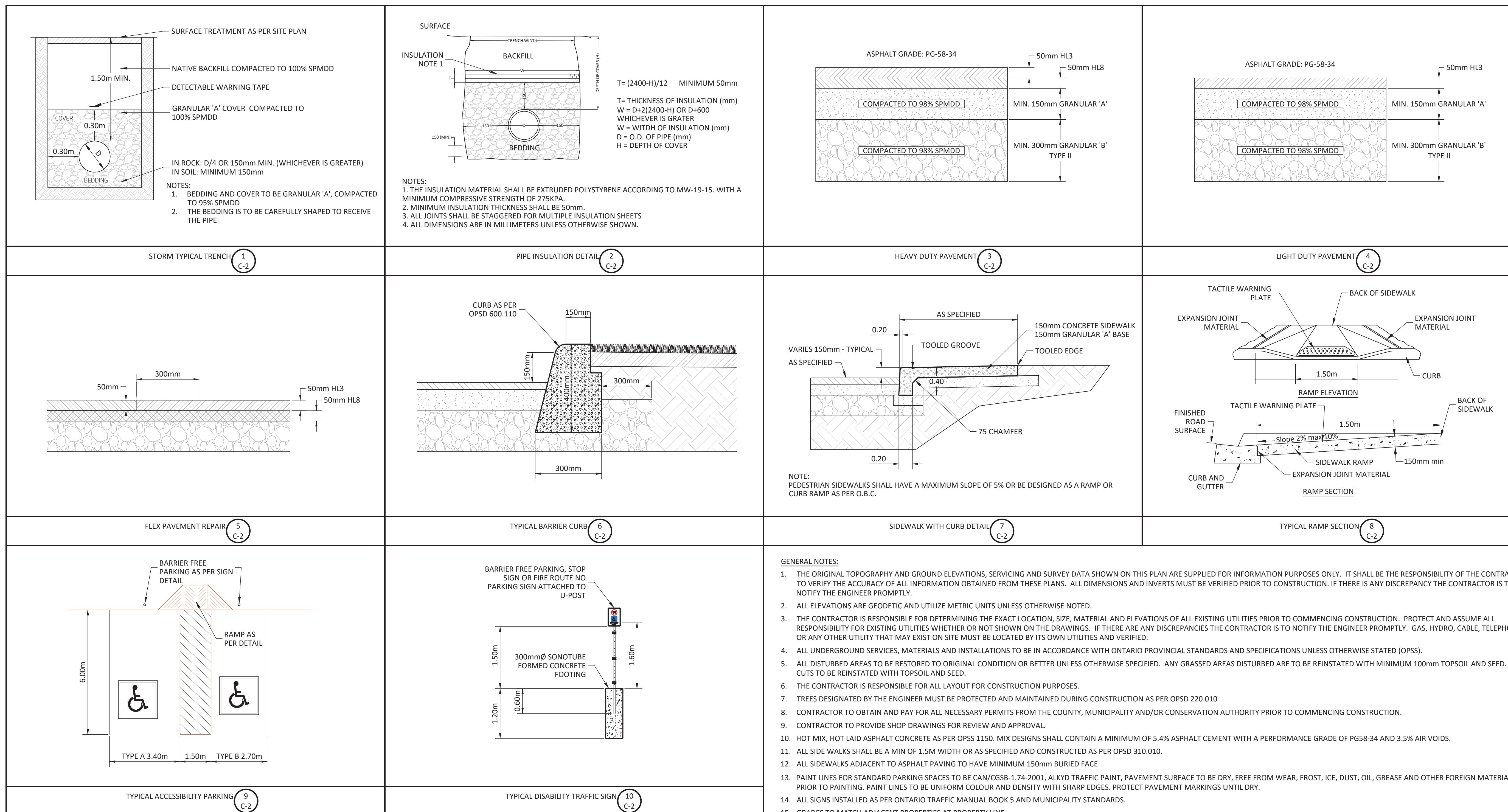
Project:
**Commercial Building
Addition**
580 King St. E.,
Gananoque

lient:
Otis Properties Limited

rawing Title:
Servicing & Grading

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

C-1



No.	Date	REVISIONS														
5	02/08/26	Addition Added														
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																
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