



**PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/  
PROPERTY STANDARDS COMMITTEE AGENDA**

On February 24, 2026 @ 6:00 PM  
 In-Person in the Town Hall Council Chambers, 30 King Street East, Gananoque  
 (parking on-site via Garden Street)  
 and via Teleconference/Video Conference using information below:  
**Teleconference Toll Free Number – 1-833-311-4101, Access Code:** 2861 082 1842  
**Video Conference Link:** [Click Here:](#)

		<b>Attachment</b>
<b>1.</b>	<b>Call Meeting to Order</b>	
<b>2.</b>	<b>Adoption of the Agenda</b>	Motion
<b>3.</b>	<b>Disclosure of Pecuniary Interest &amp; General Nature Thereof</b>	
<b>4.</b>	<b>Approval of Minutes</b>	
	<ul style="list-style-type: none"> <li>• Minutes of January 27, 2026</li> </ul>	Motion
<b>5.</b>	<b>Public Question/Comments</b> (only addressing items on the agenda) <small>*Note: Members of the public are permitted to speak to Planning Act applications under Reports/New Business at the time of discussion.</small>	
<b>6.</b>	<b>Unfinished Business – None</b>	
<b>7.</b>	<b>Reports/New Business</b>	
	<b>DEVELOPMENT PERMIT APPLICATIONS</b>	
	DP2026-01 580 King Street East – Veterinary Clinic - Otis Properties Limited – Class III Amendment	Motion
<b>8.</b>	<b>Correspondence/Other – None</b>	
<b>9.</b>	<b>Next Regular Meeting – Tuesday, March 24, 2026 at 6:00 PM</b>	
<b>10.</b>	<b>Questions From the Media</b>	
<b>11.</b>	<b>Adjournment</b>	Motion

The Town invites and encourages people with disabilities to attend and voice their comments in relation to accessibility related reports. For those who are unable to attend, the Town encourages the use of the Customer Feedback Form found on the Accessibility Page on the Town’s website.



**PLANNING ADVISORY/COMMITTEE OF ADJUSTMENT/PROPERTY STANDARDS COMMITTEE MEETING MINUTES**

Tuesday, January 27, 2026 @ 6:00 PM  
In Person and Via Webex Teleconference Meeting

<b>COMMITTEE MEMBERS PRESENT</b>		<b>STAFF PRESENT</b>
<b>Chair:</b>	Councillor Colin Brown	Brenda Guy, Mgr of Plan/Dev
<b>Members:</b>	Councillor Anne-Marie Koiner	
	Brian Brooks	
	Lynda Garrah	
	Emery Groen	
	Neil McCarney	
	Jana Miller	
<b>Regrets:</b>	Kathy Warren	

<b>1.</b>	<b>Call Meeting to Order</b>
	Chair Colin Brown called the meeting to order at 6:00 PM
<b>2.</b>	<b>Adoption of the Agenda</b>
	<p><b>PAC-COA-PSC Motion #2026-01</b>  <b>Moved by:</b> Councillor Koiner      <b>Seconded by:</b> Neil McCarney            BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/ PROPERTY STANDARDS COMMITTEE ADOPT THE AGENDA DATED JANUARY 27, 2026.  <span style="float: right;"><b>- CARRIED</b></span></p>
<b>3.</b>	<b>Disclosure of Pecuniary Interest &amp; General Nature Thereof –</b> None
<b>4.</b>	<b>Adoption of Minutes</b>
	<p><b>PAC-COA-PSC Motion #2026-02</b>  <b>Moved by:</b> Brian Brooks      <b>Seconded by:</b> Lynda Garrah            BE IT RESOLVED THAT PLANNING ADVISORY COMMITTEE/COMMITTEE OF ADJUSTMENT/ PROPERTY STANDARDS COMMITTEE ADOPT THE MINUTES DATED DECEMBER 9, 2025.  <span style="float: right;"><b>- CARRIED</b></span></p>
<b>5.</b>	<b>Public Question/Comments – None</b>



- All costs associated with fulfilling the conditions of this decision are borne by the Owner.
- **CARRIED**

**DP2025-19 – 215 Stone Street South – Class III Development Permit**  
 Applicant Tatiana Holbik was in attendance.

Development Permit application DP2025-19 is to consider a private school and related offices for a period of 3 years at 215 Stone Street South.

The applicant is proposing to convert the existing building for the purpose of a private school. There are no new additions being proposed and no other uses on the site. A fence will be incorporated to accommodate a play area for the children and it is proposed that a bus stop be located along Stone Street South. Parking is accommodated from Sydenham Street and two spaces will be incorporated along Cedar Alley based on two classrooms.

The Committee had no concerns with the use of the property as a private school as it was supporting the community. Concerns of the committee were particularly noted with regards to safety of the children; drop off/pick up location on Stone Street S, high traffic area and there is no parking on the east side of Stone Street South. Sydenham Street provides for parking on the north side.

The applicant noted that the children are school age (approximately 25) and the program is before and after school. Staff for the school are on hand for all drop off/pick ups by both school bus and parents.

Correspondence was received from one member of the public regarding the fencing between the two properties. It was recommended that the applicant consult with the adjacent neighbour given the abutting fence is deteriorating and the applicant requires proper fencing to accommodate the school.

The committee stressed the safety of children particularly during drop off/pick up to applicant.

It was noted that the bus routes in Town accommodate all the schools and it currently runs north stopping at two other locations on Stone Street North. Given the application is temporary and there is a current bus route running north on Stone Street, the committee were supportive provided drop off/pick up by parents occurred on Sydenham Street.

**PAC-COA-PSC Motion #2026-04 – DP2025-19 – 215 Stone Street South**  
**Moved by:** Councillor Koiner                      **Seconded by:** Jana Miller

BE IT RESOLVED THAT PLANNING ADVISORY recommends to Council that they have no objection to Development Permit DP2025-19 (Holbik) at 215 Stone Street South specifically for a private school and related offices for a period of 3 years

	<p>from the date of decision, provided all necessary requirements are met by the Ministry of Education and Ontario Building Code and the following conditions are met;</p> <ul style="list-style-type: none"> <li>• That the bus stop be located on Stone Street South and the loading/unloading of children by parents be located on Sydenham Street to the satisfaction of Public Works,</li> <li>• That the fencing abutting the property of 121 Sydenham Street be adequate for the benefit of the children and privacy of the neighbour,</li> <li>• All final plans to be submitted and approved by the Town prior to registration of the agreement on title,</li> <li>• Clearance be obtained and submitted to Planning and Development for school bus drop off/pick up, loading and unloading and the municipal backflow by-law to the satisfaction of Public Works,</li> <li>• No illuminated or backlit signage is permitted,</li> <li>• The Owner enter into a Development Permit Agreement within one year of the Notice of Decision or the approval may lapse, and;</li> <li>• All costs associated with fulfilling the conditions of this decision are borne by the Owner.</li> </ul> <p style="text-align: right;"><b>- CARRIED</b></p>
8.	<b>Correspondence/Other</b> – None
9.	<b>Next Regular Meeting:</b> Tuesday, February 24, 2026 @ 6:00 pm
10.	<b>Questions From the Media</b> – None
11.	<p><b>Adjournment</b>  <b>PAC-COA-PSC Motion #2025-05</b>  <b>Moved by:</b> Emery Groen <b>Seconded by:</b> Councillor Koiner</p> <p>BE IT RESOLVED THAT PAC/COA/PSC ADJOURN THE TUESDAY, JANUARY 27<sup>TH</sup> 2026 MEETING AT 7:26 PM.</p> <p style="text-align: right;"><b>- CARRIED</b></p>
<hr/> Colin Brown, Chair	<hr/> Brenda Guy, Committee Secretary

## PLANNING REPORT

**TO:** PLANNING ADVISORY COMMITTEE

**FROM:** PLANNING AND DEVELOPMENT

**MEETING DATE:** TUESDAY, FEBRUARY 24, 2026

**SUBJECT:** DP2026-01 – 580 KING STREET EAST  
CLASS III DEVELOPMENT PERMIT - AMENDMENT

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### Background:

**Property:** 580 KING STREET EAST

**Legal Description:** CON 1 PT LOT 15 FORMER LEEDS; PLAN 86

**Official Plan:** HIGHWAY COMMERCIAL

**Development Permit:** PROGRESSIVE COMMERCIAL DISTRICT

**Lot Coverage:** 60%

### Purpose and Effect:

DP2025-17 as recommended by Planning Advisory Committee on January 27, was approved by Council on February 4, 2026 to convert the existing retail building to a veterinary clinic at 580 King Street East.

The applicant is requesting an amendment to the approved DP2025-17 for a second addition (40m<sup>2</sup>) in the southeast corner of the existing building for the purpose of a pharmacy pickup counter. The addition will also contain a mechanical room and washroom.

### Background:

The site was previously used for retail purposes (formerly the Beer Store). The Beer Store operated out of the existing building and site for a number of years.

The site is surrounded by a gas station west of the property and Lions Parkette east of the subject property. Existing residential uses are located to the north of the site and commercial uses across King Street East.

A revised Site Plan, Elevation Plan, Site Servicing Study with drawings were received in support of the Development Permit Amendment application. The Planning Report for file DP2025-17 is attached which provides details pertaining to the initial application for the change of use for the veterinary clinic.



View looking north at the property

***PROVINCIAL PLANNING STATEMENT:***

Planning authorities should support the achievement of complete communities, support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas, providing for an appropriate mix and range of employment and providing opportunities for a diversified economic base.

***OFFICIAL PLAN:***

The property is designated Highway Commercial permitting a diverse range of commercial activities.

***COMMENT:***

The proposed use is consistent with policies as set out in the Provincial Planning Statement supporting a complete community.

The proposed development meets the permitted uses of the Highway Commercial policies of the Official Plan supporting service commercial development to serve the Town, region and traveling public.

Staff reconfirm that the amendment to DP2025-17 meets both of the policy documents as set out in the Planning Report dated January 27, 2026.

***DEVELOPMENT PERMIT:***

The subject property is designated Progressive Commercial District within the Development Permit By-law. The intent of the Progressive Commercial District designation is to provide for opportunities that link the Traditional Core with the Gateway Commercial designation. The area enjoys both traditional and modern built structures and it is desirable to integrate the character to provide for an interesting streetscape.

The current proposal of a Veterinary Clinic is a permitted use as a clinic in the Progressive Commercial District.

**Section 7.2 Site Provisions**

Section 7.2 of the By-law establishes site requirements for the permitted and discretionary uses. The provisions for the proposed site plan and the provisions for the veterinary clinic are as follows:

<b>Provision</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Lot Area (min.)	464 m <sup>2</sup>	2,046.32 m <sup>2</sup>	
Lot Coverage (max.)	60%	17.4%	26% (incl 2 additions)
Lot Frontage (min.)	15m	42.3m	
Front Yard Setback (min.)	7m	29.8m	n/c
Exterior Side Yard Setback (min.)	4.5m	n/a	
Interior Side Yard Setback (min.)	1.2m	1.82m	1.83m & 1.91m (incl additions)
Rear Yard Depth (min.)	6m	<b>1.53m existing</b>	n/c
Building Height (max.)	12m	4.88m	5.6m (incl additions)

**Section 3.32 Parking and Storage of Vehicles**

The parking space requirement for a clinic is 6 parking spaces per doctor. The applicant has indicated that there will be 3 doctors at the clinic. The 40m<sup>2</sup> addition is viewed as a retail use and requires 1 space per 20m<sup>2</sup> for a total of 2 parking spaces. The requirement for a standard parking space is 2.7m x 6m.

Each barrier-free parking space shall be 2.7m x 6m with an aisle of 1.5m between and one each side of barrier-free parking space at a ratio of 1/20.

**COMMENT:**

The proposed use of an animal clinic is permitted within the designation. Refer to Planning Report DP2025-17 dated January 27, 2026 which addressed parking, loading, landscaping and servicing requirements for the site.

The site provision chart above supports that the second addition of a pharmacy at the site which will not impact the proposal. The abutting property line (north-east) and the front yard setbacks will not be further impacted as the addition will be flush with the existing building. Both side yard and front yard are well within the site provision.

Parking was additionally reviewed and the applicant is providing two additional spaces under the previous approval of DP2025-17. The on-site parking is determined to be sufficient.

**CIRCULATION TO AGENCIES**

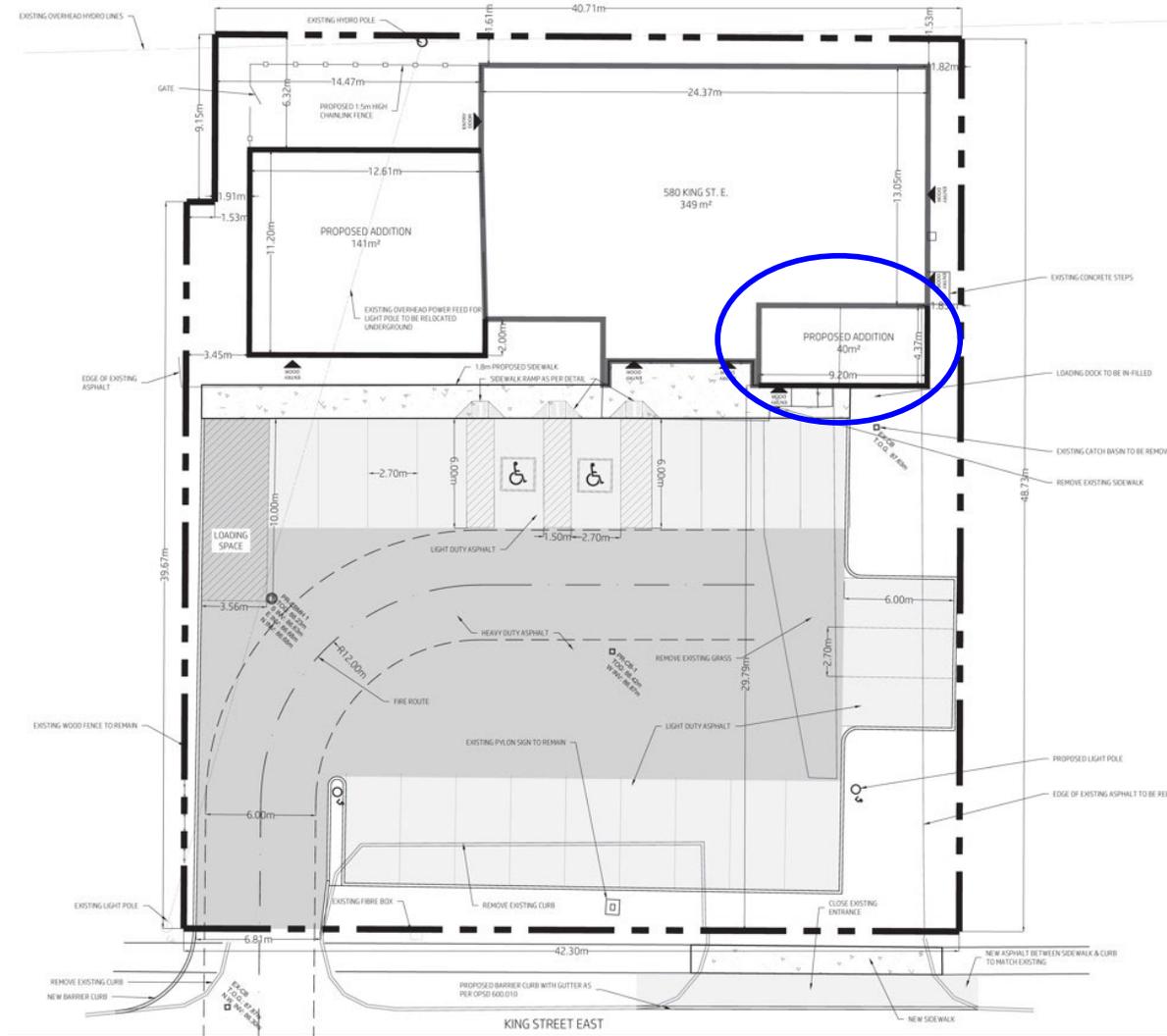
Circulation to all property owners within 120m of the site and the prescribed agencies (comments received to date):

CAO	
Chief Building Official	
CRCA	No comments or concerns.
School Boards: CDSBEO and UCDSB	
Utilities: Bell Canada/Canada Post/ Cogeco/Enbridge Gas/ Eastern Ontario Power/Hydro One (OPG)/MTO	
EMS: Fire/LG Paramedic/Police	
Public Works, Water/Sewer Utilities	Public Works – comments are incorporated within the report for file DP2025-17 at attached.
Southeast Public Health Unit	
Neighbourhood: Posting and 120m Circulation	No comments were received from the public at the time of the writing of the report and file DP2025-17.

Staff have no objection to DP2026-01 Otis Properties Ltd. – 580 King Street East to construct a 40m<sup>2</sup> addition at the southeast corner of the existing building for the purpose of a pharmacy pickup counter including a mechanical room and washroom provided all conditions as outlined under DP2025-17 are met.

APPROVAL	Trudy Gravel, Assistant Planner
	Brenda Guy, Manager of Planning and Development

### Site Plan



Attachment: PAC Report DP2025-17

## Report from the Previous Application – DP2025-17

### PLANNING REPORT

**TO:** PLANNING ADVISORY COMMITTEE

**FROM:** PLANNING AND DEVELOPMENT

**MEETING DATE:** TUESDAY, JANUARY 27, 2026

**SUBJECT:** DP2025-17 – 580 KING STREET EAST  
CLASS III DEVELOPMENT PERMIT

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#### **Background:**

**Property:** 580 KING STREET EAST

**Legal Description:** CON 1 PT LOT 15 FORMER LEEDS; PLAN 86

**Official Plan:** HIGHWAY COMMERCIAL

**Development Permit:** PROGRESSIVE COMMERCIAL DISTRICT

**Lot Coverage:** 60%

#### **Purpose and Effect:**

The applicant is seeking a change of use to convert the existing retail building to a veterinary clinic at 580 King Street East. The building consists of 349m<sup>2</sup> and a proposed addition will be constructed to the west consisting of 141m<sup>2</sup>.

#### **Background:**

The site was previously used for retail purposes (formerly the Beer Store). The Beer Store operated out of the existing building and site for a number of years.

The site is surrounded by a gas station west of the property and Lions Parkette east of the subject property. Existing residential uses are located to the north of the site and commercial uses across King Street East.

A Site Plan, Landscaping Plan and Servicing Report including Stormwater Management was received in support of the Development Permit application which will be addressed throughout the report.



View looking north at the property

### ***PROVINCIAL PLANNING STATEMENT:***

The Provincial Planning Statement, 2024 (PPS) provides direction on matters of provincial interest pertaining to land use planning and all development proposals must be consistent with the policies therein. The full PPS document can be found at <https://www.ontario.ca/page/provincial-planning-statement-2024>. Policies which repeat or are not relevant to the current proposal have been omitted from commentary below.

#### 2.1 Planning for People and Homes

6. Planning authorities should support the achievement of *complete communities* by:
- a) accommodating an appropriate range and mix of land uses, *housing options*, transportation options with *multimodal* access, employment, *public service facilities* and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.

#### 2.4 Strategic Growth Areas

##### 2.4.1 General Policies for Strategic Growth Areas

1. Planning authorities are encouraged to identify and focus growth and development in *strategic growth areas*.
2. To support the achievement of *complete communities*, a range and mix of *housing options*, *intensification* and more mixed-use development, *strategic growth areas* should be planned:
  - a) to accommodate significant population and employment growth;

#### 2.8 Employment

##### 2.8.1 Supporting a Modern Economy

1. Planning authorities shall promote economic development and competitiveness by:
  - a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
  - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

**COMMENT:**

The new veterinary clinic contributes to a diversified economic base enhancing King Street East with the change of use and addition for the development of a new commercial use while providing for employment.

The proposed use is consistent with policies as set out in the Provincial Planning Statement supporting a complete community.

**OFFICIAL PLAN:**

**3.3 WHERE WE DO BUSINESS - PLANNING OUR COMMERCIAL LANDS**

**3.3.1 Goals and Objectives**

**Goal: Provide a supportive land use policy framework which reduces constraints for commercial development while ensuring that existing and future commercial uses will contribute to the Gananoque's small town character.**

**Two commercial designations are identified in the Town: General Commercial and Highway Commercial.**

**3.3.2.2. Highway Commercial Policy Area**

**3.3.2.2.1 Permitted Uses**

The Highway Commercial Policy Area is intended for large format retail and service commercial development intended to serve the Town, the region and the traveling public. The designation will permit a diverse range of land uses including general retail stores, grocery stores; commercial lodging; automotive sales and services and gas stations.

**3.3.2.2.2 Highway Commercial Policies**

Highway Commercial development or redevelopment shall occur in a manner which minimizes potential off-site impacts on adjacent residential neighbourhoods or other sensitive land uses through buffering and screening.

The Highway Commercial designation also serves as an important commercial gateway to the Town and as such Council may undertake the preparation of design guidelines to address the potential for entry features, streetscape designs, signage, lighting, landscaping and architecture.

**4.0 Making it Work – Our Infrastructures**

Infrastructure refers to the construction and maintenance of roads, bridges, structures and railway lines required for transportation services, the physical supply and distribution of water, the collection and treatment of waste water and the management of storm water, the collection and disposal of solid waste.

**COMMENT:**

The proposed development meets the permitted uses of the Highway Commercial policies of the Official Plan supporting service commercial development to serve the Town, region and traveling public. The objectives within the Official Plan include supporting a diverse range of commercial use, encourage the maintenance and improvement of existing buildings while enhancing the character of the different commercial designations.

The Veterinary Clinic makes use of the redevelopment of the existing building and it is expected to have no further impact on the residential uses to the north (or behind the building) as access and parking remains to be located along King Street East.

A Site Servicing Report, addressing Stormwater Management of the site, was submitted and reviewed by Public Works. Public Works have noted that the existing 100 mm sanitary service is undersized relative to the current Town standards for commercial development. A condition of approval will be that it be upgraded to a 150 mm connection. The Stormwater Management was reviewed and favourable by Jewell Engineering.

The site provisions for the new building are regulated through the Development Permit By-law and application.

**DEVELOPMENT PERMIT:**

The subject property is designated Progressive Commercial District within the Development Permit By-law. The intent of the Progressive Commercial District designation is to provide for opportunities that link the Traditional Core with the Gateway Commercial designation. The area enjoys both traditional and modern built structures and it is desirable to integrate the character to provide for an interesting streetscape.

The current proposal of a Veterinary Clinic is a permitted use as a clinic in the Progressive Commercial District.

**Section 7.2 Site Provisions**

Section 7.2 of the By-law establishes site requirements for the permitted and discretionary uses. The provisions for the proposed site plan and the provisions for the veterinary clinic are as follows:

Provision	Required	Existing	Proposed
Lot Area (min.)	464 m <sup>2</sup>	2,046.32 m <sup>2</sup>	
Lot Coverage (max.)	60%	17.4%	24% (incl add)
Lot Frontage (min.)	15m	42.3m	
Front Yard Setback (min.)	7m	29.8m	n/c
Exterior Side Yard Setback (min.)	4.5m	n/a	
Interior Side Yard Setback (min.)	1.2m	1.82m	1.91m (incl add)
Rear Yard Depth (min.)	6m	<b>1.53m existing</b>	n/c
Building Height (max.)	12m	4.88m	5.6m (incl add)

**Section 7.5 Design Criteria Progressive Commercial Designation**

Design criteria is set out for the progressive Commercial Designation in the areas of landscape buffering, streetscape, building. When changes are being made to a building the streetscape is more important than the individual building. How the building looks, materials, finishes are intended to fit in and complement the surrounding buildings.

To the foregoing, the following apply to this application:

- 3m landscape strip between commercial and residential uses.

- Improvement to streetscape with landscaping to a depth of 5m including trees, lighting, street furniture and sidewalks
- New work should be complementary in appearance to the original.
- Buildings should be orientated towards the street and parking provided in the rear or side of building.
- Buffers shall consist of plant material screens to create a more natural looking landscape. Not less than 50% of the landscaped area shall consist of natural plantings of grass, lawns, trees, shrubs and flowers.
- Street trees are to be provided wherever possible.

**The following elements of Progressive Commercial Design Criteria apply:**

- Directional emphasis is to be maintained along the streetscape.
- Accessible access, ramps and railings.
- Site Furnishings such as light fixtures, park benches, waste receptacles and street signage shall be in accordance with municipal standards.

**COMMENT:**

The proposed use of an animal clinic is permitted within the designation.

One entrance/exit access will be located from King Street East to the west. The existing entrance/exit at the east side of the property will be closed allowing for additional landscaping to the site. Two barrier free parking spaces with depressed curbing will be located near the entrance with a total of 22 parking spaces. A loading space will be located in front of the proposed addition near the entrance into the property. A walkway is proposed along the front of the building and an existing sidewalk, with an extension across the closed access, will be located along King Street East.

The redevelopment is within an important commercial gateway to the Town, additional landscaping will be provided along King Street, along the eastern interior lot line and in front of the building addition.

Additional landscaping will be provided along the front of the property along King Street East and along the property interior property lines. A privacy fence will be located along the western interior lot line to restrict access to the adjacent property and a chain-link fenced area will be located to the rear of the proposed addition. An existing loading area will be removed at the front of the existing building.

The southern elevation of the building has incorporated design elements which include a number of canopies above the windows with a variety of material choices and finishes with detail to contribute to complementing the streetscape along King Street. The east, west and north sides of the building will have metal siding. As the building is set back to the rear of the lot, the exterior finishes will not be prominent along the east, west and north sides of the building. Extensive landscaping will be provided in the front yard along King Street East with landscape plantings in the eastern interior side yard and in front of the addition.

The applicant has indicated that garbage will be contained within the building. Snow storage has not been identified on the plan and will be required to be removed from the

site unless it has been identified on the Site Plan drawing. There will be no outside storage, sales and display on the property.

The existing sign in the front yard will be used for the new veterinary clinic with lower plantings to surround the sign.

### **GENERAL PROVISIONS Section 3.0**

The following provisions apply to the proposal:

#### **Section 3.23 Illumination**

Illumination of buildings and grounds shall be permitted provided that:

- Illumination shall not cause direct or indirect glare on a street that may interfere with traffic or pedestrian safety.
- Illumination shall not consist of a colour or be designed or located that it may be confused with traffic signals.
- Illumination shall not cause direct or indirect glare on adjacent properties.

#### **COMMENT:**

A light standard is proposed in the southeast corner of the property along King Street East. Additional lighting will be located on the exterior of the building at the front, west side and the rear near the loading space. All lighting on the property will be required to be dark sky compliant and particularly consider the residential in the rear yard.

#### **Section 3.24 Landscaped Open Space**

In a Commercial designation any portion in the front yard not used for any other permitted use shall be exclusively devoted to landscaped open space. Where landscaping is required as a buffer, such landscaping shall be continuous except for lanes, driveways, aisles or walkways which provide access to the lot.

#### **COMMENT:**

Landscape plantings will be provided in the front yard along King Street East with landscape plantings in the eastern interior side yard and in front of the addition. The plantings include 4 deciduous trees, coniferous and deciduous shrubs and perennials.

Delineation between the adjacent property is being implemented with a combination of fencing, trees and sod.

The design criteria (Section 7.5m) as noted above provides that landscaping adjacent residential uses is to be 3m. It is noted that the existing building is 1.53m from the rear yard and this area for landscaping is not achievable. The new addition will not further impact the rear yard setback.

#### **Section 3.26 Loading Requirements**

One loading space is required if the floor area exceeds 250 m<sup>2</sup> but not more than 1000 m<sup>2</sup> with a size 14m x 3.5m and vertical clearance of 4.5m. Access to the loading space shall be by means of a driveway at least 3.5m wide for one way traffic and 6.0m wide for two way traffic.

**COMMENT:**

A loading space is proposed that complies with the size requirements of the by-law, however, it encroaches into the required turning movements of the site.

Staff note that typical deliveries for the clinic are undertaken by smaller trucks (not transport trucks) and municipalities have amended by-laws to seek a size of 10m as opposed to 14m.

**Section 3.32 Parking and Storage of Vehicles**

The parking space requirement for a clinic is 6 parking spaces per doctor. A standard parking space is 2.7m x 6m.

Each barrier-free parking space shall be 2.7m x 6m with an aisle of 1.5m between and one each side of barrier-free parking space at a ratio of 1/20.

**Section 3.32 Access**

Ingress and egress directly to and from every parking space shall be by means of a driveway, lane or aisle having a width of 6m where designed for two-way vehicular circulation.

**COMMENT:**

The applicant has indicated that there will be 3 doctors at the clinic requiring 18 spaces and two barrier free spaces. The requirement is 20 parking space on site, however, the plan is proposing 22. Accessible spaces include depressed curbing from the spaces to the sidewalk in close proximity to the building. Proper aisle width for two-way access is compliant with the bylaw.

**CIRCULATION TO AGENCIES**

Circulation to all property owners within 120m of the site and the prescribed agencies (comments received to date):

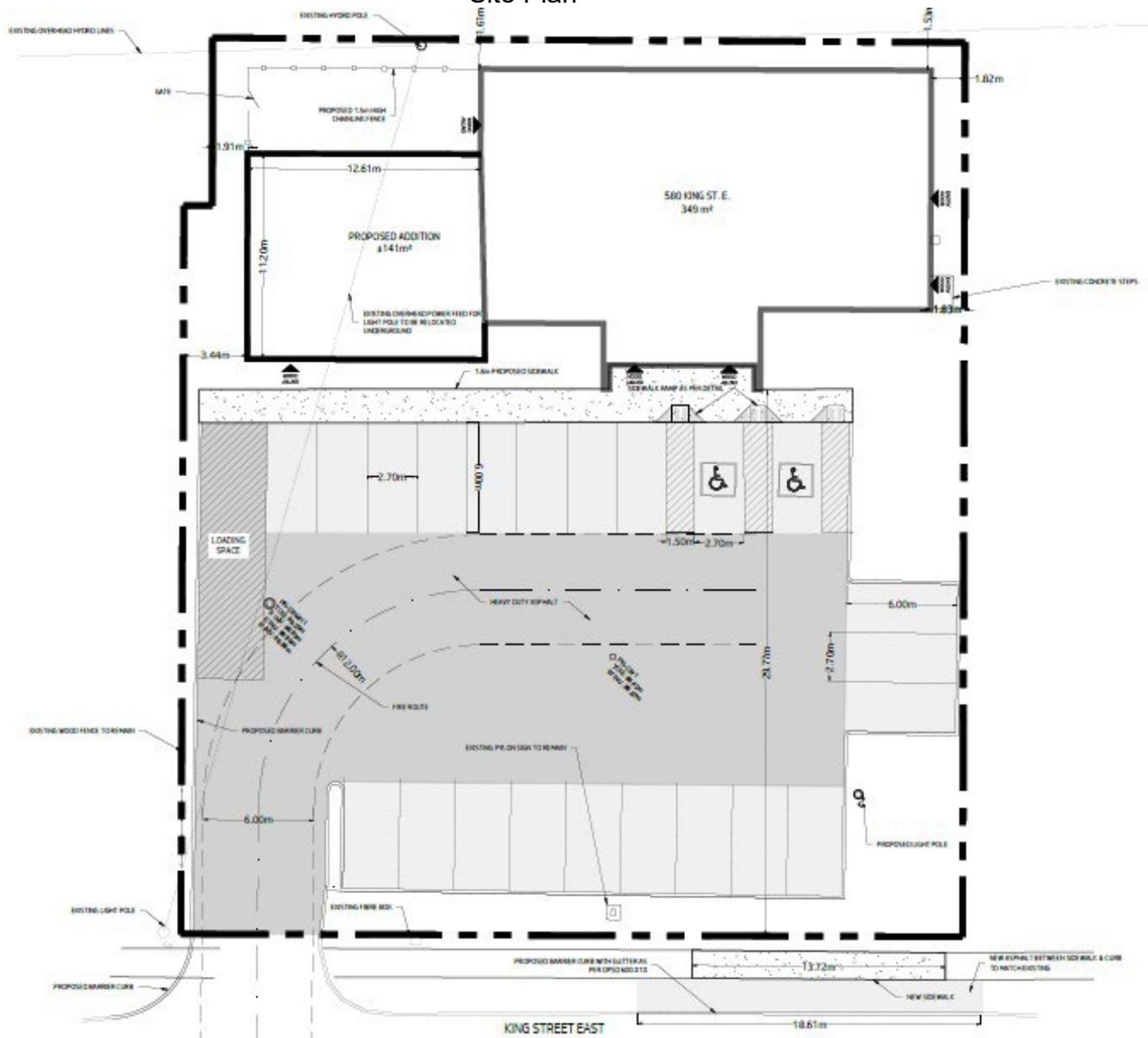
CAO	No comments.
Chief Building Official	No comments. A detailed review will be provided during the building permit application review process.
CRCA	No comments or concerns.
School Boards: CDSBEO and UCDSB	
Utilities: Bell Canada/Canada Post/ Cogeco/Enbridge Gas/ Eastern Ontario Power/Hydro One (OPG)/MTO	
EMS: Fire/LG Paramedic/Police	
Public Works, Water/Sewer Utilities	Public Works – comments are incorporated within the report
Southeast Public Health Unit	
Neighbourhood: Posting and 120m Circulation	No comments were received from the public at the time of the writing of the report.

Staff have no objection to DP2025-17 Otis Properties Ltd. – 580 King Street East, for a change of use to convert the existing building from retail to an animal clinic including the addition of a 141m<sup>2</sup> subject to the following conditions:

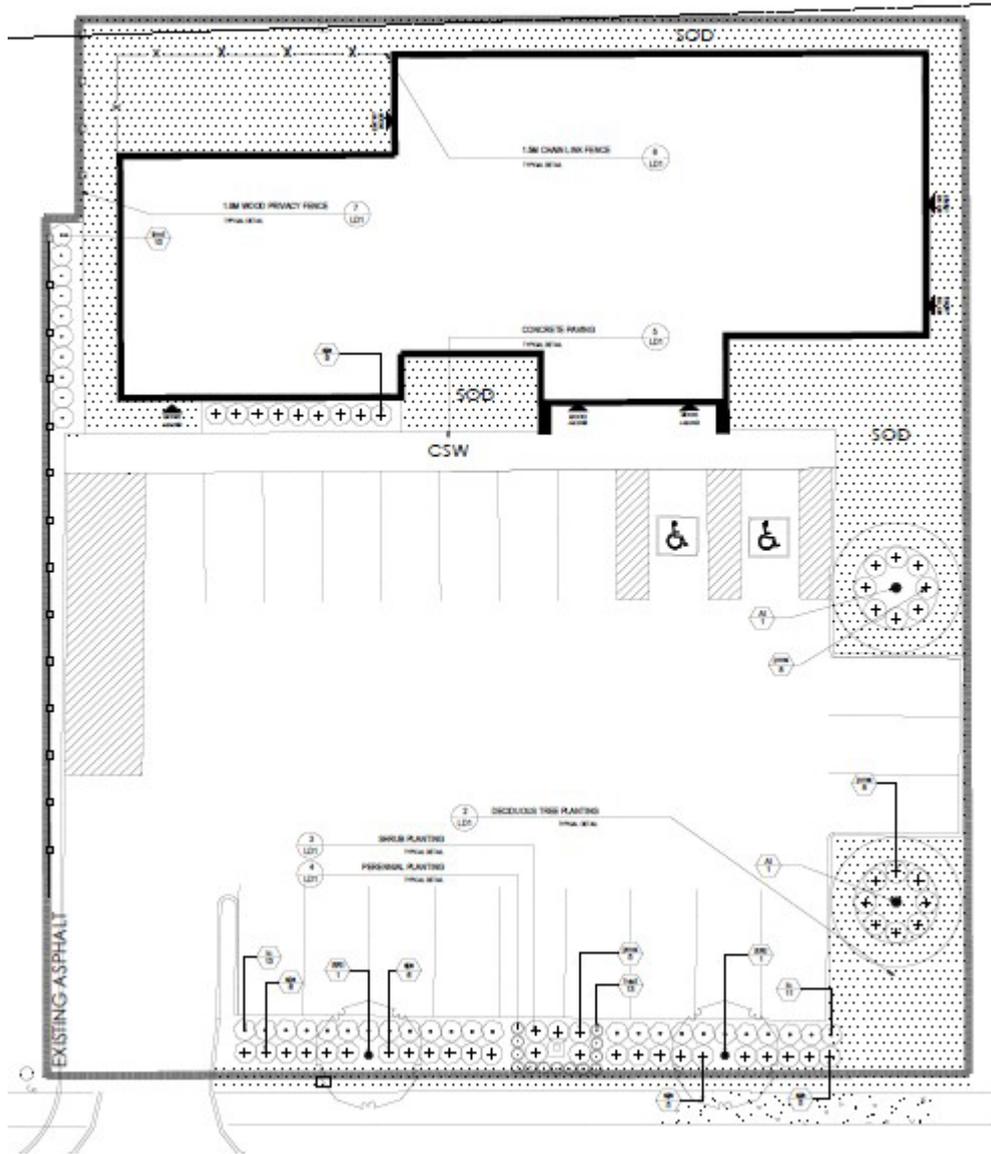
- All final plans to be submitted and approved by the Town prior to registration of the agreement on title,
- Clearance be obtained and submitted to Planning and Development for sanitary pipe upgrades and the municipal backflow by-law from Public Works.
- All registered Site Plan Agreements be removed and replaced with the new Development Permit Agreement,
- The Owner enter into a Development Permit Agreement within one year of the Notice of Decision or the approval may lapse; and
- All costs associated with fulfilling the conditions of this decision are borne by the Owner.

APPROVAL	<hr/> <p>Trudy Gravel, Assistant Planner</p> <hr/> <p>Brenda Guy, Manager of Planning and Development</p>
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### Attachment 1 Site Plan



### Attachment 2 Landscape Plan



## 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 24<sup>TH</sup>, 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 4<sup>TH</sup>, 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**

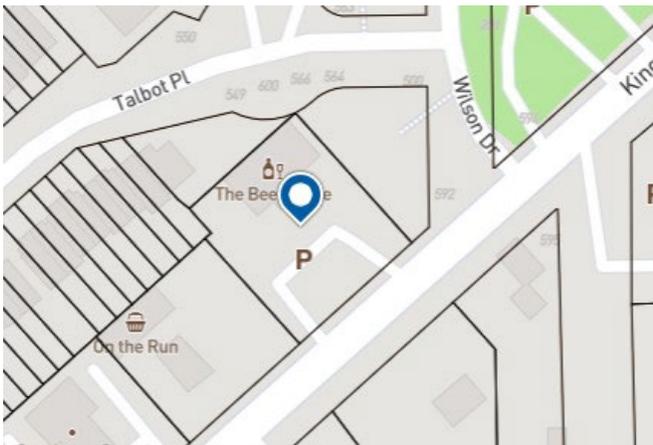
OWNER: **Otis Properties Ltd.**  
APPLICANT: **Full Speed Builders**

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 40M<sup>2</sup> 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](mailto: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 12<sup>th</sup> day FEBRUARY, 2026**

Brenda Guy  
Manager of Planning and Development



**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
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**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:

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

**NOTES TO OWNER/APPLICANT:**

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

<b>Existing Use(s):</b> 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		

<b>Proposed Use(s):</b> 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 <b>Use</b> 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.		

<b>Abutting Land Use(s)</b> – east, west, north, south: North- Residential East - Public Park South - Commercial Building under Construction West - Gas Station
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Is the Development to be phased?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the anticipated date of construction?	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

<b>Parking Area:</b>	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	

<b>LOADING SPACES, if applicable:</b>	Number of Loading Spaces: 1	Dimensions of Loading Spaces (m/ft): 10m X 3.56m
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<b>Heritage Tourist Inn/Bed and Breakfast/Short Term Accommodation*:</b>		<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
<b>NOTE: A Heritage Tourist Inn</b> 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 checked="" type="checkbox"/> Town Owned/operated Water System	<input checked="" type="checkbox"/> Town Owned/Operated Sewage System	<input checked="" type="checkbox"/> Town Owned/Operated Sewers
<input type="checkbox"/> Existing Private Road/ Lane	<input type="checkbox"/> Private Well	<input type="checkbox"/> Private Septic and Tile Field	<input type="checkbox"/> Swales
<input type="checkbox"/> Existing Right-of-way	<input type="checkbox"/> River	<input type="checkbox"/> Other	<input type="checkbox"/> Ditches
<input type="checkbox"/> Unopen Road Allowance	<input type="checkbox"/> Other:		<input type="checkbox"/> Other
<input type="checkbox"/> Other:			

Provide any applicable hook-up approvals and/or permit number(s) applicable to the above:

<b>Water Access</b> (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 _____

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.	

<b>PROPOSED BUILDINGS:</b>		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)

Owner Name (Please Print)

Signature of Owner DAN OTIS

Signature of Owner

Signature of Witness (not applicant)

Date NOVEMBER 5/25

**CONSENT BY OWNER**

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

Signature of Owner DAN OTIS

Signature of Owner

Signature of Witness (not applicant)

Date NOVEMBER 5/25

**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

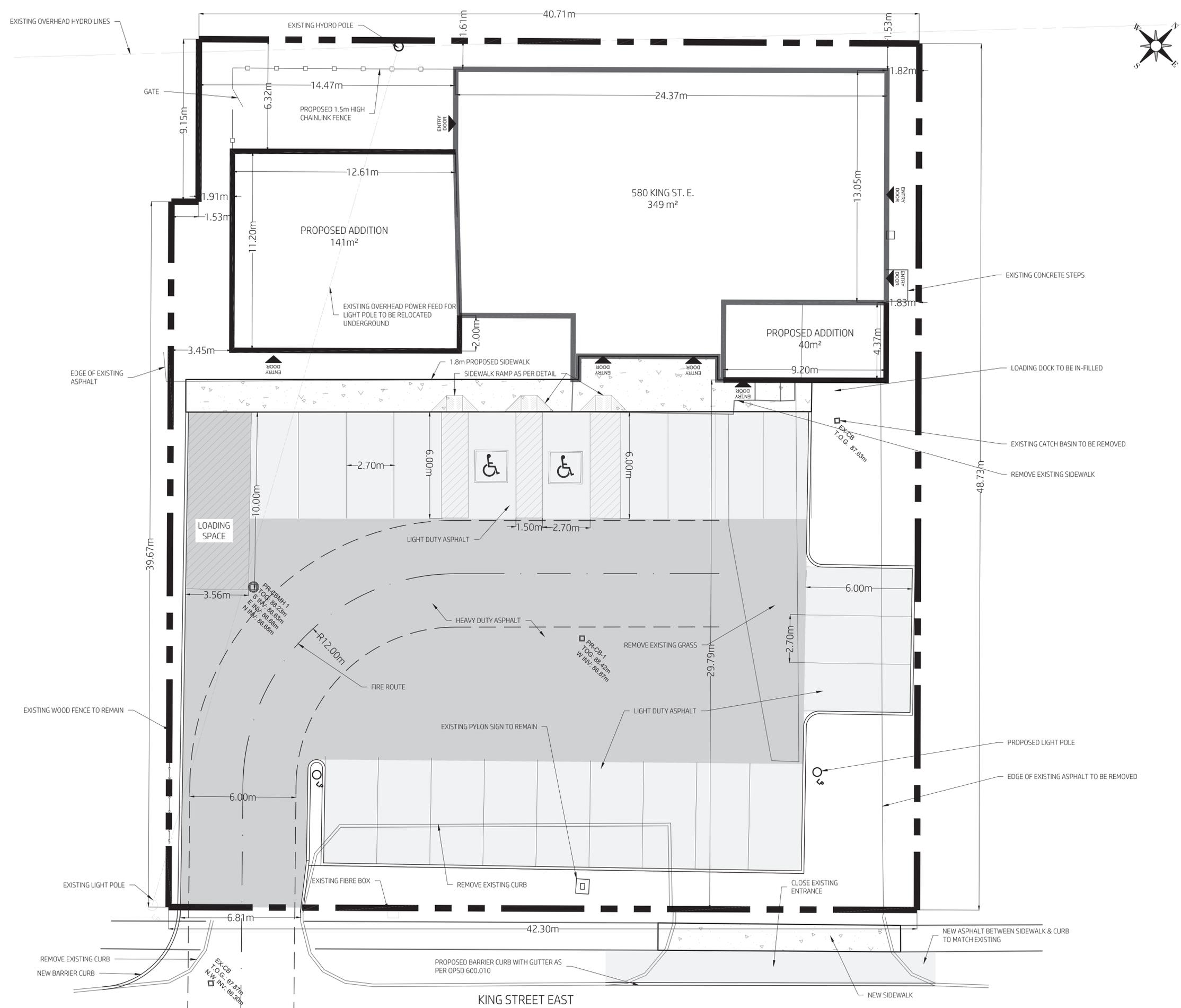
[Signature]

Signature of Applicant

[Signature]  
Signature of a Commissioner, etc

<b>Office Use Only:</b>		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



**PROJECT DATA**

**SITE COVERAGE**

	EXISTING	PROPOSED
EXISTING BUILDING	349 m <sup>2</sup>	
ADDITIONS		181 m <sup>2</sup>
<b>TOTAL</b>		<b>530 m<sup>2</sup></b>

**ZONING**  
PROGRESSIVE COMMERCIAL DISTRICT

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

BUILDING HEIGHT	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE (MAX)	60%	17%	23%

**PARKING**

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

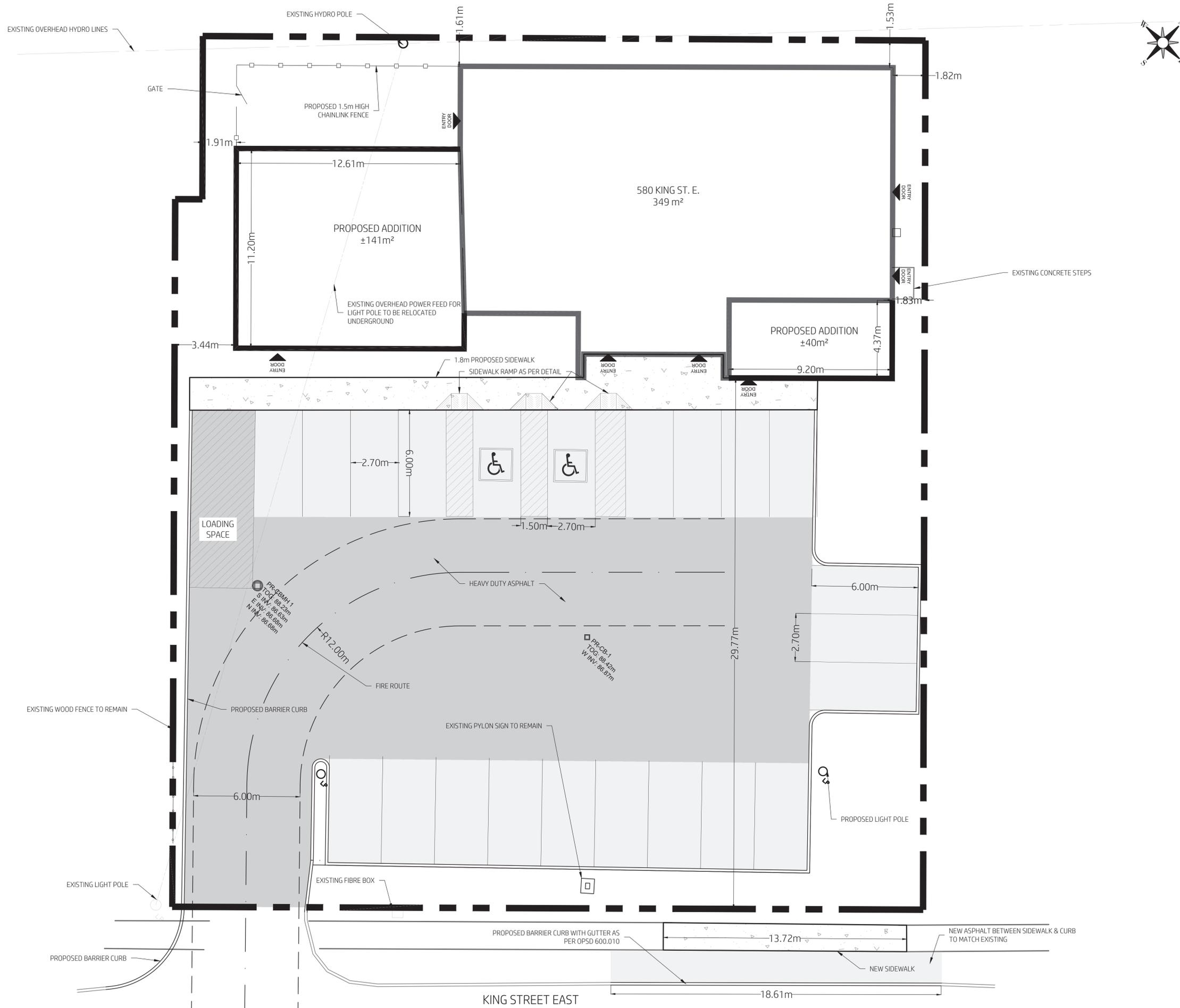
No.	Date	Revisions	By
5	02/08/26	Addition Added	DF
4	12/19/25	Revised per Comments	DF
3	11/12/25	Issued for Development Permit	DF
2	10/09/25	Issued for Review	DF
1	08/19/25	Issued for Discussion	DF

Commercial Building Addition  
580 King St. E.,  
Gananoque

Client: Otis Properties Limited

Drawing Title: Site Plan & Removals

	Client Project No. F1336	Date: 08/19/2025
	Designed By: J.L.	Drawn By: D.F.
Scale: 1:100		<p><b>SP-1</b></p> <p>2/11/2026</p>
<p>PROVINCE OF ONTARIO</p>		



**PROJECT DATA**

**SITE COVERAGE**

	EXISTING	PROPOSED
EXISTING BUILDING	349m <sup>2</sup>	
ADDITIONS		181m <sup>2</sup>
<b>TOTAL</b>		<b>530m<sup>2</sup></b>

**ZONING**  
PROGRESSIVE COMMERCIAL DISTRICT

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

BUILDING HEIGHT	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE (MAX)	60%	17%	23%

**PARKING**

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

No.	Date	Revisions	By
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

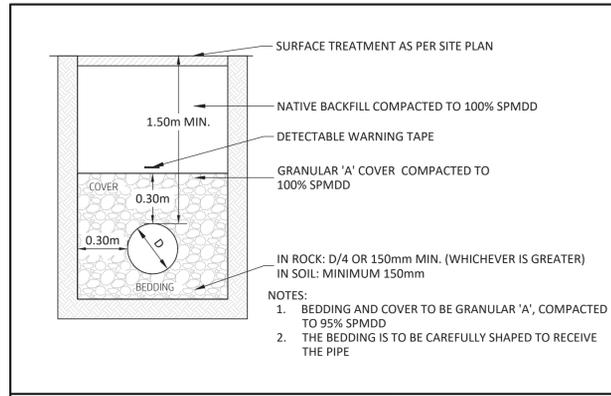
**Project:** Commercial Building Addition  
580 King St. E., Gananoque

**Client:** Otis Properties Limited

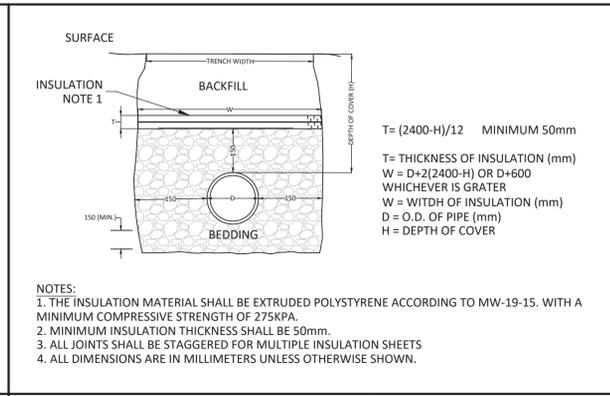
**Drawing Title:** Site Plan

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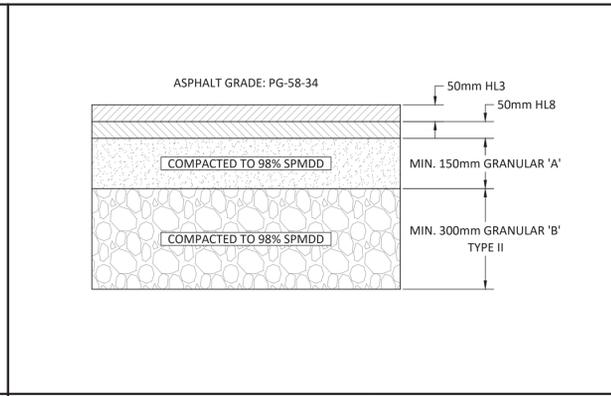




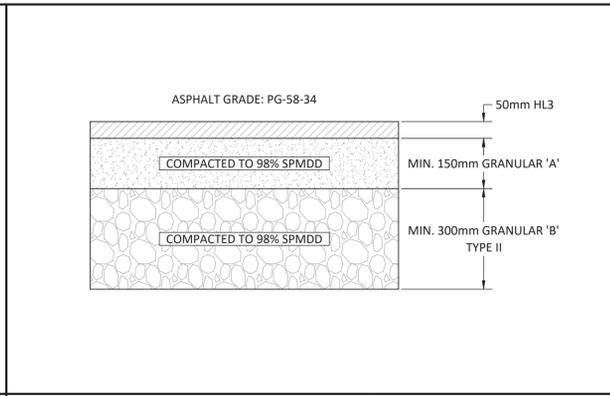
STORM TYPICAL TRENCH **1**  
C-2



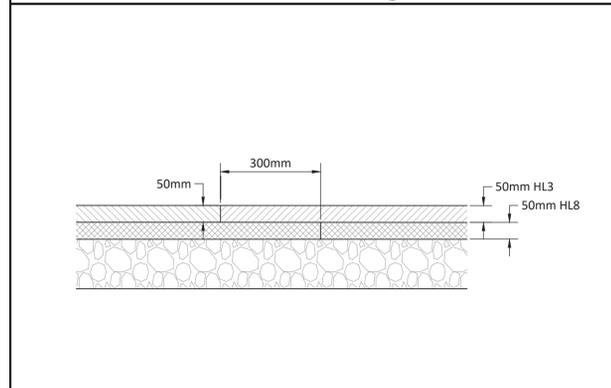
PIPE INSULATION DETAIL **2**  
C-2



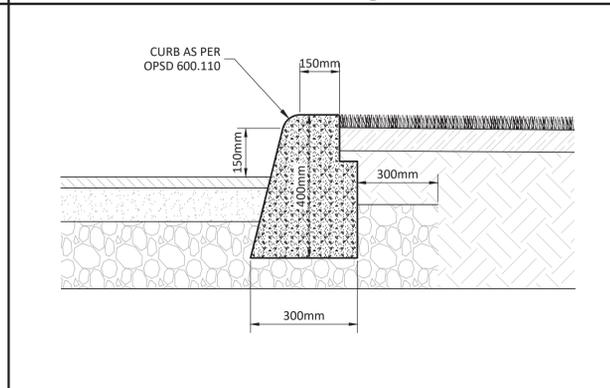
HEAVY DUTY PAVEMENT **3**  
C-2



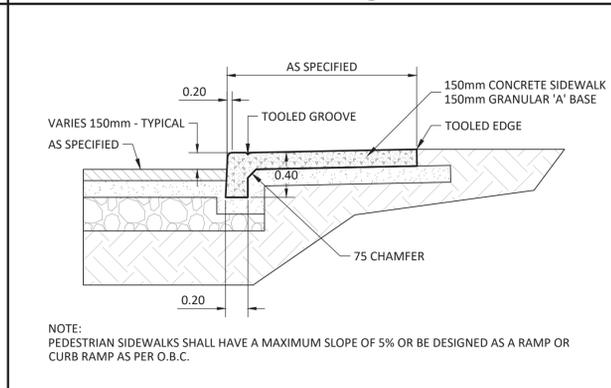
LIGHT DUTY PAVEMENT **4**  
C-2



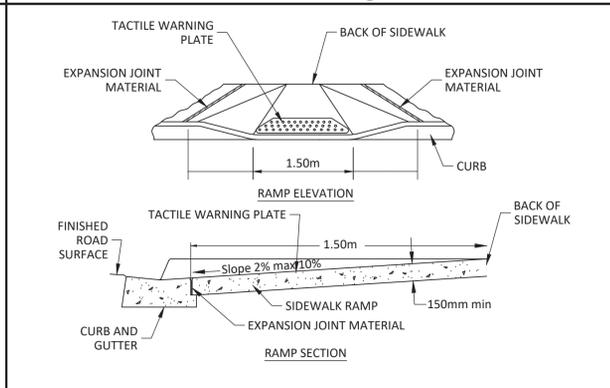
FLEX PAVEMENT REPAIR **5**  
C-2



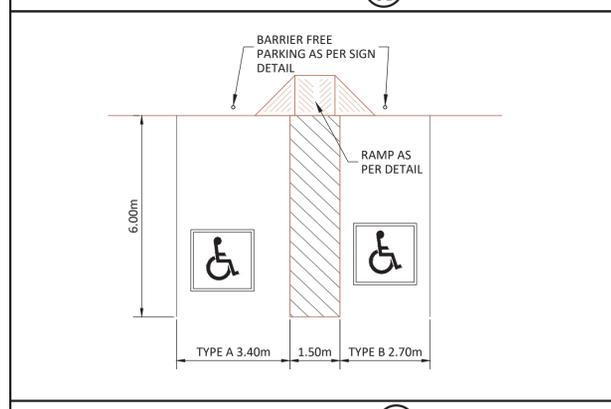
TYPICAL BARRIER CURB **6**  
C-2



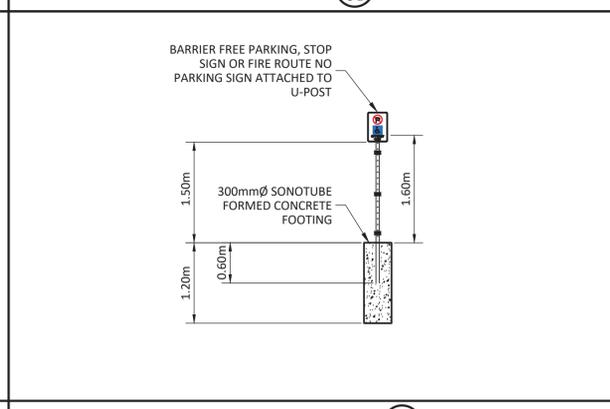
SIDEWALK WITH CURB DETAIL **7**  
C-2



TYPICAL RAMP SECTION **8**  
C-2



TYPICAL ACCESSIBILITY PARKING **9**  
C-2



TYPICAL DISABILITY TRAFFIC SIGN **10**  
C-2

**GENERAL NOTES:**

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

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 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. DISHED GRATE AS PER OPSD 400.010.
30. CBMH'S TO BE AS PER OPSD 701.010. DISHED GRATE AS PER OPSD 400.010.
31. INSULATE ALL SEWERS/SERVICES THAT HAVE LESS THAN 1.5M OF COVER WITH THERMAL INSULATION.
32. STORM SEWERS TO BE FLUSHED AND CCTV STUDY COMPLETED.
33. LEAK TESTING SHALL BE AS PER OPSS AND TOWN OF GANANOQUE STANDARDS.

**WATER**

34. WATER SERVICE TO BE PVC DR9 OR APPROVED EQUIVALENT
35. CONSTRUCT ALL WATER SERVICES AND APPURTENANCES IN ACCORDANCE WITH OPSS STANDARDS AND SPECIFICATIONS AS WELL AS TOWN OF GANANOQUE STANDARDS
36. WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.1m OTHERWISE INSULATION IS REQUIRED AS PER DETAIL.
37. COORDINATE WATER SERVICE CONNECTION WITH THE TOWN OF GANANOQUE. CONNECTION TO BE BY A COMPETENT CONTRACTOR. EXCAVATION, BACKFILLING AND REINSTATEMENT ALSO DONE BY CONTRACTOR.
38. TRACER WIRE TO BE INSTALLED ON WATER SERVICE AS PER OPSS AND TOWN OF GANANOQUE STANDARDS.

**ELECTRICAL AND COMMUNICATIONS**

39. ALL ELECTRICAL AND COMMUNICATION DUCTS TO HAVE A MIN OF 150mm OF SAND BEDDING AND COVER AS PER DETAIL.
40. MINIMUM OF 600mm COVER MUST BE PROVIDED ON ALL SERVICES.

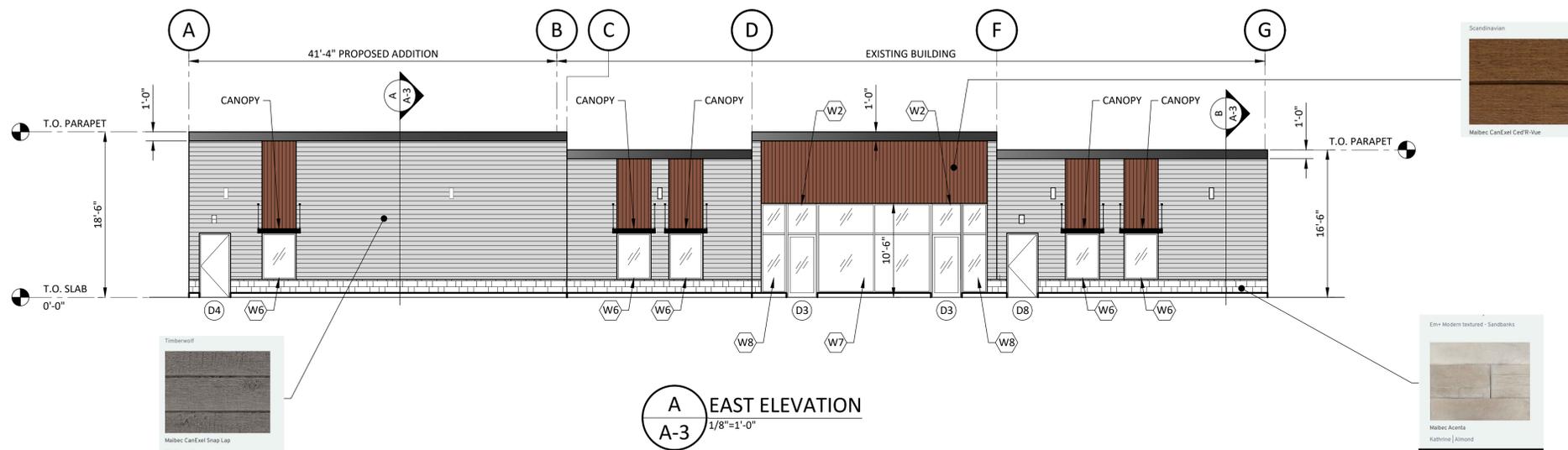
No.	DATE	REVISIONS	BY
5	02/08/26	Addition Added	DF
4	12/19/25	Revised per Comments	DF
3	11/12/25	Issued for Development Permit	DF
2	10/09/25	Issued for Review	DF
1	08/19/25	Issued for Discussion	DF

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

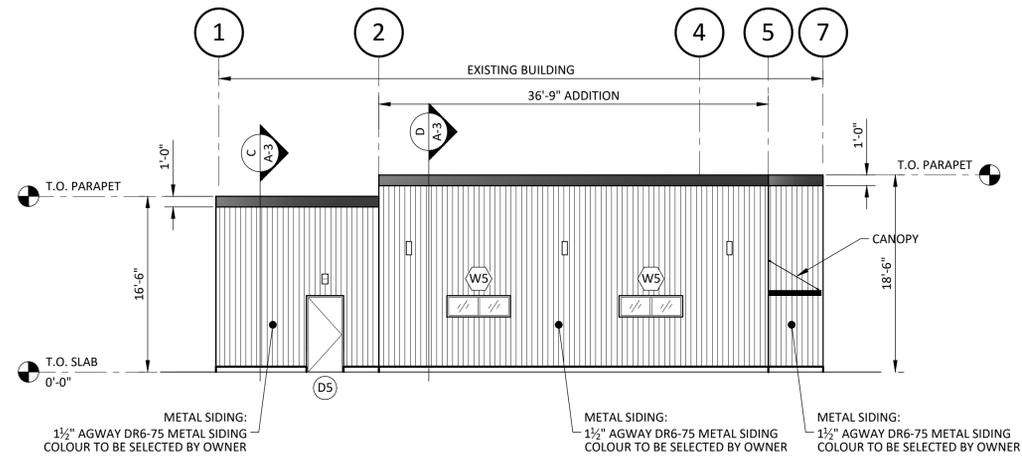
Client: **Otis Properties Limited**

Drawing Title: **Typical Details & Notes**

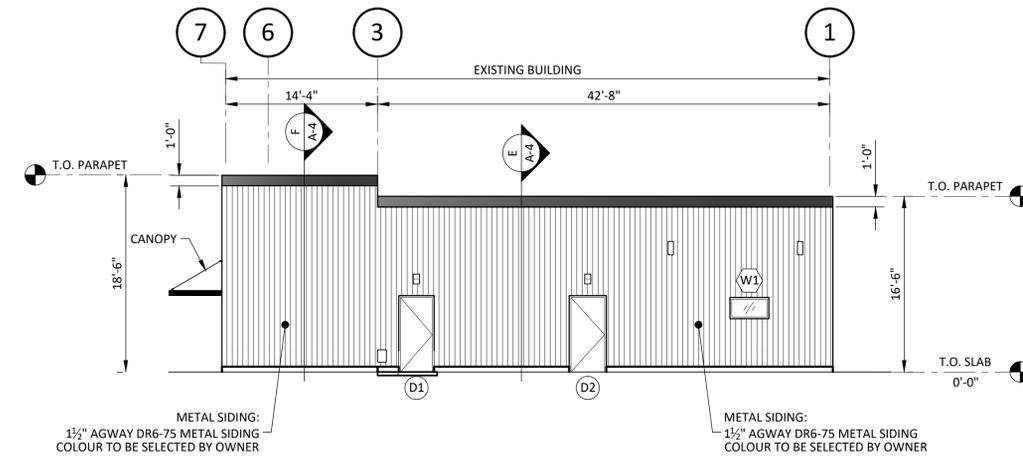
Client Project No. XXXXXX Date: mm/dd/yyyy  
 Drawn by: X.X. Check by: X.X. Scale: As Shown  
 Job No.:  
  
 2/11/2026



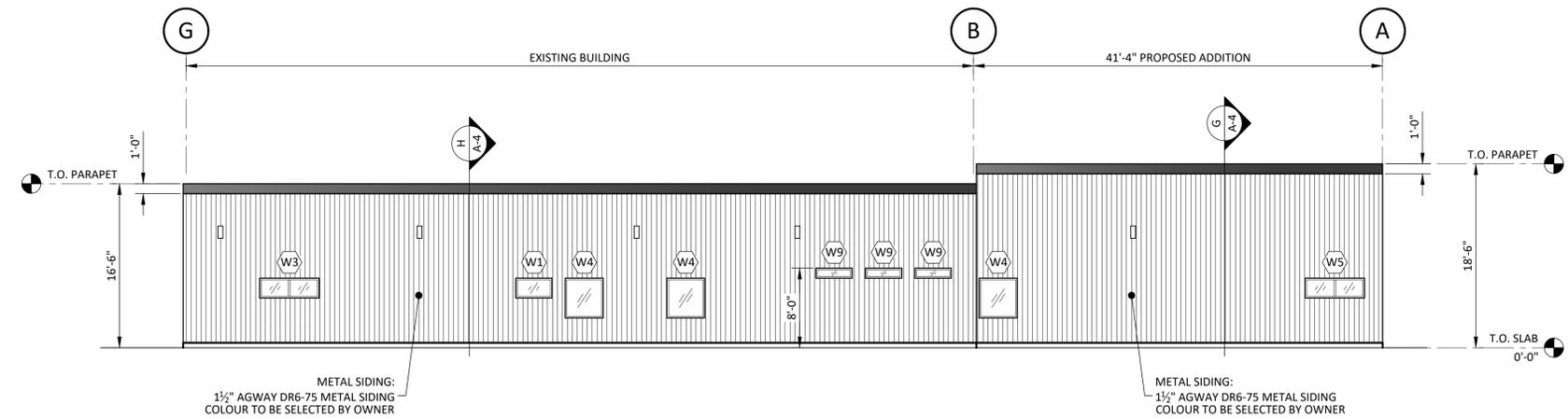
**A EAST ELEVATION**  
A-3  
1/8"=1'-0"



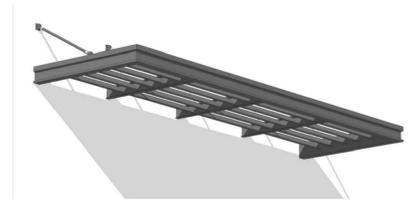
**B SOUTH ELEVATION**  
A-3  
1/8"=1'-0"



**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 (TIMBERWOLF) 2" VERTICAL Z-BARS @ 24" o.c. 2" RIGID INSULATION (R10) TYVEK AIR BARRIER 3/4" OSB 2x6 STUDS @ 16" o.c. R20 BATT INSULATION 6 MIL. POLY V.B. 1/2" GWB	EW2c	MAIBEC CanExel Ced'R-Vue (SCANDINAVIAN) 2" HORIZONTAL Z-BARS @ 24" o.c. 2" RIGID INSULATION (R10) EX. MASONRY WALL 3625125-33 STEEL STUDS @ 16" o.c. R13 BATT INSULATION 6 MIL. POLY V.B. 1/2" GWB
EW1b	MAIBEC Acenta VENEER BLUESKIN 3/4" PLYWOOD 2" HORIZONTAL Z-BARS @ 24" o.c. 2" RIGID INSULATION (R10) TYVEK AIR BARRIER 3/4" OSB 2x6 STUDS @ 16" o.c. R20 BATT INSULATION 6 MIL. POLY V.B. 1/2" GWB	EW3	(1 HOUR FRR PER SB-2) 1 1/2" AGWAY 6-150 METAL SIDING 26 ga OR EQUAL 2" HORIZONTAL Z-BARS @ 24" o.c. 2" MINERAL WOOL INSULATION EX. MASONRY WALL 3625125-33 STEEL STUDS @ 16" o.c. R13 BATT INSULATION 6 MIL. POLY V.B. 1/2" GWB
EW1c	MAIBEC CanExel Ced'R-Vue (SCANDINAVIAN) 2" HORIZONTAL Z-BARS @ 24" o.c. 2" RIGID INSULATION (R10) TYVEK AIR BARRIER 3/4" OSB 2x6 STUDS @ 16" o.c. R20 BATT INSULATION 6 MIL. POLY V.B. 1/2" GWB	EW4	(1 HOUR FRR PER SB-2) 1 1/2" AGWAY 6-150 METAL SIDING 26 ga OR EQUAL 2" HORIZONTAL Z-BARS @ 24" o.c. 2" MINERAL WOOL INSULATION TYVEK AIR BARRIER 3/4" OSB 2x6 WOOD STUDS @ 16" o.c. R13 BATT INSULATION 6 MIL. POLY V.B. 1/2" TYPE 'X' GWB
EW2a	MAIBEC CanExel SNAP LAP SIDING (TIMBERWOLF) 2" VERTICAL Z-BARS @ 24" o.c. 2" RIGID INSULATION (R10) EX. MASONRY WALL 3625125-33 STEEL STUDS @ 16" o.c. R13 BATT INSULATION 6 MIL. POLY V.B. 1/2" GWB	EW5a	MAIBEC CanExel SNAP LAP SIDING (TIMBERWOLF) 2" VERTICAL Z-BARS @ 24" o.c. 2" RIGID INSULATION (R10) EX. MASONRY WALL 3625125-33 STEEL STUDS @ 16" o.c. R13 BATT INSULATION 6 MIL. POLY V.B. 1/2" GWB
EW2b	MAIBEC Acenta VENEER BLUESKIN 3/4" PLYWOOD 2" HORIZONTAL Z-BARS @ 24" o.c. 2" RIGID INSULATION (R10) EX. MASONRY WALL 3625125-33 STEEL STUDS @ 16" o.c. R13 BATT INSULATION 6 MIL. POLY V.B. 1/2" GWB	EW5b	MAIBEC Acenta VENEER BLUESKIN 3/4" PLYWOOD 2" HORIZONTAL Z-BARS @ 24" o.c. 2" RIGID INSULATION (R10) EX. MASONRY WALL 3625125-33 STEEL STUDS @ 16" o.c. R13 BATT INSULATION 6 MIL. POLY V.B. 1/2" GWB
		EW6	1 1/2" AGWAY 6-150 METAL SIDING 26 ga OR EQUAL 2" HORIZONTAL Z-BARS @ 24" o.c. 2" MINERAL WOOL INSULATION TYVEK AIR BARRIER 3/4" DENSGLASS EXT. SHEATHING 6005162-43 @ 16" o.c. R20 MINERAL WOOL INSULATION 6 MIL. POLY V.B. 1/2" TYPE 'X' GWB

No.	Date	Revisions	By
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

Project: **Vet Clinic**  
580 King Street East  
Gananoque, ON

Client: **Otis Group**

Drawing Title: **Elevations**

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

Sheet No.: **A-3**

# **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		
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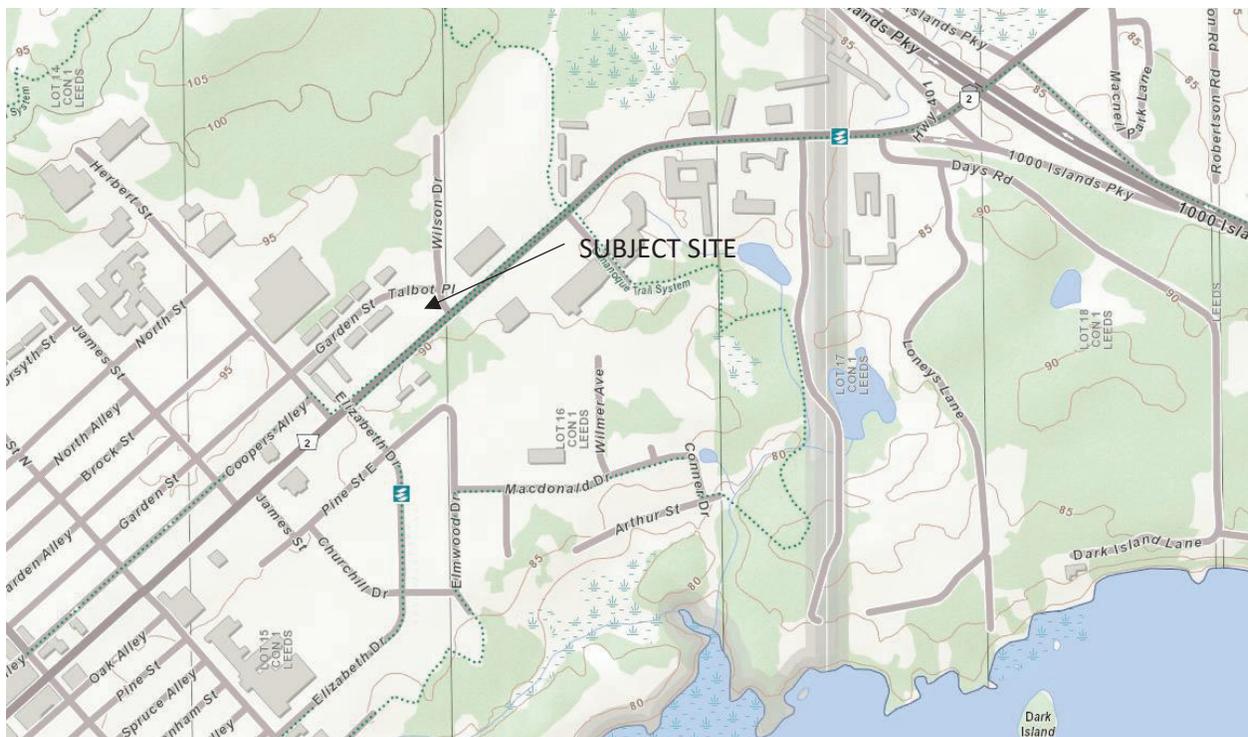
## 1.0 Introduction

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 181m<sup>2</sup>, 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 349m<sup>2</sup> 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 141m<sup>2</sup> single storey addition, to the west of the existing building, a 40m<sup>2</sup> 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 <sup>2</sup> )	530	Construction Type (C):	Ordinary	1
Number of Storeys	1	Fire Supression System	No Supression	0
Total Floor Area (m <sup>2</sup> ) (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 (m<sup>2</sup>)

RFF Before Reduction            5065 lpm

Total Change                    10.00%

<b>Total Required Fire Flow</b>	<b>5571 lpm</b>
	<b>92.9 l/s</b>



FULL SPEED BUILDERS

# 1:2 YEAR STORM

**Project:** Otis Gananoque

**Location:** 580 King St. E., Gananoque

**Client:** Otis Properties

PRE-DEVELOPMENT												
LOCATION		AREAS								DESIGN FLOW		
Catchment Areas	Area (m <sup>2</sup> )	Building Area (m <sup>2</sup> )	C	Asphalt & Gravel Area (m <sup>2</sup> )	C	Landscaped Area (m <sup>2</sup> )	C	Average C	C x A (m <sup>2</sup> )	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
<b>TOTAL</b>												22

POST-DEVELOPMENT												
LOCATION		AREAS								DESIGN FLOW		
Catchment Areas	Area (m <sup>2</sup> )	Building Area (m <sup>2</sup> )	C	Asphalt & Gravel Area (m <sup>2</sup> )	C	Landscaped Area (m <sup>2</sup> )	C	Average C	C x A (m <sup>2</sup> )	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
<b>TOTAL</b>												24



**1:2 YEAR STORM**

**Project:** Otis Gananoque

**Location:** 580 King St. E., Gananoque

**Client:** Otis Properties

STORAGE REQUIREMENTS					
TIME	(mm/hr)	(L/s)	(L/s)	STORAGE RATE (L/s)	(m <sup>3</sup> )
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



FULL SPEED BUILDERS

# 1:5 YEAR STORM

**Project:** Otis Gananoque

**Location:** 580 King St. E., Gananoque

**Client:** Otis Properties

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

POST-DEVELOPMENT												
LOCATION		AREAS								DESIGN FLOW		
Catchment Areas	Area (m <sup>2</sup> )	Building Area (m <sup>2</sup> )	C	Asphalt & Gravel Area (m <sup>2</sup> )	C	Landscaped Area (m <sup>2</sup> )	C	Average C	C x A (m <sup>2</sup> )	Time of Concentration	I (mm/hr)	Peak Flow (L/s)
A-1	189	0	0.90	0	0.90	189	0.25	0.25	47.25	15	72.8	1
A-2	542	542	0.90	0	0.90	0	0.25	0.90	487.8	15	72.8	10
A-3	1131	0	0.90	972	0.90	159	0.25	0.81	914.55	15	72.8	19
A-4	123.3	0	0.90	0	0.90	123.3	0.25	0.25	30.825	15	72.8	1
A-5	62.3	0	0.90	62.3	0.90	0	0.25	0.90	56.07	15	72.8	1
<b>TOTAL</b>												31



# 1:5 YEAR STORM

**Project:** Otis Gananoque

**Location:** 580 King St. E., Gananoque

**Client:** Otis Properties

STORAGE REQUIREMENTS					
TIME	(mm/hr)	(L/s)	(L/s)	STORAGE RATE (L/s)	(m <sup>3</sup> )
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



FULL SPEED BUILDERS

# 1:100 YEAR STORM

**Project:** Otis Gananoque

**Location:** 580 King St. E., Gananoque

**Client:** Otis Properties

PRE-DEVELOPMENT												
LOCATION		AREAS								DESIGN FLOW		
Catchment Areas	Area (m <sup>2</sup> )	Building Area (m <sup>2</sup> )	C	Asphalt & Gravel Area (m <sup>2</sup> )	C	Landscaped Area (m <sup>2</sup> )	C	Average C	C x A (m <sup>2</sup> )	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
<b>TOTAL</b>												48

POST-DEVELOPMENT												
LOCATION		AREAS								DESIGN FLOW		
Catchment Areas	Area (m <sup>2</sup> )	Building Area (m <sup>2</sup> )	C	Asphalt & Gravel Area (m <sup>2</sup> )	C	Landscaped Area (m <sup>2</sup> )	C	Average C	C x A (m <sup>2</sup> )	Time of Concentration	I (mm/hr)	Peak Flow (L/s)
A-1	189	0	0.90	0	0.90	189	0.25	0.25	47.25	15	121	2
A-2	542	542	0.90	0	0.90	0	0.25	0.90	487.8	15	121	16
A-3	1131	0	0.90	972	0.90	159	0.25	0.81	914.55	15	121	31
A-4	123.3	0	0.90	0	0.90	123.3	0.25	0.25	30.825	15	121	1
A-5	62.3	0	0.90	62.3	0.90	0	0.25	0.90	56.07	15	121	2
<b>TOTAL</b>												52



**1:100 YEAR STORM**  
**Project:** Otis Gananoque  
**Location:** 580 King St. E., Gananoque  
**Client:** Otis Properties

STORAGE REQUIREMENTS					
TIME	(mm/hr)	(L/s)	(L/s)	STORAGE RATE (L/s)	(m <sup>3</sup> )
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



DRAINAGE AREA DESCRIPTION							SANITARY FLOWS							PIPE DATA										
LOCATION	MANHOLE		INCREMENTAL AREA			CONTRIBUTING AREAS	Σ Population	Σ P(1000)	q L/cap/day	Peak Factor M	Peak Flow L/s	Σ AREA (ha)	Infiltration L/s	Q L/s	SIZE (mm)	SLOPE (%)	AREA (m <sup>2</sup> )	WETTED PERIMETER R	HYDRAULIC RADIUS	CAPACITY (L/s)	Q/Q <sub>full</sub>	VELOCITY (m/s)	LENGTH (m)	FALL (m)
	FROM	TO	Catchment	Area (ha)	Population Density (pp/ha)																			
580 King St E	BLDG	MAIN	1	0.20	-	-	-	5734.4	1.500	0.10	0.20	0.03	0.13	100	2.00%	0.0079	0.3142	0.0250	7.31	0.02	0.93	44	0.880	

DESIGN PARAMETER						Designed By:	PROJECT:	
Mannings n =	0.0130					D.F.	Commercial Building Addition	
Average Daily Flow (q)=	28000 L/ha/day	(MOE Guidelines)				Checked By:	LOCATION:	
Infiltration Rate (I) =	0.14 L/s/ha	(MOE Sanitary Sewers Design Criteria)				J.L.	580 King Street East, Gananoque	
						Dwg. Reference:	Project Number:	Date:
						C-2		Oct. 9, 2025

## **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



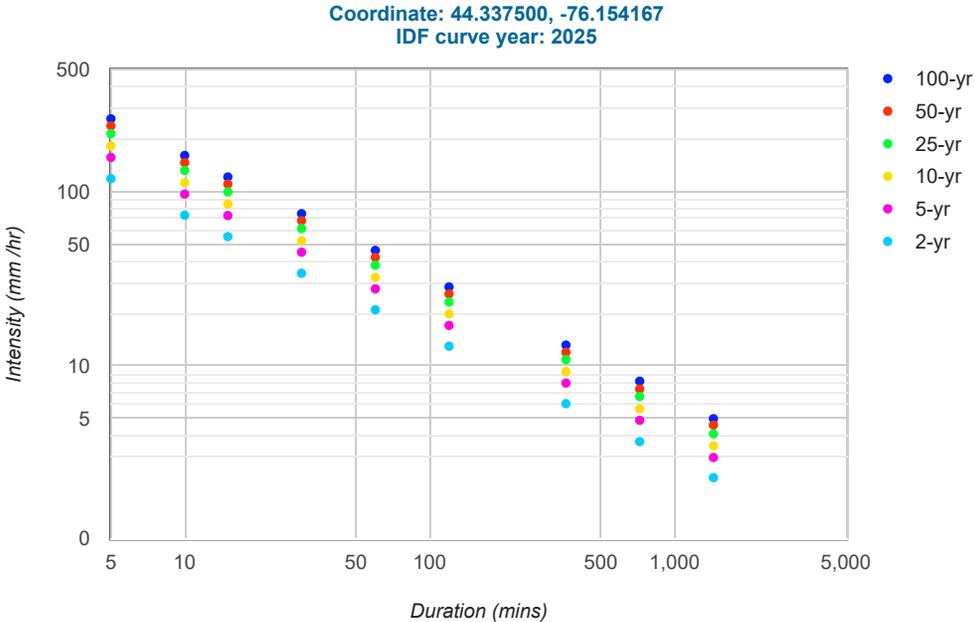
### Location summary

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<sup>-1</sup>)

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

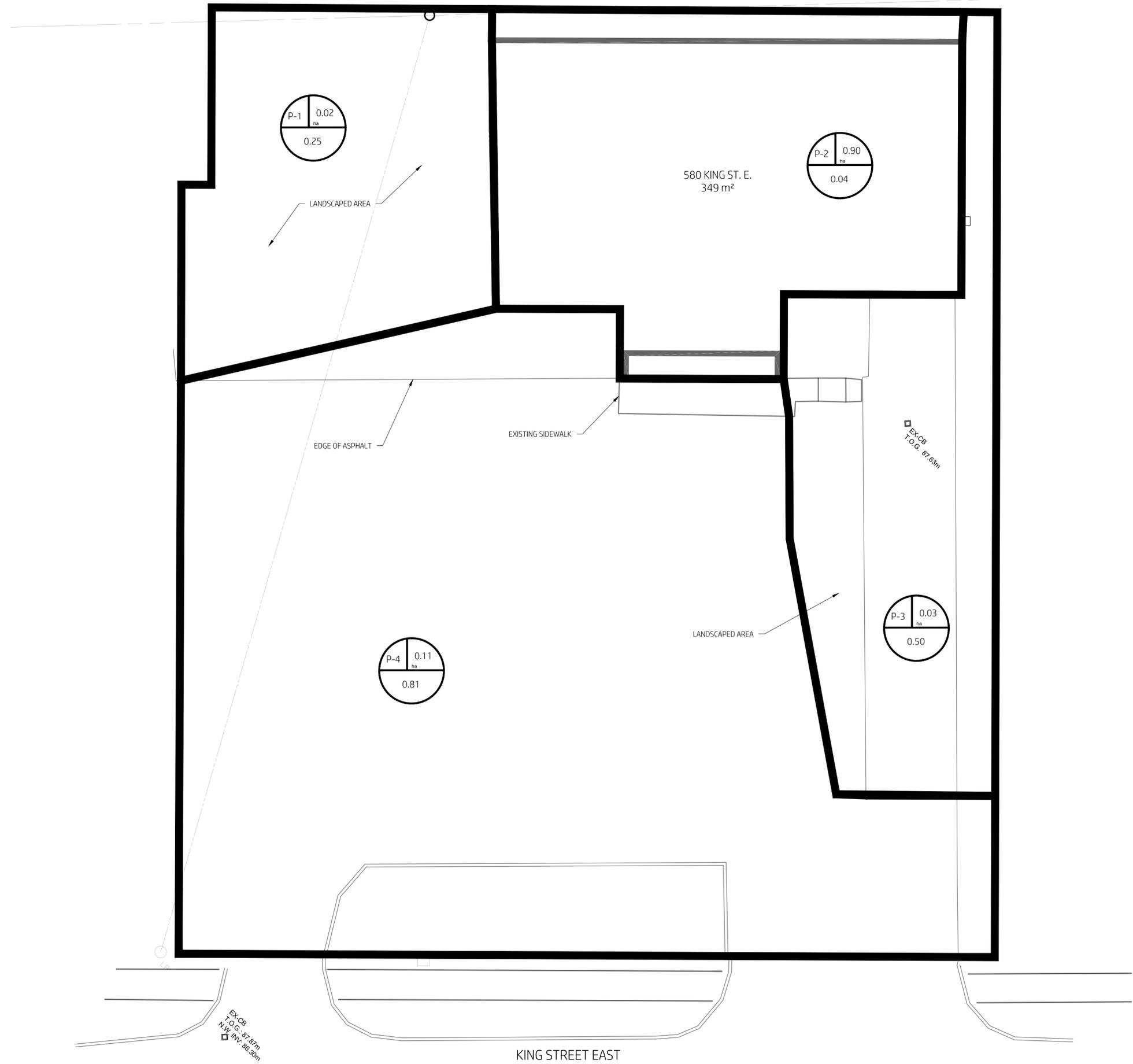
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Last Modified: September 2016

## **Appendix C**

Pre & Post Development Drawings



No.	Date	Revisions	By
3	02/10/26	Re-Issued for Report	DF
2	12/22/25	Re-Issued for Report	DF
1	10/27/25	Issued for Report	DF

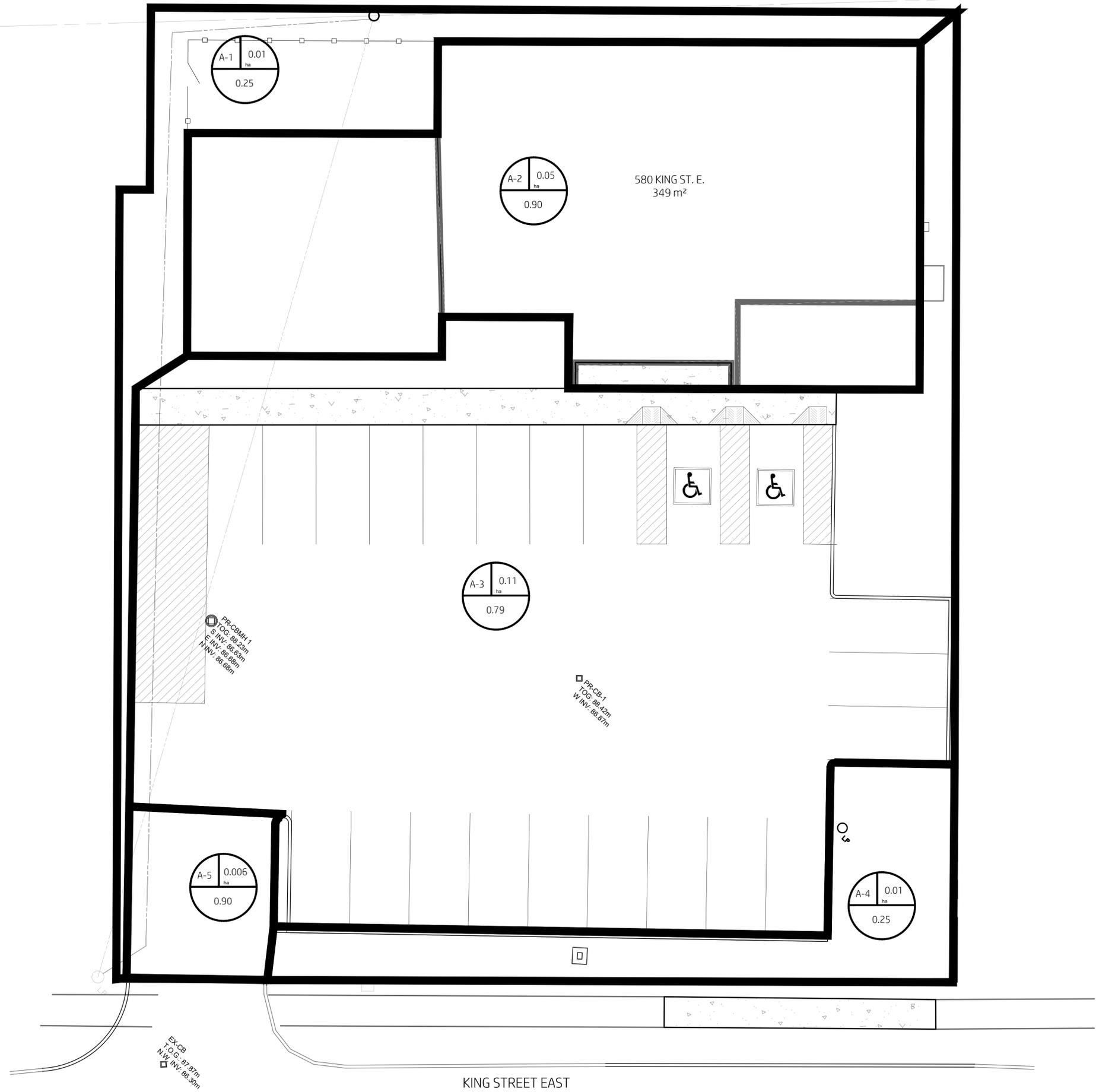
Project: Commercial Building Addition  
580 King St. E., Gananoque

Client: Otis Properties Limited

Drawing Title: Pre-Development Drainage Areas

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

PRE



No.	Date	Revisions	By
3	02/10/26	Re-Issued for Report	DF
2	12/22/25	Re-Issued for Report	DF
1	10/27/25	Issued for Report	DF

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

Client: Otis Properties Limited

Drawing Title: Pre-Development Drainage Areas

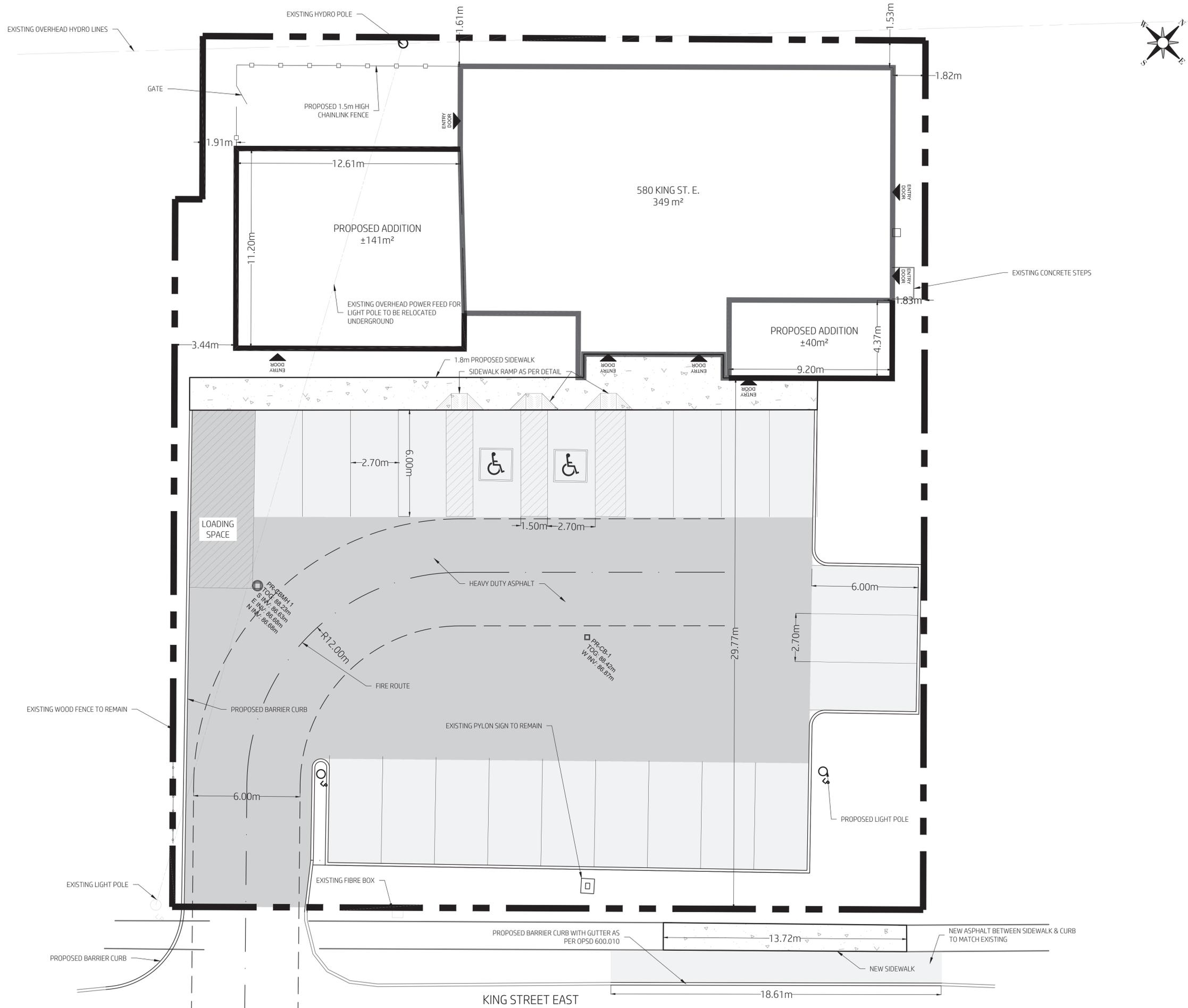
Client Project No.	F1336	Date	08/19/2025
Designed By	J.L.	Drawn By	D.F.
Scale	1:100		

POST

## **Appendix D**

Design Drawings





**PROJECT DATA**

**SITE COVERAGE**

	EXISTING	PROPOSED
EXISTING BUILDING	349m <sup>2</sup>	
ADDITIONS		181m <sup>2</sup>
<b>TOTAL</b>		<b>530m<sup>2</sup></b>

**ZONING**  
PROGRESSIVE COMMERCIAL DISTRICT

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

BUILDING HEIGHT	REQUIRED	EXISTING	PROPOSED
LOT COVERAGE (MAX)	60%	17%	23%

**PARKING**

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

No.	Date	Revisions	By
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

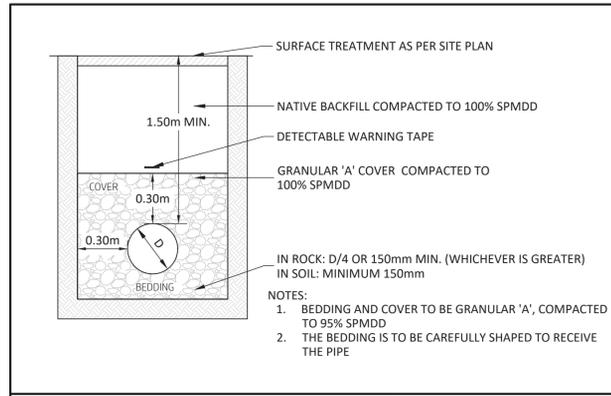
Project: **Commercial Building Addition**  
580 King St. E.,  
Gananoque

Client: **Otis Properties Limited**

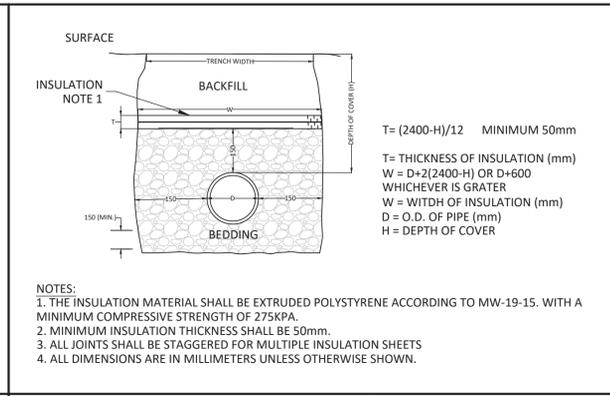
Drawing Title: **Site Plan**

	Client Project No. F1336	Date: 08/19/2025
	Designed By: J.L.	Drawn By: D.F.
		<p><b>SP-2</b></p> <p>2/11/2026</p>

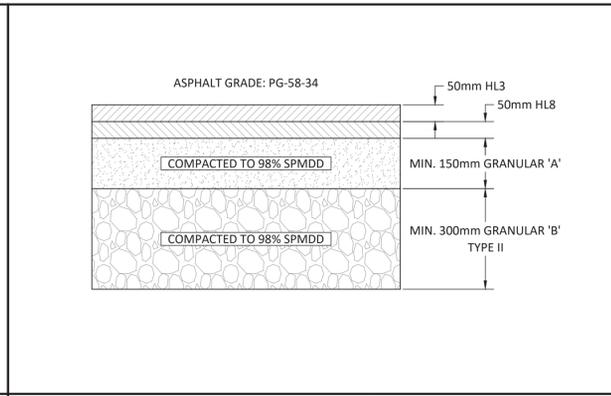




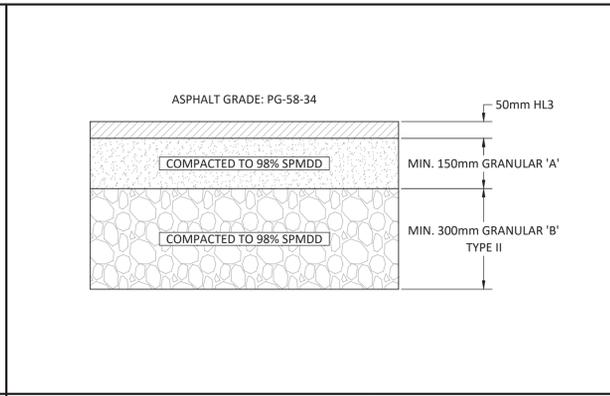
STORM TYPICAL TRENCH **1**  
C-2



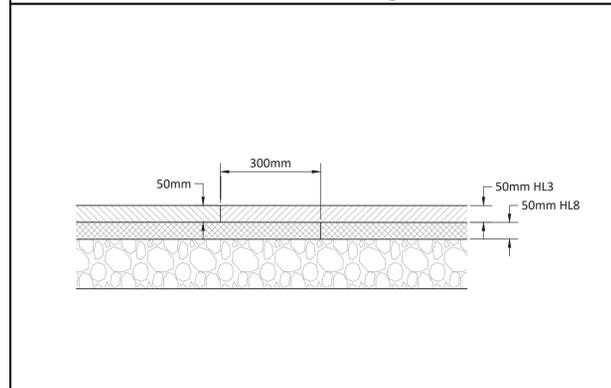
PIPE INSULATION DETAIL **2**  
C-2



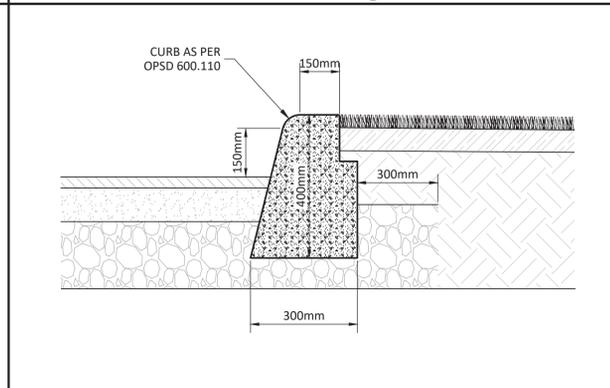
HEAVY DUTY PAVEMENT **3**  
C-2



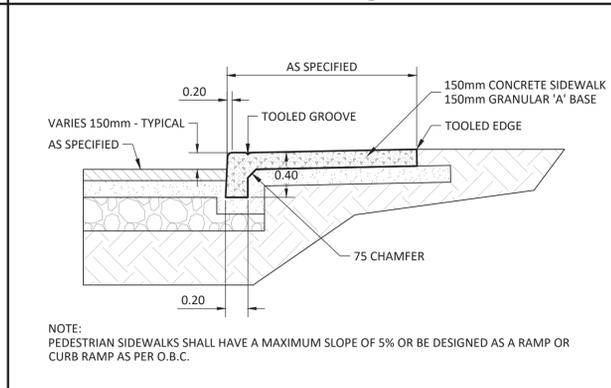
LIGHT DUTY PAVEMENT **4**  
C-2



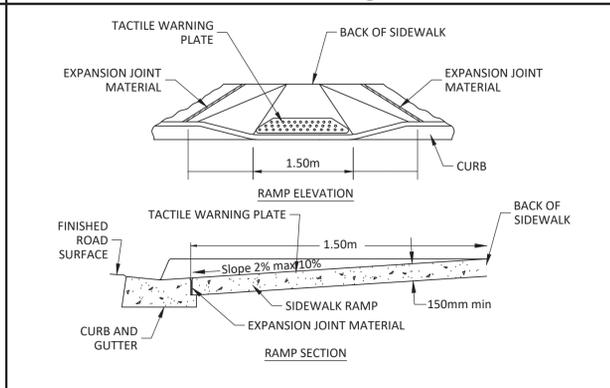
FLEX PAVEMENT REPAIR **5**  
C-2



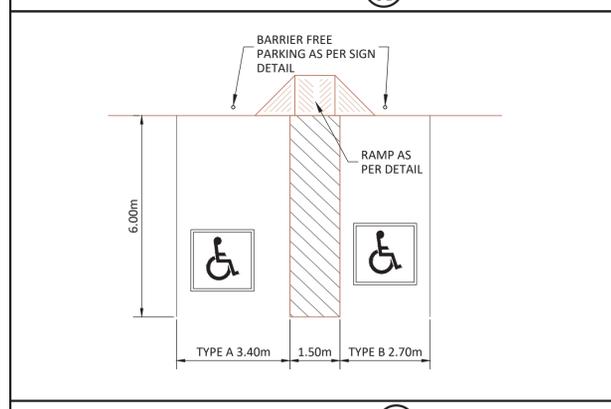
TYPICAL BARRIER CURB **6**  
C-2



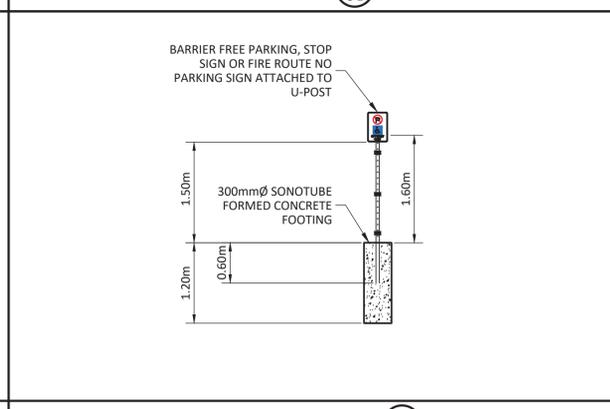
SIDEWALK WITH CURB DETAIL **7**  
C-2



TYPICAL RAMP SECTION **8**  
C-2



TYPICAL ACCESSIBILITY PARKING **9**  
C-2



TYPICAL DISABILITY TRAFFIC SIGN **10**  
C-2

**GENERAL NOTES:**

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

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 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. DISHED GRATE AS PER OPSD 400.010.
30. CBMH'S TO BE AS PER OPSD 701.010. DISHED GRATE AS PER OPSD 400.010.
31. INSULATE ALL SEWERS/SERVICES THAT HAVE LESS THAN 1.5M OF COVER WITH THERMAL INSULATION.
32. STORM SEWERS TO BE FLUSHED AND CCTV STUDY COMPLETED.
33. LEAK TESTING SHALL BE AS PER OPSS AND TOWN OF GANANOQUE STANDARDS.

**WATER**

34. WATER SERVICE TO BE PVC DR9 OR APPROVED EQUIVALENT
35. CONSTRUCT ALL WATER SERVICES AND APPURTENANCES IN ACCORDANCE WITH OPSS STANDARDS AND SPECIFICATIONS AS WELL AS TOWN OF GANANOQUE STANDARDS
36. WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 2.1m OTHERWISE INSULATION IS REQUIRED AS PER DETAIL.
37. COORDINATE WATER SERVICE CONNECTION WITH THE TOWN OF GANANOQUE. CONNECTION TO BE BY A COMPETENT CONTRACTOR. EXCAVATION, BACKFILLING AND REINSTATEMENT ALSO DONE BY CONTRACTOR.
38. TRACER WIRE TO BE INSTALLED ON WATER SERVICE AS PER OPSS AND TOWN OF GANANOQUE STANDARDS.

**ELECTRICAL AND COMMUNICATIONS**

39. ALL ELECTRICAL AND COMMUNICATION DUCTS TO HAVE A MIN OF 150mm OF SAND BEDDING AND COVER AS PER DETAIL.
40. MINIMUM OF 600mm COVER MUST BE PROVIDED ON ALL SERVICES.

No.	DATE	REVISIONS	BY
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., Ganoaque

Client: **Otis Properties Limited**

Drawing Title: **Typical Details & Notes**

Client Project No. XXXXXX Date: mm/dd/yyyy  
 Drawn by: X.X. Checked by: X.X. Scale: As Shown  
 Job No.:  
  
 2/11/2026