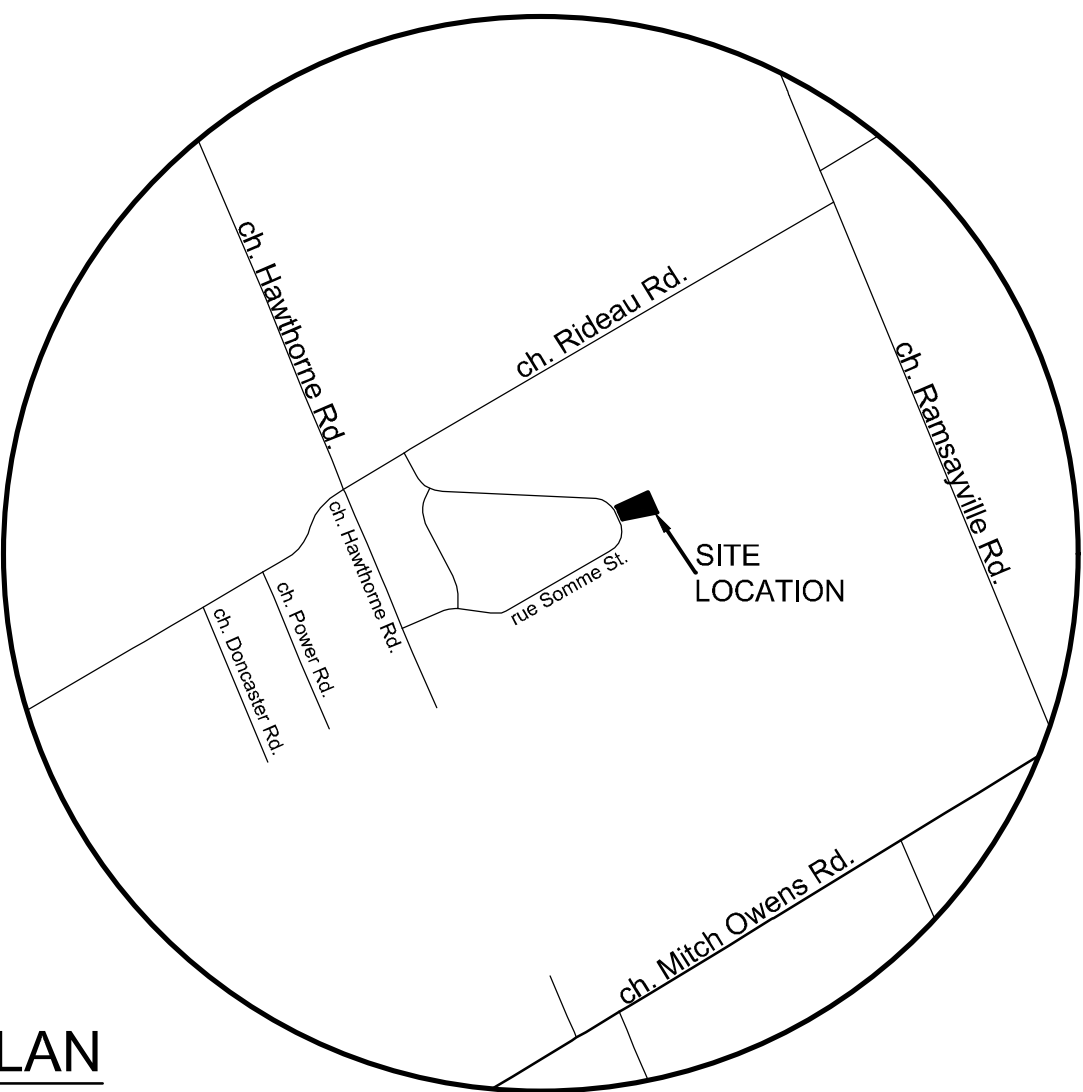
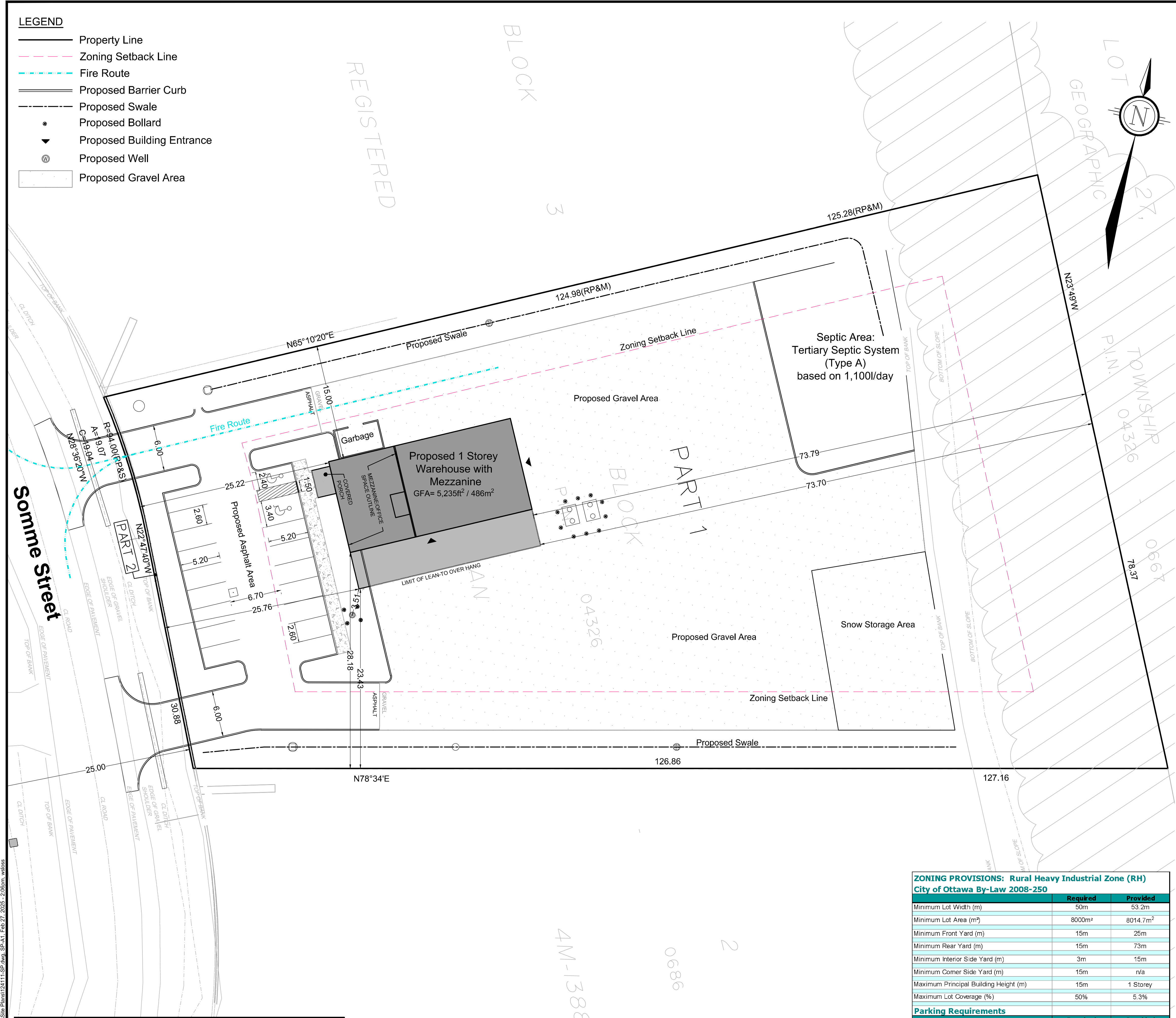


LEGEND

- Property Line
- Zoning Setback Line
- Fire Route
- Proposed Barrier Curb
- Proposed Swale
- Proposed Bollard
- Proposed Building Entrance
- Proposed Well
- Proposed Gravel Area



KEYPLAN
NOT TO SCALE

SITE PLAN

HAWTHORNE LOT 541

PART OF BLOCKS 2 AND
RESERVE BLOCK 17
REGISTERED PLAN 4M-1388
CITY OF OTTAWA

Titan Environmental Containment
Unit #7 - 812 Burton Road
Vars, Ontario

1 : 250



ZONING PROVISIONS: Rural Heavy Industrial Zone (RH) City of Ottawa By-Law 2008-250		
	Required	Provided
Minimum Lot Width (m)	50m	53.2m
Minimum Lot Area (m²)	8000m²	8014.7m²
Minimum Front Yard (m)	15m	25m
Minimum Rear Yard (m)	15m	73m
Minimum Interior Side Yard (m)	3m	15m
Minimum Corner Side Yard (m)	15m	n/a
Maximum Principal Building Height (m)	15m	1 Storey
Maximum Lot Coverage (%)	50%	5.3%
Parking Requirements		
	Required	Provided
Minimum Parking Spaces (Office, Area D) 2:4 per 100m² of GFA	7	10
Minimum Parking Spaces (Warehouse, Area D) 0.8 per 100m² for the first 500m²	3	8
Total	10	18

SOURCE REFERENCE:
Legal Information: Plan of Survey
Annis, O'Sullivan, Vollebakk Ltd. / 2024 / MTM Zone 9, NAD83 (CSRS)
Topographic Information: Field Survey
Novatech / 2024 / MTM Zone 9, NAD83 (CSRS)

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED
FEBRUARY, 2025
PROJECT No.
124111
DRAWING No.
124111-SP

#xxxxx