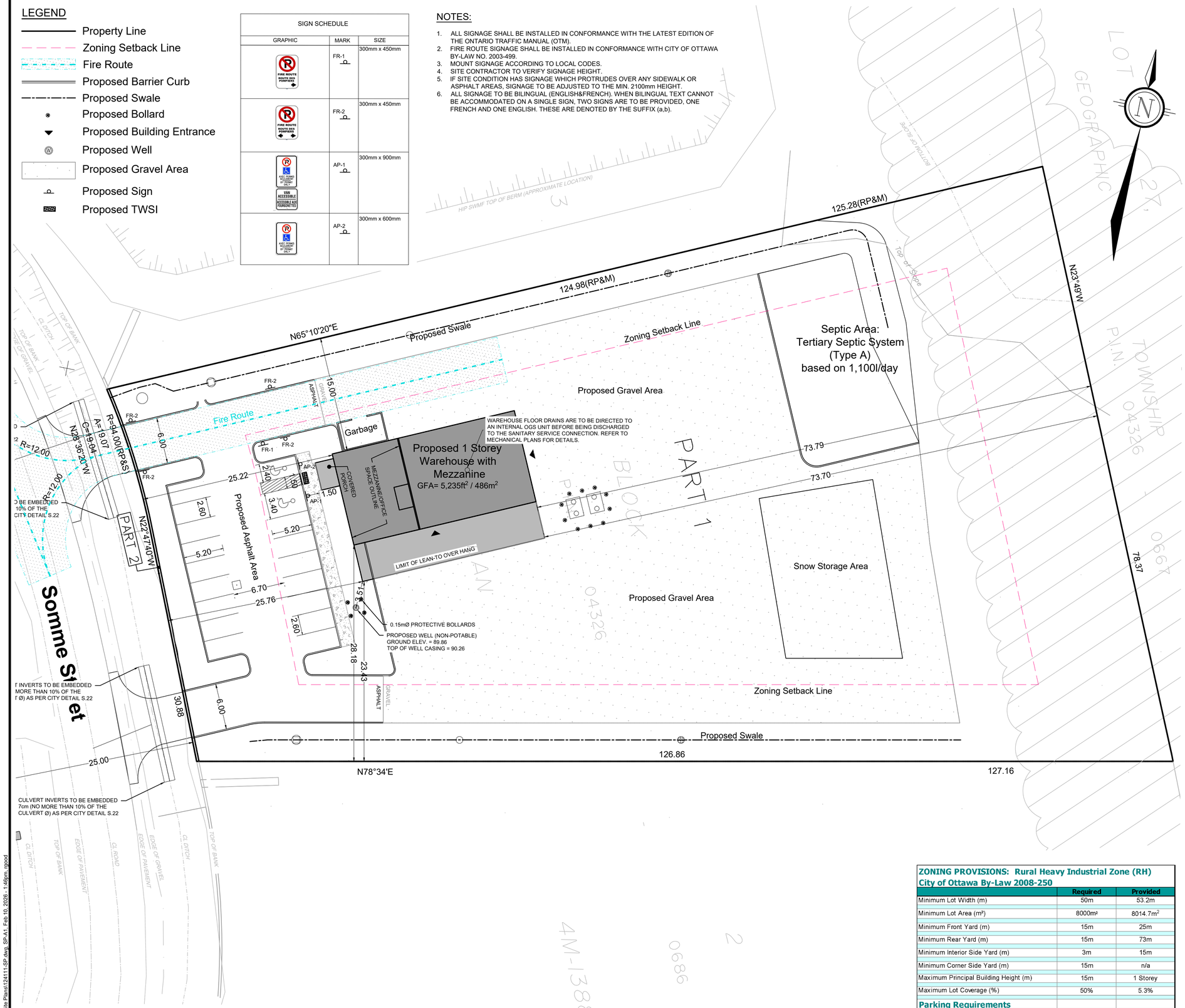
LEGEND

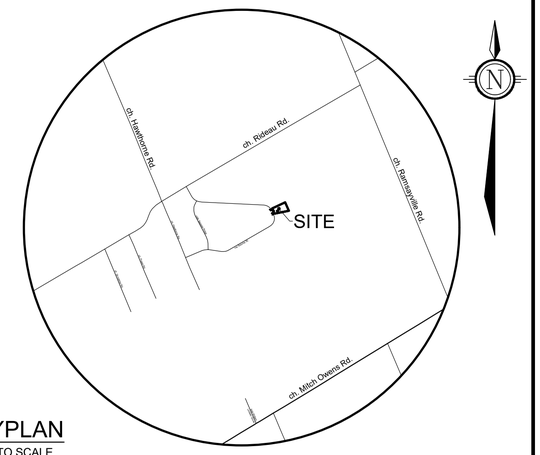
- Property Line
- Zoning Setback Line
- Fire Route
- Proposed Barrier Curb
- Proposed Swale
- Proposed Bollard
- Proposed Building Entrance
- Proposed Well
- Proposed Gravel Area
- Proposed Sign
- Proposed TWSI

SIGN SCHEDULE		
GRAPHIC	MARK	SIZE
FIRE ROUTE / ROUTE DES POMPIERS	FR-1	300mm x 450mm
FIRE ROUTE / ROUTE DES POMPIERS	FR-2	300mm x 450mm
AUTO. PARKED VEHICLES MAY BE TOWED AT OWNER'S EXPENSE ONLY / VAN ACCESSIBLE / ACCESSIBLE VAN / POMPIERS ONLY	AP-1	300mm x 900mm
AUTO. PARKED VEHICLES MAY BE TOWED AT OWNER'S EXPENSE ONLY	AP-2	300mm x 600mm

NOTES:

1. ALL SIGNAGE SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE ONTARIO TRAFFIC MANUAL (OTM).
2. FIRE ROUTE SIGNAGE SHALL BE INSTALLED IN CONFORMANCE WITH CITY OF OTTAWA BY-LAW NO. 2003-499.
3. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
4. SITE CONTRACTOR TO VERIFY SIGNAGE HEIGHT.
5. IF SITE CONDITION HAS SIGNAGE WHICH PROTRUDES OVER ANY SIDEWALK OR ASPHALT AREAS, SIGNAGE TO BE ADJUSTED TO THE MIN. 2100mm HEIGHT.
6. ALL SIGNAGE TO BE BILINGUAL (ENGLISH&FRENCH). WHEN BILINGUAL TEXT CANNOT BE ACCOMMODATED ON A SINGLE SIGN, TWO SIGNS ARE TO BE PROVIDED, ONE FRENCH AND ONE ENGLISH. THESE ARE DENOTED BY THE SUFFIX (a,b).





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 (0, 2.5, 5, 10, 20, 25)

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, Vollebekk Ltd. / 2024 / MTM Zone 9, NAD83 (CSRS)
Topographic Information: *Field Survey*
Novatech / 2024 / MTM Zone 9, NAD83 (CSRS)

No.	REVISION	DATE	BY
4	ISSUED TO ADDRESS CITY COMMENTS	FEB 06/26	JK
3	ISSUED TO ADDRESS CITY COMMENTS	SEPT 17/25	JK
2	REVISED PER COMMENTS	AUG 22/25	JK
1	ISSUED FOR SITE PLAN APPROVAL	FEB 18/25	JK

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
SEPTEMBER, 2025

PROJECT No.
124111

DRAWING No.
124111-SP

FILE # D07-12-25-0077 PLAN # 19398

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