

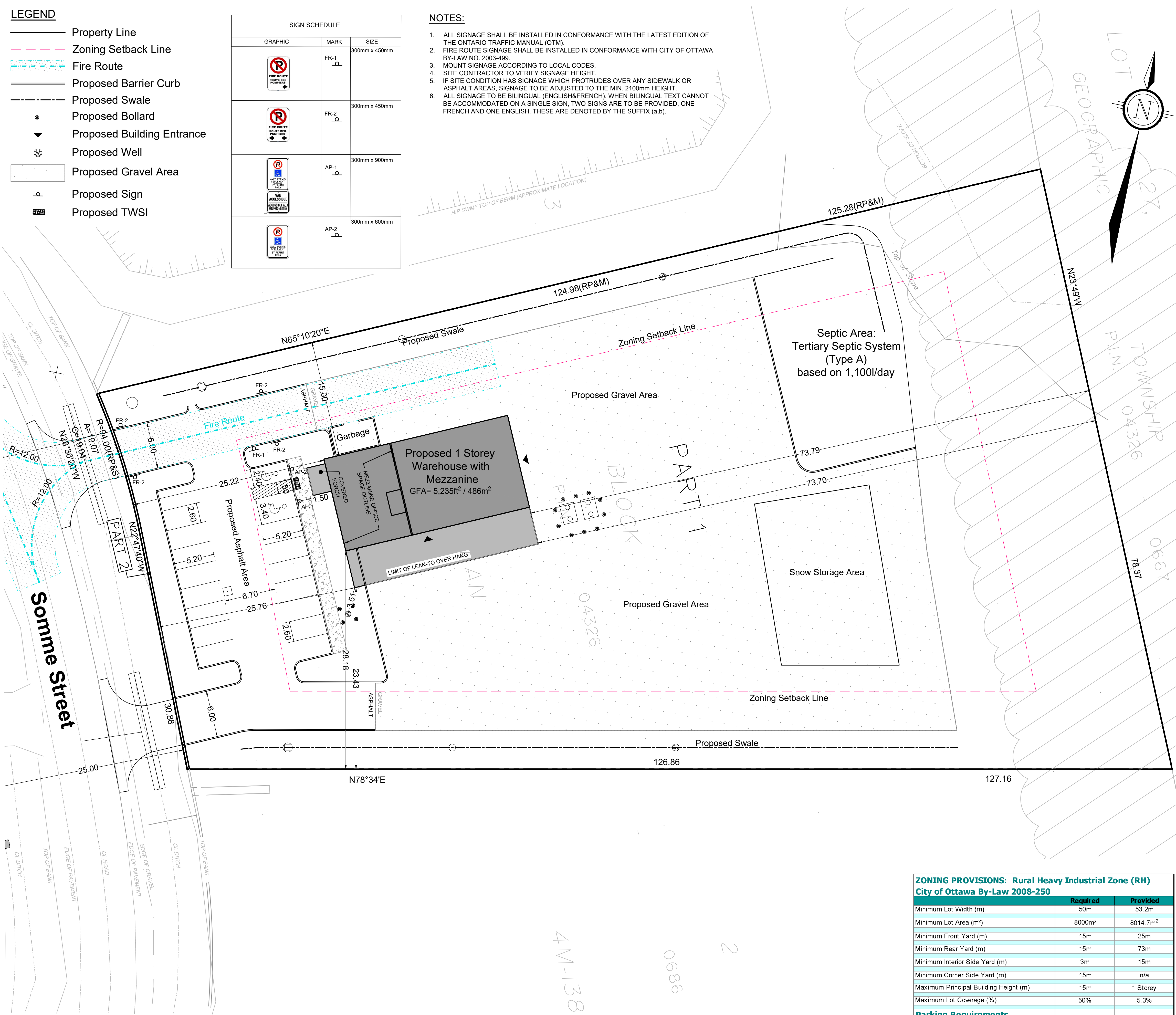
LEGEND

- 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          |
|               | FR-1 | 300mm x 450mm |
|               | FR-2 | 300mm x 450mm |
|               | AP-1 | 300mm x 900mm |
|               | AP-2 | 300mm x 600mm |

NOTES:

- ALL SIGNAGE SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE ONTARIO TRAFFIC MANUAL (OTM).
- FIRE ROUTE SIGNAGE SHALL BE INSTALLED IN CONFORMANCE WITH CITY OF OTTAWA BY-LAW NO. 2003-499.
- MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
- SITE CONTRACTOR TO VERIFY SIGNAGE HEIGHT.
- IF SITE CONDITION HAS SIGNAGE WHICH PROTRUDES OVER ANY SIDEWALK OR ASPHALT AREAS, SIGNAGE TO BE ADJUSTED TO THE MIN. 2100mm HEIGHT.
- 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

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)<br>2.4 per 100m² of GFA                 | 7        | 10       |
| Minimum Parking Spaces (Warehouse, Area D)<br>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

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ISSUED  
SEPTEMBER, 2025

PROJECT No.  
124111

DRAWING No.  
124111-SP