

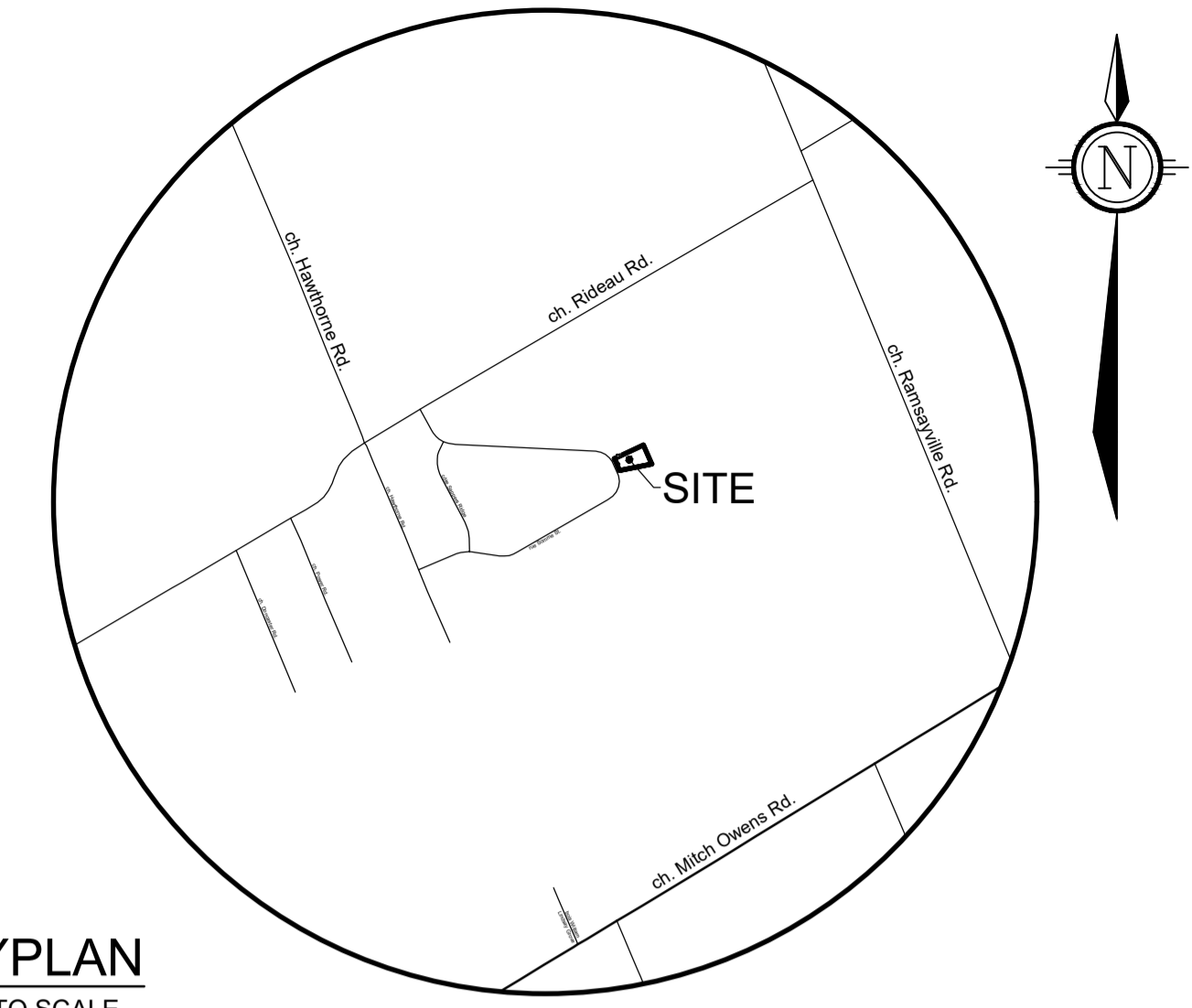
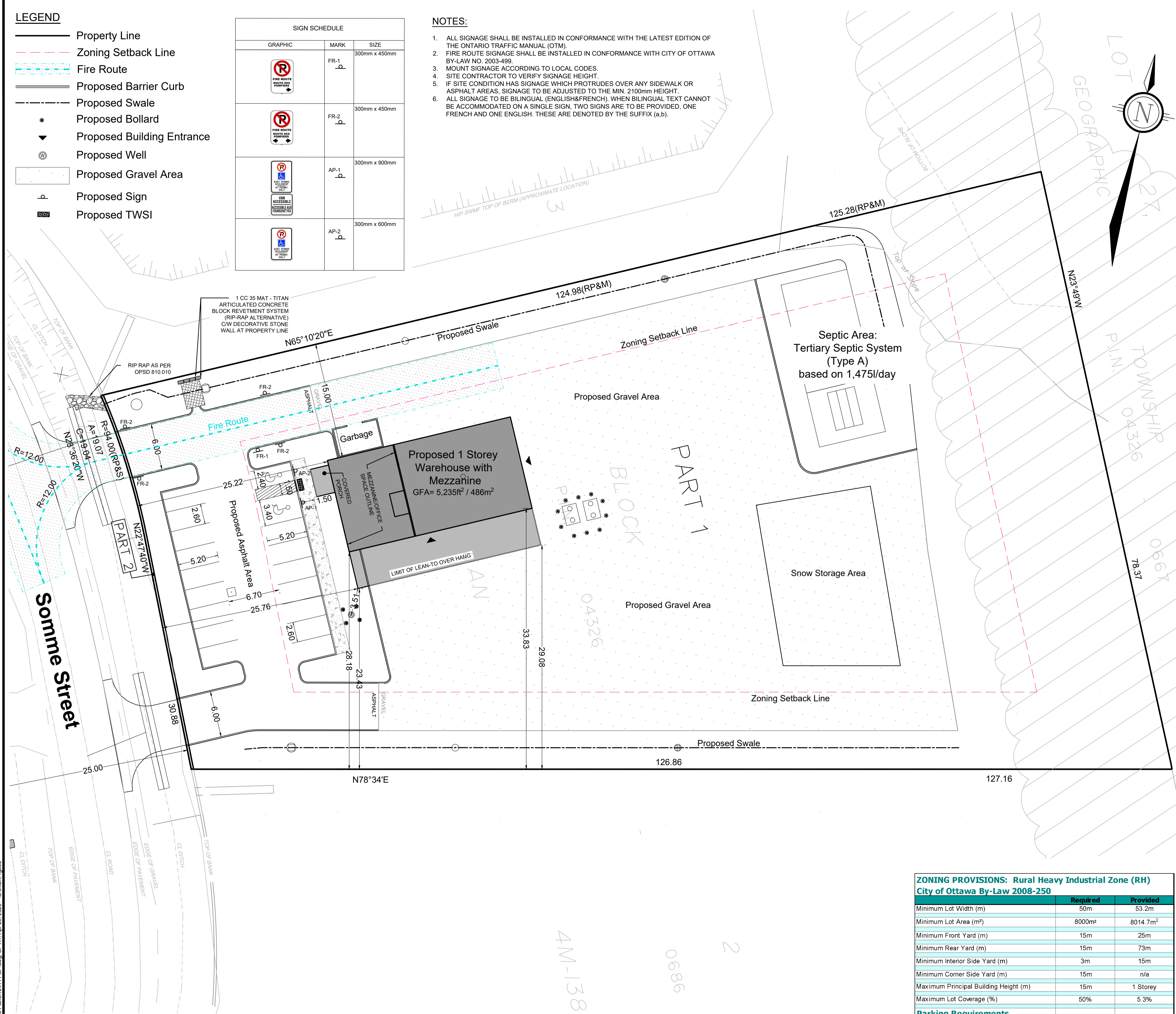
**LEGEND**

- 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 d	300mm x 450mm
	FR-2 p	300mm x 450mm
	AP-1 p	300mm x 900mm
	AP-2 p	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).



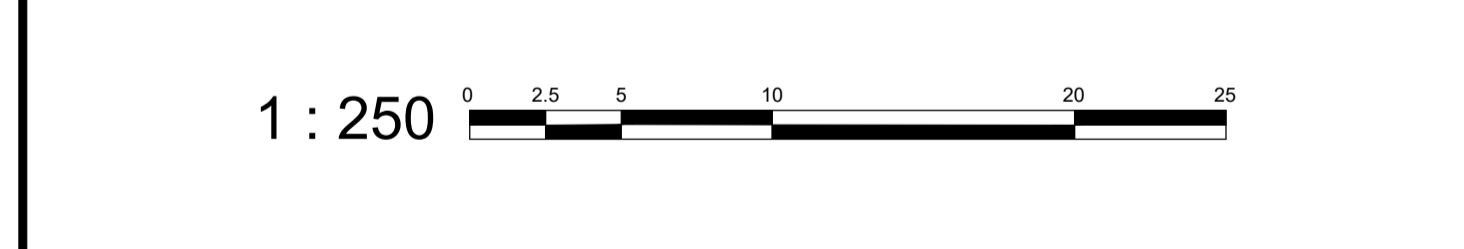
**KEYPLAN**  
NOT TO SCALE

# 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



No.	REVISION	DATE	BY
5	ISSUED TO ADDRESS CITY COMMENTS	MAY 04/26	JK
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

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 (m <sup>2</sup> )	8000m <sup>2</sup>	8014.7m <sup>2</sup>
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 100m <sup>2</sup> of GFA	7	10
Minimum Parking Spaces (Warehouse, Area D) 0.8 per 100m <sup>2</sup> for the first 500m <sup>2</sup>	3	8
<b>Total</b>	<b>10</b>	<b>18</b>

**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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 Facsimile: (613) 254-5867  
 Website: www.novatech-eng.com

ISSUED  
**MAY 04, 2026**  
 PROJECT No.  
**124111**  
 DRAWING No.  
**124111-SP**