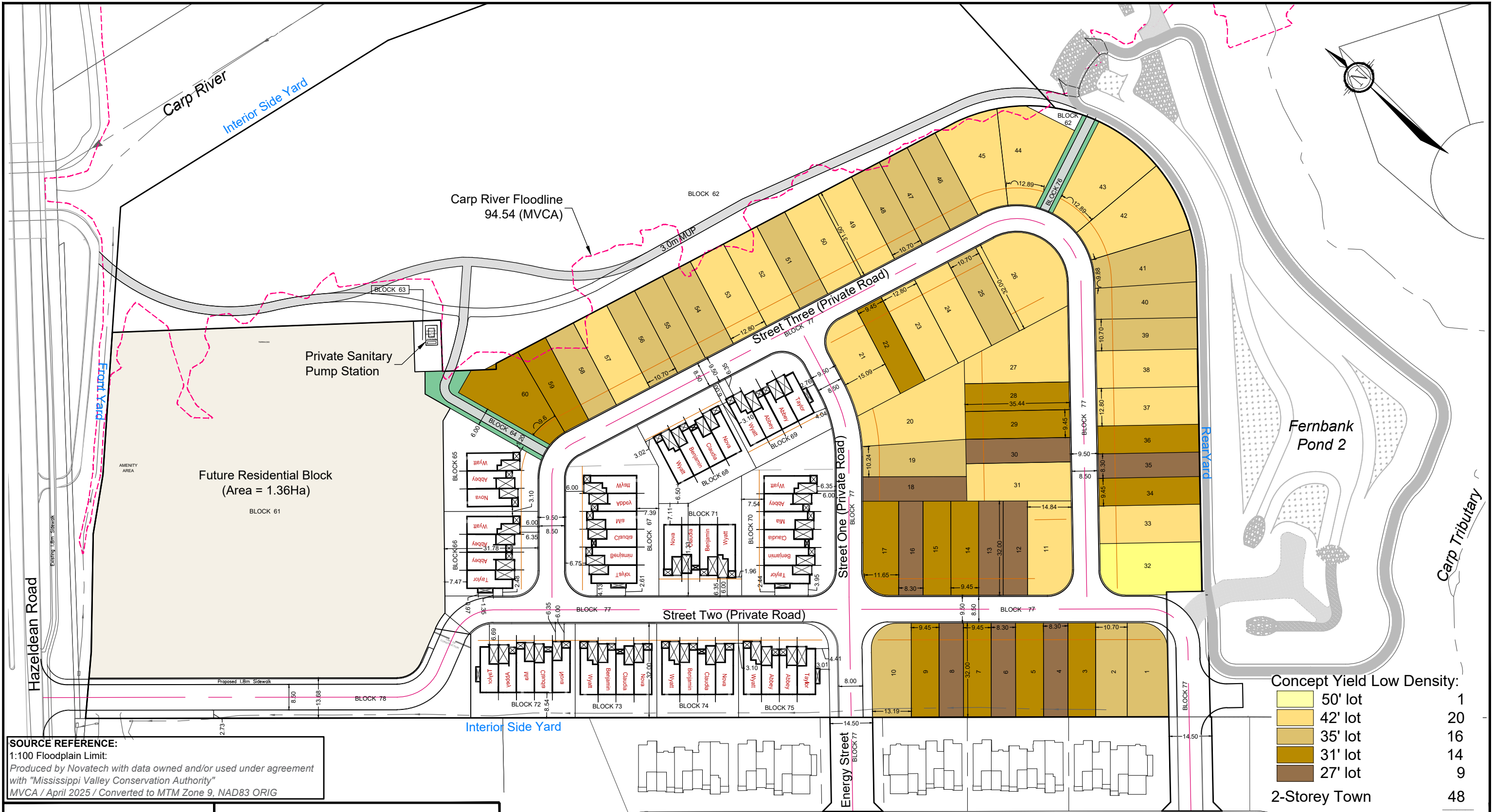


M:\20001\100057\Subdivision\CAD\Planning\Concept Plans\100057-CP.dwg, 11x17 landscape, May 11, 2026 - 2:09pm, wslcsc



Concept Yield Low Density:

50' lot	1
42' lot	20
35' lot	16
31' lot	14
27' lot	9
2-Storey Town	48
<b>Total:</b>	<b>108</b>

**SOURCE REFERENCE:**  
 1:100 Floodplain Limit:  
 Produced by Novatech with data owned and/or used under agreement with "Mississippi Valley Conservation Authority"  
 MVCA / April 2025 / Converted to MTM Zone 9, NAD83 ORIG

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City of Ottawa  
 560 HAZELDEAN ROAD  
**DOUBLE DECK LANDS**  
**CONCEPT PLAN**  
 SCALE 1 : 1250  
 DATE MAY 11, 2026 JOB 100057 FIGURE CP

Zoning Provisions R32: Singles/Towns		
Performance Standard	Required	Provided
Minimum Front Yard Setback (m)	6.0	6.0
Minimum Rear Yard Setback (m)	6.0	6.5
Minimum Interior Side Yard Setback (m): Singles (1.8m Total, with no side less than 0.6m)	0.6	0.6
Minimum Interior Side Yard Setback (m): Towns	1.2	1.2
Minimum Exterior Side Yard Setback (m)	3.0	n/a
Minimum Setback to Private Road (PUD)	1.8	2.4
Parking Provision		
Parking Spaces (Rate: 1/Unit)	108	216