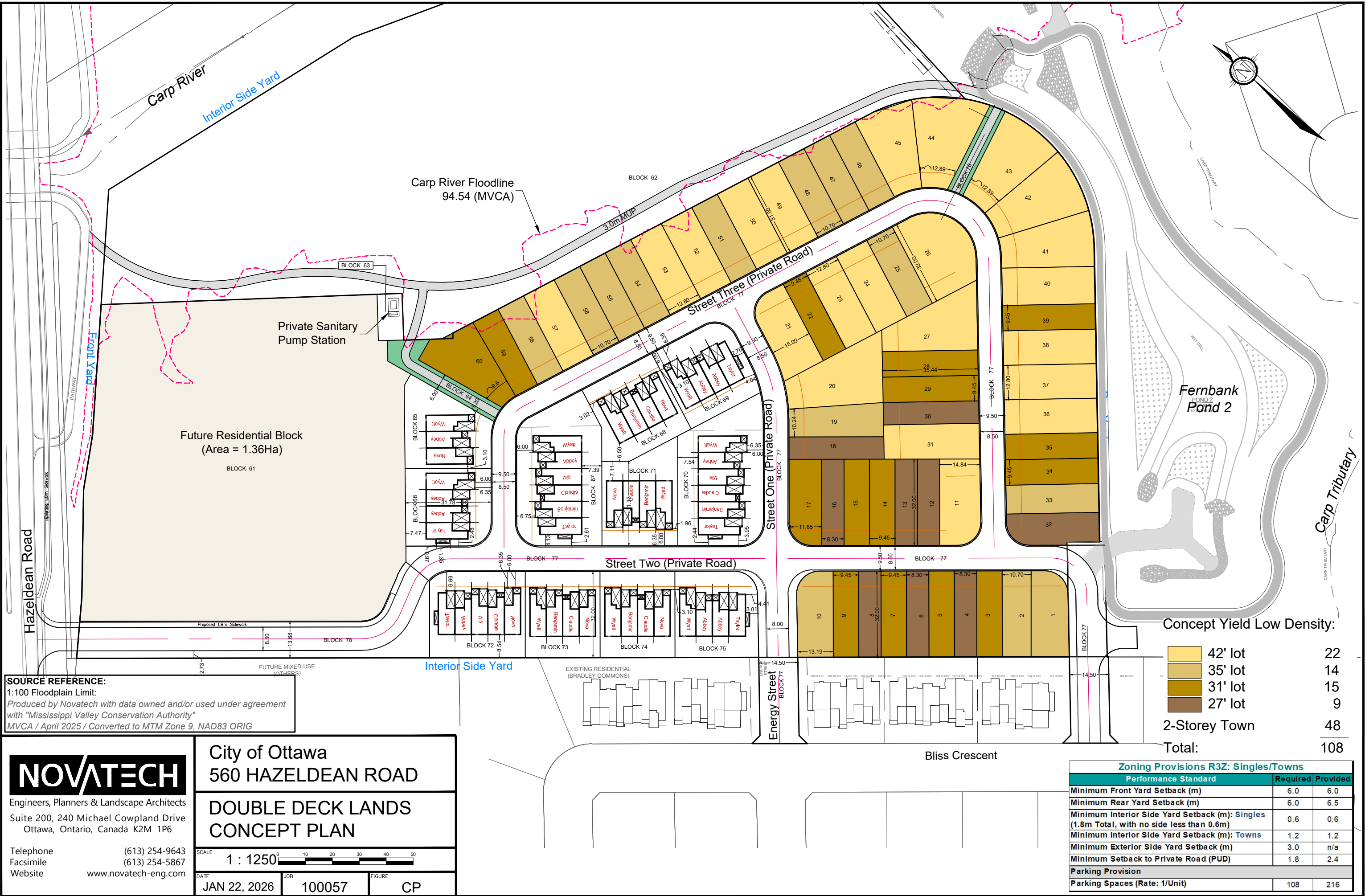


M:\2000\100057\Subdivision\CAD\Planning\Concept Plans\100057-CP.dwg, 11x17 landscape, Jan 22, 2026 - 2:34pm, wloss



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

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

City of Ottawa

560 HAZELDEAN ROAD

DOUBLE DECK LANDS

CONCEPT PLAN

SCALE 1 : 1250

DATE JAN 22, 2026

JOB 100057

FIGURE CP

Concept Yield Low Density:

42' lot	22
35' lot	14
31' lot	15
27' lot	9
2-Storey Town	48
Total:	108

Zoning Provisions R3Z: 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