

M:\2000100057\Subdivision\CAD\Planning\Concept Plans\City Issued\100057-CP1.dwg, 11x17 landscape, Aug 15, 2025 - 11:22am, wslloss



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

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City of Ottawa
560 HAZELDEAN ROAD

DOUBLE DECK LANDS
CONCEPT PLAN

SCALE
1 : 1250

0 10 20 30 40 50

DATE
AUG 2025

JOB
100057

FIGURE
CP1

I. ISSUED FOR DRAFT PLAN APPROVAL				AUG 15/25		RT	
No.	REVISION				DATE	BY	

Concept Yield Low Density:		
50' lot	14	
42' lot	25	
35' lot	11	
2-Storey Town	48	
Total:	98	

Zoning Setback Assumptions: Singles/Towns		
Performance Standard	Required	Provided
Minimum Front Yard Setback (m)	6.0	6.0
Minimum Rear Yard Setback (m)	6.5	6.5
Minimum Interior Side Yard Setback (m)	1.2	1.2
Minimum Exterior Side Yard Setback (m)	3.0	3.0
Parking Provision		
Parking Spaces	1.0/Unit = 98	196