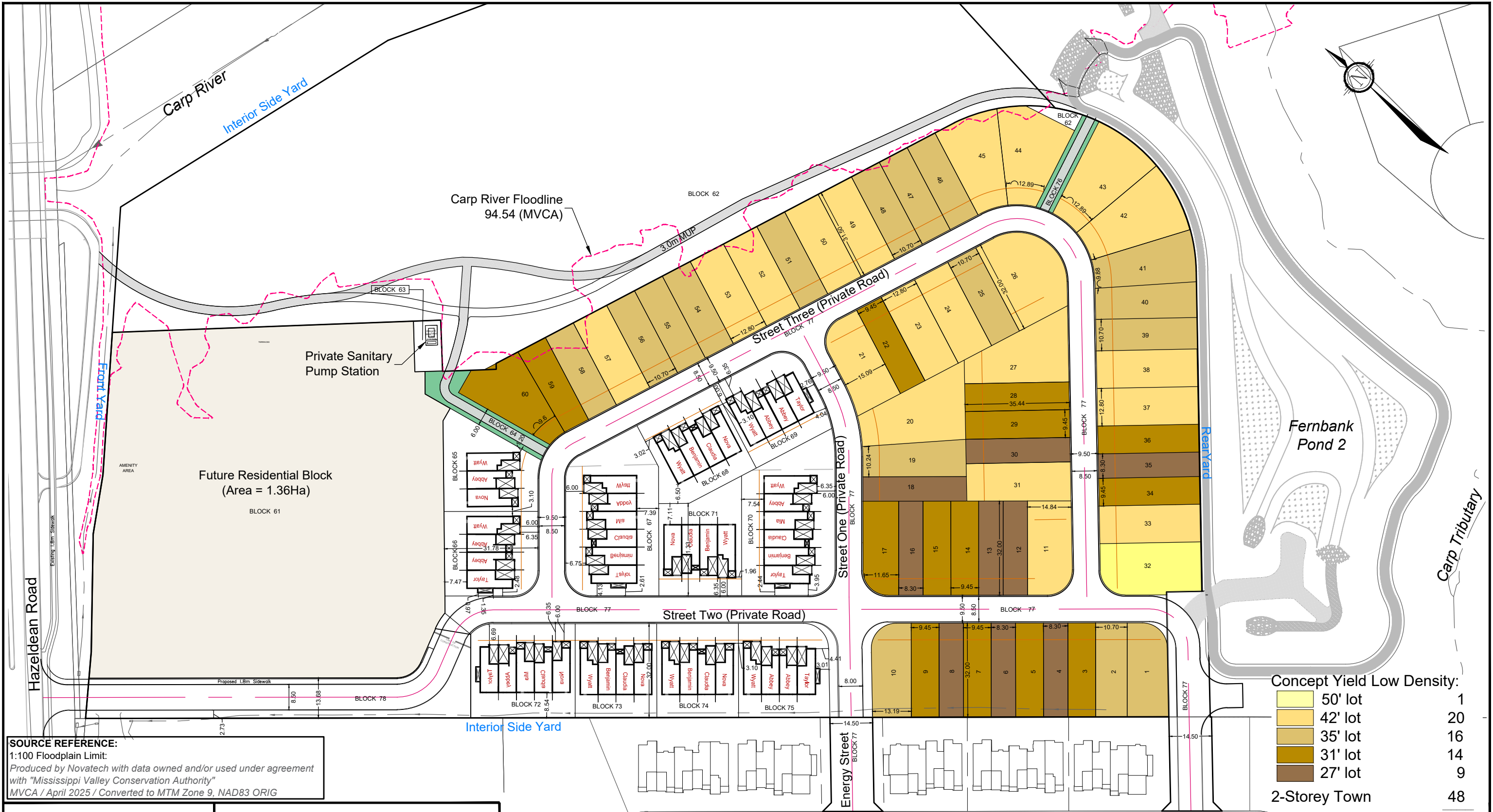


M:\20001\100057\Subdivision\CAD\Planning\Concept Plans\100057-CP.dwg, 11x17 landscape, May 11, 2026 - 2:09pm, wslcsc



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

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