

Phases	Single Lots												Semi-Detached Lots		Townhouse Lots				Townhouse Subtotal		Total Units		Road Length		Saleable Frontage	
	27' Lots		31' Lots		35' Lots		42' Lots		50' Lots		Singles Subtotal		Semi-Detached Bungalows		2-Storey Townhouses		Bungalow Townhouses									
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	m	ft	m	ft		
PHASE 7																										
Sub-Total	7	18%	6	15%	9	23%	15	38%	2	5%	39	42%	0	0%	28	30%	26	28%	54	58%	93	100%	623.5	2046	858.2	2816
PHASE 8																										
Sub-Total	0	0%	7	22%	9	28%	10	31%	6	19%	32	100%	0	0%	0	0%	0	0%	0	0%	32	100%	227.7	747	388.2	1274
Total	7	6%	13	10%	18	14%	25	20%	8	6%	71	57%	0	0%	28	22%	26	21%	54	43%	125	100%	851.2	2793	1246.4	4089

Dwelling Type	Phase 7			Phase 8			Overall Site		
	# Units	Area (ha)	Net Density (units/ha)	# Units	Area (ha)	Net Density (units/ha)	# Units	Area (ha)	Net Density (units/ha)
PHASE 7 & 8									
Detached	39	1.43	27	32	1.44	22	71	2.87	25
Semi-Detached	0	0.00	-	0	0	-	0	0.00	-
Townhouse	54	1.29	42	0	0	-	54	1.29	42
Total	93	2.72	34	32	1.44	22	125	4.16	30

Phases	Overall Site				
	# Units	% Mix	OP Target Mix	Net Density (units/ha)	OP Target (units/net ha)
PHASE 7 & 8					
Low Density	71	57%	60%	25	15 - 30
Medium Density	54	43%	40%	42	30 - 40
High Density	-	-	-	-	-

Low Density = Single Lots + Semi-Detached Lots
Medium Density = Bungalow + 2-Storey Townhouse Lots

LEGEND:

50' WIDE SINGLE HOME MODELS

42' WIDE SINGLE HOME MODELS

35' WIDE SINGLE HOME MODELS

31' WIDE SINGLE HOME MODELS

27' WIDE SINGLE HOME MODELS

FREEHOLD 2-STOREY TOWNHOUSES

FREEHOLD BUNGALOW TOWNHOUSES

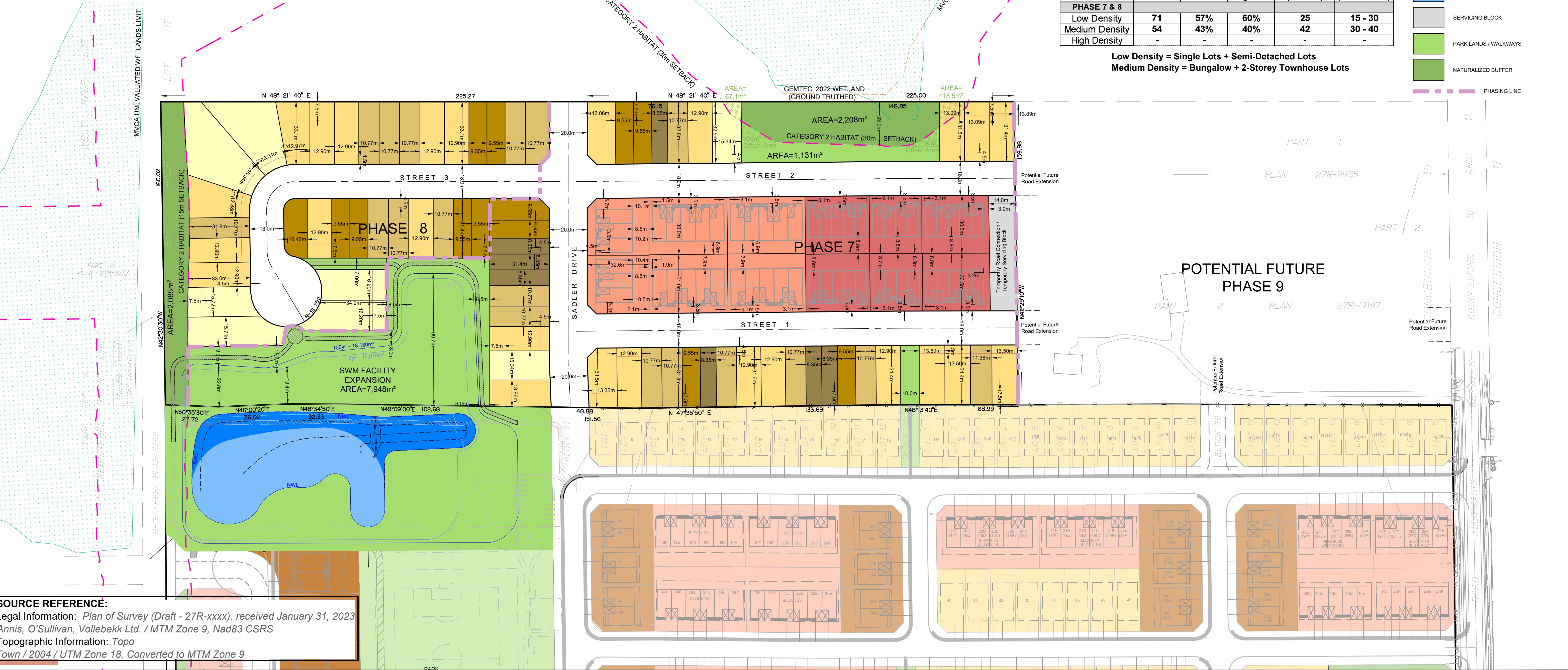
STORMWATER MANAGEMENT POND / PARK

SERVICING BLOCK

PARK LANDS / WALKWAYS

NATURALIZED BUFFER

PHASING LINE



SOURCE REFERENCE:
Legal Information: Plan of Survey (Draft - 27R-xxxx), received January 31, 2023
Annis, O'Sullivan, Vollebakk Ltd. / MTM Zone 9, Nad83 CSRS
Topographic Information: Topo
Town / 2004 / UTM Zone 18, Converted to MTM Zone 9

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

Net Density means the total number of dwelling units divided by the area of land (project area) in exclusively residential use, including lands and parking area internal to development and private amenity area, but excluding public streets, parks and open space, infrastructure and all non-residential uses.

No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
15	50' MODEL HOME & PH7 BUNGALOW TOWNHOMES	NOV 18/25	DDb	8	REVISED PHASE 8 FRONT YARD SETBACKS	SEPT 16/24	DDb
14	MINOR REVISIONS TO PH7 TOWNHOUSE LOTTING	JUN 25/25	DDb	7	REVISED PHASE 8 / SWMF EXPANSION LIMITS	JUN 20/24	DDb
13	REVISED PH8 INTERIOR LOT DEPTHS	JUN 19/25	DDb	6	UPDATED PHASING LIMITS	JAN 2/24	DDb
12	ADDED 27' LOTS TO PH7 SINGLES	MAY 14/25	DDb	5	REVISED SADLER DRIVE ALIGNMENT	SEPT 14/23	DDb
11	ADDITIONAL PH7 TOWNHOMES	MAY 7/25	DDb	4	REVISED TOWNHOUSE SIDEYARD SPACING	AUG 29/23	DDb
10	REVISED PER CLIENT COMMENTS	APR 18/25	DDb	3	REVISED PHASE 8 TOWNS / UPDATED LEGAL LINEWORK	FEB 2/23	DDb
9	ISSUED FOR CLIENT REVIEW	MAR 21/25	DDb	2	ISSUED FOR DRAFT PLAN APPLICATION	JAN 11/23	DDb
				1	ISSUED FOR CLIENT REVIEW	NOV 30/22	DDb

SCALE

1:1000 (A1) / 1:2000 (11x17)

0 10 20 30 40

DESIGN

DDb

CHECKED

MER

DRAWN

SM

CHECKED

MER

APPROVED

DDb

NOVATECH

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MISSISSIPPI MILLS

MILL RUN EXTENSION - PHASES 7 and 8

DRAWING NAME

CONCEPT PLAN 14 - OPTION 'B'

PROJECT No.

121125-00

REV

REV # 15

DRAWING No.

121125-CP14B

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