

Phases	Single Lots										Semi-Detached Lots		Townhouse Lots				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		Townhouse Subtotal		Total Units		Road Length		Saleable Frontage	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	m	ft	m	ft		
PHASE 7																										
Sub-Total	6	21%	3	10%	9	31%	10	34%	1	3%	29	49%	0	0%	14	24%	16	27%	30	51%	59	100%	381.0	1250	561.8	1843
PHASE 8																										
Sub-Total	1	7%	3	20%	5	33%	6	40%	0	0%	15	38%	0	0%	14	36%	10	26%	24	62%	39	100%	282.7	927	349.3	1146
Total	7	7%	6	6%	14	14%	16	16%	1	1%	44	45%	0	0%	28	29%	26	27%	54	55%	98	100%	663.7	2177	911.1	2989

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	29	1.03	28	15	0.55	27	44	1.58	28
Semi-Detached	0	0.00	-	0	0	-	0	0.00	-
Townhouse	30	0.75	40	24	0.54	-	54	1.29	42
Total	59	1.78	33	39	1.09	36	98	2.87	34

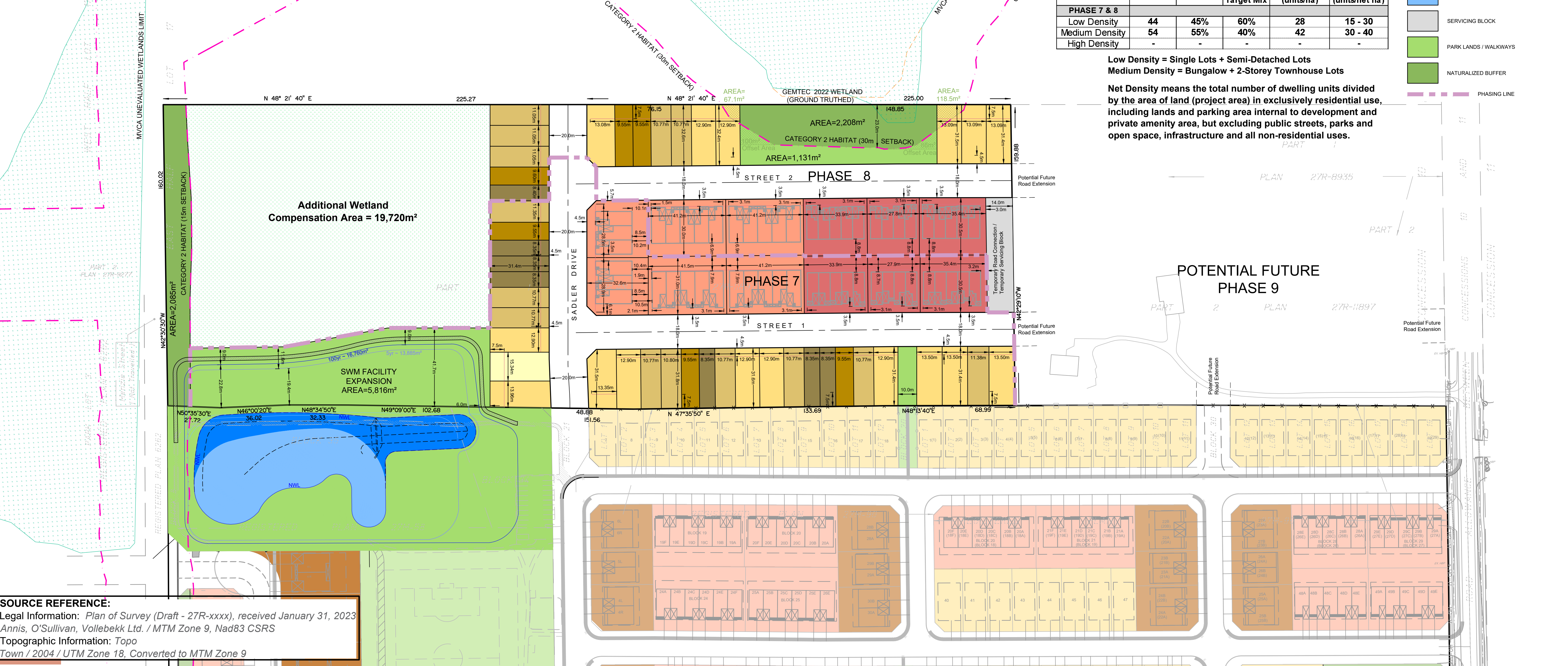
Phases	Overall Site				
	# Units	% Mix	OP Target Mix	Net Density (units/ha)	OP Target (units/net ha)
PHASE 7 & 8					
Low Density	44	45%	60%	28	15 - 30
Medium Density	54	55%	40%	42	30 - 40
High Density	-	-	-	-	-

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

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.

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.

No.	REVISION	DATE	BY	No.	REVISION	DATE	BY	No.	REVISION	DATE	BY
16	PHASE 7 ONLY - REVISED SWM FACILITY / OPENSACE	DEC 17/25	DDB	8	REVISED PHASE 8 FRONT YARD SETBACKS	SEPT 16/24	DDB				
15	50' MODEL HOME & PH7 BUNGALOW TOWNHOMES	NOV 18/25	DDB	7	REVISED PHASE 8 / SWMF EXPANSION LIMITS	JUN 20/24	DDB				
14	MINOR REVISIONS TO PH7 TOWNHOUSE LOTTING	JUN 25/25	DDB	6	UPDATED PHASING LIMITS	JAN 2/24	DDB				
13	REVISED PH8 INTERIOR LOT DEPTHS	JUN 19/25	DDB	5	REVISED SADLER DRIVE ALIGNMENT	SEPT 14/23	DDB				
12	ADDED 27' LOTS TO PH7 SINGLES	MAY 14/25	DDB	4	REVISED TOWNHOUSE SIDEYARD SPACING	AUG 29/23	DDB				
11	ADDITIONAL PH7 TOWNHOMES	MAY 7/25	DDB	3	REVISED PHASE 8 TOWNS / UPDATED LEGAL LINEWORK	FEB 2/23	DDB				
10	REVISED PER CLIENT COMMENTS	APR 18/25	DDB	2	ISSUED FOR DRAFT PLAN APPLICATION	JAN 11/23	DDB				
9	ISSUED FOR CLIENT REVIEW	MAR 21/25	DDB	1	ISSUED FOR CLIENT REVIEW	NOV 30/22	DDB				

SCALE

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

1:1000

0 10 20 30 40

DESIGN	DDB
CHECKED	DDB
DRAWN	MER
CHECKED	SM
APPROVED	MER
	DDB

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MISSISSIPPI MILLS
 MILL RUN EXTENSION - PHASES 7 & 8

DRAWING NAME
 CONCEPT PLAN 15

PROJECT No.
 121125-00

REV
 REV # 18

DRAWING No.
 121125-CP15

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