

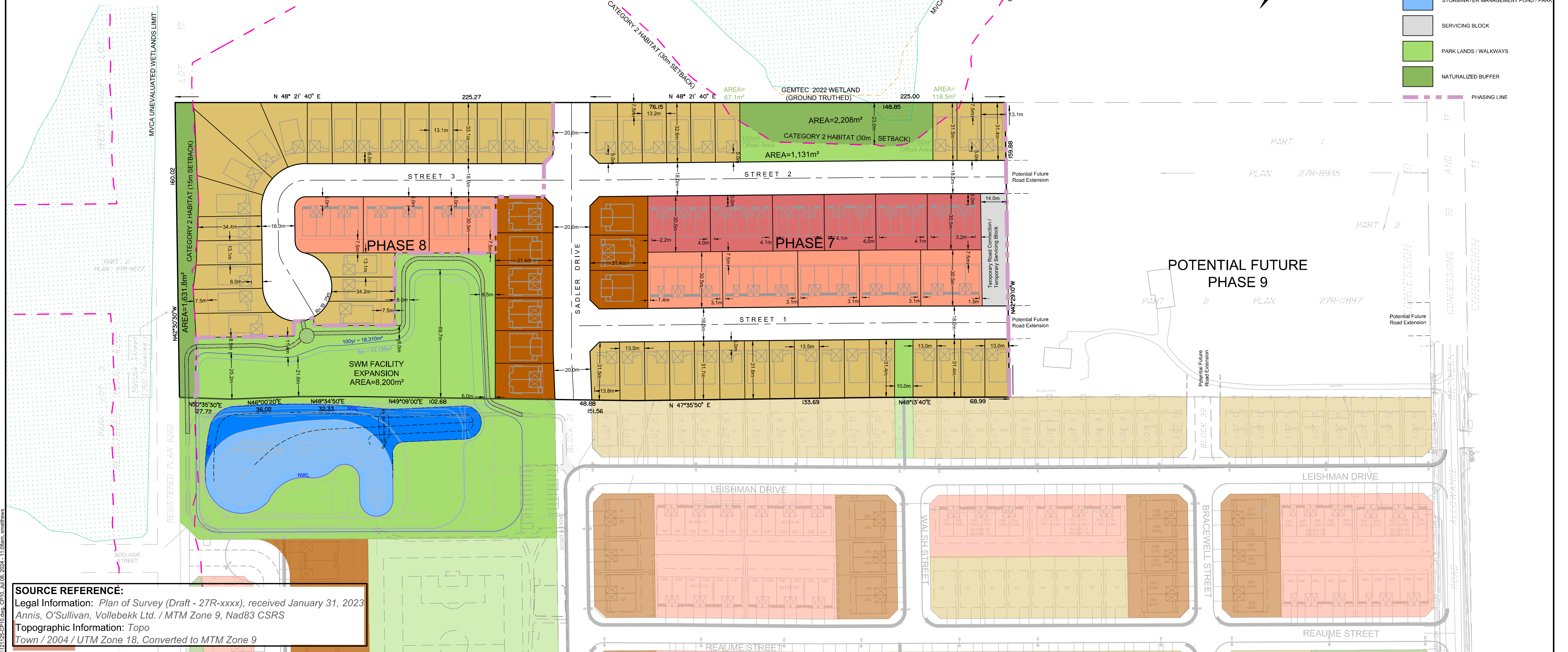
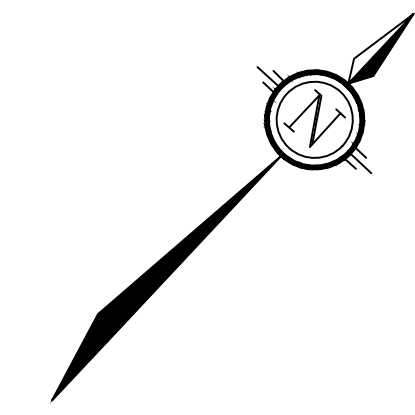
Phases	Single Lots								Semi-Detached Lots			Townhouse Lots			Total Units		Road Length		Saleable Frontage	
	43' Lots		60' Lots		Subtotal		Target Mix	Semi-Detached		Target Mix	Townhouses		Target Mix	Units	%	m	ft	m	ft	
	Units	%	Units	%	Units	%	%	Units	%	%	Units	%	%							
PHASE 7																				
Sub-Total	25	27%	0	0%	25	27%	20%	18	20%	20%	48	53%	60%	91	100%	623.5	2046	857.4	2813	
PHASE 8																				
Sub-Total	22	65%	0	0%	22	65%	20%	0	0%	20%	12	35%	60%	34	100%	227.7	747	395.5	1298	
Total	47	38%	0	0%	47	38%	20%	18	14%	20%	60	48%	60%	125	100%	851.2	2793	1252.9	4111	

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	25	1.07	23	22	1.16	19	47	2.23	21
Semi-Detached	18	0.53	34	0	0	0	18	0.53	34
Townhouse	48	1.10	44	12	0.33	36	60	1.43	42
Total	91	2.69	34	34	1.49	23	125	4.18	30

Phases	# Units	% Mix	Overall Site		
			OP Target Mix	Net Density (units/ha)	OP Target (units/net ha)
PHASE 7 & 8					
Low Density	65	52%	60%	24	15 - 30
Medium Density	60	48%	40%	42	30 - 40
High Density	-	-	-	-	-

Low Density = Single Lots + Semi-Detached Lots
 Medium Density = Townhouse Lots

- LEGEND:**
- 43' WIDE MODELS
 - SEMI DETACHED
 - FREEHOLD 2-STORY TOWNHOUSES
 - FREEHOLD BUNGALOW TOWNHOUSES
 - STORMWATER MANAGEMENT POND / PARK
 - SERVICING BLOCK
 - PARK LANDS / WALKWAYS
 - NATURALIZED BUFFER

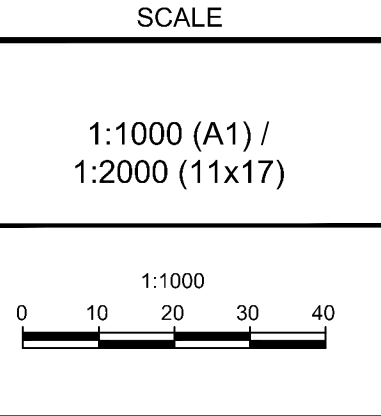


SOURCE REFERENCE:
 Legal Information: Plan of Survey (Draft - 27R-xxxx), received January 31, 2023
 Annis, O'Sullivan, Vollebek Ltd. / MTM Zone 9, Nad83 CSRS
 Topographic Information: Topo
 Town / 2004 / UTM Zone 18, Converted to MTM Zone 9

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
7	REVISED PHASE 8 / SWMF EXPANSION LIMITS	JUN 20/24	DDB
6	UPDATED PHASING LIMITS	JAN 2/24	DDB
5	REVISED SADLER DRIVE ALIGNMENT	SEPT 14/23	DDB
4	REVISED TOWNHOUSE SIDEYARD SPACING	AUG 29/23	DDB
3	REVISED PHASE 8 TOWNS / UPDATED LEGAL LINWORK	FEB 2/23	DDB
2	ISSUED FOR DRAFT PLAN APPLICATION	JAN 11/23	DDB
1	ISSUED FOR CLIENT REVIEW	NOV 30/22	DDB



DESIGN	DDB
CHECKED	MER
DRAWN	SM
CHECKED	MER
APPROVED	DDB

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

MISSISSIPPI MILLS
 MILL RUN EXTENSION - PHASES 7 and 8

DRAWING NAME
CONCEPT PLAN 10

PROJECT No.
 121125-00

REV #7

DRAWING No.
 121125-CP10

M:\2024\121125\CP10\Concept Plan\121125-CP10.dwg, CP10 - Jul 08, 2024 - 11:08am, smathews