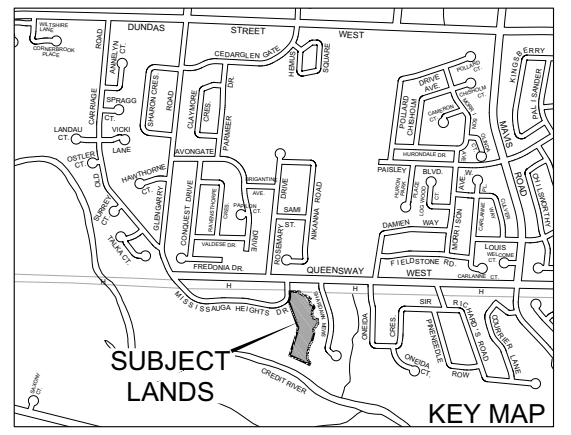


**DEVELOPMENT CONCEPT PLAN
CEC R16-EXCEPTION DETACHED**

900 & 904 MISSISSAUGA HEIGHTS DRIVE
PART OF LOTS 1 & 2,
REGISTERED PLAN 342
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL



***PRELIMINARY DEVELOPMENT CONCEPT PLAN
FOR DISCUSSION PURPOSES ONLY***

DEVELOPMENT STATISTICS - 904 MISSISSAUGA HEIGHTS

DEVELOPABLE LOT AREA: 7,630m² (1.88ac)
COMMON ELEMENTS AREA: 1,526m² (0.38ac)
NHS COMPENSATION AREA: 1,145m² (0.28ac)
NHS & BUFFERS AREA: 2,297m² (0.57ac)
TOTAL AREA: 12,598m² (3.11ac)

NET DEVELOPABLE AREA: 9,156m² (2.26ac)
TOTAL UNITS: 9 UNITS
SITE DENSITY: 9 UNITS / 0.916ha = 9.8 UPHA

DEVELOPMENT STATISTICS - 900 MISSISSAUGA HEIGHTS

DEVELOPABLE LOT AREA: 6,704m² (1.66ac)
WOODLAND LOT AREA: 179m² (0.04ac)
TABLELAND WOODLOT AREA: 530m² (0.13ac)
COMMON ELEMENTS AREA: 848m² (0.21ac)
NHS COMPENSATION AREA: 698m² (0.17ac)
NHS & BUFFERS AREA: 10,817m² (2.67ac)
TOTAL AREA: 19,776m² (4.88ac)

NET DEVELOPABLE AREA: 6,704m² + 848m² = 7,552m² (1.87ac)
TOTAL UNITS: 9 UNITS
SITE DENSITY: 9 UNITS / 0.755ha = 11.9 UPHA



SCALE 1:1000
MAY 29, 2023

