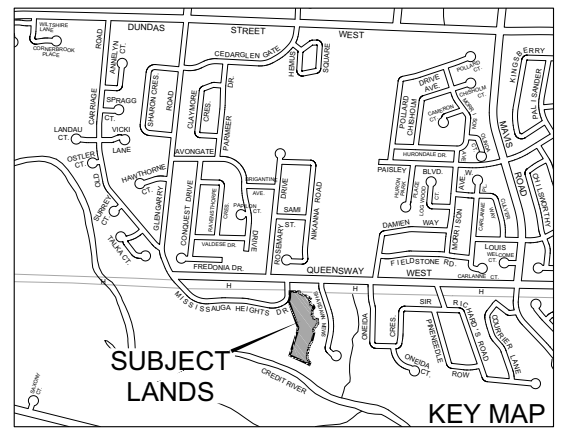


**DEVELOPMENT CONCEPT PLAN
CEC R16-EXCEPTION DETACHED**

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

NET DEVELOPABLE AREA:	9,156m ² (2.26ac)
TOTAL UNITS:	9 UNITS
SITE DENSITY:	9 UNITS / 0.916ha = 9.8 UPHA

DEVELOPMENT STATISTICS - 900 MISSISSAUGA HEIGHTS

DEVELOPABLE LOT AREA:	6,704m ² (1.66ac)
WOODLAND LOT AREA:	179m ² (0.04ac)
TABLELAND WOODLOT AREA:	530m ² (0.13ac)
COMMON ELEMENTS AREA:	848m ² (0.21ac)
NHS COMPENSATION AREA:	698m ² (0.17ac)
NHS & BUFFERS AREA:	10,817m ² (2.67ac)
TOTAL AREA:	19,776m² (4.88ac)

NET DEVELOPABLE AREA:	6,704m ² + 848m ² = 7,552m ² (1.87ac)
TOTAL UNITS:	9 UNITS
SITE DENSITY:	9 UNITS / 0.755ha = 11.9 UPHA



SCALE 1:1000
MAY 29, 2023

