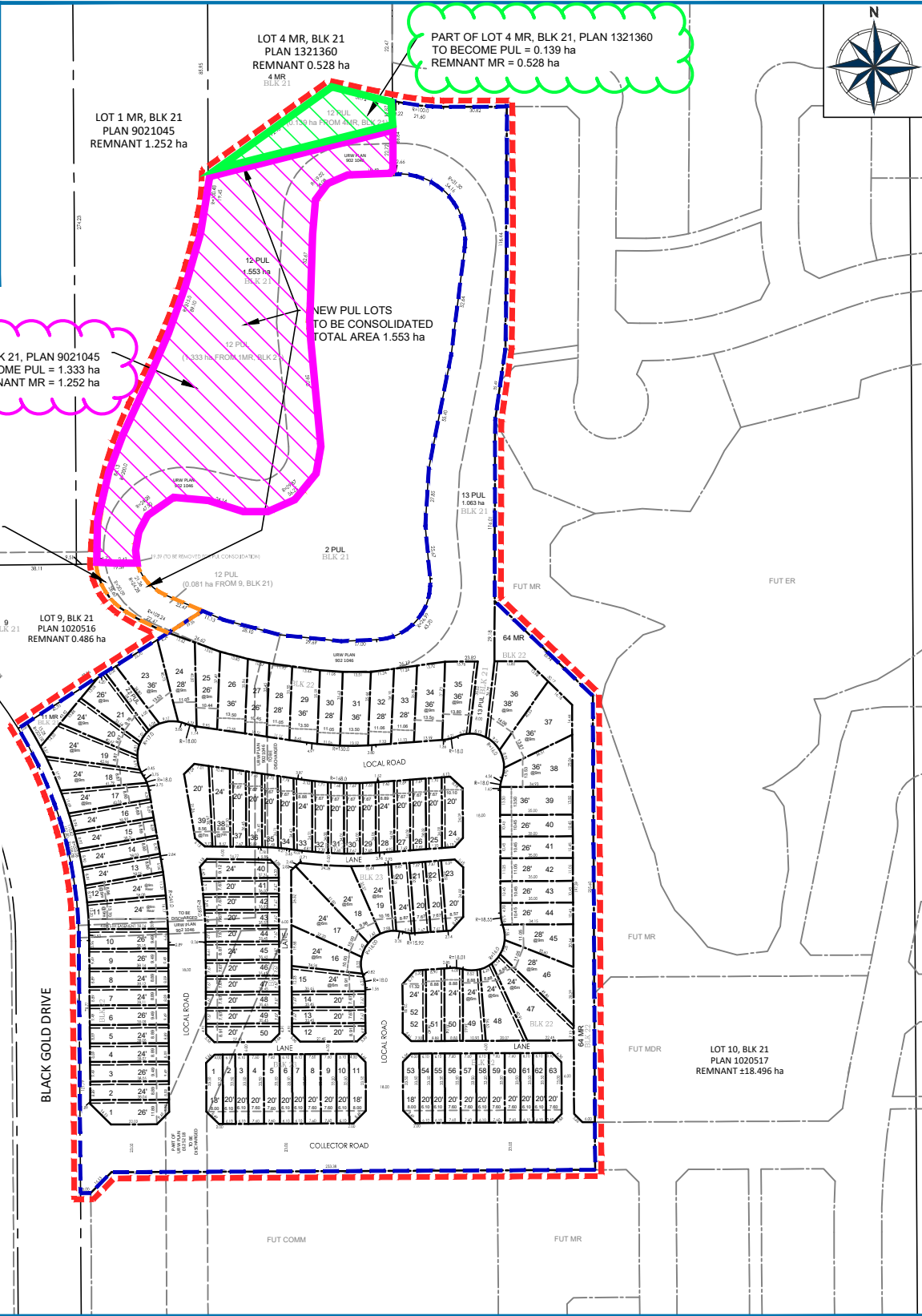


Key Plan



**Fraser Stage 1**  
**Subdivision Information**

<b>Total Title Area</b>	<b>±/-31.45 ha</b>
LOT 10, BLK 21, PLAN 1020517	25.80 ha
LOT 1 MR, BLK 21, PLAN 9021045	2.58 ha
LOT 4 MR, BLK 21, PLAN 1321360	0.67 ha
LOT 9, BLK 21, PLAN 1020516	0.57 ha
<b>Subdivision Area</b>	<b>3.939 ha</b>
RESIDENTIAL (112 LOTS)	
SINGLE FAMILY STD. (RCD) (34)	1,598 ha
SINGLE FAMILY ZLL (RCD) (56)	1,837 ha
TOWNHOUSE (MUR) (22)	0.504 ha
PUL & SWMF	4.461 ha
NEW MR	0.301 ha
CIRCULATION	1.981 ha
<b>Total Subdivision Area</b>	<b>8.852 ha</b>
<b>Remnant Areas on Title</b>	
LOT 10, BLK 21, PLAN 1020517	±18.496 ha
LOT 1 MR, BLK 21, PLAN 9021045	±1.252 ha
LOT 4 MR, BLK 21, PLAN 1321360	±0.528 ha
LOT 9, BLK 21, PLAN 1020516	±0.486 ha

**Legend**

	Stage 1 Boundary		Proposed Property Lines
	Stage 1 Boundary - Melcor Lands		Future Property Lines (Conceptual)
	Stage 1 Boundary - City of Leduc Lands		Proposed Easement
	Existing Property Lines		Lot Width at Setback as Noted
	Existing URW		

Scale 1:3,000  
March 3, 2025 V3

Note: All information, boundaries, and areas shown shall be confirmed by means of legal survey and are subject to verification and change prior to registration of this subdivision plan.

**FRASER**  
**STAGE 1 SUBDIVISION**

Figure

Map 2

Title  
Tentative Plan of Subdivision

