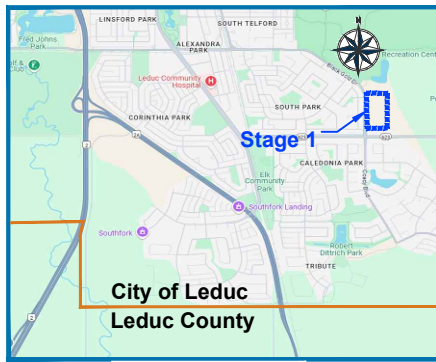
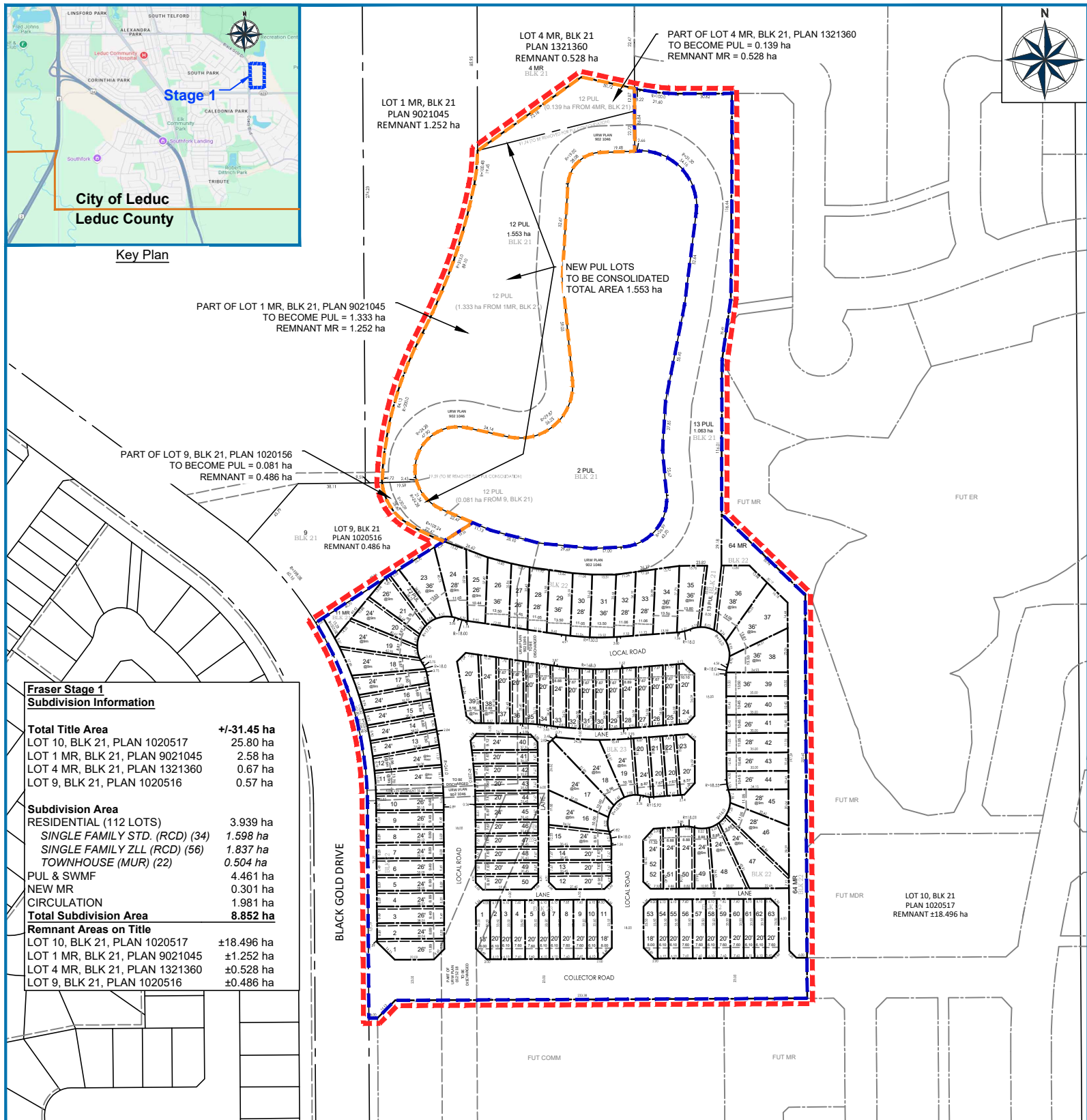




Key Plan



Fraser Stage 1 Subdivision Information

Total Title Area	±31.45 ha
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

Subdivision Area	3.939 ha
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

Total Subdivision Area **8.852 ha**

Remnant Areas on Title	
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
- Stage 1 Boundary - Melcor Lands
- Stage 1 Boundary - City of Leduc Lands
- Existing Property Lines
- Existing URW

- Proposed Property Lines
- Future Property Lines (Conceptual)
- Proposed Easement
- Lot Width at Setback as Noted

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