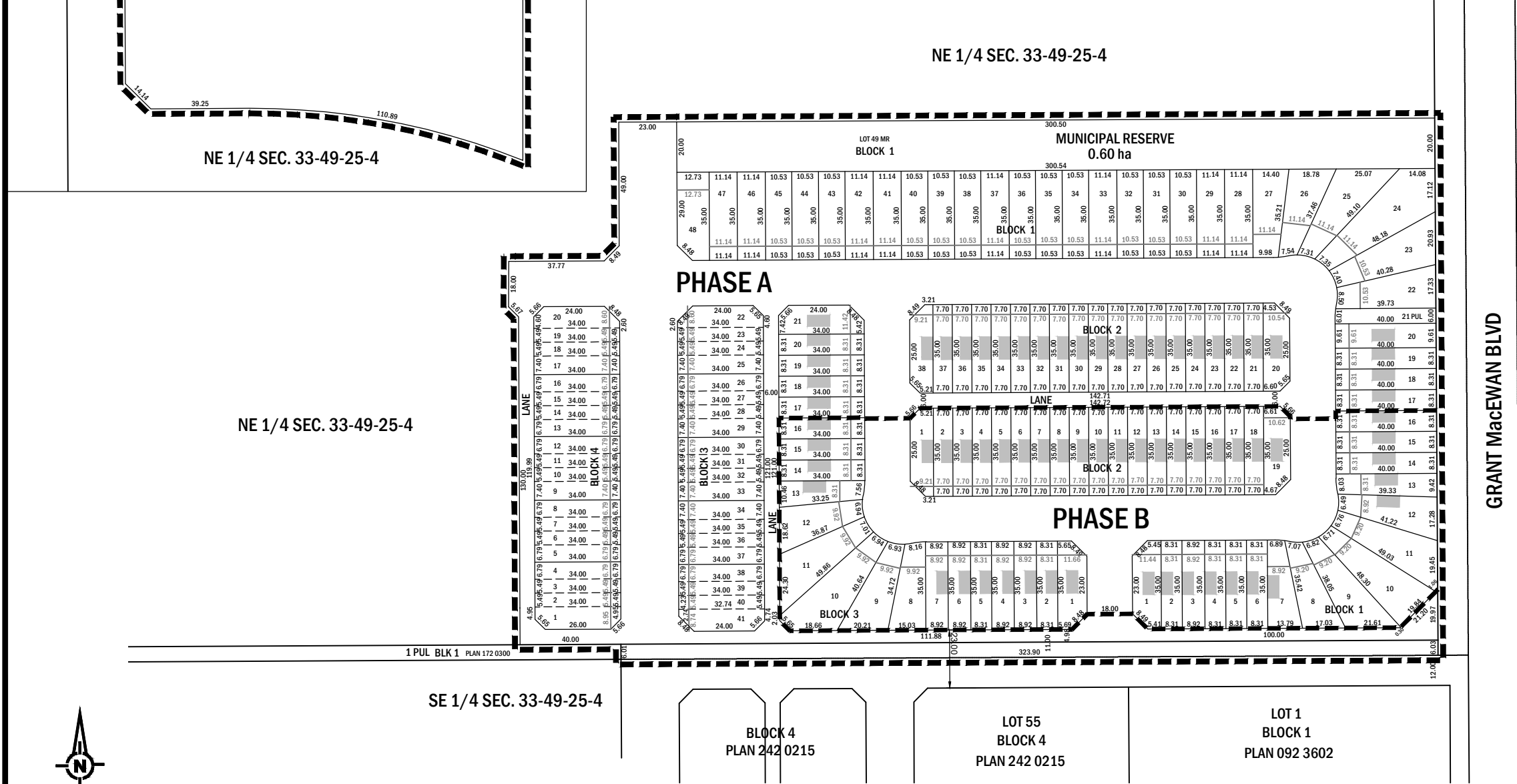
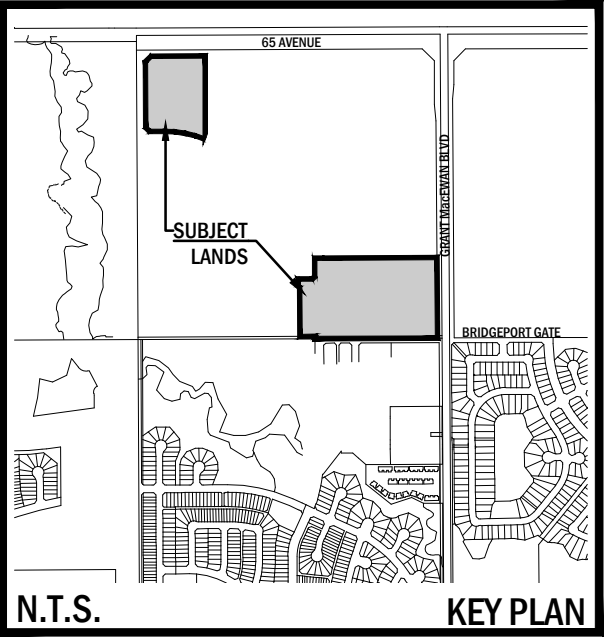
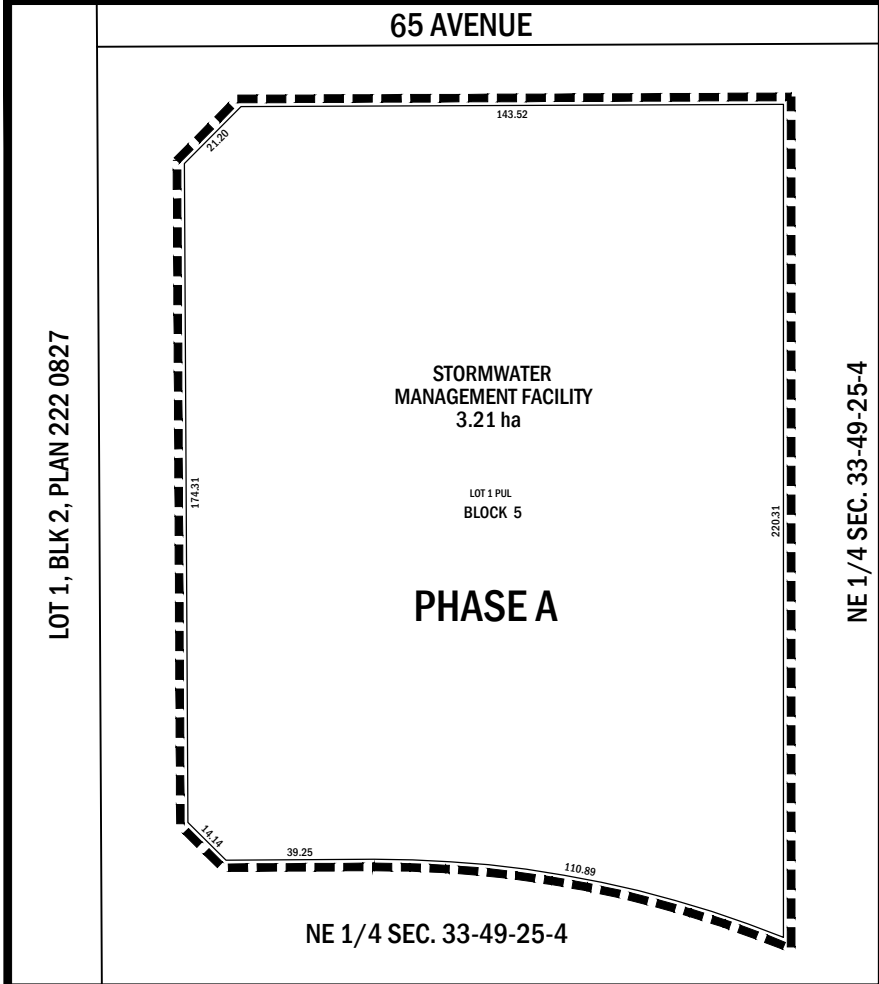




APPROVED

[Signature]

DIRECTOR OF PLANNING & ECONOMIC DEVELOPMENT

File No: **PLSDA202500021** Date: **April 22, 2025**

CITY OF LEDUC SUBDIVISION AUTHORITY

Approval valid for twelve months • Subject to conditions

- PART OF: N.E. 1/4 SEC 33 TWP 49 RGE 25 W4M
- NOTES:**
- SUBDIVISION INCLUDES AREA OUTLINED BY
■ ■ ■ ■ ■ AND CONTAINS = 10.73 ha
- COLLECTOR ROAD = 0.89 ha
LOCAL ROAD = 1.20 ha
LANE = 0.28ha
TOTAL CIRCULATION AREA = 2.37 ha
- STORM WATER MANAGEMENT FACILITY = 3.21 ha
MUNICIPAL RESERVE AREA = 0.60 ha
PUL AREA = 0.03 ha
TOTAL PUBLIC LAND DEDICATION = 3.84 ha
- SINGLE DETACHED RESIDENTIAL AREA = 3.66 ha
TOWNHOUSE RESIDENTIAL AREA = 0.86 ha
TOTAL RESIDENTIAL AREA = 4.52 ha
- # OF SINGLE DETACHED RESIDENTIAL LOTS = 106
OF TOWNHOUSE RESIDENTIAL LOTS = 40
TOTAL # OF RESIDENTIAL LOTS = 146

SUBDIVISION PLAN
65th AVE NEIGHBOURHOOD
STAGE 1

