



FORT SASKATCHEWAN
STRATHCONA COUNTY

GREENFIELD LINK

SOUTHRIDGE BOULEVARD

Roseburn Stage 1B Density Calculations	
Residential Area	4.023 ha
Low Density Residential (Range 25.5-45 dupnrha)	3.583 ha
95 Units	26.5 dupnrha
MDR Street Oriented (Range 45-70 dupnrha)	0.440 ha
28 Units	63.6 dupnrha
Total Residential Area	4.023 ha
Stage 1B Overall Residential Density (123 Units)	30.6 dupnrha
Cumulative Density Northeast Roseburn NSP	
Stage 1A (147 Units / 3.223 ha)	45.6 dupnrha
Stage 1B (123 Units / 4.023 ha)	30.6 dupnrha
Cumulative Density(270 Units / 7.246 ha)	37.3 dupnrha

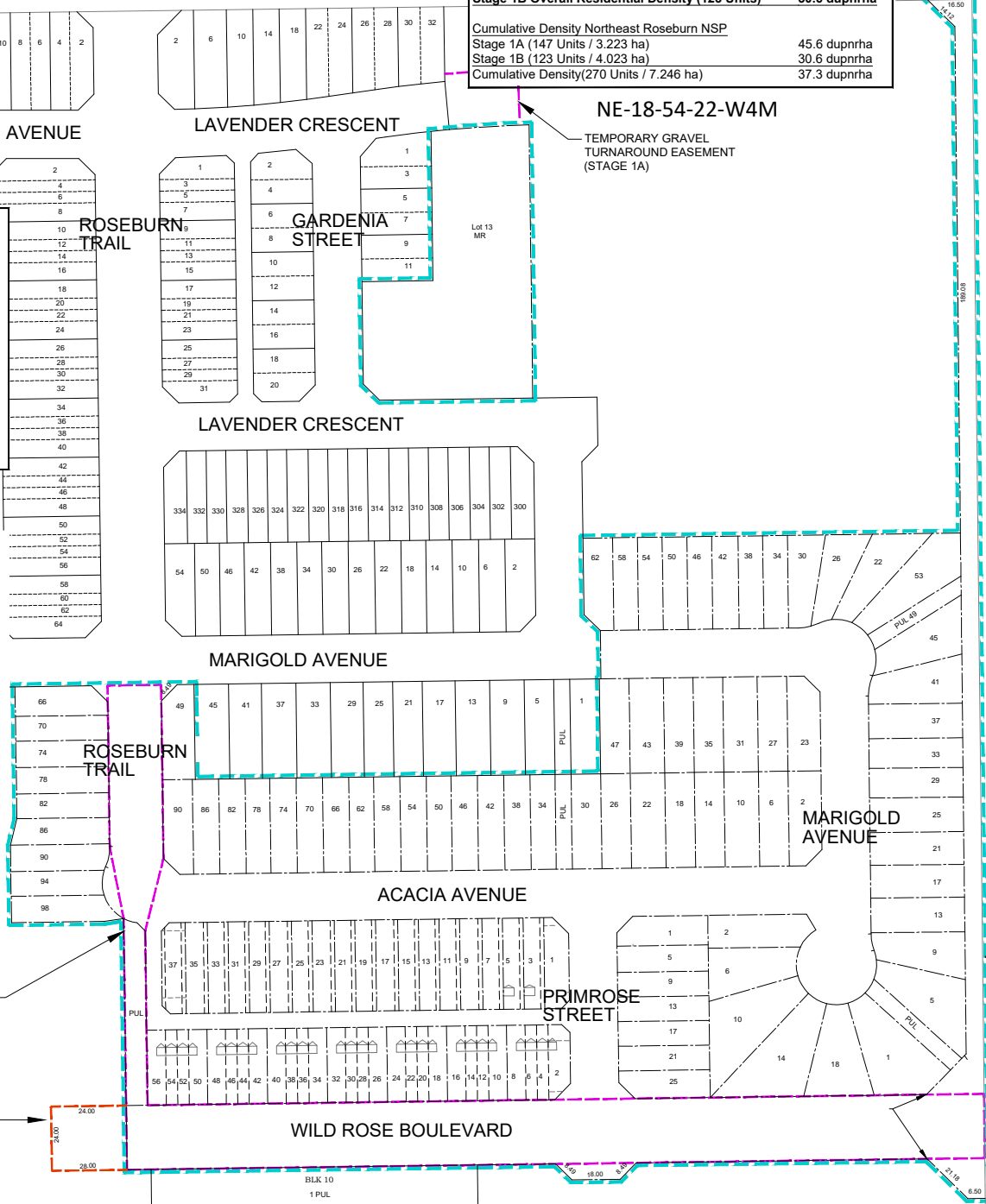


Key Plan

Roseburn Stage 1B Subdivision Information	
Total Title Area	+/-64.70 ha
NE-18-54-22-W4M (COT 242 052 972)	+/-64.70 ha
Less Stage 1A (In Progress)	8.424 ha
Residential Area (123 Lots Total)	+/-4.023 ha
Low Density Residential Std. (76 Lots)	3.070 ha
Low Density Residential ZLL (19 Lots)	0.513 ha
Medium Density Street Oriented (28 Lots)	0.440 ha
Municipal Reserve (MR)	0.486 ha
Public Utility Lot	0.125 ha
Circulation (Roads & Lanes)	2.393 ha
Total Subdivision Area	+/-7.027 ha
Remnant Area on Title	±49.25 ha
NE-18-54-22-W4M (COT 242 052 972)	

Roseburn Stage 1B Preliminary Reserve Calculation	
Total Title Area	+/-64.70 ha
Total MR Owning	+/- 6.47 ha
Stage 1A Subdivision Area	8.425 ha
MR owing for Stage 1A (Deferred)	0.842 ha
Stage 1B Subdivision Area	7.027 ha
MR owing for Stage 1B	0.703 ha
MR dedication for Stage 1B	0.486 ha
MR owing for Stage 1B (Deferred)	0.217 ha
Deferred Reserve Total	1.059 ha
Future Reserve Total	4.925 ha
less Total MR Dedications	0.486 ha
Total MR Outstanding	+/- 5.984 ha

NE-18-54-22-W4M



STAGE 1A ACCESS
EASEMENT AND URW TO
BE DISCHARGED

TEMPORARY GRAVEL
TURNAROUND EASEMENT
(0.067 ha)

Legend

- Stage 1B Subdivision Boundary
- Existing Property Lines
- Existing Stage 1A Property Lines (In Progress)
- Proposed Stage 1B Property Lines
- Existing Easement (Stage 1A)
- Proposed Easement (Stage 1B)

Scale 1:2,500
August 5, 2025 V1

ROSEBURN STAGE 1B SUBDIVISION

Figure

Map 2

Title
Tentative Plan of Subdivision



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.