



CHAMPLAIN STREET

101 AVENUE

STAGE 3



EDGEWOOD

edgewoodlife.ca

REGIONAL TRAIL

CHAMPLAIN (100) STREET

107A AVENUE

99 STREET

BLOCK 5

LANE

EXISTING DEVELOPMENT

98 STREET

EXISTING DEVELOPMENT

EXISTING DEVELOPMENT

107 AVENUE

LEGEND

- Street Light
- Pedestal
- Transformer
- Hydrant
- Mailbox
- Street Signs
- Legal Address
- Municipal Address
- Recommended House Size (in ft)
- Attached Garage Location
- Detached Garage Location
- High Visibility Lot
- Roof Leaders Directed to the Front of Lot
- Zero Lot Line Easement
- Wood Screen Fence on Private Property
- Chain Link Fence on Private Property
- Proposed Tree Location
- Single Family Home with Rear Lane Driveway (Zero Lot Line)
- Single Family Home with Front Attached Garage
- Duplex with Front Attached Garage

NOTE: This plan, prepared for marketing purposes, is conceptual only and is superseded by the registered subdivision plan, land title and approved engineering drawings. Please refer to the above mentioned plans to confirm all information. All lot measurements in meters unless otherwise noted. Details are current at date of printing and are **subject to change without notice** - Developer will not relocate conflicts. The location of all future roads and block lines are subject to revision at the time of subdivision. Landscape shown conceptual only. For more information on land use, please contact the Town of Morinville. 2024.08.19



LAMONT
RESPECTING LAND & PEOPLE