

Subdivision/Boundary Change: Burnt River Meadows

Please note that the MD of Spirit River has approved the proposed subdivision and boundary re-alignment application for SW-8-78-4-W6 & LSDs 13 & 14 5-78-4-W6 (selling as Burnt River Meadows).

Although awaiting the precise formal wording of the conditions, we have received correspondence that the conditions relate to:

PARCEL 1: SW-8-78-4-W6

- The subdivision (provided that the Buyer chooses to register the same) would be 16 acres +/- . The pump out must be a minimum of 90 meters from every boundary to be compliant. This can likely be remedied by moving the hose-end of the pump out as necessary to ensure compliance.
- An approach would need to be constructed to allow access to the balance of the quarter (the farmland) that meets today's standard width and construction. Additionally, the approach into the subdivision would need to be updated to meet today's standards.

PARCEL 2: LSDs 13 & 14 5-78-4-W6

- It appears Alberta Environment is requesting that an Environmental Reserve (ER) easement be registered at the time of registration of the boundary re-alignment protecting a setback from the Burnt River. ER easements are common on land being subdivided along a waterway to protect environmentally sensitive area adjacent thereto. The Buyer of Parcel 2 will be taking title subject to this ER caveat that will preclude development within the ER area.
- The approach to Parcel 2 must be upgraded to meet today's standard.
- CLHbid.com will take care of satisfying the conditions on Parcel 2.