



Marcel Bordeleau [REDACTED]

MD of Bonnyville meeting January 9, 2024

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Tue, Jan 9, 2024 at 2:03 PM

To: Marcel Bordeleau [REDACTED]

Letter read to MD of Bonnyville councillors by Marcel Bordeleau at MD of Bonnyville meeting held January 9, 2024 regarding proposed sale and consolidation of road allowance at Vezeau Beach.

Good morning Councillors.

Thank you for making the time for me this morning to speak to you with regards to our proposal to close and buy the road allowance East of Plan 1322699, block 1, lot 1 at Vezeau Beach.

My name is Marcel Bordeleau. I have been born and raised and have always resided in the MD of Bonnyville. My wife Suzanne and I are the only adjacent land owners to this mentioned road allowance and I am meeting here to discuss this with you. We purchased the land adjacent to this road allowance in June of last year to develop our retirement home.

A few items I would like to mention and share with you that were not included in our application letter or by the MD administration in Appendix 1:

- On the East side of the road allowance there exists a 100 ft. Environmental Reserve that cannot house any future developments.
- To the west side of the road allowance a 2.25 meter strip was sold to a previous land owner, Mr. [REDACTED] for the price of \$3700.00 in 2013.
- The MD administration mentioned in Appendix 1 that this road allowance gives access to a location for hand launching, non motorized water-crafts such as canoes, kayaks and paddle boats.

I strongly disagree to this because it will create a very hazardous area. Why?

1. No room for loading or unloading water crafts.
2. No parking zone in this area.
3. No supervision.
4. No signs for regulations.
5. No washrooms.
6. Hazardous location due to a narrow curved road allowance in and out of this Vezeau subdivision which sees 50 - 60 vehicles daily on a regular day, never mind during camping season.
7. This area is very busy with the walking and biking trails all in the same area that is part of this property.

8. Creates very unsafe conditions.

9. MD has just expanded and renovated the MD boat launch and campground to accommodate all of these above mentioned needs.

10. Another solution for launching non motorized water crafts is to develop a hand launching area to the west end of the Vezeau Beach subdivision for many good reasons. This west end of Vezeau Beach would be a good area for this because:

- Fenced playground already exists.
- Lots of parking available and already exists.
- Washroom already exists.
- Signs with regulations already on site.
- No bike or walking trail in this area.

Lastly, I would like to find out the following information about this road allowance:

1. How this lot became a boat launch.

2. Mr. Henry Vezeau in 1932 developed this Vezeau Beach resort. Did Mr. Vezeau assign this lot as a designated area for his investors to launch their boats?

3. The MD of Bonnyville was formed in 1955. Was this lot ever given or sold to the MD of Bonnyville?

4. Was the lot considered to be a road allowance and if yes, then when did this occur. And was it maybe leased to the MD of Bonnyville? Is there an easement on this property?

These questions, I feel need answers before we proceed with this matter.

Also, I would like to thank the two councillors that took the time to meet with me and discuss our views and concerns.

In conclusion, I would suggest and request that the MD administration provide the MD councillors and myself all the documentation of what all transpired from the day of the subdivision of Vezeau Beach started in 1955 to now (present day). I would also like to ask the MD council to consider option #3 to give more time to retrieve this additional information so we can review it at another scheduled MD of Bonnyville regular meeting.

Thank you for your consideration.

Marcel Bordeleau
Suzanne Bordeleau