

# Municipal District of Bonnyville No. 87

## Request for Decision (RFD)

**Meeting:** Regular Meeting of Council  
**Meeting Date:** July 22, 2025  
**Originated By:** Lisa VandenBerg, Subdivision Authority Officer  
**Title:** Subdivision Application No. 2025-S-012 – Plan 112 1798 Block 1, Lot 1 and NW and NE 22-63-4 W4M

### **PROPOSAL & BACKGROUND**

Administration is presenting Subdivision Application 2025-S-012 for Council consideration. The applicant is to consolidate Plan 112 1798 Block 1 Lot 1 into NE 22-63-4 W4M; furthermore; subdivide a 10 acre parcel from NW corner NE 22-63-4 W4M; subdivide 3.5 acre parcel from NE corner NW 22-63-4 W4M and consolidate new parcels to create a 13.5 acre parcel as shown on the map attached as Appendix A.

### **DISCUSSION ON BENEFITS, DISADVANTAGES & OPTIONS**

Notification of the proposed subdivision was sent to referral agencies and adjacent landowners, with a deadline of June 25, 2025, for submitting concerns to be considered at the July 22, 2025, Council Meeting. No concerns were received.

More detailed information regarding this subdivision request is provided in Appendix B, attached.

Attached for Council's review:

Appendix A – Location Map

Appendix B – Subdivision Report

### **REFERENCE TO STRATEGIC PLAN**

n/a

### **REFERENCE TO PROVINCIAL/FEDERAL LEGISLATION**

Municipal Government Act

Lower Athabasca Regional Plan

### **COSTS & SOURCE OF FUNDING**

The \$525 application fee was paid by the applicant.

### **COMMUNICATIONS STRATEGY**

Notification of the decision will be circulated to the applicant and applicable agencies

## **ADMINISTRATION RECOMMENDED ACTION**

THAT Council approves subdivision application no. 2025-S-012 to consolidate Plan 112 1798 Block 1 Lot 1 into NE 22-63-4 W4M; furthermore; subdivide a 10-acre parcel from NW corner NE 22-63-4 W4M; subdivide 3.5-acre parcel from NE corner NW 22-63-4 W4M and consolidate new parcels to create a 13.5-acre parcel for Thelma Lapointe on behalf of Thelma and Jean Lapointe and Kevin and Amanda Walters, as per the following conditions:

1. Pursuant to Section 655 of the Municipal Government Act, that the owner/developer install internal road, approaches, including culverts and crossings to the proposed parcel(s) and to the remnant parcel to be provided at the owner/developer's expense and to the specifications and satisfaction of the Municipal District of Bonnyville No. 87;
2. Pursuant to Section 661 & 662 of the Municipal Government Act, that:

If the subdivision is registered through a Plan of Survey, that the owner/developer dedicate to the Municipal District of Bonnyville No. 87, a 5.18 meter (17 feet) wide strip of land for road widening along the entire frontage of the NORTH side of the remnants and proposed parcels to be registered by separate road plan; additionally the owner/developer enter into a Land Acquisition Agreement with the Municipal District of Bonnyville No. 87 for a 5.18 metre (17 feet) wide strip of land for road widening along the entire frontage of the WEST side of the remnant parcel NW 22-63-4 W4M and entire frontage of the EAST side of the remnant parcel NW 22-63-4 W4M;

OR

If the subdivision is registered by Descriptive Plan, the owner/developer enter into a Land Acquisition Agreement with the Municipal District of Bonnyville No. 87 for a 5.18 metre (17 feet) wide strip of land for road widening along the entire frontage of the NORTH and WEST side of the remnant parcel NW 22-63-4 W4M and EAST side of remnant parcel NE 22-63-4 W4M to be registered by caveat;

3. Pursuant to Section 655 of the Municipal Government Act, that the existing lot described as Plan 112 1798 Block 1 Lot 1 be consolidated to the remnant prior to the registration of the proposed parcels;
4. Pursuant to Section 655 of the Municipal Government Act, submission and review of a Real Property Report or Sketch Plan submitted from an Alberta Certified Land Surveyor to confirm that all structures located on the proposed parcels comply with setbacks from all property lines as established by the Land Use District of the Land Use Bylaw;
5. Pursuant to Section 655 of the Municipal Government Act and Part One, Section 7 of the Subdivision and Development Regulation, the owner/developer, for the sewage disposal, shall install and comply with the Alberta Safety Codes Act and Part 2 of the Province of Alberta Public Health Act;
6. Pursuant to Section 654 of the Municipal Government Act, all outstanding property taxes be paid.

## **COUNCIL OPTIONS**

1. THAT Council approves subdivision application no. 2025-S-012 to consolidate Plan 112 1798 Block 1 Lot 1 into NE 22-63-4 W4M; furthermore; subdivide a 10-acre parcel from NW corner NE 22-63-4 W4M; subdivide 3.5-acre parcel from NE corner NW 22-63-4 W4M and consolidate new parcels to create a 13.5-acre parcel for Thelma Lapointe on behalf of Thelma and Jean Lapointe and Kevin and Amanda Walters, as per the following conditions:... [listed as recommended or revised list of conditions].
2. THAT Council refuses subdivision application no. 2025-S-012 to consolidate Plan 112 1798 Block 1 Lot 1 into NE 22-63-4 W4M; furthermore; subdivide a 10-acre parcel from NW corner NE 22-63-4 W4M; subdivide 3.5-acre parcel from NE corner NW 22-63-4 W4M and consolidate new parcels to create a 13.5-acre parcel for Thelma Lapointe on behalf of Thelma and Jean Lapointe and Kevin and Amanda Walters, for the following reasons: \_\_\_\_\_.

**Report Approval Details**

Document Title:	2025-S-012.docx
Attachments:	- Appendix A- Location Map.pdf - Appendix B - Subdivision Report.pdf
Final Approval Date:	Jul 11, 2025

This report and all of its attachments were approved and signed as outlined below:

**No Signature - Task assigned to Lisa Folliott was completed by delegate Kristy Poirier**

Lisa Folliott

Stephanie Severin