

Subdivision Report

File No.: 2025-S-012
Date of Meeting: July 22, 2025

This application proposes 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 to consolidate new parcels to create a 13.5 acre parcel.

I. Background Information

Location:	The subject site is located 1 mile North of Hwy 55 along Twp Road 634, 1 mile north and 1.5 miles west of the traffic circle.
Legal Description:	N1/2 22-63-4 W4M and Plan 112 1798 Block 1 Lot 1
Applicants:	Thelma Lapointe
Owners:	Jean & Thelma Lapointe and Kevin & Amanda Walters
Date of Acceptance	June 5, 2025
Expiry Date:	August 4, 2025
Title Area:	130.29 acres (52.73 ha) 10.01 acres (4.05 ha) 80.20 acres (32.48 ha)
Proposed Land Use:	Country Residential
Proposed Number of Lots:	One (1) Lot
Area of Each Proposed Lot:	13.5 acres (5.46 hectares)
Land Use Bylaw:	Agriculture "A"
Area Structure Plan:	None

II. Recommendations

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That this application for subdivision be **APPROVED** subject to 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 **WEST** and **NORTH** sides of the remnant parcel NW 2-63-4 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 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 to 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, that all outstanding property taxes be paid.

NOTES:

1. *To avoid unnecessary complications, you are advised that no work should commence, on the proposal prior to endorsement of the registrable instrument and without prior consultation with the Municipal District of Bonnyville No. 87.*
2. *The parcels being created are located adjacent to an area designated for agriculture in the Land Use Bylaw. The primary purpose of the Agricultural District is to provide landowners with the right to farm. Any potential purchasers of the parcels are to be advised that the adjacent agricultural activities in the Agricultural District may have precedence.*

3. *Prior to endorsement of an instrument affecting this plan, approaches, including culverts and crossings to the proposed parcels and to the remnant, and upgrading of external roads required by the MD is to be provided at the developer's expense and to the specifications and satisfaction of the MD of Bonnyville No. 87.*
4. *Pursuant to Section 654(1)(c) of the Municipal Government Act, the on-site sewage disposal shall comply to the Alberta Safety Codes Act, the Nuisance and General Sanitation Regulations and Part 2 of the Province of Alberta Public Health Act.*
5. The following information is provided as required by Section 656(2)(a) of the Municipal Government Act. *An appeal of this decision lies to the **Land and Property Rights Tribunal**, 1229 91 St NW Edmonton AB T6X 1E9*

III. Summary of Comments from Referral Agencies

1. The following agencies have no objections to the proposed subdivision:

- **Alberta Environment & Parks**
- **Alberta Health Services**

As required in Section 15 of the *Nuisance and General Sanitation Regulation* (A.R. 243/2003), a water well shall not be located within:

10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system;
 15 metres of a weeping tile field, an evaporative treatment mound or an outdoor privy;
 30 metres of a leaching cesspool;
 50 metres of sewage effluent on the ground surface;
 100 metres of a sewage lagoon, or
 450 metres of any landfill.

- **Apex Utilities Inc.**
- **ATCO Electric**
- **East Central Francophone School Division**
- **Lakeland Catholic School Division**
- **MD Agricultural Services**
- **MD Environment**
- **Parks, Recreation & Culture**
- **MD Public Safety**
- **MD Infrastructure Services**
 Road Widening required for East and West
- **Telus Communications Inc.**
- **AER** - No abandoned wellsites located within the proposed parcels.

2. The following agencies have not responded at the time of writing this report:

- **Bonnyville Regional Fire Authority**
- **Canada Post**
- **Cenovus Energy**
- **North East Gas Co-op**
- **Northern Lights School Division**

IV. Analysis

1. Site and Surrounding Area Approaches:

To proposed parcel(s): **Existing approach to the proposed 13.5-acre parcel
Ag approach required to NW 22-63-4 W4M**

Municipal Road:

Surface conditions: **Gravel**

Site Lines for access to proposed subdivision parcel(s): **N/A**

Description of Property:

	Area to be Subdivided	Remnant
Tree cover:	n/a	70%
Under cultivation:	80%	30%
Pasture land:	n/a	n/a
Soils:	16.2	
% (Poor 14%-32%)		
Drainage:	Appears to be good	
Topography:	Flat to Rolling	

Description of Adjacent Lands and Uses:

Uses and activities on the adjacent lands: **Industrial, Country Residential and Agricultural**

Adjacent farming activities such as feedlots, wintering sites, game farms, cattle grazing: **Crop Farming and cattle grazing**

Pipelines/Oil & Gas Facilities:

Wellsite – existing in use, inactive, tank farm, location in relation to proposed subdivision: **n/a**

Gas Facilities – well site, compressor station: **n/a**

Pipelines – location, type of product (gas, oil, water): **n/a**

2. Subdivision History

- **2011** – 10 ac parcel to be consolidated back to remnant.

3. Conformity with the Municipal Government Act and Subdivision and Development Regulation.

- **Yes**

4. Compliance with the Lower Athabasca Regional Plan.

- **Yes**

5. Compliance with the Municipal Development Plan.

- **Yes**

6. Compliance with the Moose Lake Area Structure Plan.

- **Yes**

7. Compliance with the Land Use Bylaw.

Yes

V. Conclusion

This subdivision application does meet the requirements of the Municipal Government Act, Subdivision and Development Regulation, and Lower Athabasca Regional Plan, and the regulations of the Municipal Development Plan and Land Use Bylaw.

It is recommended that the proposed subdivision be conditionally approved as per conditions.