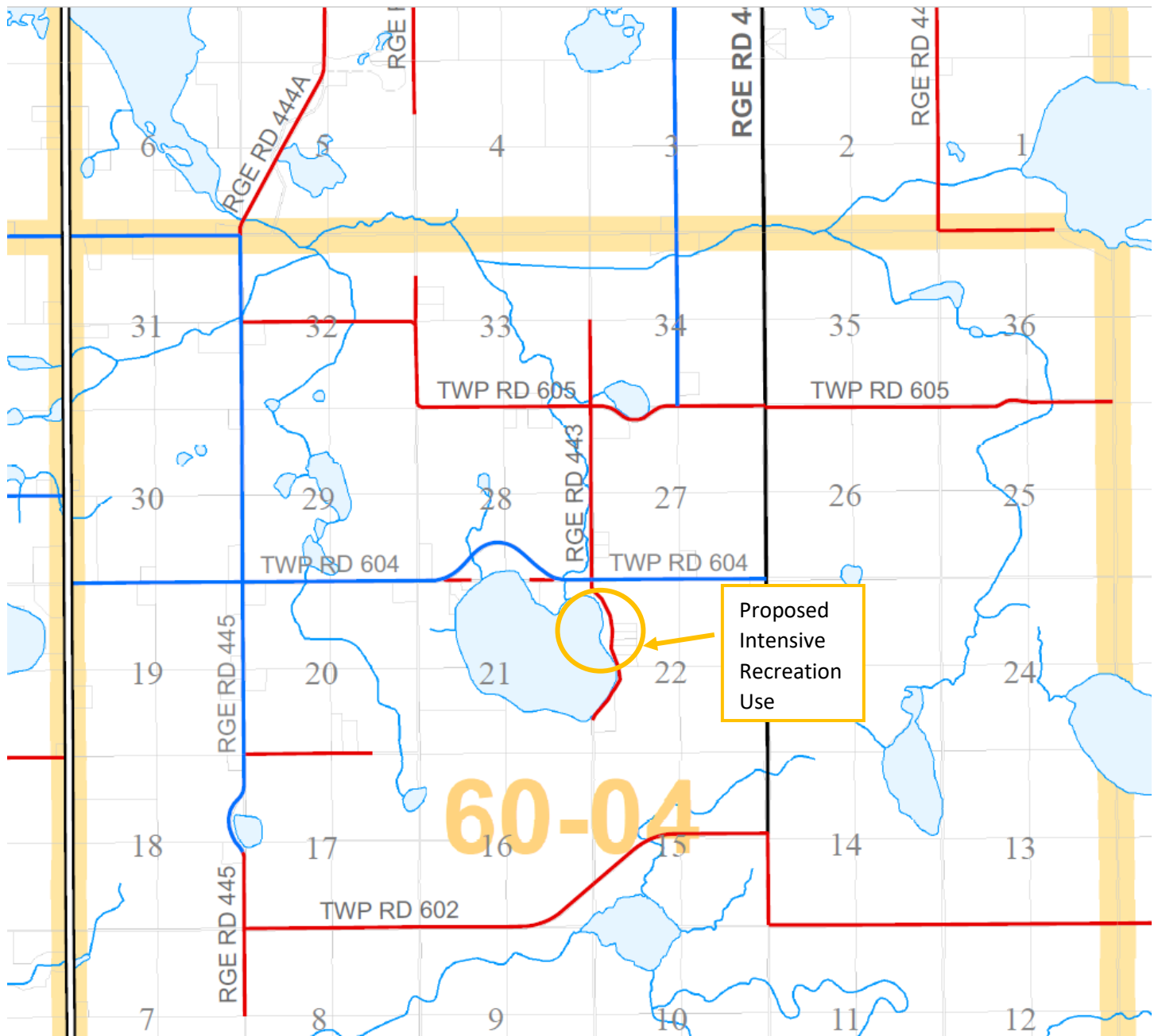
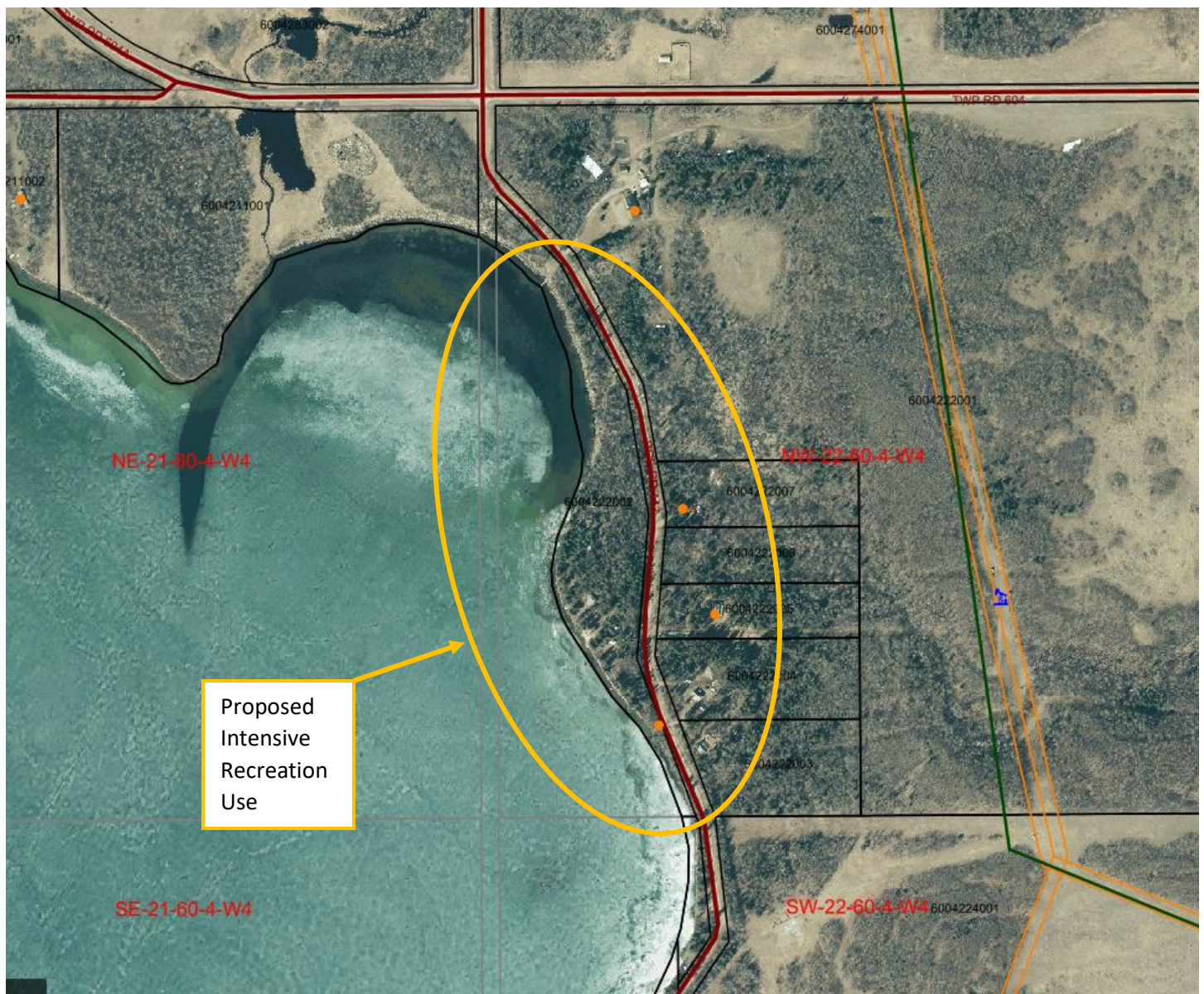


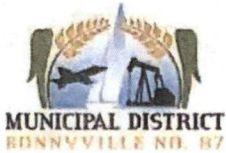
# APPENDIX B

2023-D-053







**MUNICIPAL DISTRICT OF BONNYVILLE NO. 87**

Bag 1010, Bonnyville AB T9N 2J7  
Phone: 780-826-3171 Fax: 780-826-4524

**2023-D-053**  
DEVELOPMENT PERMIT

OFFICE USE ONLY

**DEVELOPMENT PERMIT APPLICATION**

I hereby make application under the provisions of the M.D. of Bonnyville No. 87 Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

**APPLICANT INFORMATION:**

Name of Applicant: Beartrap Recreational Company Ltd Contact Name: Lily Dane

Daytime Phone #: [REDACTED] Email Address: [REDACTED]

Address: [REDACTED] Postal Code: [REDACTED]

Registered owner: Beartrap Recreational Company Ltd. Daytime Phone #: [REDACTED]

Address: [REDACTED] Postal Code: [REDACTED]

**LAND INFORMATION:**

Plan: [REDACTED] Block [REDACTED] Lot [REDACTED] Roll No. 6004222002

Part (eg NW, SW, NE, SE): NW ¼ Section: 22 Township: 60 Range: 4 W4M

Rural Address: 60316 Rge Rd 443 Is the property currently under subdivision? no

Zoning: Agricultural Ward: 1 Parcel Size: 9.7 Subdivision: N/A

**Proposed Use:**

☐ Residential ☐ Agricultural ☐ Commercial ☐ Industrial ☒ Recreational

**Development Description:**

☐ SFD ☐ SFD with Garage ☐ Detached Garage ☐ RTM ☐ RTM with Garage ☐ Mobile Home ☐ Shop  
☐ Deck ☐ Basement Development Other: Intensive Recreational Use

Square Footage: 3000 Building Height: 14 ft Setbacks: Front [REDACTED] Rear [REDACTED] Side1 [REDACTED] Side2 [REDACTED]

No services are required

Required Services: ☐ Temp Electrical ☐ Temp Gas ☐ Electrical ☐ Gas ☐ Plumbing ☐ Sewer

Have the utility service providers been contacted to ensure serviceability for this project? ☐ Yes ☒ No

**NOTE: For all developments other than home businesses, a SITE PLAN SKETCH MUST accompany this permit application, indicating the location of the development in relation to the property.**

Estimated project start date: July 1 1980 Estimated completion date: ongoing

Estimated project cost or contract price: [REDACTED] Development Fee: \$ 175.00

The M.D. of Bonnyville will be disclosing to TELUS, ONLY FOR THE PURPOSE OF 911, the property owner names, legal land descriptions and the rural serviceable addresses for the properties that are created or modified as a result of the approval of this application. This release of information and disclosure of release to you, is in accordance with Section 17 of the Freedom of Information and Protection of Privacy Act, which authorizes disclosure based upon compelling circumstances affecting anyone's health or safety. Should you require additional information, please contact the municipality's FOIP coordinator.

I hereby give my consent to allow all authorized persons the right to enter the above land and/or buildings, with respect to this application only. I understand and agree that this application for a development permit and any development permit issued pursuant to this application, or any information related thereto, is not confidential information and may be released by the M.D. of Bonnyville.

April 11, 2023

Date

Receipt #: 359150

Date: APR 12 2023

[Signature]

Signature of Applicant







## Beartrap Lake Recreational Co Ltd Intensive Recreation Use Application Supplemental Information

**Introduction and History:** This parcel was registered in 1980 in the name of The Beartrap Recreational Co. Ltd. when the road severed portion of the quarter section was subdivided. The intent was to provide recreational opportunities for the family of Lawrence and Norah Ferguson, then nine brothers and sisters and their families, (now in 2023, moving into the fourth generation). The family has historic ties to the area dating to 1936. A cabin was constructed in 1984 and 10 tenting/RV camping sites were developed, one for each sibling's family and one guest site.

**Operations:** The parcel is under single ownership by a limited company and run by an executive comprised of family members. Use of the land is open to shareholders and their families, as well as invited guests in a manner that supports quiet enjoyment of the parcel. Company By-Laws, Rules and Regulations are created, monitored, and enforced by members under direction of the executive. Company by-laws are reviewed every 5 years and amended as needed.

**Current Use:** The original cabin is still in use, the original 10 camping sites are still in use and 4 structures have been built, on the existing campsite footprints. We request to the ability to construct 6 additional structures and 0 more camping sites. Existing and additional structures will not exceed 14 ft in height and 300 square feet, according to our bylaws. The Company would like permission to have 10 RVs on site. The family, as a company, has tried since the beginning to limit the impact of our use on the land as best we can. Our bylaws state that only 30% of the landing may be developed. We have limited development of the shoreline and have worked to avoid disturbing the reed beds which front much of our property, in an effort to protect the habitat. The parcel is used primarily from April to October and there are no allowances for permanent, year-round residential living. There are no services on the landing, members use solar power or RVs as needed.

A brief Emergency Response is developed to be distributed and posted at the main cabin. (See addendum for ERP plan.) The plan identifies potential emergencies, such as injury, extreme weather, fire, and incidents on the water. It describes the initial responses including calling 911, gives our location and directions to the entrance. The Company has the rural address posted at the entrance to the site and in the main cabin. There are first aid kits and fire extinguishers in the main cabin. In case emergency services are needed, BTRC members know to go to the entrance to guide in emergency personnel. The property is rarely used during the winter months, but snow removal has been arranged through a neighbor in previous years. There is a muster point on the Landing and evacuation plans have been discussed.

The main cabin and the majority of the campsites have a firepit. Members are required to have a means of extinguishing their fire on hand and keep their firepits well maintained. The company has had a Fire Smart presentation from a member who worked in Forestry. (See addendum for Firesmart information)

Each member is responsible for removing their garbage and recycling at the end of their stay. Garbage and recycling is kept in the shed behind the main cabin, or in individual members RVs. In forty plus years the company has not had a nuisance animal problem due to garbage. There are no external services, members use RVs and solar panels.

There is rarely ATV use on the landing. Members have used ATVs in the past to move deadfall and firewood.

The other accessory buildings are the shed behind the house, used to store recycling, garbage, lifejackets.

ERP addendum:

Owner: Bear Trap Recreational Company

Address: 60319 Range Road 443 Meridian 4 Range 4 Town ship 60 Section 22 NW Quarter. The blue address sign is posted at the main entrance.

Completed by Brent Dane March 27, 2023

**Potential Emergencies:** First Aid/injuries, medical emergency, Fire-Forest fire, and RV fires, Tornados, severe wind and hail storms. Animal attacks, violence, robbery, drowning, vehicle incidents.

**Emergency equipment and resources.** Cell phones-confirm reception. ER plan with contact [911] and response information. First aid kit and fire extinguisher. House to provide shelter.

Alarms would be given by cell phones. There also is a bell mounted at the cabin door to alert others.

**Procedures:** Assess the emergency/event. Summon help if available. Decide if you need to call 911. Response would be from Bonnyville, and this is about 15-20 minutes from Ferguson Landing.

**Injury or Medical emergency:** assess for hazards, then provide aid. A first aid kit is in the main cabin in the large wooden cabinet by the door.

If you called 911, describe the situation, how you are responding and ask for advice if needed.



If you have help, send someone to stand at the entrance to the landing. If more are available have someone go to the intersection of Township road 603 and Range Road 443 to meet the ambulance.

Continue first aid until help arrives.

**Fire:** if the fire is localized, and you can respond safely, use blankets and buckets to douse it.

**Forest fire:** Notify 911, tell them your location and situation at the site.

Get more information on how you ought to respond. Notify others at the Landing, and plan to evacuate if warranted.

Confirm the roads are not blocked and you can make it to the MD roads. In extreme situations, you may need to move onto rafts in the lake.

**RV fires:** Assess the problem, to decide how to exit from the fire source.

Get everyone out, out, pets if safe to do so. Use your extinguisher, if practical. Remember there is only a short amount of chemical in smaller extinguishers.

Call 911, give the location and nature of fire, and get some help. Do not go back into a burning structure. When safe turn off propane.

If your clothing catches fire, drop and roll, never run!

**Tornados, high winds and Hailstorms:** Listen to the radio and Alberta EA announcements.

Watch for the gathering of dark storm clouds.

Move to the lower level of a safe building like the main house, or your vehicle and fasten your seat belt. No RV is safe during a tornado, and unlikely to withstand a direct hit.

There likely will be trees falling, so stay in shelter.

#### Firesmart addendum:

In terms of fire hazard for the site, the dominant forest cover is mature deciduous, which is a low risk forest cover type for ignition or spread. The understory is almost devoid of any areas of significant wild grass cover, and is composed primarily of forbs and low shrubs of low ignition chance. Coniferous trees are increasing in cover as a moderate spruce understory increases in size and generally spaced mature spruce trees do exist, however current cover does not constitute significant risk. Forest floor fuels are moderate to low and consist primarily of heavily

rotted deciduous origin deadfall of medium to large diameter, with very low levels of fine fuels with the exception of one patch of contiguous mature spruce, which the Beartrap corporation has deemed off limits for firepits and is an area of special concern. The lake on one side and a full width road allowance on the other provide firebreaks. Internal trails are sufficient to allow firetruck access to the wider portion of the landing, undeveloped land can be accessed from the main road. Firebans are communicated between members and strictly observed. Members are aware of the high fire hazard periods in spring before greenup and in fall after frost and prior to snowfall, and in other periods of the year the fire risk of the area is low.