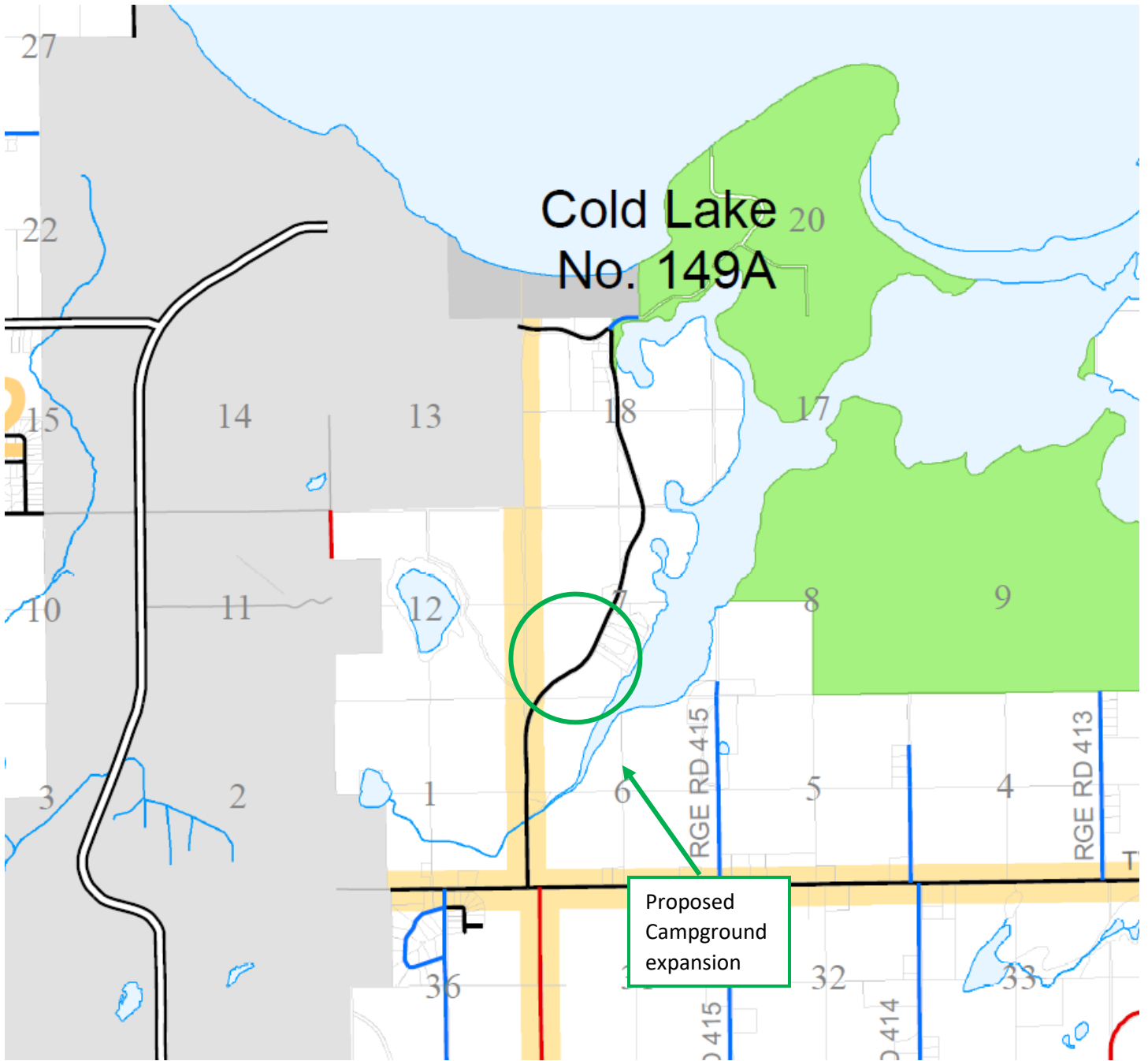
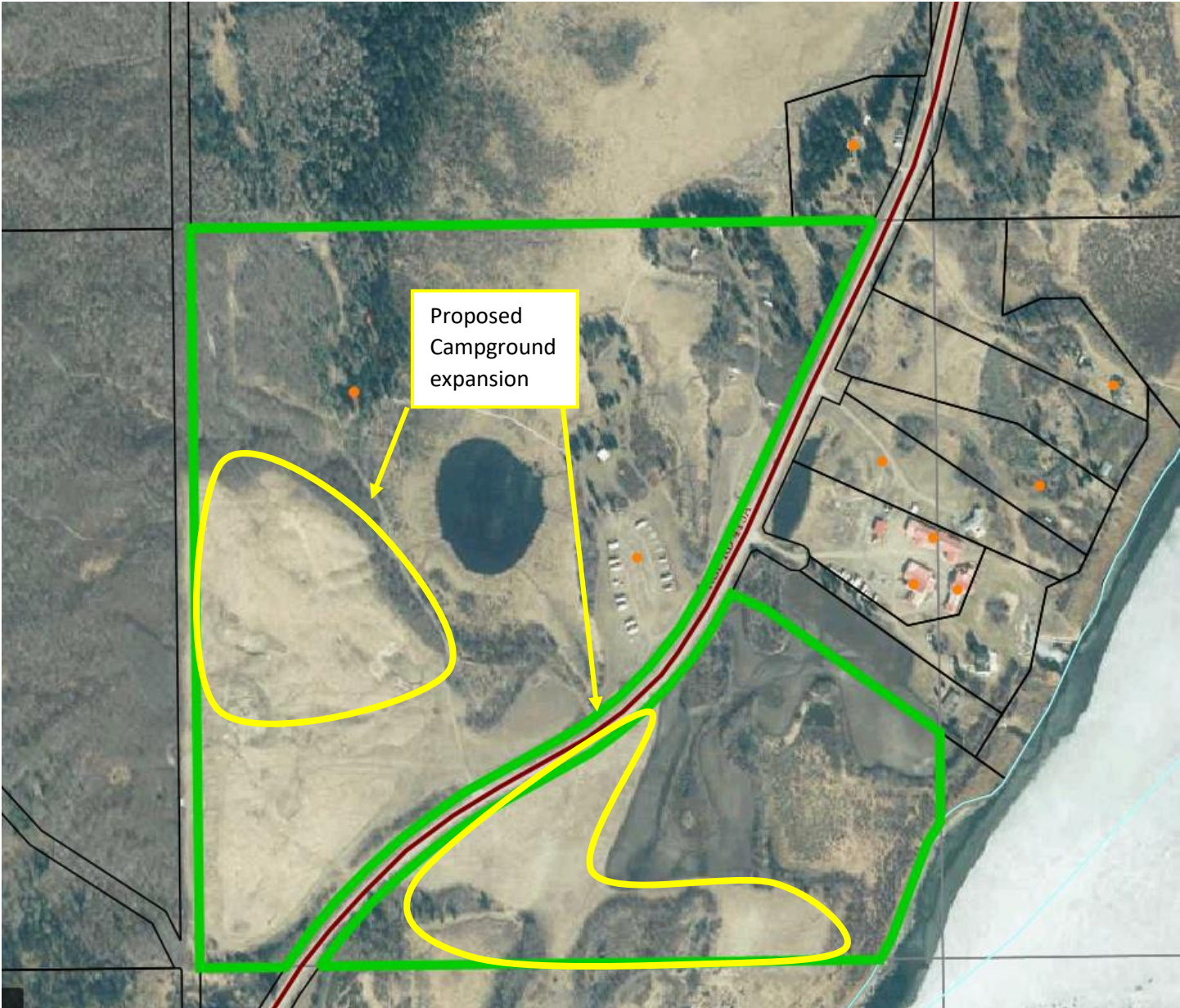


# APPENDIX B

2024-D-105





Proposed  
Campground  
expansion



MUNICIPAL DISTRICT OF BONNYVILLE NO. 87

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

Application No. 2024-D-105
DEVELOPMENT PERMIT
OFFICE USE ONLY

MUNICIPAL DISTRICT BONNYVILLE NO. 87

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: PAUL GULLACKSON Contact Name: Same
Daytime Phone # [redacted] Email Address [redacted]
Address: [redacted] Postal Code: [redacted]
Registered owner: PAUL GULLACKSON Daytime Phone #: Same
Address: [redacted] Postal Code: Same

LAND INFORMATION:

Plan: \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Roll No. 6301074001
Part (eg NW, SW, NE, SE): NW 1/4 Section: 7 Township: 63 Range: 1 W4M
Rural Address: 63110 415 A. Is the property currently under subdivision? No
Zoning: Ag. Ward: 6. Parcel Size: 137 acres 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: PARK. ADD 50 RV sites

Square Footage: \_\_\_\_\_ Building Height: \_\_\_\_\_ Setbacks: Front \_\_\_\_\_ Rear \_\_\_\_\_ Side1 \_\_\_\_\_ Side2 \_\_\_\_\_

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: June/24 Estimated completion date: 2 to 3 yrs.
Estimated project cost or contract price: 10,000 Development Fee: \$ 300.00

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.

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.

Date: Apr. 27/24
Receipt #: 377108

Signature of Applicant: [Signature]

Date: MAY 01 2024





**MUNICIPAL DISTRICT OF BONNYVILLE NO. 87**

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

Application No. \_\_\_\_\_  
**OFFICE USE ONLY**

**DISCRETIONARY USE SUPPLEMENTAL INFORMATION**

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: Paul Gullackson Contact Name: \_\_\_\_\_

**PROJECT INFORMATION: Description:** Add 50 sites.

Permanent     Temporary: \_\_\_\_\_     Seasonal: \_\_\_\_\_

Hours of Operation: 24/7. Number of Employees: 1

Potential Increase in Traffic / Impact on Road: RV Traffic including Boats.

Disposal of Waste including Dangerous Goods: Waste to be delivered to home site

Potential Emissions and Mitigation (Noise, Odor, Particulates):  
No septic dumping provided. Where a big bin is located.

Additional Information: approx 20x40 pad site with firepit + picnic table + landscaping. Will install power over the years (@3 years)

**Office Use Only:** LUB Use: \_\_\_\_\_ Part # \_\_\_\_\_ Section # \_\_\_\_\_

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.

Date \_\_\_\_\_

Signature of Applicant [Signature]

## BAYWOOD PARK & CAMPSITES

Operating under

Cold Lake Home and Commercial Inspections Ltd.  
PO Box 1380, Cold Lake, AB T9M 1P3  
Ph 780-573 – 3108    lynngullackson@outlook.com  
GST # 877391003  
May 5<sup>th</sup>, 2024

### BAYWOOD PARK SAFETY POLICY

1. Safety is subjective. We rely on families and individuals to use common sense while staying at Baywood Park.
2. All of the local institutions that professionally deal with public safety policies such as the police, ambulances, fire departments etc. are familiar with Baywood Park and have been there in their line of duty or as Park guests in the campground, cabins or have used the boat launch. Therefore, most of their employees are familiar with our location, our roads, campsite and cabin location etc.
3. Baywood Park is approximately 3 Klms from Cold Lake North and 3 Klms from Cold Lake South. Response time can be reasonably quick for police, the ambulance and the fire department.
4. Baywood Park complies with the MD campfire infrastructure. We post any fire restrictions or fire bans on social media, campsite billboard and flyers we deliver to the RVs and cabins. We also do our best to convey the status verbally to everyone in camp.
5. There are 5 entry/exits to the park off Range Road 415A giving good exits out in case of the need for evacuation.
6. The park is 137 acres with several large open field areas which can be used for Muster Points.
7. The new Policy (information) will be posted on our website with copies available to our guests.
8. We supply dumpsters a different location around the park. These are emptied into a large dump trailer which is disposed of at the Cold Lake dump on an as needed basis.
9. We encourage campers not to leave food containers or barbeques out overnight as it attracts bears. Local Fish & Wildlife have set bear traps in the park on several occasions. We always keep them informed when there is a bear in the area. We also inform our guests by social media, posters on the information billboard and notices delivered to each RV and cabin. We also encourage them to let others staying with us of the bear(s) when they are around.