



For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

Application for Development

1. TYPE OF APPLICATION

- | | |
|---|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment* | FEE |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment* # | \$ 1,150.00 |
| <input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* # | \$ 800.00 |
| <input type="checkbox"/> Temporary Use Permit* | \$ 1,200.00 |
| <input type="checkbox"/> Temporary Use Permit Renewal | \$ 500.00 |
| <input type="checkbox"/> Development Permit # | \$ 350.00 |
| <input type="checkbox"/> Development Variance Permit | \$ 165.00 |
| | \$ 165.00 |

* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

- | | |
|---|-------------|
| <input type="checkbox"/> Exclusion from the Agricultural Land Reserve
(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable) | \$ 1,500.00 |
|---|-------------|

2. PLEASE PRINT

Property Owner's Name <i>Transpine Farms Ltd.</i>	Authorized Agent of Owner (if applicable) <i>Fred Lehmann</i>
Address of Owner <i>4594 Cecil Lake Road</i>	Address of Agent [REDACTED]
City/Town/Village: <i>Cecil Lake</i>	City/Town/Village: <i>Cecil Lake</i>
Postal Code: [REDACTED]	Postal Code: <i>B.C.</i>
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot
PID 014 - 665 - 786	60.89 / 150.4 ha./acres
	ha./acres
	ha./acres
	TOTAL AREA
	ha./acres

4. Civic Address or location of property: 4896 Cecil Lake Road.

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your application type:

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____

Proposed OCP designation: _____

Text amendment: _____

Zoning Bylaw amendment:

Existing zone: A-2

Proposed zone: 2 lots R-2 1 small lot P

Text amendment: Allow minimum A-2 acreage limit down to 125 Acres.

Development Variance Permit – describe proposed variance request:

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:

House (1947) Bayne (1970) Shop (2005) Farm Yard.
14 Acres, 3' Fields, 50, 60, + 10 Acres respectively.

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Grazing

(b) East Crop land, 10 Acres Home site with House + shop.

(c) South Residential Subdivision.

(d) West Crop land.

e) Central on south border: 1 x 1 acre R2 lot with house

7.5 Acres zoned P with community hall and ball diamonds.

8. Describe your proposal. Attach a separate sheet if necessary:

Remove 4.73 Ha within the OCP from PID 014 665 786, and subdivide into 3 lots. See attached sheet for more info.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

See attached sheet.

10. Describe the proposed and/or existing means of sewage disposal for the property:

Farm Yard at 4896 Cecil Lake Road: Septic Tank. Working with Anthony Martens Excavating to rebuild to appropriate requirements when ground thaws.

11. Describe the proposed and/or existing means of water supply for the property:

Shallow well. Nw 20m from house. Deep well 7.5m north of south boundary, 7.5m east of west boundary.

THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/APPLICATION:

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing the following:
 - (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location and size of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location and size of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a survey plan prepared by a British Columbia Land Surveyor may be required.

Webster Subdivision Application for Development

8) Describe your proposal

We are proposing to rezone and subdivide 3 lots along the highway in the southwest corner of PID 014665786.

- a) The far west lot of 2.32 Ha being the farmhouse and yard, to rezone to R-2
- b) The middle lot of 1.72 Ha to be given to family Storey so they would have an appropriately sized lot for a total of 2.12 Ha, and rezoned R-2
- c) The small northeast lot of 0.69 Ha to be donated to the Cecil Lake Rec committee and rezoned P

9) a) Transpine Farms had been leasing the land from the late Lloyd Webster since 2015. We have been actively growing crops on the land. Upon being given the opportunity to buy the estate land, our primary interest was in purchasing the land to acquire more acres for the farm. We have no need for the farmhouse or yard; and were quickly approached about selling it. We have been approached by 3 serious buyers in the last ½ year. There is demand for small lots in Cecil Lake.

b) We were also aware that Chris and Nichole Storey's lot is only 0.4 Ha and has no driveway of it's own. Driveway access would not be safe in front of their lot, because they live in the middle of a short hill. Once given the extra 1.72 acres, their highway frontage will extend to the top of the hill where it is safe to turn, among other benefits of a legal R-2 lot size.

c) The 0.69 Ha north of the community hall is a spot roughly 60m x 115m. This tiny area is difficult to farm with machinery 16m wide! I have also chosen to line up the north boundary with the baseball diamond instead of following the OCP boundary for the same reason. Straight lines are a breath of fresh air with large equipment and GPS lines!

The parking lot is not large enough to hold all the vehicles during an event that fills the building. Until the Covid pandemic closed down public congregating, the hall was booked solid every weekend with events that filled the parking lot and camping to overflowing. The extra acres would give a welcome relief to overcrowded parking.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.



Signature of Owner

20-01-2022
Date signed



Signature of Owner

20-01-2022
Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We <u>Fred Lehmann</u> and <u>Madeleine Lehmann</u> hereby authorize (name of landowner) (name of landowner)	
<u>Fred Lehmann</u> to act on my/our behalf regarding this application. (name of agent)	
Signature of Owner 	Date: <u>20-01-22</u>
Signature of Owner 	Date: <u>20-01-22</u>

Proposed Webster Subdivision

PID 014 665 786

Cecil Lake B.C.



PID 014 665 786

204 665 801

132m

Parcel W1

2.32 Ha

120m

Parcel W2

1.72 Ha
2.12 Ha Final

205

20.5m

177m

PID 013 549 090

PID 003 830 675

98m

177m

PID 101 549 081

115m

Parcel W3

0.69 Ha

91.5m

PID 010 772 260

PID

013 161 547

OCP boundary.

OCP exclusion.

6m

160m

24-01-2022 scale: 1cm = 20m

PID

011 390 956

PID 014 665 832

4895

PID 006 622 798

44677

PID 006 622 801

4867

PID 006 622 828

4855

PID 006 622 785

Cecil Lake Road.



Proposed Parcel W1

Original Parcel
PID 014 665 786
Se 26-84-17.



Parcel W1

Size
2.32 Ha
5.76 Acres.

Parcel W2.

PID 004 665 821
Sw 26-84-17-6
Snoose creek.

170m

132m.

170m

Lot C
PID
013549090

Barn 6x12m



Deep Well

Tag# 35999
66m deep.



Abandoned
Driveway.



Shallow well.

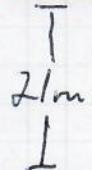


septic tank.



35m

Farm House.
8.5x9.5m



Shop 9x9.5m



126m

6m
7m

Cecil Lake Road.

24-01-2022. scale: 1cm = .8mm.

Proposed Parcel W2.

PID 014 665 786

120m

Parcel W2.

Proposed Parcel W2 size

1.72 Ha

4.26 Acres.

Final Amalgamated size.

2.12 Ha

5.24 Acres.

residual
OCP.

29m

Parcel
W3

50m

Parcel W1

79m

177m

20.5m

PID
013 549 090

Lot C

20.5m

PID
003 830 675

Parcel A

98m

177m



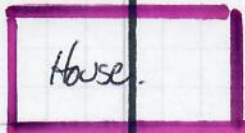
Lot B

PID
101 549 081

98m

XXXX

Abandoned
driveway.



House.

~~Abandoned Driveway~~

Proposed New Driveway.

20.5m

20.5m

79m

24-01-2022. scale: 1cm = 8m.

Cecil Lake Road.

Proposed Parcel W3



Residual OCP.

29m

PID 014 665 786

115m

Parcel W3

0.69 ha
1.68 Acres.

Lot A

PID
013 161547

Ball Diamond,

50m

62m

Parcel W2.

70.5m



12m

91.5m

driveway access.

Lot B

PID
101549031

Lot 1
PID 010 772 260
Community Hall

46m

86m

205m

91.5m

Cecil Lake Road