PEACE RIVER REGIONAL DISTRICT

Dawson Creek
PO box 810
Dawson Creek, BC
V1G 4H8

P:(250)784-3200
E:prrd.dc@prrd.bc.ca

Fort St John
9505 100th Street
Fort St John, BC
V1J 4N4

P:(250)785-8084
E:prrd.fsj@prrd.bc.ca

For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes ☐ No ☐ N/A ☐

Application for Development

1. TYPE OF APPLICATION

	FEE
☐ Official Community Plan Bylaw Amendment*	$ 1,500.00
☐ Zoning Bylaw Amendment* #	$ 1,000.00
☐ Official Community Plan / Zoning Bylaw Amendment combined* #	$ 2,000.00
☐ Temporary Use Permit* #	$ 750.00
☐ Temporary Use Permit Renewal	$ 350.00
☐ Development Permit #	$ 250.00
☐ Development Permit Amendment #	$ 200.00
☐ Development Variance Permit	$ 500.00
☐ Liquor Licence Referral Application	$ 150.00

* Sign is required for this application type.
\# Contaminated Site Declaration Form required for this application type.

☒ Exclusion from the Agricultural Land Reserve — $ 1,500.00
(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)

2. PLEASE PRINT

Property Owner's Name: Loewen Investments Ltd.	Authorized Agent of Owner (if applicable): Mat Loewen
Address of Owner: [redacted]	Address of Agent: [redacted]
City/Town/Village: [redacted]	City/Town/Village: [redacted]
Postal Code: [redacted]	Postal Code: [redacted]
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

Please list the full Legal Description and PID of **each property** under application		
Legal Description	**PID**	**Area of Each Lot**
Lot 2, Plan PGP32730,	009-500-791	5Acres ha./acres
Section 25, TWP83, Range 19,		ha./acres
Meridian W6 AND, Lot 1	009-500-782	5Acres ha./acres
Plan PGP32730, Sec 25, TWP 83, Rg 19, W6		TOTAL AREA ha./acres

4. CIVIC ADDRESS OR LOCATION OF PROPERTY: 7150-265 RD, 7274-265 RD

5. PARTICULARS OF PROPOSED AMENDMENT

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

[ ] Official Community Plan (OCP) Bylaw amendment:
Proposed Land Use: _____

[ ] Zoning Bylaw amendment:
Proposed Land Use: Oilfield Rentals, Trucking, Oilfield Services

[ ] Development Variance Permit – describe proposed variance request:
_____
_____

[ ] Temporary Use Permit or Temporary Use Permit Renewal – describe proposed use:
_____
_____

[ ] Development Permit or Development Permit Amendment

[ ] Liquor Licence Referral Application

6. Describe the existing uses and buildings on the subject property:
One office/shop building, and one large shop of 12,000 Sq Feet, 2nd property contains Two Storey House

7. Describe your proposal. Attach a separate sheet if necessary:
Propose to use the property for oilfield rentals or other light industrial use

8. Describe the landscaping being proposed on the property:
None

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:
The subject property bordered by Light Industrial Oilfield Services, For this reason the property is difficult to use as a residence, or for Agriculture purpose.

10. Describe the proposed and/or existing means of sewage disposal for the property:
Currently has a sewer lagoon and wish to maintain this.

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

THE FOLLOWING INFORMATION IS REQUIRED FOR ALL APPLICATIONS:

14. Proof of ownership of the subject property or properties dated no more than thirty (30) days prior to the date of application. (For example: State of Title Certificate, BC Land Title Office Property Title Search, Corporate Registry Search, or recent Property Tax Notice.)

15. 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;
    (g) the location and dimensions of all accesses and egresses to the property including driveways;
    (h) any existing landscaping or vegetation;
    (i) any existing landscaping or vegetation to be removed; and
    (j) any new landscaping or vegetation proposed.

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.

Security

Security may be required for the following application types as per the Development Approval Procedures Bylaw No. 2558, 2024:

- Temporary Use Permit; and
- Development Permit.

Public Notice Signs – Development Approval Procedures Bylaw No. 2558, 2024

8.2 A Public Notice sign shall be posted on the subject property for any parcel that is subject to an application for:

a) Amendment to an Official Community Plan and/or Zoning Bylaw;

b) Temporary Use Permit; or

c) Exclusion from Agricultural Land Reserve, in compliance with the Agriculture Land Commission Act and Regulations.

8.3 Failure to post and keep the sign in accordance with this bylaw may result in a delay or postponement of the application.

8.4 Any additional notification costs incurred by the Regional District, as a result of the Applicant failing to post the required sign, shall be payable by the Applicant prior to advertising of the Public Hearing or delivery of public notifications.

8.5 All Public Notice signs must:

a) Be placed to maximize its visibility to those travelling along the main highway by which the property is accessed;

b) Be erected on the property a minimum of fourteen (14) days prior to the Board considering the application, and the Applicant must submit to the Regional District a photograph clearly showing the sign posted on the property in accordance with this bylaw;

c) Be placed in a manner that does not interfere with pedestrian or vehicle traffic flow, or create a potential hazard by obstructing visibility from a highway;

d) Be installed in a safe, sturdy manner, capable of withstanding typical wind and other weather conditions;

e) Remain in place continuously until the application has been closed; and f) Applicants are encouraged to dispose of the signs by recycling them.

16. 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.

[redacted]

Signature of Owner

Nov. 15, 2026

Date signed

Signature of Owner

Date signed

17. **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 _____ (name of landowner) and _____ (name of landowner) hereby authorize
_____ (name of agent) to act on my/our behalf regarding this application.
Signature of Owner: Date:
Signature of Owner: Date:

PEACE RIVER REGIONAL DISTRICT

CONTAMINATED SITE DECLARATION FORM

I, Mat Loewen, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

Lot 2, Plan PGP32730, Sect 25, TWP 83, Rg 19, W6, AND Lot 1, Plan PGP32730, Sec 25, TWP 83, Rg 19, W6

Please check only one:

☒ I have read Schedule 2 and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in Schedule 2 of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the *Act*.

☐ I have read Schedule 2 and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.
*Please contact staff to submit a "site disclosure statement" at planning@prrd.bc.ca

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.

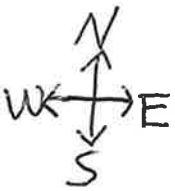
[redacted] 15/11/2026
dd mm yyyy

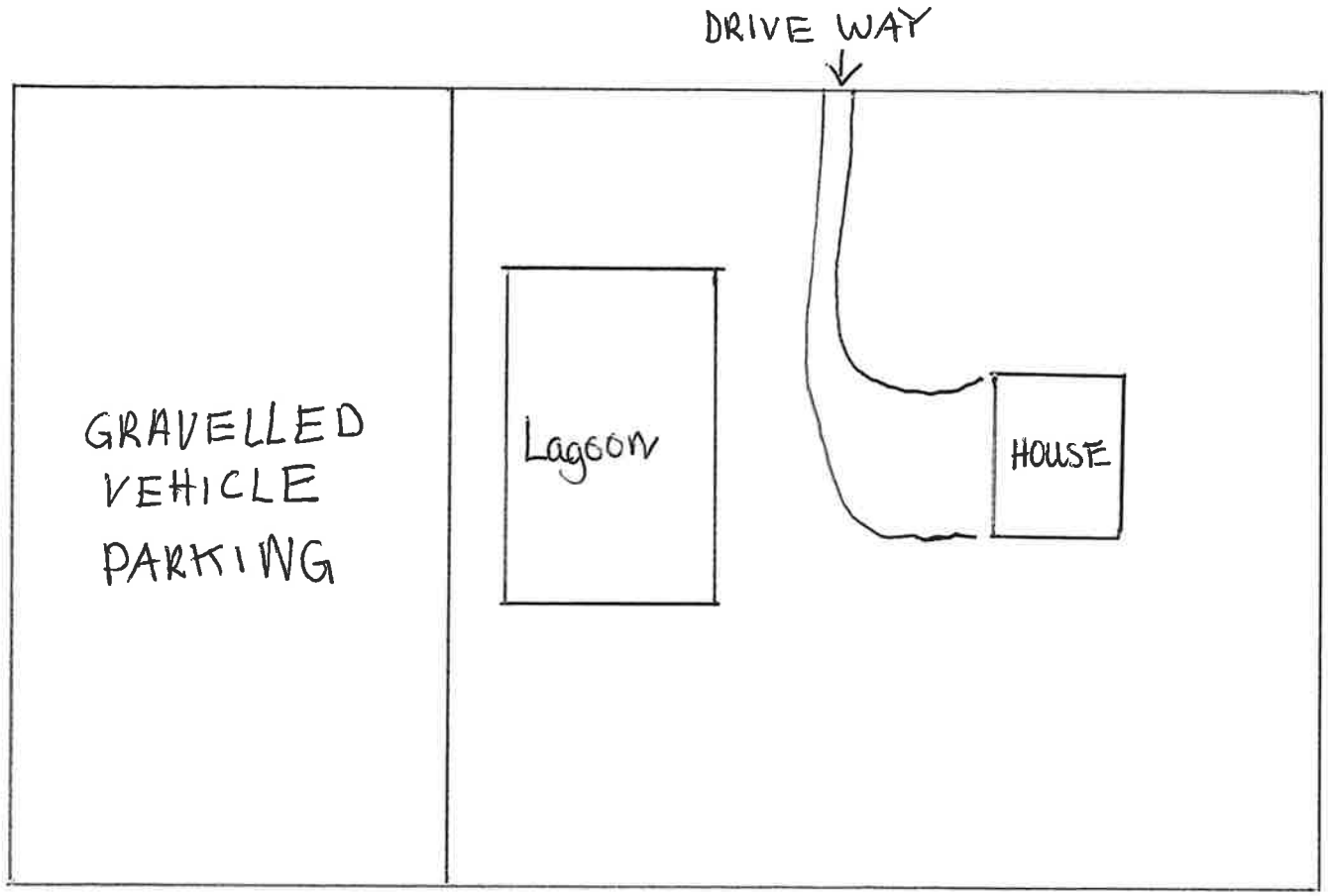
Owner/Agent ___/___/___
dd mm yyyy

For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail SiteID@gov.bc.ca

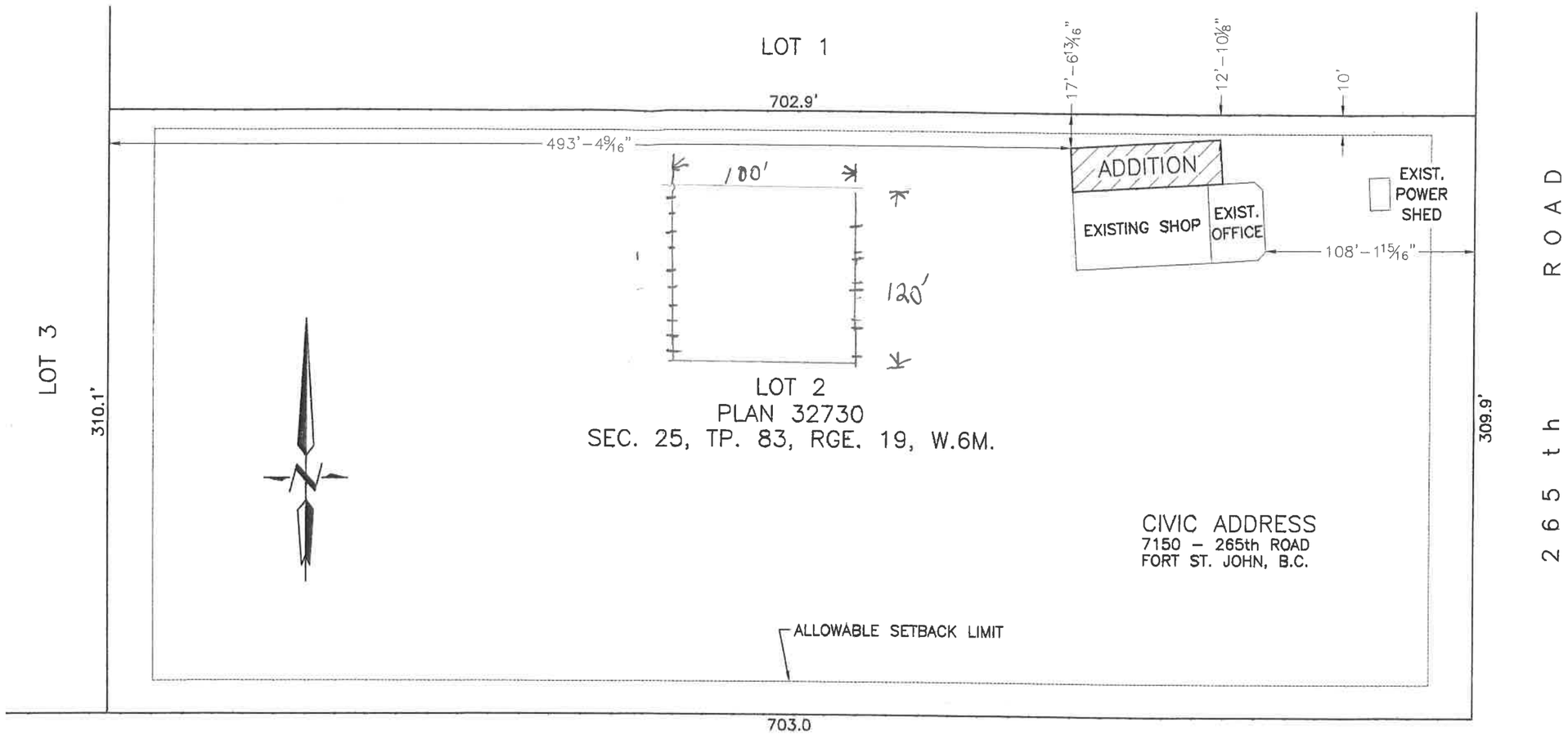
Lot 1

Loewen Investments Ltd. 7274 - 265 RD





265 RD



SITE PLAN

SCALE: 1/64" = 1'

No.	DATE	REVISIONS	BY	CHK	APP'D
D	16.05.2011	ISSUED FOR APPROVAL	RAM		
C	03.05.2011	ISSUED FOR APPROVAL	RAM		
B	12.04.2011	FOR DISCUSSION - WIDTH MAXIMIZED	RAM		
A	05.05.2011	ISSUED FOR CONSTRUCTION	RAM		

Remote
Data and Drafting Services
Box 674, Charlie Lake, B.C. Canada V0C 1H0

PROJECT: MUSTANG RENTALS ADDITION

SHEET TITLE: SECTION, FOUNDATION & SITE PLAN

DATE: MARCH 2011

SCALE: 1/4" = 1'

2' 0 4' 8'

JOB No: R01211

SHEET: 2 of 3

REV:

Loewen Investments Ltd

Fort St John, BC

Dear Agriculture Land Commission, November 13, 2026

Re: Exclusion of 5-acre parcel

Thank you in advance for considering our application to exclude the subject property from the ALC. We have owned the subject property since 2013 and it has never been suitable for agriculture use. To utilize this property for agriculture purpose, a great amount of quality topsoil would need to be hauled. This would be at significant expense and would not be feasible.

Also considering the fact that the subject property is surrounded by industrial use properties, makes the site challenging to utilize for residential use. We currently have a tenant renting the house on it for a very low rent. Very few people want to live and or raise a family with heavy truck traffic 24/7 driving past their home or farm. The gravel pit right next door, creates an immense amount of heavy truck traffic along with oilfield trucking and service companies in close proximity. The heavy industrial use of the surrounding properties renders the subject property unsuitable for agriculture use due to the heavy industrial traffic, noise etc.

Given that the property is isolated from other agriculture properties, and bordered by many other industrial properties, it most certainly will not contribute to the long-term continuity of the ALR.

Respectfully,

[redacted]

Mat Loewen