



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 105251  
Application Type: Subdivide Land in the ALR  
Status: Submitted to L/FNG  
Name: Loewen et al.  
Local/First Nation Government: Peace River Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple  
Legal Description THE WEST 1/2 OF DISTRICT LOT 2338 PEACE RIVER DISTRICT EXCEPT THE SOUTHERLY 80 FEET  
Approx. Map Area 57.92 ha  
PID 007-892-616  
Purchase Date Sep 9, 2013  
Farm Classification No  
Civic Address 20980 Prespatou Rd  
Certificate Of Title State of Title Certificate CA3337766.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Barbara Loewen	Not Applicable			Not Applicable
Dave Loewen	Not Applicable			Not Applicable



2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process?

Yes

Describe the other parcels including their location, who owns or leases them, and their use.

PID 014-845-423 , Civic Address 22039 Prespatou Rd , Owned by Dave and Barbara Loewen , Used For Haying, Grazing, Cattle, Primary Residence  
PID 007-892-560 , Owned By Dave and Barbara Loewen, Used For haying and grazing  
PID 007-892-616 , Civic Address 20980 Prespatou Rd , Owned By Dave and Barbara Loewen, Used for Haying, Grazing, Residence

3. Primary Contact

Type	Third-Party Agent
First Name	Jason
Last Name	Banman
Organization (If Applicable)	No Data
Phone	
Email	

4. Government

Local or First Nation Government: Peace River Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the	PID 007-892-616, 51.05 ha used for haying or grazing
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parcel(s).

Describe all agricultural improvements made to the parcel(s).

51.05 ha fenced in 2024, hay field is plowed and seeded every 2-3 years to produce top quality hay for our Cattle

Describe all other uses that currently take place on the parcel(s).

1.4 ha used for Residential. 176 m2 house, 12 m2 shed, 45 m2 Shelter, 112 m2 garden

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Field is seeded and harvested every year
East	Residential	Primary Residence with agriculture use on remaing acres
South	Agricultural / Farm	Used for grazing pasture, Use to be used for residential until they moved to different location
West	Agricultural / Farm	Used only for grazing and haying with more land developed in the last 2 years

6. Proposal

Proposed Lot Areas

#	Type	Size
1	Lot	2.8
2	Lot	55.12

What is the purpose of the proposal?

We are applying to subdivide the existing agricultural parcel located within the Peace River Regional District in order to improve the operational efficiency, management flexibility, and long-term sustainability of the land for active agricultural use. This proposal also creates an opportunity for a young local family—our daughter, her husband, and their two children—to purchase a portion of farmland. We strongly believe in supporting the next generation of farmers, especially local youth who are committed to agricultural life. In our region, the high cost and size of available farmland make it extremely

difficult for young families to enter the industry.

Having farmed for over 30 years ourselves, we understand the challenges and the importance of encouraging young people to carry on this essential way of life. By offering smaller, more affordable parcels of land, we aim to help and allow the next generation to establish their roots in agriculture.

This proposed subdivision will support:

**Improved Land Management:** By creating a smaller parcel, the proposal allows for clearer organization of farm activities such as raising pigs, cows, chickens, horses, sheep, also growing an orchard with strawberries, cherries, apples, raspberries, blueberries tailored to the land's natural topography and soil characteristics.

**Enhanced Agricultural Production:** The proposed subdivision will support the development of specialized agricultural operations by allowing for more focused and efficient land use. Lot #1, comprising 2.80 ha, contains significant amount of big rocks in the soil that presents challenges for conventional farming and has remained mostly unused for the past 12 years due to the risk of equipment damage. Subdividing the land will allow for tailored agricultural practices—such as planting orchards and raising livestock—which are better suited to the land's unique conditions. This approach will help maximize the agricultural potential of the property and contribute to long-term productivity

**Farm Succession and Long-Term Planning:** The subdivision supports generational farm transition and estate planning by creating legal parcels that can be managed, transferred, or leased independently—without disrupting the larger agricultural operation.

**Benefits to Agriculture in the Peace Region;**

Increase property's designation and active use within the Agricultural Land Reserve (ALR).

Encourages reinvestment in rural infrastructure and long-term commitment to farming in the region.

Supports local food production and agricultural economy by increasing operational efficiency and adaptability.

Enhances the viability of the land for both current and future agricultural generations

**Why do you believe this parcel is suitable for subdivision?**

We believe this parcel is suitable for subdivision based on its physical characteristics, existing agricultural use, and its continued potential to support productive farming under separate ownership or management.

**1. Parcel Size, Shape, and Layout**

The existing parcel is of sufficient size and has a logical configuration that allows for subdivision without negatively impacting the main agricultural operations. Each proposed lot will remain large enough to support viable and independent agricultural activity, Lot #1 Agriculture activity enhanced, Lot #2 maintain same activity as the past 12 Years since inception in 2013

**2. Agricultural Capability**

Lot #2 features consistent topography and soil conditions that are well-suited for agriculture. Lot #1 feature less than ideal soil conditions for seeding, but better suited for orchards and livestock etc. Each subdivided parcel will retain the physical qualities required to continue supporting agricultural production without limitations related to drainage, slope, or soil classification.

**3. Existing Access and Infrastructure**

Lot # 1 already has residence residing there since early 2014 (Nearly 12 years) and is already serviced with access road to the residents, utilities, and internal infrastructure—including fencing and field divisions—that make subdivision practical and low-impact. No development or disturbance will be required to make the subdivided parcels functional for continued agricultural use

**4. Ongoing Agricultural Use**

Proposed Lot #2 is currently in active agricultural production and will remain so following the subdivision. Proposed Lot #1 is currently not in active in agriculture production but will following subdivision with farm animals and orchards. The proposal is not intended to remove land from the Agricultural Land Reserve (ALR), but rather to improve long-term agricultural viability through enhanced operational flexibility.

**5. Alignment with Regional Planning Objectives**

This proposal aligns with the goals of the Peace River Regional District and the Agricultural Land Commission by supporting agricultural

sustainability, promoting rural economic development, and enabling long-term land stewardship. The subdivision will also support farm succession and allow for more adaptable ownership and investment opportunities.

**Does the proposal support agriculture in the short or long term? Please explain.**

Short-Term Agricultural Support  
Yes, if:

The subdivision allows for immediate agricultural activity, such as:

Starting an orchard, greenhouse, and or small-scale livestock operation on lot #1

Enabling farm structures (barns, fencing, irrigation) to be built sooner with less capital due to the smaller land size.

Long-Term Agricultural Support  
Yes, if:

The subdivision leads to sustained or enhanced agricultural productivity, such as:

Allowing specialized or diversified operations

Making land ownership more accessible for young farmers or family succession planning.

Improving land stewardship by allowing different owners to manage land more attentively.

The proposed subdivision supports agriculture in both the short and long term. In the immediate term, separating the titles will allow for more targeted and manageable agricultural development. For example, Lot #1, despite its rocky soil, can be utilized for specialized activities such as orchard planting and raising livestock, which are less impacted by soil conditions. This approach enables the land to be brought back into production after over a decade of non-use. In the long term, the subdivision promotes sustained agricultural use by allowing for more efficient land management, diversification of operations, and opportunities for future generations to participate in agriculture. The proposal aligns with the agricultural values of the Peace River Regional District by enhancing productivity, encouraging rural development, and supporting local food production.

**Proposal Map / Site Plan**

Subdivision Proposal Sketch.png

Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?

No

7. Optional Documents

Type	Description	File Name
Photo of the Application Site	Google Earth Image	Subdivision Proposal Satalite Image.png