



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 106399
Application Type: Non-Farm Uses within the ALR
Status: Submitted to L/FNG
Name: Desousa Holdings Ltd.
Local/First Nation Government: Regional District of Fraser-Fort George

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 2 DISTRICT LOT 4220 CARIBOO DISTRICT PLAN 12083
Approx. Map Area 3 ha
PID 012-508-322
Purchase Date Dec 20, 2021
Farm Classification No
Civic Address NA
Certificate Of Title CA9644591.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Dylan Desousa	Desousa Holdings Ltd.		dylan@civlnorth.ca	CompanyDocuments-DH.pdf

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process? No

3. Primary Contact

Type Third-Party Agent
First Name Dylan
Last Name Desousa
Organization (If Applicable) Civil North Consulting Ltd.
Phone [REDACTED]
Email dylan@civlnorth.ca

4. Government

Local or First Nation Government: Regional District of Fraser-Fort George

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s). Currently there is no agricultural activities happening on the property.

Describe all agricultural improvements made to the parcel(s). Fencing was installed on the east side of the property. A natural vegetation buffer surrounding the property was maintained for separation from neighboring lots.

Describe all other uses that currently take place on the parcel(s). The property is currently being used for general storage. There are no buildings located on the property.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Residential	Subject property fronts Highway 16 to the north. RU1 zoned residential lots on the north side of Highway 16
East	Residential	Rural residential property
South	Unused	Vacant land, Previously logged and re-planted
West	Unused	Vacant land, with some land clearing

6. Proposal

How many hectares are proposed for non-farm use?	3 ha
What is the purpose of the proposal?	To use the property as a general contractor works yard and equipment storage. The property is currently zoned as Rural 3 (RU3) and given an OCP designation of Rural Holdings (RH). To accommodate the proposed land use the property will need to be rezoned through the Regional District of Fraser-Fort George. The general contractor works yard would support farming through contracting road construction, land clearing and flattening, general construction.
Could this proposal be accommodated on lands outside of the ALR?	There is a limited amount of land that does not fall within the ALR, while also providing the attributes of this property. The property is also designated as Rural Holdings by the Regional District of Fraser-Fort George, Chilako River Nechako OCP, which supports the proposed use of this property.
Does the proposal support agriculture in the short or long term?	No, the property will not change from the existing conditions.
Proposal Map / Site Plan	Mcbride Timber Road S Lot 2 Re-Zoning Plan.pdf
Do you need to import any fill to construct or conduct the proposed Non-farm use?	No

7. Optional Documents

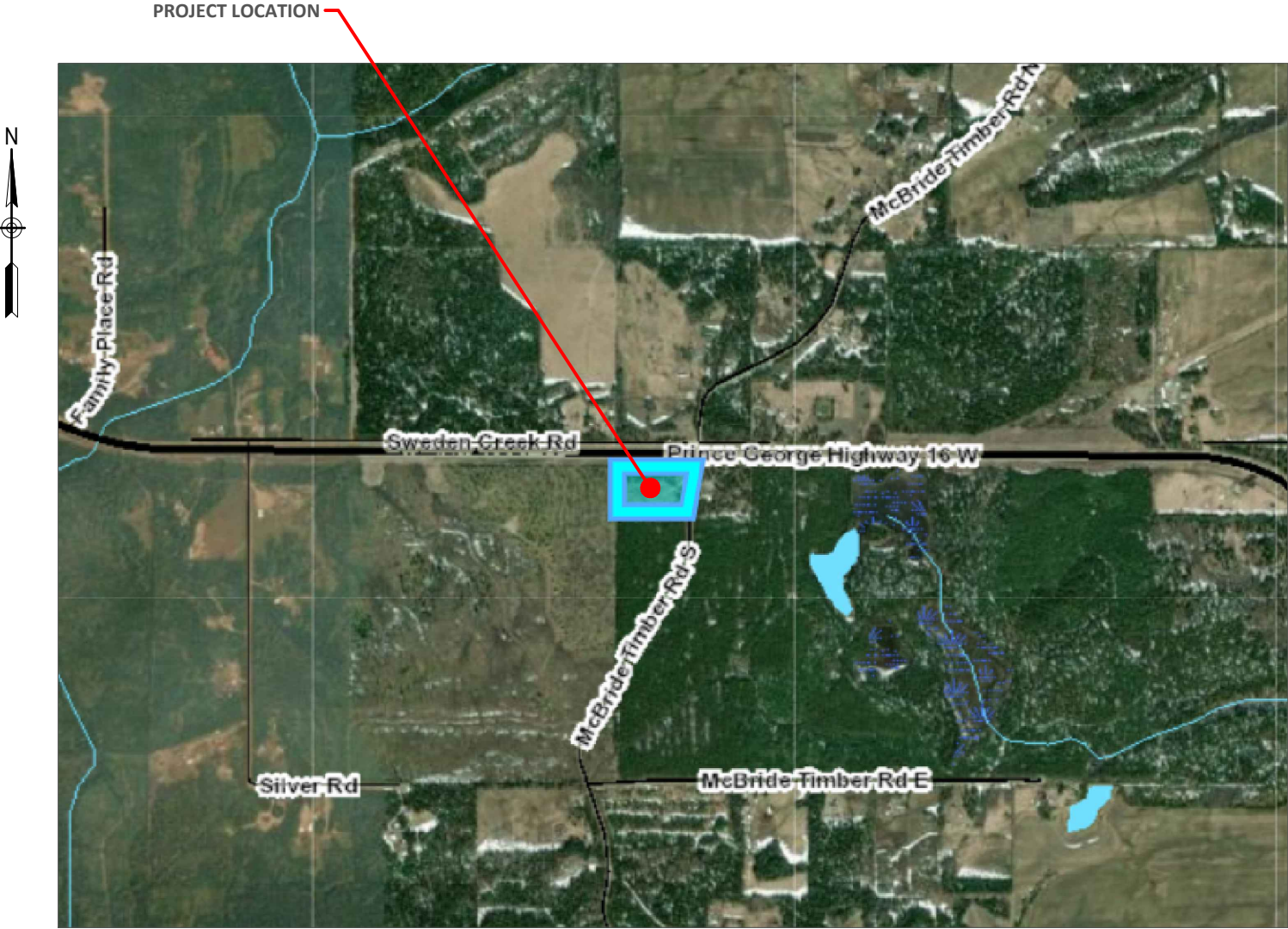
Type	Description	File Name
Other files that are related	Subject Property Google Earth KML file	Mcbride Timber Road Lot 2_Rezoning.kml

Design By:
Civil North Consulting



MCBRIDE TIMBER ROAD SOUTH
LOT 2, DISTRICT LOT 4220
PID: 012-508-322
RE-ZONING PLAN

Client:
Regional District of Fraser Fort
George



Key Plan

DRAWING SCHEDULE			
DRAWING NUMBER	DESCRIPTION	REV.	DATE
C001	EXISTING ZONING PLAN	0	2024-12-03
C002	PROPOSED ZONING PLAN	0	2024-12-03

PLOT DATE: DECEMBER 3, 2024

LEGAL DESCRIPTION
LOT 2, PLAN PGP12083, DISTRICT LOT 4220, CARIBOO LAND DISTRICT
PID: 012-508-322

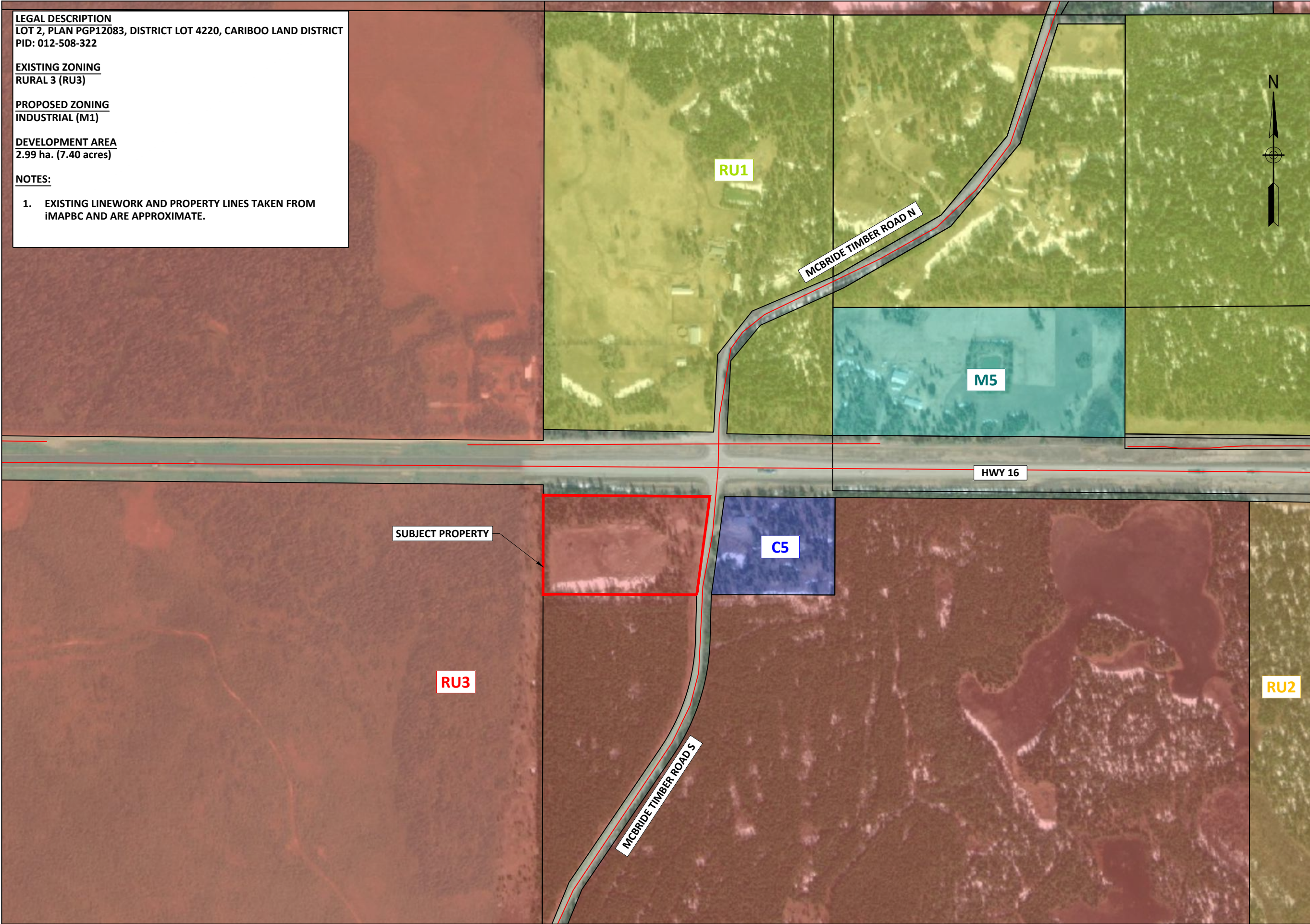
EXISTING ZONING
RURAL 3 (RU3)

PROPOSED ZONING
INDUSTRIAL (M1)

DEVELOPMENT AREA
2.99 ha. (7.40 acres)

NOTES:

1. EXISTING LINEWORK AND PROPERTY LINES TAKEN FROM
IMAPBC AND ARE APPROXIMATE.



TP

BM

ISM

J.P.

EX. TEST PIT & DRILL HOLE

EX. BENCHMARK & SURVEY HUBS

IP

ISM

EX. IP's & ISM's

LEGAL

R.O.W.

EASEMENT

EX. LEGAL LINE

EX. LEGAL R.O.W. & EASEMENT

SM

DM

DCB

EX. SANITARY & MANHOLE

EX. STORM & MANHOLE

EX. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS

EX. CATCHBASIN MANHOLE

WV

CS

PP

EX. CULVERT

EX. FIRE HYDRANT & VALVE ASSEMBLY

EX. WATERMAIN & VALVE

EX. BLOW-OFF ASSEMBLY

EX. CURB STOP

ROAD

SIDEWALK

SHOULDER

TOE OF SLOPE

DITCH or SWALE

FENCE

OVERHEAD LINES

UNDERGROUND LINES

EX. ROAD & SIDEWALK

EX. ROAD SIGN(s)

EX. SHOULDER

EX. TOE OF SLOPE

EX. DITCH or SWALE

EX. FENCE

EX. OVERHEAD LINES

EX. UNDERGROUND LINES

PP

ANCHOR

EX. POWER POLE & ANCHOR

EX. GAS MAIN

LEGAL

R.O.W.

EASEMENT

PR. LEGAL LINE

PR. LEGAL R.O.W. & EASEMENT

SM

DM

DCB

PR. SANITARY & MANHOLE

PR. STORM & MANHOLE

PR. SINGLE & DOUBLE CATCHBASIN c/w CB LEADS

PR. CATCHBASIN MANHOLE

WV

CS

PP

PR. CULVERT

PR. DITCH or SWALE

PR. FIRE HYDRANT & VALVE ASSEMBLY

PR. WATERMAIN & VALVE

PR. GRAVEL SHOULDER

PR. ASPHALT

PR. CURB & SIDEWALK

PR. ROAD SIGN(s)

REV.	DESCRIPTION:	BY:	DATE:
0	ISSUED FOR APPLICATION	JH	2024-12-03

DRAWN: JH

CHECKED: DS

ENGINEER: DS

DATE: 2024-12-03

SIGNATURE:

ISSUED FOR APPLICATION

CLIENT:

PROJECT:
MCBRIDE TIMBER ROAD LOT 2
RE-ZONING

TITLE:
EXISTING ZONING PLAN

SCALE AT A1:
1:5000

PROJECT NO:
24-076

DRAWING NO:
C001

REVISION:
0

LEGAL DESCRIPTION
LOT 2, PLAN PGP12083, DISTRICT LOT 4220, CARIBOO LAND DISTRICT
PID: 012-508-322

EXISTING ZONING
RURAL 3 (RU3)

PROPOSED ZONING
INDUSTRIAL (M1)

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IMAPBC AND ARE APPROXIMATE.

RU1

M5

HWY 16

MCBRIDE TIMBER ROAD N

MCBRIDE TIMBER ROAD S

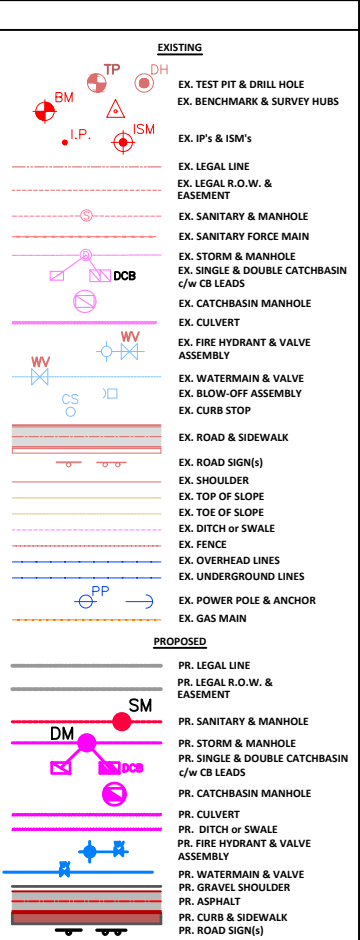
PR ZONING:
M1

C5

RU3

RU2

SUBJECT PROPERTY



REV.	DESCRIPTION:	BY:	DATE:
0	ISSUED FOR APPLICATION	JH	2024-12-03



DRAWN:	JH	
CHECKED:	DS	
ENGINEER:	DS	
DATE:	2024-12-03	
SIGNATURE:		

ISSUED FOR APPLICATION

CLIENT:

PROJECT:
MCBRIDE TIMBER ROAD LOT 2
RE-ZONING

TITLE: PROPOSED ZONING PLAN		
SCALE AT A1: 1:5000	0 75 150 Meters	
PROJECT NO: 24-076	DRAWING NO: C002	REVISION: 0