



COMMUNITY AND DEVELOPMENT SERVICES REFERRAL REPORT

FROM: Heather Meier RPP MCIP, Planning Leader

DATE: July 7, 2026

SUBJECT: Application for Non-Farm Use In the ALR #106399

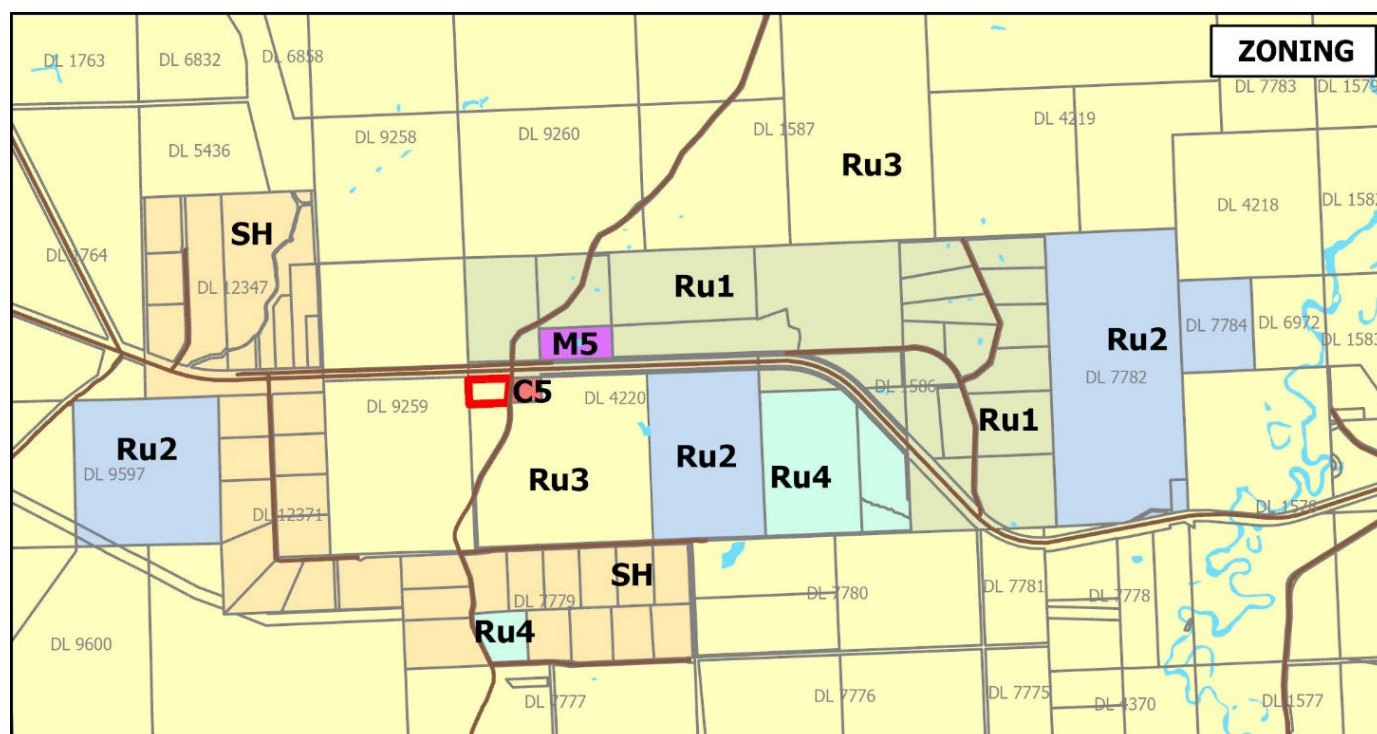
SUMMARY OF APPLICATION:

Location:	McBride Timber Road S – Electoral Area C
Legal Description & Size:	Lot 2 District Lot 4220 Cariboo District – PID 012508322 Size: 3 hectares
Owner: Agent:	Desousa Holdings Ltd. Dylan DeSousa, Civil North Consulting Ltd.
Existing Land Use:	Property is being used for general storage. There are no buildings on the property.
Application Type:	Non-Farm Use in the Agricultural Land Reserve (ALR)
Proposal / Reason for Application:	The Non-Farm Use application has been submitted to use the property as a general contractor works yard and equipment storage. The ALC application is attached with further proposal details.

PARCEL MAPS







LAND USE PLANNING INFORMATION

ALR: The subject property is entirely within the Agricultural Land Reserve (ALR). The proposed use is not a permitted activity by the ALR Use Regulation.

A Non-Farm Use application requires approval from the Agricultural Land Commission (ALC). The Regional District Board can choose to either:

- a) Prevent the application from proceeding to the ALC for a decision; or
- b) Approve the application to proceed to the ALC for a decision (with or without comments)

If the Board approves the application to proceed it will be forwarded to the ALC for a decision pursuant to the purposes of the Commission as set out in the *Agricultural Land Commission Act*:

Section 6 lays out the purpose of the Commission:

6(1) The following are the purposes of the commission:

- a) *To preserve agricultural land reserve;*
- b) *To encourage farming of land within the agricultural land reserve in collaboration with other communities of interest;*
- c) *To encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.*

(2) The commission, to fulfil its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:

- a) *The size, integrity, and continuity of the land base of the agricultural land reserve*
- b) *The use of the agricultural land reserve for farm use.*

OCP: The subject property is designated Rural Holdings (RH) by Chilako River-Nechako Official Community Plan Bylaw No. 2593.

General Policies for the Plan Area:

4.16 Agriculture

With respect to the protection of the agricultural land base, the Regional District will:

- i) support the Agricultural Land Commission Act with its general objective of protecting agricultural land for future food production;*
- ii) discourage and restrict the fragmentation of agricultural land by subdivision by means of generally large minimum parcel size regulations;*
- iii) direct non-farm residential uses to existing residential settlements and away from existing or potential future agricultural areas;*
- iv) not promote development of agricultural land for non-agricultural uses unless it is shown that there is no practical alternative location and that it will not be detrimental to the long term agricultural potential of the land;*
- v) support of the buffering of agricultural land in the Agricultural Land Reserve from the impact of new non-agricultural subdivision that may include the provision of fencing or buffers.*

Land Use Policies for the RH Designation:

The primary uses of land in the RH designation are generally limited to residential, home business, agriculture, forestry and other resource extraction uses.

Rural and Service Industrial uses may be permitted subject to a rezoning process and application and evaluation for non-farm use in the ALR where required. Rural and Service Industrial uses are expanded home businesses that may include contractor works yard with storage where the maximum floor space of buildings is limited to 500 m² and a residence is established in conjunction with the industrial use.

The Light Industrial designation supports manufacturing and warehousing/storage uses which are not associated with significant noise levels or emissions to the air, land or water, and may include associated sales in conjunction with the use. An established residence is not required.

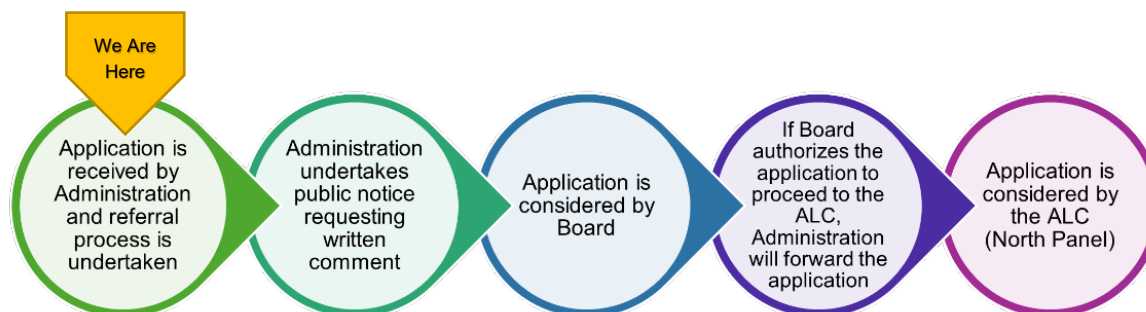
If this application for non-farm use in the ALR is approved, the proposed general contractor works yard and equipment storage use may require an amendment to the Official Community Plan to facilitate a zoning amendment because the property does not have an established residence.

Zoning: The land is zoned Rural 3 (Ru3) by Zoning Bylaw No. 2892. The Ru3 zone permits residential, agricultural and related uses. Limited scale home based businesses are permitted where operated only by the occupants of a residence on the property. **If this application for non-farm use in the ALR is approved, the proposed general contractor works yard and equipment storage will require an application for a zoning amendment.**

RDFG Services: The land is in the following Regional District local service areas:

- Beaverly Fire/Rescue VFD

APPLICATION PROCESS INFORMATION



Future RDFFG Applications: If the ALC application for the Non-Farm Use is approved, an application for a zoning amendment will be required. The rezoning application may also require an amendment to the Official Community Plan.