



**Staff Report
Application # W – 37533
Applicant: Albert Summer**

DATE RECEIVED: June 29, 2007

DATE PREPARED: September 19, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To subdivide 12.7 ha from the 62 ha subject property.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Only 6.1 ha of the subject property is in the ALR. The proposed 12.6 ha lot only contains about 0.5 ha of ALR. The ALR boundary appears to mirror the creek but not follow it directly as the ALR boundary has been straightened.

Local Government:

District of Hudson's Hope

Legal Description of Property:

PID: 014-762-595

The South West ¼ of District Lot 1091, Peace River District, Except the Most West 80 Feet

Purchase Date:

January 1980

Location of Property:

Canyon Drive, Hudson Hope

Size of Property:

62 ha

Present use of the Property:

Rural Agricultural, power shack on other buildings

Surrounding Land Uses:

WEST: Undeveloped Crown Land
SOUTH: Agricultural Land Reserve
EAST: Agricultural Land Reserve
NORTH: Hudson's Hope Rod and Gun Club

Agricultural Capability:

Data Source: Agricultural Capability Map # 94B/01
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

OCP: N/A
Designation: Rural and Agricultural Land Reserve

Zoning Bylaw and Designation:

Zoning Bylaw No. 555 (1996)
Designation: Rural Residential - Small Holding
Minimum Lot Size: 0.001 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Council for the District of Hudson's Hope forwarded the application with a recommendation of support

STAFF COMMENTS:

As this application is basically a subdivision along the ALR boundary staff recommend approval.

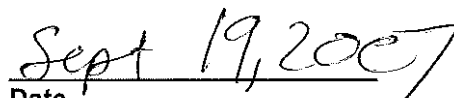
ATTACHMENTS:

- Sketch showing proposed subdivision
- Sketch showing proposed subdivision and ALR boundary
- ALC Context Map – 1:20,000 (created by ALC Staff)
- Airphoto – 1:20,000 (Created by ALC Staff)

END OF REPORT



Signature



Date