



Provincial Agricultural Land Commission - Staff Report

Application: 51926

Applicant: Harry Bolliger
Local Government: District of Hudson's Hope

Proposal: To subdivide five 2 ha lots and six 1 ha recreational lots (16 ha) from the 75 ha parcel (44 ha in the ALR) Approximately 50% (8 ha) of the proposed lots affect the ALR.

BACKGROUND INFORMATION

Several previous applications have been reviewed by the Commission on this parcel. See below for details.

PROPERTY INFORMATION

PID: 006-636-055
Legal Description: Block A of District Lot 3180 Peace River District
Property Area: 91.0 ha
ALR Area: 43.6 ha
Purchase Date: June 7, 2000
Location: Approximately 2 km. north across the water from the WAC Bennett Dam.
Owner: Williston Lake Resort Ltd

LAND USE

Current Land Use:

Williston Lake Lodge and cleared field area between the road and Williston Lake. The area proposed for subdivision is mostly forested hillside areas.

Surrounding Land Uses:

North: Forested Crown ALR and non ALR land
East: Forested non ALR Crown Land -
South: Forested crown ALR and non ALR
West: Williston Lake

PROPOSAL DETAILS

Subdivision - ALR Area: 44.0 ha

Number of Lots	ALR Area of Lot (ha)
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Agricultural Capability:

The majority of the area under application is rated as: Secondary

Source: CLI

Mapsheet: 94 B 9/10

PROPOSAL DETAILS

Subdivision - ALR Area: 44.0 ha

Number of Lots	ALR Area of Lot (ha)
8	1.0
1	36.0

Agricultural Capability:

The majority of the area under application is rated as: Secondary

Source: CLI

Mapsheet: 94 B 9/10

PREVIOUS APPLICATIONS

Application ID: 40536

Legacy #: 34955

Applicant: Williston Lake Resort Ltd

Proposal: Exclude the subject 64.8 ha parcel and construct a 4000 sq. ft. structure for commercial use as a lodge, hotel or motel.

Decision:

Resolution #	Decision Date	Decision Description
370/2003	July 23, 2003	Refuse exclusion but allow use (lodge/hotel) within the ALR.

Application ID: 15188

Legacy #: 33104

Applicant: Harry Bolliger

Proposal: To subdivide the 54 hectare portion of the property (not flooded by the reservoir) into six parcels ranging in size from 2.3 to 3 ha. and one 39 ha remnant.

Decision:

Resolution #	Decision Date	Decision Description
83/2000	February 22, 2000	The Commission refused the subdivision request on the grounds of residential intrusion and reduction of agricultural potential.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Hudson's Hope OCP Bylaw 680

Designation: Residential

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Hudson's Hope Zoning Bylaw #750

Zoning Designation: Rural Tourism

Minimum Lot Size: 1.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

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

ALC STAFF COMMENTS

Staff suggests that the Commission consider the following:

1) The land has limited potential for farm development due to its relatively small size and location and is isolated from other farm operations.

ALC STAFF COMMENTS

- 2) The area has been designated in local planning documents for Rural Tourism, reflecting the Commission's approval for a resort facility on the property in 2003.
- 3) The area proposed for subdivision lies partly outside the ALR and is undeveloped for agriculture.

ATTACHMENTS

51926 sketch plan.pdf
51926_ContextMap50k.pdf
51926_AirphotoMap10k.pdf
51926_AgCapabilityMap.pdf

END OF REPORT

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