

LOCATED ON A BENCH ABOVE THE PEACE RIVER VALLEY, THE ATKINSON SUBDIVISION IS A DEVELOPMENT-READY RESIDENTIAL PROPERTY IDEAL FOR MULTI-UNIT DEVELOPMENT. WITH PARK LANDS TO THE NORTH AND AGRICULTURE LANDS TO THE WEST, THE 12-ACRE SUBDIVISION PROVIDES THE OPPORTUNITY TO EXPERIENCE A QUIET, COUNTRY-LIVING LIFESTYLE WHILE BEING WITHIN WALKING DISTANCE OF COMMUNITY CONVENIENCES, INCLUDING AN ARENA, POOL, SCHOOL, CLINIC, AND LIBRARY.



The property is located on the southwest edge of town, away from busy neighborhoods, but within walking distance to the local arena, ballpark, swimming pool, and the recreation centre. The town center is just a short distance further.



This land provides an excellent opportunity to develop single housing for the resource industry. Hudson's Hope seeks to fill the housing needs of resource industry workers and is willing to negotiate options for site development.



The property is developed, including paved access and driveways. Cleared, wide, flat, and open, the property is suitable for a range of housing development. The site is primed and ready to be serviced.

Contact Us Today!

Tom Matus, CAO | 250-783-9901; Fax 250-783-5741 | cao@hudsonshope.ca



Hudson's Hope sits in the heart of the beautiful Peace River region.

General Information

Western lot: PID 011-745-789

Eastern lot: PID 012-180-149

Region: Peace River Regional District.

Opportunity Type: Ideal for multi-unit housing types.

Site Services

Water: 6" water mains.

Sewer and Wastewater: No. Existing pipe services are unusable. Requires installation of 6" water main and 8" sewer main as per Water Service Regulations Bylaw No. 842, 2014.

Electricity: Serviceable. One street light on property.

Heating Fuel: Serviceable.

Telecommunications: Serviceable.

Agricultural Information: RU2 – Rural Agriculture zoning kitty corner to property.

Other Notes about Site Services: Municipal right of way through the site.

Financial Information

Ownership: District of Hudson's Hope.

Terms: Ready to be developed.

Municipal Taxes: None – municipal owned.

Asking Price: \$250,000.

Land Information

Zoning: Currently zoned as R2 - Multi-unit residential.

Land Area: Western lot – 9507m²; Eastern lot – 36,810m². Combined – 46,317m².

Developed Land: Partially.

Land Available for Expansion: No. There is land between Highway 29 and the northern boundary of Lot A, Plan 14064, but this is designated a no-build area.

Land Use History: The parcel is mostly level and has been cleared, with the exception of a small band of natural bush along the north of existing Lot A, Plan 14064. There are approximately 33 temporary individual serviced sites for housing. The parcel contains paved access and driveways, and two pre-existing home foundations.

Proximity and Transportation

Highway: Highway 29 accessed 400m via Arena Road.

Railway: Chetwynd – 64.6km (CN Rail, industrial only); Fort St. John – 89km (CN Rail, industrial only).

Airport: Hudson's Hope Airport (YNH; private flights only) - 7.6km. Fort St. John Airport (YXJ; domestic flights) - 97km. Flights from FSJ - Vancouver return approx. \$300 (2015).

City/Town Access: Within town. Chetwynd – 64.6km; Fort St. John – 89km.

Port: Prince Rupert: 1083km via vehicle.

USA Border Crossing: Closest USA Border Crossing is Alaska, from Stewart, B.C. (1,134 km).