Sam Side Agencies Ltd.

1:

BROKERAGE AND PUBLIC SERVICES

CONVEYANCERS



P.O. BOX 388
SUITE 7 KITTSON BLDG.
1001 - 102 AYENUE
DAWSON CREEK, B.C.

COPY

July 8th, 1975

The Land Commissioner Court House Dawson Creek, B. C.

Dear Sir:

RE: Your File Number 56509, Lease Number 10941 -- JOHN A. JACKMAN and Wa and SEa of Sec. 12, Twp 82, Rge 17, WGM.

Mr. Jackman was in our offices this date and instructed that a letter by forwarded to you specifying that on is desireous of exercising his Right to Purchase the above property and we'll submit the balance of the funds owing on receipt of your billing. At least 140 Acres of the leasehold area will be under cultivation by the 15th day of July, 1975 and we respectfully request that an inspection be carried out to confirm same.

In the meantime, the rent will be payable for the ensuin year and enclosed herewith is cheque in the amount of \$139.00 covering same, it being understood that the unused portion will be refunded to the Lessee.

Please advise at your earliest convenience when you require the Purchase Price and Crown Grant fees deposited whereon same will be requisitioned and delivered along with the pertinent information required for issuance and registration of the Crown Grant.

Yours very truly, SAM SIDE AGENCIES LTD.

PER: SAM SIDE, MANAGER SS/mas Enclos:/.....

cc: Director Lands

Parliament Buildings

cc: Land inspector Court House

Victoria, B. C. Your

Your File No. 0245365 Dawson Creek, B. C.

December 1, 1970

Land Commissioner Court House Pouce Coupe, B. C.

Dear Sir:

Enclosed herewith is Lessee's copy of lease

designated Lease No. 10941 covering West & and Southeast & of Section 12, Township 82, Range 17, W6M. Peace River District, as shown on Plan of said Township dated at Ottawa 27th December 1918,

endorsed in respect of assignment, dated November 5, 1968 from Timothy E. McInerney

John Andrew Jackman to

P.O. Box 180, Taylor, B. G. of

A receipt for the statutory assignment fee and any other payments will be forwarded shortly.

Yours truly.

e. C. FRY

WRB:cg Encl.

Director of Lands.

c.c. - Land Inspector, Pouce Coupe (565\$9)

- Provincial Assessor, Pouce Coup

Dept of Lands & Forest Dept of high drylice Lands Service Inspection Division

Cotober 25, 1970

Timoling a. Jelsermay s.22

Dear Sir (or Madam):

Your Lease No. 139/11 the West 1/2 and the Southeast 1/4 covering of Section 12, Township 12, Range 17, West of the Sixth Meridian, Feace diver district

issued for

agricultural

purposes

has been renewed for a further period of sixteen

years from

August 13, 1970

at a rental of \$ 139.00

per annum for the

ensuing yave year period.

Enclosed is an addendum confirming renewal of the lease agreement. This addendum must be attached to your copy of the lease document as it forms an integral part of the agreement.

Yours truly

NU. R.B.

W. C. PUI.

Director of Lands

Dept. of Lands & Forests Lands Service

1970

Inspection Division Peuce Coupe, B.C.

Encl.

c.c. - Land Commissioner , Fonce Coape (18909) - Land Inspector , Fonce Goope (56509)

- Provincial Assessor , Pouce Coupe
- F. S. There is now a sufficient number of scree under cultivation to unning this lease. Please find enclosed this Department's compliate re: regularements readed to assign a lease beld on Grown

I Page 3 of 39 FNR-2017-74080

May 19, 1970

Mr. John Jackson Taylor, B.C.

Dear Sir:

Final calculations on the land we measured on Section 12, Township 82, Range 17 is in the range of 56 A - 60 A as close as I can make it from measurements taken and plotting on air photos.

Hoping this is some assistance.

Yours truly,

R. W. Brown Land Officer Box 309 Pouce Coupe, B.C.

RWB:gs

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LEGEND

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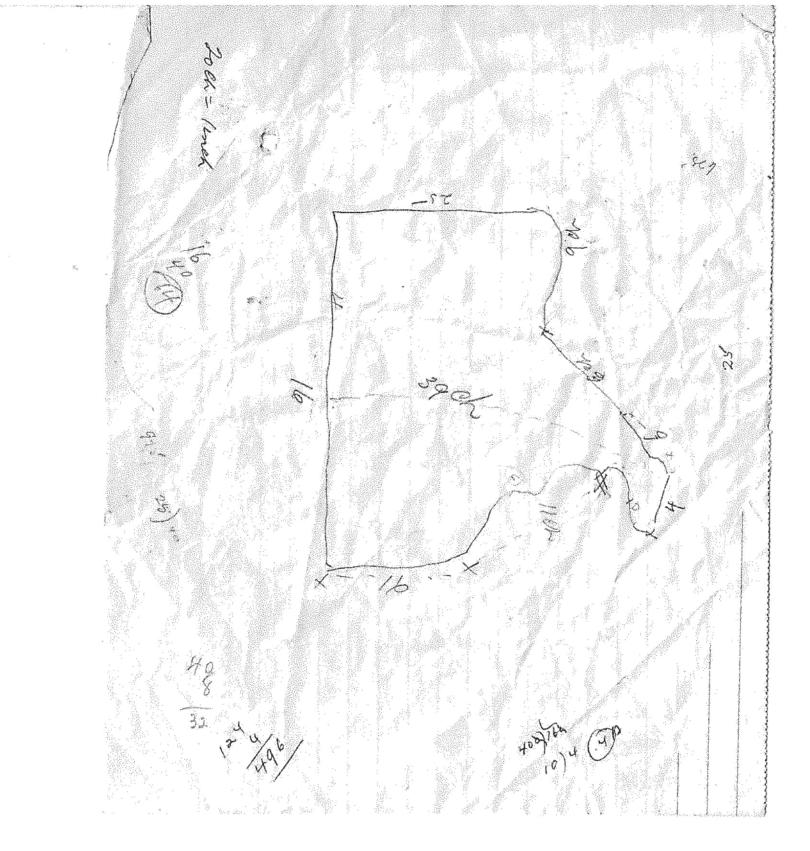
CULTURE

Survey boundary: Black
Unsurveyed boundary: Black broken line
Lines traced or fire boundary: Red full line
Boundary: lines not traced: Red broken line
Type line boundary: Black broken and dotted line.
Survey posts visited: Red
Railroad grade: Black
Railroad grade: Black
Logging roa Black
Log landing: Black
Area timber felled, not skidded: Hatched Yellow.

FOREST COVER

FOREST COVER

Merchantable timber: Dark green.
Immature timber (fully stocked), all ages: Light green.
Logged (not restocked): Yellow.
Logged and burned (not restocked): Orange.
Burned (not restocked): Red.
Non-commercial cover on productive forest-sites, deciduous or coniferous: Blue.
Non-productive sites (scrub forest): Grey.
Non-productive sites (scrub forest): Grey.
Non-productive alpine or lowland rock or other barren areas: Leave uncoloured but qualify with type symbol.
Cultivated: Brown.
Open grazing and pasture land (lowland or alpine):
Purple.
Wild-hay meadow (not cultivated): Purple.
Suitable for cultivation: Hatched brown over forest type. Note.—For abbreviations and map symbols see Management and Protection Manuals. Map of _ . Atlas Ref. Scale: 20 chains = 1 inch 40 chains = 1 inch 80 chains = 1 inch 80F.S. 351 4 × صفي 60 A



Movember 19th, 1969

Timothy McInerney, s.22

Dept. of Lands & Forests
Lands Service

NOV 24 1969

Inspection Division
Pouce Coupe, B.C.

Dear girg

in the name of yourself

covering west and Southeast and S

Yours truly,

MF:rg

Encl.

Director of Lands.

o.c. Wand Commissioner, Fouce Gouse (18909)
Wand Inspector, Fouce Gouse (56509)
Frovincial Assessor, Fouce Couse.

Dept. of Lands & Forests Lands Service BRITISH COLUMBIA LANDS SERVICE DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES

NEWAL, ASSIGNMENT, OR PURCHASE—HAY AND (OR)

GRAZING OR AGRICULTURE

Paricy Supe, Brom: Director of Lands, Victoria, British Columbia.

To: Land Inspector,

Ficase	cxamme	ше	Tonowing	uescribed	lanu	WIIICH	15	under	applica	uon	101	
Assignment (Renewal, assignment, purchase.)												
			(Ken	iewai, assignini	ent, pure	mase,)				_		

Name of lessee: McINERNEY, Timonthy E. unto JACKMAN, Address: Sam Side Agencies Ltd., #7-Legal description: West 2 and Southeast 4 of Section 12, Township 82, Range 17, W6M, PRD as shown on Plan of said Township dated at Ottawa, 27th December 1918, containing 480 acres.

Type of lease tenure:

Inspection Division

Agricultural

Cultivated acreage required:

R.M.: 944/SE(B23,4)

Remarks: Please refer to report dated 15-7-69 request 56509. With respect to the prepased Assignment unto John Andrew Jackman please by advised that Mr. Jackman claims approx. 70 acres have been cultivated.

L.C. Pouce Coupe L.C. File 18909	Date reg'd Oct. 16, 1969	
Request No.	Date rec'd Chief, Land Inspection Division.	Victoria File No.
01012	Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec.	0245365
,		1/

Date: 30th October, 1969 To: DIRECTOR OF LANDS, VICTORIA, BRITISH COLUMBIA. 29th October, 1969 The above area was examined on. and the following noted:— (Day, month, year.) (2) Area partly developed 34 acres. (1) Area cultivated State condition: 34 ac. broken @ \$40,00 第1360.00 (3) Nature and value of other improvements: Rent per Acre (4) Present classification: (a) 1st class land Meadow 50¢ Open or easily cleared 25¢ Cultivated Claimed by applicant Claimed by Crown .15¢

- (b) 2nd class land
- (c) 3rd class land

Open grassland

Good-up to 4 ac./A.U.M.

Fair-greater than 4 and up to 6 ac./A.U.M.

Poor-greater than 6 ac./A.U.M.

Forested range land

Good-up to 5 ac./A.U.M.

Fair-greater than 5 and up to 8 ac./A.U.M.

Poor-greater than 8 ac./A.U.M.

Waste land

interior and a second	 	9¢_	
	 	7¢	
	 	5¢	-
	 	4¢	

.12¢

90

- (5) Timber values (stumpage less royalty)
- (6) Are live stock adequately controlled by fences or natural boundaries:
- (7) Comments and recommendations:

Mr. Mackman should be advised that he has sufficient acreage broken, but, until the roots are picked and the land worked down ready for seeding, his Assignment cannot be considered.

Totals:

Brown

Complete and return the original copy to this office, third copy to L.C.

Sam Side Agencies Ltd.



BROKERAGE AND PUBLIC SERVICES
CONVEYANCERS

SUITE 7 KITTSON BLOG. 1001 - 102 AVENUE DAWSON CREEK, B.C.

Dept. of Lands & ForestsAugust 8th, 1969 Lands Service

Director of Lands Parliament Buildings Victoria, B. C. AUG 11 1969

Inspection Division Pouce Coupe, B.C.

Dear Sirs:

Re: Your File #0245365 - Timothy McInemey and Lease #10941 - West Half and Southweast Quarter of 12, 82, 17, West of the 6th Meridian

Enclosed herewith are the following documents to affect assignment of the above noted lesse to Mr. John Andrew Jackman, of P. O. Box 180, Taylor, B. C.:

- 1. Original Lease #10941.
- 2. Assignment in duplidate.
- 3. Our cheque in/the amount of \$5.00.
- 4. Tax Certi ficte.

We are advised that approximately 55 acres have been brought under cultivation and trust the application herein is to your requirements.

Yours very truly, SAMESIDE AGENCYES LTD.

per: Sam Side, Manager

SS: 1jb

CC: Land Commissioner Pouce Coupe, B. C. File #18909

> Land Inspector Pouce Coupe, B. C. File #58055

g		1 10000	(1, 1, 2, 2, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3,			"Since
Dept. of Lands & Forests Lands Service	BRITISH COLUM DEPARTMENT OF LANDS, F	MBIA LANDS BRAN Forests, and Water I				The state of the s
JAN 2 41965E, RI	ENEWAL, ASSIGNMEN GRAZING O	T, OR PURCHAS	E.	AND (OR)	
Inspection Division From: Director OF LAN Victor V.C.	ps,	To: LAND	Inspector,		Coupe,	B.C.
3° ~	se examine the following descri	ribed land which is un	der applicat	ion for	;	
algorithms and a second a second and a second a second and a second a second and a second and a second and a	*********************************	newal			. /	V)
Name of lessee: McINE	RNEY, Timothy E.		ess: s.22		Charles and	
	and Southeast 4 of			Range	17. Wee	t of the
6th Meridian, Peac	e River District, as 8, containing 480 acr	shown on Plan of	said Tow	mship d	ated at	Ottawa,
,		ole acreage: 135	- 51-9	* 16	R.M.: 9	B-3-4)
Improvements claimed by Please refer to re	port dated 2/8/68, re	quest 50855, you	r file 12	-82-17,	P.R.D.	and
	h map prior to July 1 unto Rodger Lutz.	3, 1969. Lessee	is consi	dering	an assi	gnment
L.C. Fouce Coupe L.C. File 18909	unto Rodger Lutz. Date req'd: January 17, Date rec'd:	1969 Jane	ting do	ne of the	26 /7	169
, , , , , , , , , , , , , , , , , , , ,	Date Ice u.	L.D. F.	raser			
Request No. 56509	Jan. Feb. Mar. Apr. May J					ria File .5365
	The state of the s	and saly ring, bept.	0011 11011 1	700.		10 1
To: Superintendent of	Lands, Victoria, B.C.	Date:	15th	July, 1	.969 V	Par sustill
The above area was	examined on 14th	July 1969 (Day, month, year.)		and the fo	llowing n	oted:—
(1) Area on leasehold of	eleared and cultivated	acres or	(Percentag	e,)	f arable	acreage.
(2) Value of clearing ar	nd cultivation:					
(3) Nature and value of	other improvements:	NO IMPROVEM	ents			
(4) Present classification	1:		Acreage	Land Value	Rental Rate	Rental
(a) 1st class land			Acreage	Value	Kate	Kentai
Meadow	y }					
Open or e	easily cleared					
	ned by applicant					
Clair	ned by Crown					
(b) 2nd class land	:					
	:		stastr	and Off	fices.	
(c) 3rd class land Open gras	ssland	₹5 AS	Tomas amin 19 sés			
	d—up to 4 ac./A.U.M.					
	greater than 4 and up to 6	ac./A.U.M.				
	-greater than 6 ac./A.U.M.		s andrones w			
Forested	range land	an the section of Office	de si n	refere de rebelo.	20)	

Good-up to 5 ac./A.U.M.

Fair greater than 5 and up to 8 ac./A.U.M.

Poor greater than 8 ac./A.U.M.

Waste land

Waste land

Totals:

Residual timber value

Total stumpage \$

(Complete and attach L.B. 237.)

(6) Comments and recommendations (comment on compliance with fencing requirements and referral to Livestock Association, if applicable):

P.T.O.

Land Inspector.

Complete and return the original copy to this office, third copy to L.C.

AN 2 JUGGE, RENEWAL, ASSICNMENT, OR FURCHASE—MAY AND (OR)
GRAZENG OR ACRICOLTURE

To: Land Inspector, Tours Sough, 5.6

Please examine the following described land which is under application for

(Renewal, singuistant, purelosse.)

Legal description: Pett and School of the same in Community of the same in the

Improvements claimed by lessee:

January 2015 10 2702

Date rec'd: L.C. File , Layer

Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec. Request No. 565119 たいです。 というない Division. Chief, Load Inspection Division.

Date: 13th Auly, 1969 TO: SUPERINTENDENT OF LANDS, VICTORIA, B.C.

The above area was examined on (Day, month, year.)

(Percentage.) of arable acroage. (1) Area on leasehold cleared and cultivated acres or

(2) Value of clearing and cultivation:

NO LAMBARMENTS

(3) Nature and value of other improvements:

(4) Present classification:

Meadow (a) 1st class land

Open or ensity cleared

Cultivated

Claimed by applicant '

Claimed by Crown

(b) 2ad class land

(c) 3rd class land

Open grassland

Good-up to 4 ac./A.U.M.

Fair-greater than 4 and up to 6 ac./A.U.M.

Poor-greater than 6 ac./A.U.M.

In view of the above, recommend a further extension of ONE Year.

At the time of this inspection, lands clearing equipment had been moved on the land. Mr. Pipe, the contractor schaims sthat he is contracted to do 50 acres of clearing and breaking.

H. Patzelt

Technical Land Officer

Remai

Waste land

(2) Limber valudate. He claims, that, due to illness, the contractor could not do the work in June, as promised.

Attention: M. Festmerstens File: 3245359

Dept. of Lands & Forests Lands Service

OCT 23 1968

Inspection Division Pouce Coupe, B.C.

Uctober Lath, 1966

Timothy Scinerney,

Dear Siri

in the name of Jourself covering west and woutheast and Section 12, Township 52, Range 17, wast of the Sinth Meridien endorsed in respect to renewal for a further period of years, from August 13th, 13cs. Supporter with General Receipt No. 2002 for \$ 2002 representing payment of rental on the lease to

Yours truly,

Director of Lands.

MF:eb

Encl. Land Commissioner, Fouce Coupe (18909)

/Land Inspector, Fouce Coupe (50855)

/rovincial Assessor, Fouce Coupe

Dept. of Lands & Forests Lands Service

AUG 26 1968

Inspection Division Pouce Coupe, B.C.

J. A. Pilon 0245365

August 21, 1968

Mr. Timothy McInerney, s.22

Dear Sir:

Reference is made to Lease No. 10941 in your name covering the West & and Southeast & of Section 12, Township 62, Range 17, West of the Sixth Meridian, Peace River District, containing 460 acres, issued for agricultural purposes.

Please be advised that this Department, in view of the contents of your letter dated Angust 12, 1968, is prepared to renew the above-noted lease for a further period of one year commencing August 13, 1968 at the rental of \$139.00 per annua. In support of this it will be necessary for you to forward to this Department your copy of the Lease Indenture for endorsation purposes and a further year's rental.

It is also drawn to your attention that in order to qualify for a further renewal of seventeen years at the end of this one-year period, it will be necessary that you have fully developed and have under cultivation not less than seventeen acres of the Crown lands.

If a reply to this letter is not received within thirty days regarding the renewal as outlined above, it will be considered that the renewal is not necessary and the lease will be recorded as expired as of its expiry date.

Yours truly,

JAP:mnd

W. R. MEDNL, Director of Lands

cc: Land Generissioner, Pouce Coupe, File: 18909 Zand Inspector, Pouce Coupe, Req: 50855 Mr. L.D. Fraser, Chaef Land Inspector,

Victofia, B.C.

Land Inspector,

Pouce Coupe, B.C.

2nd August, L

Appln for Renewal McINERNEY, T.E. West & and S.E. of Section 12, Twp.82, Rge.17 Peace River District

0245365

Reg# 50855

12975

L.C.# 18909

Attn-Mr. A.F. Smith

Reference your memorandum of 18th July, 1968

Mr. Patzelt has advised me that he believes the improvements noted on this parcel in the first instance, have now reverted to the state where they are no longer of any value to a future lessee.

Mr. Patzelt has also re-classified the area as per the attached

The classification is now, and was previously, less than 50% arable.

135 acres of 2nd-class land @ \$9.00 - \$1215.00 345 " of 3rd-class land @ \$4.00 - \$1380.00 1215 1380 23.95

480 acres \$2595.00

Annual lease rental at 5% - \$130.00 (rounded)

It is well known in the district that the Lesses has no intention of doing anything on the lease area, therefore - the lease

should definitely NOT be renewed, in my opinion.

If the lease is cancelled, I would recommend leasing BY AUCTIONonly the GREEN area, as shown in my report of 29th June/65; and
recommend that lessee apply through B.C.F.S. for a Grazing Permit, if required; and this rough area of creek and river banks, be considered as a Multiple Use area for Game as well, for which it is well adapted.

The classification would then be:-

L.S.D. # 3 of Section 12 and S.E. t of Section 12 - 82 - 17

95 acres of 2nd-class land @\$9.00 -\$ 855.00 105 of 3rd-class " @\$4.00 -\$ 420.00

Annual lease rental at 5% - (\$64.00(rounded) (Upset lease rental

Attached is corrected L.B. 238 report and map. Persons known to be interested:-

Mr. Lionel B. Johnson - Taylor, B.C. Hiram Meservy - Farmington, B.C.

cc: Land Commissioner Pouce Coupe, B.C.

R.W. Brown Land Inspector

BRITISH COLUMBIA LANDS BRANCH DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES

LEASE, RENEWAL, ASSIGNMENT, OR PURCHASE—HAY AND (OR) GRAZING OR AGRICULTURE

	PERM	KKXXX KKX	,	
		O Plea	ease examine the following described land which is under application for	
		\$30000°	Renewal (Renewal, assignment, purchase.)	
	Nam	e of lessee: McIN	NERNEY, Timothy E. Address: \$.22	
	Lega	l description: Wes	st ½ and the South East ½ of Section 12, B.U. B.U. B.U. B.U.	
		of lease tenure:	Agricultural Arable acreage: 170 . R.M.:94A/SE by lessee: (B-3-4)	÷
L.C.		18909	Date req'd: Date rec'd:	
	Re	quest No.	Chief, Land Inspection Division. Victoria File	
lod.	50	0855	Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec. 0245365	
	To:		AMENDED REPORT OF LANDS, VICTORIA, B.C. Date: 2nd August, 1968 A.F. Smith-Reference your Memo of 18th July/68 vas examined on 11th July 1968 and the following noted:— (Day, month, year.)	
20	(1)	A	5	
	(1)	Area on leasehold	d cleared and cultivated of arable acreage.	
	(2)	Value of clearing	and cultivation: NONE - due to reverting	
	(3)	Nature and value	of other improvements:	
	(4)	Present classification	RE-CLASSIFICATION Land Rental	
		(a) 1st class land Meadow Open or Cultivate Cla	d Acreage Value Rate Rental w or easily cleared	
		(b) 2nd class land	nd = 135 ac.@\$9.00 - \$1215.00	
		Fai	A CONTRACTOR OF THE CONTRACTOR	
		Go Fai	ed range land ood—up to 5 ac./A.U.M. air—greater than 5 and up to 8 ac./A.U.M. oor—greater than 8 ac./A.U.M,	
	(5)	Waste la	Totals: 480 acres - \$2595.00 Annual lease rental at 5% - \$130.00	
1	7		al timber value Total stumpage \$	
1	(6)	Association, if apprequirement See Memo fo	ecommendations (comment on compliance with fencing requirements and referral to Livestock opplicable): Recommend NON-RENEWAL for NON-PERFORMANCE of ts of Lease. or recommended future disposal of parcel D. W. Droven, Land Inspector.	
	- 1		R.W. Brown Complete and return the original copy to this office, third copy to L.C.	j.

238--2M (10)-867-6929 (2)

LEGEND

CHITTIPE

20,00,000 0, 20,000	
Survey boundary: Black	
Unsurveyed boundary: Black broken line	
Lines traced or fire boundary: Red full line	
Boundary-lines not traced: Red broken line	
Type line boundary: Black broken and dotted line	
Survey posts visited: Red	
Railroad grade: Black	
Railroad g abandoned: Black	
Logging ri Black = = = = = = = =	ŀ
Log landing Black	
A was timber Follad ant skildad. Hatakad Vollage ///////	

Note.—For abbreviations and map symbols see Management and Protection Manuals.

F.S. 351

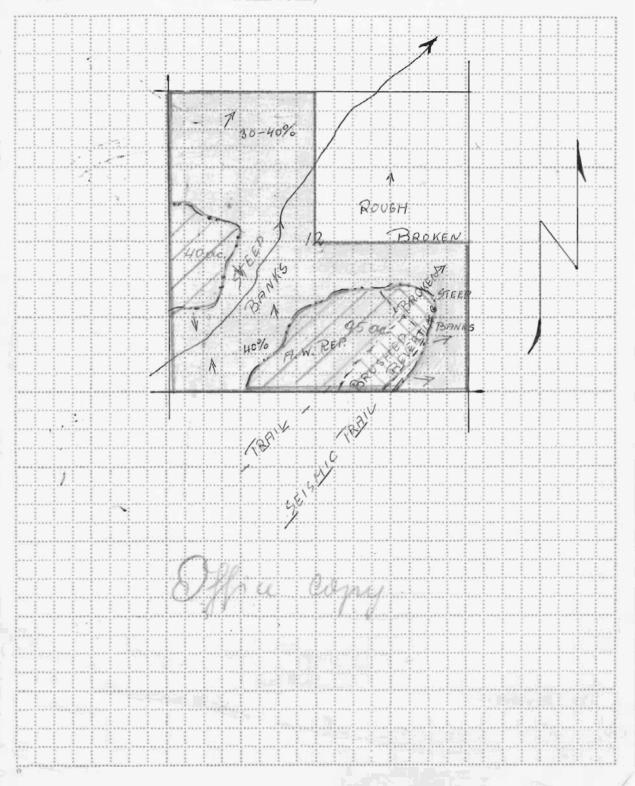
FOREST COVER

FOREST COVER

Merchantable timber: Dark green.
Immature timber (fully stocked), all ages: Light green.
Logged (not restocked): Yellow.
Logged and burned (not restocked): Orange.
Burned (not restocked): Red.
Non-commercial cover on productive forest-sites, deciduous or coniferous: Blue.
Non-productive sites (acrub forest): Grey.
Non-productive sites (acrub forest): Gr

Map of Atlas Ref.

 $\begin{array}{ll} \text{Scale: } 20 \text{ chains} = 1 \text{ inch} \\ 40 \text{ chains} = 1 \text{ inch} \\ 80 \text{ chains} = 1 \text{ inch} \\ \end{array} \\ \text{Scratch out scales} \\ \text{not applicable.}$



MEMORANDUM

Land spector,
Pouce oupe, B. C.

FROM

Chief Land Inspector, Victoria

Att'n: H. Patzelt

July 18 19 68

Range 17, W6M, Peace River District

OUR FILE 0245365

Request: 50855

Kindly refer to the last paragraph of your report dated July 11, 1968.

A 5% rental is based on land only, any improvements should not be included. The 10 acres broken and 18 acres brushed improvement charges should show up in Section 4 under your classification - and be claimed by the Crown if the work was carried out by a former lessee. The dugout improvement of \$150. should have been collected as a cash sum when the lease was first issued but as this was not done no charge should be made for it now.

The lease was issued on the basis of

170 acres 2nd class @ \$9./acre = \$1,530. 310 acres 3rd class @ \$4./acre = 1,240. 480 acres = \$2,770.

5% rental = \$138.50

Mr. Fraser apparently talked to Mr. Brown at the time this value was calculated and a note was added stating "this is marginal land and perhaps classification is on the conservative side". On the basis of this classification an agricultural lease was issued including a purchase option exercisable at \$2,770. after 136 acres have been fully developed and cultivated.

We note your classification change which indicates that the land is now less than 50% arable. This is fine and it is in line with your recommendation of "non-renewal of lease". It is necessary in cases such as this to mark your report in red at the bottom of the first page with the word "re-classification" and submit a map supporting your new land classification.

Please send in a corrected report together with a map of the area.

BRITISH COLUMBIA LANDS BRANCH DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES LEASE, RENEWAL, ASSIGNMENT, OR PURCHASE—HAY AND (OR) GRAZING OR AGRICULTURE 0245365 FEB - 5 1968 From: DIRECTOR OF LANDS, To: LAND INSPECTOR, VICTO. Pouce Coupe, B. C. Peuca Coup Please examine the following described land which is under application for (Renewal, assignment, purchase.) s.22 Name of lessee: McINERNEY, Timothy E. Address: Legal description: West 2 and the South East 2 of Section 12, Township 82, Range 17, W. 6 M., Peace River District containing 480 acres Type of lease tenure: Arable acreage: 94 A/SE agricultural 170 Improvements claimed by lessee: Please refer to report dated 29/6/65, request 36523 and forward report prior to July 13, 1968. Date req'd: Pouce Coupe February 1, 1968 L.C. File 18909 Date rec'd: L. D. Fraser Chief, Land Inspection Division. Request No. Victoria File 0245365 Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec. 30835 Director To: SOFTIMENTENDENT OF LANDS, VICTORIA, B.C. Date: 11th July, 1968 The above area was examined on 10th July, 1968 ...and the following noted:-(1) Area on leasehold cleared and cultivated... ... of arable acreage. Value-improvements-when lease issued -13/Aug/65 (2) Value of clearing and cultivation: 10 ac. broken 18 m brushed 300.00 brushed (3) Nature and value of other improvements: 150.00 Improvements former Lessee now reverting. (4) Present classification: Rental Rate Acreage (a) 1st class land Meadow Deputy Land Inspector Open or easily cleared H. Panagita Cultivated Claimed by applicant 28 ac.@\$9.00 -\$ 252.00 Claimed by Crown (b) 2nd class land 67 ac.@\$9.00 -(c) 3rd class land 385 ac.@\$4.00 -Open grassland Good-up to 4 ac./A.U.M. Fair-greater than 4 and up to 6 ac./A.U.M. Poor-greater than 6 ac./A.U.M. Forested range land Good-up to 5 ac./A.U.M. THE CATHFAIRS Fair—greater than 5 and up to 8 ac./A.U.M. Poor—greater than 8 ac./A.U.M. Waste land Totals: 480 acres Annual lease rental at 5% (5) Timber values: Residual timber value. Total stumpage \$
(Complete and attach L.B. 237.) (6) Comments and recommendations (comment on compliance with fencing requirements and referral to Livestock Association, if applicable): P.T. O. Land Inspector.

Complete and return the original copy to this office, third copy to L.C.

DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES BRITISH COLUMBIA LANDS BRANCH

CRAZING OR AGRICULTURE LONGS STEASE, RENEWAL, ASSIGNMENT, OR PURCHASE HAY AND (OR)

TO: LAND INSPECTOR,

Please examine the following described land which is under application for Fouce Coupe, D. Q. Niero, W.C. From: DIRECTOR OF LANDS,

(Renewal triagament, parehous)

Hellitzani, Threby E. Name of lessee; Address:

west 2 and the South Each & of Section 12, Township 32, Range 17, Legal description:

M. 6 M., Peace Miver Minister containing 480 acres

Type of lease tenure;

Improvements claimed by lessee: agerlochturel. Atable screage:

Please refer to report dated 29/6/65, request 36563 and fereind report prior to

L.C. File Lilyoy Date rec'd: L. D. Prancy February 1, 1968 Ve Jaly 13,) 1960. LC. Posca Coupe Date reg'd:

Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec. Request No. Chief, Land Inspection Division.

Date: lith July, 1968

A . e 19.00 -

Deputy Land Inspector

The above area was examined on Josh July 1968 and the following noted:

(1) Area on leasthold cleared and cultivated er SGLC2 OL

(2) Value of clearing and cultivation; 10 no. broken Value-Improvements-when lease issued -13/Aug/65:-

\$200.00 \$150.00 brushed

NOS LEASETHS. (3) Nature and value of other improvements: TEDLOASESUPE -

(4) Present classification:

(a) 1st class land

(b) 2nd class land

Open or easily cleared Meadow

TO: SULEBERTENDE T OF LANDS, VICTORIA, B.C.

Cultivated

Claimed by Crown Claimed by applicant

(c) 314 Case rental at 5% \$152.00 67 ac.e\$9.00 -

Land Value To VITW \$2395.00 Improvements TOTAL

Value of improvements - \$650.00 Suggested lease rental calculated as follows: -greater than 4 and up to 6 ac

IF REQUESTED BY LESSEE - a short term renewal of One-Year to Good-up to 5 ac./A.U.M. improvements.

Totals: 480 agres

non-renewal Recommend explication of lease.

to the land, except those done by previous Lessees.

Lessee is hoping to do some, but,
has no definite plans and appears to have financial problems.

(6) Comments and Recommendation:- There are no other improvements

P.T.O.

Complete and return the original copy to this office, third copy to L.C.

\$ 503,00

/9-3-17)

Land Commissioner, Pouce Coupe
Land Inspector, Pouce Coupe

File: 18909 Request #36523

Dept. of Lands & Forests Lands Service

AUG 18 1965 L

Inspection Division Pouce Coupe, B.C.

August 13, 1965

Our File: 0245365 Attention: LEASES

Mr. Timothy E. McInerney, s.22

Dear Sir:

Your application to lease reduced to cover the W. & and S.E. & of Section 12, Township 82, Range 17, W.6M., Peace River District for agricultural purposes, has been approved.

The term of the lease will be three years subject to renewal, at the discretion of the Lessor, for a further period of up to eighteen years. To qualify for renewal for the full eighteen-year period, a total of 17 acres of the leasehold area will require to have been fully developed and brought under cultivation during the initial three-year period.

The N.E. 2 of said Section 12 is considered non-arable and therefore has been deleted from your application.

Rental for the initial three-year period of the lease has been established at \$138.50 per annum. The rental payable shall, however, be subject to review and adjustment at the discretion of the Lessor at the time of any renewal of the lease indenture and at each successive five-year period thereafter. The statutory fee for preparation of the lease is \$5.00.

The lease will contain a clause granting to the Lessee the right to purchase the land comprised within the leasehold at any time prior to the expiration of ten years from the date of the lease indenture provided that not less than 136 acres of the leasehold area have in the meantime been fully developed and brought under cultivation all to the satisfaction of the Lessor. In the event the option to purchase is exercised, the purchase price of the land will be \$2,770.00 plus the value of any milling timber in existence on the property at the date of exercise of the option, and the Grown grant fee of \$10.00. The option to purchase clause will definitely not extend beyond the ten-year period referred to.

It is pointed out for your information that the lease, if issued, will contain a proviso to the effect that failure to fully develop and bring under cultivation any of the leasehold lands during the initial three-year period of the indenture shall render the lease subject to cancellation. You are advised, also, that no application for assignment of the lease will be given favourable consideration until such time as at least 34 acres of the leasehold area have been fully developed and brought under cultivation.

The lease, if issued, will be dated August 13, 1965 and the annual rental, which is payable in advance, will be due on that date.

If you are desirous of proceeding in this matter in accordance with the terms and conditions set forth above, it will be necessary that you remit to the Land Commissioner, Pouce Coupe, B. C., within thirty days from the date hereof, the sum of \$143.50, being the first year's rental and the statutory lease fee. If such remittance is not made within the time specified, your application will be disallowed and the Department will be at liberty to effect any other disposition desired.

Yours truly,

D. CONTHWICK,

Superintendent of Lands.

RCW/sd

Mr. L.D. Fraser, Chief Land Inspector,

Victoria, B.C.

Pouce Coupe, B.C.

Land Inspector,

13th July,

65

A/L - Agriculture McINERNEY, Timothy E. Section 12, Twp.82, Rge.17 W6M

Req# 36523 0245365

Reference your memorandum of 7th/July.

This is another borderline case and, I feel, could create hardship on the applicant, when he is allowed only a small amount of arable land and feels he must have more in order to have an economic unit.

The Grazing Division, will, in this case, grant a Grazing Permit, but this gives no permanency or encouragement to a new farmer who could lose the rights in the land by other applications or by the formation of a Pound District, which could quite easily take place. The open land around is mostly steep river bank and forms a natural barrier to other alienated parcels.

Section 12 in itself seems to me to have excellent

possibilities for a livestock proposition.

Possibly the applicant might apply for the open surrounding areas in order to stay within the policy requirements. No doubt, he will do so, when, and if, he is established.

If a Grazing Lease cannot be issued under these circumstances, I would recommend disallowance of the remainder of Section 12, in favour of a Grazing Permit.

Memo attached to L.B. 214 should be amended to read:-

Evaluation, including improvements as per Section 12 of report:-

95 acres 2nd-class land @ \$9.00/Ac. - \$ 855.00 105 " 3rd-class " @ \$4.00/Ac. - \$ 420.00 Improvements 650.00 Total - \$1925.00

Rental at 5% - \$96.25

R.W. Brown Land Inspector.

/JP.

Dept. of Land: & Forests
Lands Service

JUL 18 MAGE

Inspection Division
Pouce Coups, B.C.

July 12, 1 966

Our File: 0245555 Attention. LEASES

T. E. McIner noy.

Dear Sir:

Enclosed herewith is lease No. 0941
covering the Mant and Southeast of Section 12,

issued in the name of yourself

dated August 13, 1965,

containing

acres

and issued for a period of

unree4

years. for

agricultural

purposes, at the rental of \$ per annum, duly executed by the Deputy Minister of Lands, together with General Receipt No. for \$ -- being lease fee and rental in this connection to

Yours truly,

480

D. BOR FHWICK Superintendent of Lands

844
e.c. Land Commissioner, Pouce Coupe File: 18909
/Land Inspector, Pouce Coupe Request: 36523
Provincial Assessor, Pouce Coupe

P.S. Please be adviso d that a full he y ear's rental ill fall due August 13, 1966.

GOVERNMENT OF BRITISH COLUMBIA

MEMORANDUM

то	OMr. R. W. Brown,		TROM				
*****	Lan(nspector,		Chief Land Insp	ector,			
	Pouce Coupe, B. C.		Victoria, B. C.	, July 7 19 65			
SUBJECT.	A/L - Section 12, Township 82, Range	17, W.	6 м.	0245365			
· · · · · · · · · · · · · · · · · · ·				YOUR FILE			
	· 4.			Peguast. 36503			

With reference to your report dated June 29, 1965, it is noted that you recommend a grazing lease over Section 12, except the South East 4 and L.S. 3 thereof. Since it is the policy not to issue grazing leases in the Peace River District unless the land is in a pound district or is completely surrounded by alienated land, may we have your comments in this regard.

Furthermore, the improvements noted under Section 12 of your report should be added to the land value covering the South East $\frac{1}{4}$ of Section 12 and L.S. 3 and the rental calculated on 5% of the land value plus improvements or total rental of \$96.25.

Dept. of Lands & Forests Lands Service

JUL 12 1965

LDF:bm

Inspection Division Pouce Coupe, B.C.

L. D. Fraser, Chief Land Inspector. Section 12, Twp.82, Rge.17 A/L - Agriculture McINERNEY, Timothy E., Req# 36523 0245365 L.C.# 18909

L.B. 214- Sec. 21-Recommendations

Recommend DISALLOWANCE because of arability.

Recommend A/Lease of amended area, as to former Lessee; and remainder as a Grazing Lease as per following:-

(1) SEt of Section 12, and L.S.D. 3 of Sec.12- Agricultural Lease

95 ac. 2nd-class land @ \$9.00 - \$855.00 105 " 3rd-class " @ \$4.00 - \$420.00 200 acres - - - - - - \$1275.00

Annual lease rental at 5% -

\$63.75

(2) Remainder of Sec.12
cc: hendraginismager: 75 Ac. 2nd-class @Remainder \$11.25
Pouce Coupe, B.C. 365 " 3rd-class @Land.omspecters.85
Total annual lease rental - \$107.85

LANDS SERVICE

DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES

LAND CLASSIFICATION REPORT

Air Photo No... BC -2050+ 80-81

FOREST DISTRICT	of exam	12-J 29-J	
1. Legal description Section 12, Tup.82, Rge.17 W6M		1. (a) Area 1. (b) R.M.	640 ac.
2. Name and address of applicant	rd		
3. Type and purpose of examination (A/L, A/P, A/PR, etc.)	gricult	ure	
4. Location 7 miles south-east of Tay	rlor		
(Give distance and direction to some well-known topographic fe	ature, city, or t	own.)	
5. Type of access Seismic trail to NE of Sec. 35-8 5 miles to gravelled road thence 3 miles (Road trail, water, etc., with full particulars)	-17; t	hen dir	t road, a Hwy-pave
6. Distance from school, store, and markets 19 miles to school			
20 miles to store	at Tay	rlor	
30 miles to Fort	st. Joh	n marke	ts
7. Topography Main part is rough and broken; remogently rolling.		is leve	l to
(Describe land briefly, whether level, rolling, broken precipitous, swamp land, bottom plateau, mountain. Give maximum and minimum elevation above sea-level; steepness of stope of tract having dissimilar topography with reference to suitability of topography for tillage, gi	land, shore la e; aspect. If a lying areas.)	and, tide land, b necessary describe	ench land, side-hill, e separately portions
8. Climate Continental			
		•••••	
(Give, if possible, annual mean temperature, length of growing season, dates, and seven snowfall; average annual rainfall; total annual precipitation.) 9. Source of water:— (a) Domestic			
(b) Irrigation (if necessary) (State if water-supply is c	onstant and an	iple.)	
10. Soil Do-Co, Rough broken; greywooded solod			on
arable section; suitable for most agricultural	anona		**************
BUALGOOM ANT HOME ABLICATION OF	grobs		
9			THE SELECTION OF THE PERSON OF
(Classify soil on the topographic divisions into the following types: Bedrock, gravel, sand and muskeg. In the loam and clay types give the amount of gravel and boulders. Describe loams, silt loams, and clayey soils as "light" or "heavy." Classify as shallow (under 12 is 24 inches). Give depth and texture of each soil layer. Discuss the soil with reference to its	, sandy loam, l gravels and s nches), mediu suitability for	loam, silt loam, c sandy soils as "! m (under 24 inc r agriculture. No	lay loam, clay, peat, fine" or "coarse"; hes), or deep (over ote humus content.)
11. Statutory land classification and values:— (a) First-class land:—	Acres	Value/A	c. Total Value
 Area of open or easily cleared land suitable for profitable cultivation 			
	THE PARTY OF THE PARTY OF		
(ii) Area of wild-hay meadow	-		
(ii) Area of wild-hay meadow			
	170	\$9.00	\$1,530,00
(b) Second-class land:— Area under 15-per-cent slope with sufficient soil for profitable tillage when cleared, drained, and/or irrigated	170		
(b) Second-class land:— Area under 15-per-cent slope with sufficient soil for profitable tillage when cleared, drained, and/or irrigated. (c) Third-class land (State use.)	170	\$9.00 \$4.00	\$1530.00 \$1880.00
(b) Second-class land:— Area under 15-per-cent slope with sufficient soil for profitable tillage when cleared, drained, and/or irrigated. (c) Third-class land	170		
(b) Second-class land:— Area under 15-per-cent slope with sufficient soil for profitable tillage when cleared, drained, and/or irrigated. (c) Third-class land (State use.)	470		
(b) Second-class land:— Area under 15-per-cent slope with sufficient soil for profitable tillage when cleared, drained, and/or irrigated. (c) Third-class land	470		

Cmas	ted by form	er lesses.		\$650.00		
		dings, fences, cultivation, e	to Who built them?	Who claims them?)		
		or public reserve?		who claims them?)		
rias are						
		omplete and attach Tempo	orary Report Form on	Recommended Recrea	ational Reserves.)	
Develop	ment factors	ium clearin	e - \$30_\$3	5.00/40.		
	1350			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
(Disc	uss briefly clearing costs, sich would aid or retard de	drainage, irrigation, dang-	er to flooding, access,	shipping points, suita	bility for purpose a	pplied for, and oth
Forest-c						
		Acre	the said of			Acres
Mature	timber: Merchantable	e	Barren			
Young a	rowth			nuskeg, swamp, or		
Non-con	State species and age class nmercial (Deciduous)	A-W-D-1 6	4U	ted		
Logged	or (and) burned	S.&Pl.)	Open 1	ange land		••••••
	(State type.) ductive (scrub)	1 -1 -4 .	Meado	w land (wild hay (State if wet or d) lry.)	64.0
	(State species.)	CAST TO SHARE A CONTRACT OF THE SHARE	All and	Total area		
Forest v	alue (present or futu	re)Non-	-commercia	l cover		
	•					
accessible	?)	es, costs, difficulties, meth. If young growth, is it	ods best adapted; wat well stocked and thrift	er; booming-grounds y? What class of tir	; value and use of mber is it likely to	the product; wheth produce? Will it
Estimate (The	e of timber volume and					
Estimate (The	e of timber volume and	d values.				
Estimate (The	e of timber volume and following table is only to table or unwarranted.)	d values.	lume and values are o	of relatively minor in	Av. vol./ac	tailed cruise is eitl
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Estimate (The	e of timber volume and following table is only to table or unwarranted.)	d values. b be used when timber vo	lume and values are o	of relatively minor in	Av. vol./ac	F.B.,
Estimate (The	e of timber volume and following table is only to table or unwarranted.) Species	d values. be used when timber vo	lume and values are o	of relatively minor in	Av. vol./ac	F.B.
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Estimate (The impractice) Cruise in Is t	s of timber volume an following table is only to table to runwarranted.) Species Total Shingle-bolts Poles Ties Cordwood aformation:— imber cover on this p	d values. be used when timber vo	Recommended Stumpage/M as to warrant a crue and attach F.S. 298a	Total Stumpage iise? Yes	Av. vol./ac(Mer Av. vol./ac(Total recommended for parcel	F.B.I chantable area.) F.B.I mended stumpa
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Estimate (The impractice) Cruise in Is t Method Has live	s of timber volume an following table is only to table or unwarranted.) Species Total Shingle-bolts Poles Cordwood aformation:— imber cover on this pofe examination	Estimated Volume, F.B.M. M M M M M M M M M M M M M M M M M	Recommended Stumpage/M as to warrant a crue and attach F.S. 298a C.T.'s found; or tie used	Total Stumpage sise? Yes	Av. vol./ac(Mer Av. vol./ac Total recommend for parcel s found; lines trace	F.B.I chantable area.) F.B.I mended stumpa
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LEGEND

Reg 36523 0245365

FOREST COVE

COLIORE	
Survey boundary: Black Unsurveyed boundary: Black broken line Lines traced or fire boundary: Red full line Boundary-lines not traced: Red broken line Type line boundary: Black broken and dotted lin Survey posts visited: Red	e
Railroad grad Black bandoned: Black bandoned: Black bandoned: Black	
Avea timber felled, not skidded: Hatched black	2/////////

Note.—For abbreviations and map symbols see Forest Surveys Manual, page 52.

FOREST COVER

Merchantable timber: Dark green.

Immature timber (fully stocked), all ages: Light green.

Logged (not restocked): Yellow.

Logged and burned (not restocked): Orange.

Burned (not restocked): Red.

Non-commercial cover on productive forest-sites, deciduous or coniferous: Blue.

Non-productive sites (scrub forest): Grey.

Non-productive alpine or lowland rock or other barren areas: Leave uncoloured but qualify with type symbol.

Cultivated: Brown.

Open grazing and pasture land (lowland or alpine);

Purple.

Wild-hay meadow (not cultivated): Purple.

Suitable for cultivation: Hatched brown over forest type.

Map of Alk. Agria. No INOTHER, T.E. SEC. 12-82-17 Atlas Ref. 94 4/2

Scale: 20 chains = 1 inch | Scratch out scales

not applicable.

* F.S. 351 80 chains a Linch 1 30-400 Rough broken D400 CORRAL

BRITISH COLUMBIA LANDS SERVICE Dept. of Lands & Forests DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES Lands Service From: Superintendent of Lands, To: Land Inspector, Pouce Coupe, Victoria, B.C. MAR - 2 1965 L.B. 214 Kindly submit a report on Form. relevant to details of application Inspection D listed below. 2050:80-81 Pauce Coupe, B.C. McINERNEY, Timothy Edward Address: Name: R.M.: 94 A/SE (B-3-4) 640 no A/L--agriculture Purpose: Acres: In grazing: Legal description and location: 7 miles S.E. of Taylor--Section 12, Township 82, Range 17, W. 6 M.

Within Planning Area #15. Please refer to report dated 18/11/63, request 27944 covering part of the area.

L.C. Pouce Coupe
L.C. File 18909

Date req'd February 25, 1965

Request No.

Request No.

Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec.

0245365

c.c. Land Commissioner, Pouce Coupe Land Inspector, Pouce Coupe File: 18909 Req: 27944 /

August 3, 1964

Our File: 0245365 Attention: LASS

Mr. Lawrence F. Leelie, s.22

Doar Sir:

Reference is made to your letter of July 14, 1964 advising that you have no further interest in your application to lease for agricultural surposes the Southeast quarter and Legal Subdivision 3 of Section 12, Township 82, Range 17, west of the 6th Meridian.

In the circumstances your application to lease has been duly recorded as withdrawn on our records. The resittance in the sum of \$5.00 will be refunded circut by the Department of Finance at a later date.

Laterantics,

Superimont // Lands

NGL:plp

PROVINCE OF BRITISH COLUMBIA

LANDS SERVICE

DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES

LAND CLASSIFICATION REPORT

Air Photo No. BC 2050:80-81	Vi	quest No. 279 ctoria File No.0	242303	
and the state of t	. C230-2 Tax	strict File No		
The state of the s	A	gent's File No	.0707	
LAND RECORDING DISTRICT Pouce Coupe FOREST DISTRICT Prince George Date of	5.%	31-0ot	-63	
Date of	exam	31-0et 18-Nov	-63	
1. Legal description L.S.3 and SEZ of Sec.12, Tp.82, R. W.6M.	ge.17	1. (a) Area 1. (b) R.M	200 [±] 94A/SE ac.	
2. Name and address of applicant s.22			tayaan ilka shaa qiradaa	
APPROPRIATE TO THE STATE OF THE	January mandi	11.	-	
3. Type and purpose of examination (A/L, A/P, A/PR, etc.) A/L - Agr. 4. Location Kiskatinaw Triangle	TG IIT ET	re .	1 4 4 7	
975 sees 1	/ 576	defendant i Standens	965-1-11-1	
5. Type of access Mile to bulldozed road to Alas			id teelpark	
3, 3, 4, 9, 9, 6, 7		Estagon;	845	
(Road, trail, water, etc., with full particulars.) 6. Distance from school, store, and markets				
* 10 miles to emenities	s at 1	aylor, B	∗C.	
7. Topography Undulating plateau grading to very	steer	creek b	anks	
along the boundaries. Elevation of 2500 feet.		***********************		
mievacion of 2500 1886.		-	1000	
			C4 100003 17 14 100003 18 100004085 a	
(Describe land briefly, whether level, rolling, broken precipitous, swamp land, bottom lan plateau, mountain. Give maximum and minimum elevation above sea-level; steepness of slope; of tract having dissimilar topography with reference to sultability of topography for tillage, givin	nd, shore lar aspect. If no ig areas.)	d, tide land, bencecessary describe se	h land, side-hill, parately portions	
8. Climate Continental		e District de la company de la		
The second secon		1		
				
(Give, if possible, annual mean temperature, length of growing season, dates, and severity snowfall; average annual rainfall; total annual precipitation.)	y of earliest	and latest frosts;	average annual	
9. Source of water:—	b ;			
(a) Domestic Dugout required			materior to to the continue of	
(b) Irrigation (if necessary) (State if water-supply is const	tant and amo	le.)		
O Soil		AT IT I		
Greywooded profile; shallow organic layer	er ove	r a leac	hed	
fine sandy loam with a compact clay subs	8011	Alban vermidelijnisteskije i		
A STATE OF THE STA		A was considered to the		
(Classify soil on the topographic divisions into the following types: Bedrock, gravel, sand, sand muskeg. In the loam and clay types give the amount of gravel and boulders. Describe graloams, silt loams, and clayey soils as "light" or "heavy." Classify as shallow (under 12 inche 24 inches). Give depth and texture of each soil layer. Discuss the soil with reference to its sui	indy loam, lo avels and sa es), medium itability for	am, silt loam, clay ndy soils as "fine (under 24 inches agriculture. Note	loam, clay, peat, " or "coarse";), or deep (over	
Statutory land classification and values:— (a) First-class land:—	Acres	Value/Ac.	Total Value	Rental
(i) Area of open or easily cleared land suitable for profitable cultivation	ida idali.	apradakse i izin	Series Oneses	1984 979
(ii) Area of wild-hay meadow		in less successive		
Total first class				
(b) Second-class land:— Area under 15-per-cent slope with sufficient soil for profitable tillage when cleared, drained, and/or irrigated	95	\$8.00	\$ 380.00	\$14,25
(c) Third-class land Forested range land-poor050/ac	105	2.00	210.00	E 25
(c) Third-class land 20108000 Tango Tango Tango (State use.)		2.00	210.00	5.25
the appear to the appearance of the second o				
(d) Forest land (Land which finds its best economic use under forest crop (sec. 46 (i), "Land Act").)	-			
Grand totals	200		590.00	\$19.50

18 ac	cres b	reaking rushed	-	\$300.00 200.00		
Impro	vemen	ts created	l by the	Applicant		
Describe and estimate valu	ae of building	s, fences, cultivation, e	tc. Who built the	m? Who claims them?)		
las area recreational	value for	public reserve?	No	15-16年	C 4 98	
at at	it has come	olete and attach Tempo	rary Report Form	on Recommended Reco	eational Reserve	٠,
		victe and attach Acinpo	any responsion		entioning accept to	,
Development factors	Clear	ing costs	moderat	e - \$35.00/ ixed farmin	acre	
	Area	is suitabl	is for m	ixed farmin	g purpo	ses with
emphasis on	Tives	stock produ	etion.			
		and it is not		1 May 6412		
(Discuss briefly clearing actors which would aid or	ng costs, dra	inage, irrigation, dange	er to flooding, acc	ess, shipping points, sui	tability for purp	ose applied for, and other
Forest-cover:—	iciaia acrei	opineit.)				
rolest-cover.—		Acres	5 to 1 to 100 /	2. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.		Acres
Mature timber: Mercl	hantable _		Ba	rren		
Young growth A.W.		200) Op	en muskeg, swamp,	or water	
(State species and Non-commercial (Dec	age class.)		Cu	ltivated	ections desired	sala Wateralli g
(State speci	ics.)	4 3 3	Op	en range land		
Logged or (and) burn (State type	e.)	1 32	Me	adow land (wild ha	y)	
Non-productive (scrub (State speci	ics.)			adow land (wild ha (State if wet or Total area	ary,)	200
_		N.C.	7			
Forest value (present	or future)			alder and		reproduction
and the second second second second		over	old bur		77.35	1001000020
	1 - 10 - 10 - 10 - 12 - 13 - 13 - 13 - 13 - 13 - 13 - 13	er Caesare Com	Section of the sectio	Tribulas Sunna sanah lar		
			9-2-3		La b Manager	3
(Discuss the logging p sawlogs, shingle-bolts, etc.; accessible?)	ossibilities, o ; market. I	costs, difficulties, methof young growth, is it v				e of the product; whether ly to produce? Will it be
Estimate of timber vol	ume and v	alies.		क्ष अन्तर्भवः ज्यादेशः विश्व स्र अन्तर्भवः चलुद्धाः विश्व	SALAMAN AND AND AND AND AND AND AND AND AND A	Pagas agas actions Si agas agas pagas agas
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ec: Land Commissioner Pouce Coupe, B.C. /JP

D.A. MacLennan Land Inspector Examining Officer.

\$5. F.

BRITISH COLUMBIA LANDS SERVICE DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES

From: Superintendent of Lands, Victoria, B.C.

To: Land Inspector. POUCE COUPE, B. C.

Kindly submit a report on Form. L. B. 214 relevant to details of application listed below.

30 2050:80-81

Name: LESLIE, Lawrence Francis

Address s.22

Purpose: A/L--Agric. and Feed

 SE_4^1 of Sec. 12,

In grazing: N

Acres: 160 ac. R.M.: 94A/SE

Legal description and location Eight Mile Creek--SE1 of Sec. 12, Tp. 82, R. 17, W. 6 M. and uns. portion (L.S. 3) of said Sec.

Remarks:

Please refer to report, 23/11/62, Req. No. 25678. Applicant claims to have dome some clearing on area applied for and may have extended it into L.S. 9 of Sec. 12, in which case he would like to lease same. Classe

L.C. Pouce Coupe, B. C. L.C. File 18909

Date req'd May 1, 1963

Date rec'd

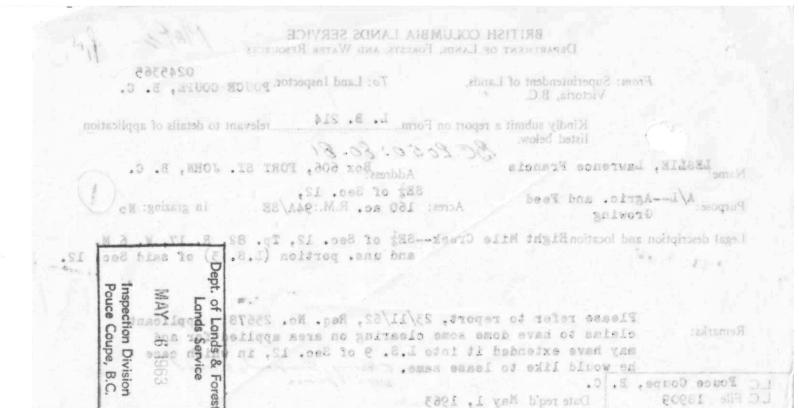
Request No.

L. D. Fraser Chief Land Inspector.

Victoria File No.

Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec.

0245365



Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec.

L. D. Fraser

Chief Land Inspector.

Victoria File No.

0245365

Date rec'd

Request No.

0245365 27944 Victoria File BRITISH COLUMBIA LAND SERVICE EXAMINATION SURVEYS AND MAPPING BRANCH PLAN 94 H/SE Reference Map LEGAL SURVEYS DIVISION Description of Area SE. 24 OF SEC. 12, TP. 82, R. 17, W. G.M., AND. BN UNSURVEYE. PORTION (6.5. 3) OF SAID SEC. 12. THE LATTER IS SUBTECT TO SURVEY LOCATION EIGHT MILE CR. Peace River Kamloops Land District Land Registration Distri Land Inspection Distri Ranger District Peace River Assessment District 20 Chains -1 inch Tp. 82 Rge. 17 W.G.M. Approx. Description of 2 17E9. A.W. Pap

PROVINCE OF BRITISH COLUMBIA

LANDS SERVICE

DEPARTMENT OF LANDS AND FORESTS

GRAZING LEASE REPORT

25678 Air Photo No. BC 2050: 80-81 Request No ... Victoria File No. 0245365 18909 District File No. LAND RECORDING DISTRICT GEORGE Pouce Coupe 26/10/62 Date of exam 23/11/62 Et of Sec. 12, Tp. 82, R. 17. W. 1. (a) Area 320 1. (b) R.M. 94A/SE 1. Legal description. 2. Name and address of applicant NEa of Sec. 1. Tp. 83. R. 17. W. 6M. 3. Location of ranch headquarters (legal description). 4. Forest-cover:-Mature timber: Merchantable Open muskeg, swamp, or water Young growth ______(State species and age class.) Cultivated Non-commercial (Deciduous) Logged of (and) burned Open range land. Meadow land (wild hay)_____ (State if wet or dry.) Non-productive (scrub) ... (State species.) 320 Total area Ay. vol./ac. (Merchantable area.) Av. vol./ac. (Total acreage.) F.B.M. F.B.M. 5. Topography. Undulating plateau in SW corner grading to steeply sloping creek banks through remainder of the property. Elevation of 2400 feet. (Describe land briefly, whether level, rolling, broken precipitous, swamp land, bottom land, shore land, tide land, bench land, side-hill, plateau, mountain. Give maximum and minimum elevation above sea-level; steepness of slope; aspect. If necessary describe separately portions of tract having dissimilar topography with reference to suitability of topography for tillage, giving areas. 6. Statutory land classification and values:-(a) First-class land:-(i) Area of open or easily cleared land suitable for profitable cultivation (ii) Area of wild-hay meadow Total first class. (b) Second-class land:-Area under 15-per-cent slope with sufficient soil for profitable tillage when cleared, drained and/or irrigated...... 70 3.50 245.00.15 10.50 250 2.00 500.00.04 10.00 Grazing Land (c) Third-class land. (d) Forest land...
(Land which finds its best economic use under forest crop (sec. 46 (i)," Land Act"). 320 \$745.00 \$ 20.50 7. Improvements. (Describe and estimate value of buildings, fences, cultivation, etc. Who built them? Who claims them?) 8. Agricultural possibilities Small portion of area is suitable for mixed farming use, remainder of value for limited grazing only. (Discuss briefly practical value of tract for agriculture. State if tract would make a good pre-emption.) 9. Grazing value fair on semi-open burn. Carrying capacity of 30 acres/cow/season. spring, summer, fall, or winter range, carrying capacity. Is area overgrazed or undergrazed, do meadows need draining or clearing, etc.?) 10. Has tract any value for higher economic land use?..

(Townslte, summer-home sites, industrial, etc.)

	NO
C1 - 11, 1	
	The state of the s
(State if water-supply is	s constant and ample and distance to water for stock.)
Will the approval of the land ap	plied for deprive other settlers of spring and fall range needed by their stock?
	77 A 1975 - 1975
	No.
20.30	
entante en ese en elsenses	The state of the s
are you aware of any other fa	cts which would render the granting of this application inimical to the public interest?
T 15 1 87 1 8 23	N.A.

Silv yo.	Secretary Secret
Discuss briefly any protests from	m other settlers which the granting of the application may lead to, giving reasons for
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500.4	
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States	88 G-71
Marian Santa S	
bject and purpose	cant owns 40 cattle and requires area for
summe	r range.
1.000	。 "
(State what use applicant the	
(State what use applicant plans to pasturing, feeding, etc. State whether	o make of tract. State number of cattle, horses, or sheep owned by applicant, and describe method r cattle are raised for beef or dairying.)
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Althor at the street was strongly a	o make of tract. State number of cattle, horses, or sheep owned by applicant, and describe method cattle are raised for beef or dairying.)
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ecommendations of local livesto	ock association (if applicable) of the application, and if so for what period?
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BRITISH COLUMBIA LANDS SERVICE DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES

From: Superintendent of Lands, Victoria, B.C.

To: Land Inspector.

0245365

Pouce Coupe, B. C.

Kindly submit a report on Form. L. B. 218 relevant to details of application listed below.

Name: LESLIE, Lawrence Francis

Address: s.22

Purpose: A/L-grazing

Acres: N.E. 1/R.M.: 94 A/SE (A,B-3,4)

In grazing: no

Legal description and location:

6 mi. S.E. of Fort St. John--S.E. 4 of Sec. 12 and that part of the N.E. 4 of Sec. 12 lying above the 1,700 ft. contour, Tp. 82, R. 17, W. 6 M.

Remarks: Within Planning Area #15. Applicant has 40 cattle and 1 horse and owns the N.E. $\frac{1}{4}$ of Sec. 1. 83. 17. W6M and the S.W. $\frac{1}{4}$. Sec. 5. 83. 16. W6M.

L.C. Pouce Coupe, B.C. L.C. File 18909

Date req'd October 11, 1962 Date rec'd

L. D. Fraser Chief Land Inspector.

Victoria File No.

Request No.

25678

Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec.

EXAMINATION PLAN

BRITISH COLUMBIA LAND SERVICE

SURVEYS AND MAPPING BRANCH LEGAL SURVEYS DIVISION

0245365 2567 Turner Lin

SE (0.6-3-4)

Description of Area SE4 of sec 12 & that part of the NE 4 of sec 12 lying above the 1,700ft contours (said part of NE' Subject to Survey) Tp. 82 RIT WGM. Location 6. M. S.E. of Fort St. John Kamloops Peace RiverLand District Land Registration District Land Inspection District Ranger District Peace River ... Assessment District Scale: 20 Chains Tp. 82 Rge. 17 W.G.M. sak.

GOVERNMENT OF BRITISH COLUMBIA LAND INSPECTION DIVISION

Air Photo No: BC 5165: 226

Request No: 38587 Victoria File No: 0204683 Gov't Agent File No: 16935 District File No:

CROWN GRANT & PRE-CROWN GRANT REPORT

To: Superintendent of Lands Parliament Buildings Victoria, B.C.

cc: Commissioner of Lands, Pouce Coupe, B.C.

/JP.

From: Land Inspector P.O. Box 309 Pouce Coupe, B.C.

Date Examined: 6th Dec-65 Date Reported 21st Dec-65

	_	. Rga. 17 W			
Name and	Address of	-TV-924	LESLIE,	Lawrence F.	
		s.22			
Nature an	nd Value of	Improvements	3 :		
70	acres broke	n			\$2800.00
25	acres cut a	nd piled			\$ 500.00
		~ 1	uh		
	(7)	(all	7/60		
	*/ 0	The M	7		
		7/	-		
					7.712.50
		Tota	1		\$3300.00
Applicant	requires \$	3200.00	Im	provements.	
Applicant warrant	has - NOT- n	made suffici the Crown Gr	ent impr	ovements to	
				2	
Remarks:	Sufficient i	mprovements	having	been locate	d,

R.A. Drew Land Inspector.

II Page 1 of 10 FNR-2017-74080

BRITISH COLUMBIA LANDS SERVICE Depth of boands (8) Forests DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES Lands Service 0204683 To: Land Inspector. Superintendent of Lands, Pouce Coupe, B. C. 1969 rom: ictoria, B.C. Inspection Division Letter relevant to details of application Kindly submit a report on Form. Pouce Coupe, P C. listed below. LESLIE, Lawrence F. Name: In grazing: R.M.: Purpose: A/CG Sec. 53 "Land Act" Acres: 320 94 A/SE (A-B-3) 04 A/2 \$10.00 per acre improvements required Legal description and location: 9 miles S.E. of Taylor-South West 4 and the N.E. 4 of Sec. 1, Tp. 82, R. 17, W. 6 M Please confirm nature and value of improvements claimed by applicant as follows: checked on men phase (1) S.W. 4 - 40 acres broken Claime acreans Remarks: (2)N.E. 4 - 30 acres broken - 15 acres brushed and piled L.C. Pouce Coupe cleared only Date req'd L.C. File August 20, 1965 16935 L. D. Fraser Date rec'd Victoria File No. Request No. Chief Land Inspector. Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec. 0204683

c.c. Land Commissioner, Pouce Coupe, B. C. Land Inspector, pouce Coupe, B. C. (19285)

February 21st, 1961

Our File: 0204683

Mr. Lawrence F. Leslie, s.22

Government Agent's File: 16935

Attention: PURCHASES

Dear Sir or Madam:

Re: 82, Range 17, W.6.M.

I have to refer to the application of to purchase the above noted property.

This application has now been allowed at a purchase price of \$ plus the statutory Crown Grant fee of \$10.00. Payment is to be made in full or the deposit made up to one-quarter of the purchase price (if not equal to that amount) with the balance in three equal annual payments. Interest is payable on the unpaid balance at the rate of 4-1/2% per annum.

This application is allowed on the distinct understanding that no funds are available for the construction or improvement of roads, that access must be provided at the applicant's expense and that there will be no future claim on the Government in that connection.

The removal of timber from this parcel can only be carried out under Timber Mark, application for which may be made to the District Forester. Removal of timber without Timber Mark authority will be considered a trespass and will be subject to penalty as provided by the Forest Act. No application for such Mark can receive consideration until the Certificate of Purchase has been issued.

Kindly advise the Government Agent,
if you wish to proceed with the application at this purchase price and
subject to these conditions. Your reply, together with a further payment
of \$ must be received by the Government Agent within the next
thirty days. If no reply is received within that time, the application
will be considered abandoned and your deposit refunded. We will then
consider any further applications which may be received for the above
property.

Yours truly,

RJH/hh

C.T.W. HYSLOP, Superintendent of Lands. -Over-

Allowance of this application is also subject to the following conditions:

This application is allowed subject to permanent improvements being made on the land to the value of \$10.00 per acre within five years from the date of allowance as required under Section 53(2) of the Land Act. No Crown Grant shall issue for this land until the purchaser has complied with the terms and conditions of the sale. Failure to complete the improvements renders the sale subject to cancellation and forfeiture of moneys paid.

This application is allowed subject to the rights of the holder of Petroleum and Natural Gas Permit No. 17 or any renewal thereof.

Ent of Late U.S. Steel to Stee

GOVERNMENT OF BRITISH COLUMBIA DEPARTMENT OF LANDS AND FORESTS LAND INSPECTION DIVISION

REQUEST NO. 19283 VICTORIA FILE NO. 0204683 DISTRICT FILE NO. 16935

MEMORANDUM

HIEF LAND INSPECTOR
PARLIAMENT BUILDINGS
VICTORIA, B.C.

FROM	LAND	INSPECTOR

Pouce Coupe, B.C.
February 10th 1961

Re SW & NE Sec. 1, Tp. 82, R. 17, W6M.

The classification and valuation for the above noted property is given as follows:

200 acres of 2nd class land @ 3.00 per acre --\$600.00 120 acres of 3rd class land @ 1.50 per acre --\$180.00 Total -----\$780.00

Recommend application to purchase at a price of \$ 780.00, subject to Sec. 53 of the Land Act.

cc: Land Commissioner, Pouce Coupe, B.C.

D.A. MacLennan, Land Inspector.

DAM/nm

BRITISH COLUMBIA LANDS SERVICE DEPARTMENT OF LANDS AND FORESTS

0204683

From: Superintendent of Lands, Victoria, B.C.

To: Land Inspector, POUCE COUPE, B. C.

Kindly submit a report on Form Letter Report relevant to details of application listed below.

Name: LESLIE, Lawrence Francis

TWO RIVERS, B. C. Address:

Purpose: A/P--Agriculture

Acres: 320.0 R.M. 94A/SE (a-b-3) In grazing: No

Legal description and location: 9 mi. SE of Taylor-SW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of Sec. 1, Tp. 82, R. 17, W. 6 M.

 SW_{4}^{1} of application held under leases for period of 21 years from 7/8/59. Please refer to reports on file and advise classification and your

Remarks:

recommendations.

L.C. Pouce Coupe, B. L.C. File 16935	Date req'd January 17, 1961	
Request No.	Date rec'd L. D. Fraser Chief Land Inspector.	Victoria File No.
19283	Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov.	Dec. 0204683

GRAZING LEASE REPORT

Air Photo NoBC : 2050-80-79

Request No. 12577 Victoria File No. 0204683 District File No. 16935

	LAND RECORDING DISTRICT. Peace FOREST DISTRICT. Prince George	River	Date of	exam. 1	6/59	9	
. Legal	description St of Bec. 1, Tp. 82, R	1. 17.	и 6м.		1. (a) A	rea 64	0a
. Name	and address of applicant Lawerence Franc Two Rivers, B.C	is Les	lie,	(vad. 2012		(15) 9 9 10	0,000
. Locati	on of ranch headquarters (legal description)	of Sec	. 5,	Tp. 8	3, R.	16,	w6M.
. Forest	-cover: Acres			***************************************			Acres
Matur	e timber: Merchantable	Barren				***************************************	
Young	growth	Open musk	eg, swan	np, or wate	r	V= 10	a a-70 a
Non	growth (State species and age class.) Ommercial (Deciduous) 320	Cultivated					
	(State species.)	Open range	land				
Logge	d or (and) burned						
Non-p	roductive (scrub)	Meadow lar	State if w	et or dry.)		300	
		Av vol /ac	tal area		EDM	320	
Topog	l./acF.B.M. (Merchantable area.)	Av. vol./ac.					
	Gently to moderately sloping steeply sloping creek banks Elevation of 2400 feet.	on the	east	half			
plateau, portion	escribe land briefly, whether level, rolling, broken precipitous, sw , mountain. Give maximum and minimum elevation above sea- s of tract having dissimilar topography with reference to suitabilit	wamp land, boo- level; steepne- ty of topograph	ss of slo	l, shore land pe; aspect. lage, giving	l, tide land If necess: areas.)	, bench la ary describ	nd, side-hill se separatel
	ory land classification and values:— irst-class land:—		Acres	Value/Ac.	Total Value	Rent/Ac.	Total Rent
G	Area of open or easily cleared land suitable for profitable	le cultivation					
- 1) Area of wild-hay meadow					-	
	Total first class						
(b) So A	ccond-class land:— rea under 15-per-cent slope with sufficient soil for profit when cleared, drained and/or irrigated	table tillage	200	3.00	600	15¢	30.00
(c) T	hird-class land Grazing land. (State use.)		20	1.50	180	4#	3.60
-	<u> </u>						
(d) F	orest land						
(L	and which finds its best economic use under forest crop (sec. 46 (1)," Grand totals	Land Act ").)	320		780		33.60
Impro	vements		-			- Francisco	Learnen
	Nil.					-	
	(Describe and estimate value of buildings, fences, culti-	vation, etc. W	ho built th	nem? Who c	laims them	?)	
Agricu	Portion of the area may be de	evelope	d fo	r fore			tion.
	remainder of value for grazin	ng only	due	to ac	ivers	top	ograpi
	(Discuss briefly practical value of tract for agriculture	. State if tract	would m	ake a good p	e-emption.		
	gvalue air summer range under moderate etch and peavine well establis	te fore	st c	over.	Nati	ve re	dtop
	ith tame grasses to maintain o						age, whethe
	summer, fall, or winter range, carrying capacity. Is area overgract any value for higher economic land use?	razed or under	grazed, d	o meadows	need drain	ing or clea	aring, etc.?)
	No.				CVIII III		0.722.0
	(Townsite, summer-home	eltae Industrial	eta)		***************************************	***********	

11.	Does the area applied for control water or driveways needed by stock using adjacent Crown or private range?
	No.
12.	(State if water-supply is constant and ample and distance to water for stock.) Will the approval of the land applied for deprive other settlers of spring and fall range needed by their stock?
	No.
13.	Are you aware of any other facts which would render the granting of this application inimical to the public interests
	W.A
14.	Discuss briefly any protests from other settlers which the granting of the application may lead to, giving reasons for protests.
	N.A.
15.	Does this application beneficially complement the existing holdings of the applicant?
	Applicant has established farm across Peace river from application. This area would provide additional summer range.
16.	Object and purpose Applicant owns 22 beef cattle and requires area for summer range for the livestock.
	(State what use applicant plans to make of tract. State number of cattle, horses, or sheep owned by applicant, and describe metho of pasturing, feeding, etc. State whether cattle are raised for beef or dairying.)
7.	Recommendations of local livestock association (if applicable)
	N.A.
18.	Do you recommend the granting of the application, and if so for what period?
	Recommend application to lease at an annual lease rental
	of § 33.60.
	Approved Examining Officer.

D.A. MacLennan, Land Inspector.

L.B. 218-0

BRITISH COLUMBIA LANDS SERVICE DEPARTMENT OF LANDS AND FORESTS 0204683 From: Superintendent of Lands, To: Land Inspector, BOUCE COUPE, B. C. 136 2050-80 Kindly submit a report on Form L. B. 218 relevant to details of application Address: TWO RIVERS, B. C. Name: LESLIE, Lawrence Francis Purpose: A/L--Grazing Acres: 320.0 R.M.: 43B In grazing: No Legal description and location: 8 mi. SE of Taylor-- S_2^1 of Sec. 1, Tp. 82, R. 17, W. 6 M. L.C. Pouce Coupe, B. L.C. File -- 16935 Date req'd November 25, 1958 Date rec'd Request No. Victoria File No. Chief Land Inspector. Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec. 0204683

BRITISH COLUMBIA LANDS SERVICE DEPARTMENT OF LANDS AND FORESTS

0204683

From: Superintendent of Lands,

To: Land Inspector,

BOUCE COUPE, B. C.

Victoria, B.C.

136 2050-80

Kindly submit a report on Form L. B. 218 relevant to details of application

listed below.

LESLIE, Lawrence Francis

Address:

TWO RIVERS, B. C.

Purpose: A/L--Grazing

Acres: 320.0 R.M.: 43B

In grazing: No

Legal description and location: 8 mi. SE of Taylor-- $S_2^{\frac{1}{2}}$ of Sec. 1, Tp. 82, R. 17, W. 6 M.

L.C. Pouce Coupe, B L.C. File --

Date req'd November 25, 1958

Request No.

Date rec'd L. D. Fraser

Chief Land Inspector.

Victoria File No.

Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec.

0204683



FEB 2 - 1966 Parliament Buildings

Victoria, B. C.

LANDS BRANCH

DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES Dept. of Lands & Forests

Mr. Joseph H. Leslie,

Lands Service

EB 10 1966

Inspection Division Pouce Coupe, B.C.

Dear Sir or Madam:

The undermentioned Crown Grant has today been forwarded to the Kamloops Land Registry Office. Application forms for registration will be furnished by that office.

CROWN GRANT NO. 9233/1063

DATE

January 24th, 1966

GRANTEE

JOSEPH HAROLD LESLIE

DESCRIPTION

Northwest & of Section 1 and the Southeast & of Section 2, Township 82, Range 17, West of the 6th Meridian, Peace River District, as shown on Flan of said Township dated at Ottawa, 27th December 1918

LOCATION 8 miles S.E. of Taylor

containing

acres

ASSESSMENT DISTRICT Peace River R.M. 94A/SE(a-b-3-4)

320

MINING DIVISION

Copy to:

The	Provi	Incial	Assessor
The	Land	Commis	ssioner

Pouce Coupe Pouce Coupe

☐ Chief Gold Commissioner

☐ Gold Commissioner

☐ Surveyor of Taxes Land Inspector

Pouce Coupe

Land Clearing Division, Department of

Agriculture, Buildings.

D. BORTHWICK Superintendent of Lands

L.B. 131

GOVERNMENT OF BRITISH COLUMBIA LAND INSPECTION DIVISION

Air Photo No:BC 5165: 226

Request No: 39806 Victoria File No: 0222994 Gov't Agent File No: 16976 District File No:

CROWN GRANT & PRE-CROWN GRANT REPORT

To: Superintendent of Lands Parliament Buildings Victoria, B.C. From: Land Inspector P.O. Box 309 Pouce Coupe, B.C.

Date Examined: 6th Dec-65 Date Reported 21st Dec-65

٠.	Description: North West & of Section 1, & South East of Section 2, Township 82, Rgs. 17 W6M - 320	
2.	Name and Address of Applicant: IRSITE, Joseph H.	
	Box 2344, Fort St. John, B.C.	
3.	Nature and Value of Improvements:	
	45 acres broken	\$2,800.00
	20 acres out and piled	\$ 500.00
	2 Dugouts	\$ 600.00
	12' x 14' frame house	\$ 500.00
		_
	Total	\$3400.00
	Applicant requires \$ 3200.00 Improvements.	
	Applicant has - NOT-made sufficient improvements to warrant issuance of the Crown Grant.	
•	Remarks:- As sufficient improvements were located,	
	recommend issuance of Grown Grant.	

cc: Commissioner of Lands, Pouce Coupe, B.C.

Land Inspector.

4M sets-964-9325 (4) BRITISH COLUMBIA LANDS SERVICE DEPARTMENT OF LANDS, FORESTS, AND WATER RESOURCES Dept. of Lands & Forests To: Land Inspector. Lands ServicErom: Superintendent of Lands, Pouce Coupe, B. C. Victoria, B.C. Letter Kindly submit a report on Form relevant to details of application listed below. Inspection Division Names Counsile. L. Joseph H. Address: s.22 SHIE, KAD A Purpose: A/CG Sec. 53 "Land Act" Acres: 320 R.M.: In grazing: \$10.00 per acre improvements required Legal description and location: 8 miles S.E. of Taylor-North West 4 of Section 1 and the South East 4 of Section 2, Township 82, Range 17, W. 6 M. Please confirm nature and value of improvements claimed by applicant as follows: 700.00 - 2 scoop-outs 1,700.00 - 43 acres broken Remarks: 625.00 - 25 acres clearing and piling - 3/4 mi. 2 strand barbed wire fence 800.00 12' x 14' frame house Pouce Coupe L.C. 16976 Date req'd L.C. File November 23, 1965 L. D. Fraser

Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec.

Chief Land Inspector.

Date rec'd

Request No.

39806 , B.

Victoria File No.

0222994

c.c. Land Commissioner, Pouce Coupe, B.C. Land Inspector, Pouce Coupe, B. C.

Pebruary 8th, 1961

Our File: 0222994

Mr. Joseph Harold Leslie,

Government Agent's File: 16976

Attention: PURCHASES

Dear Sir or Madam:

Re: Section 2, Township 82, Range 17, W.6.M.

I have to refer to the application of to purchase the above noted property.

This application has now been allowed at a purchase price of plus the statutory Crown Grant fee of \$10.00. Payment is to be made in full or the deposit made up to one-quarter of the purchase price (if not equal to that amount) with the balance in three equal annual payments. Interest is payable on the unpaid balance at the rate of 4-1/2% per annum.

This application is allowed on the distinct understanding that no funds are available for the construction or improvement of roads, that access must be provided at the applicant's expense and that there will be no future claim on the Government in that connection.

The removal of timber from this parcel can only be carried out under Timber Mark, application for which may be made to the District Forester. Removal of timber without Timber Mark authority will be considered a trespass and will be subject to penalty as provided by the Forest Act. No application for such Mark can receive consideration until the Certificate of Purchase has been issued.

Kindly advise the Government Agent, if you wish to proceed with the application at this purchase price and subject to these conditions. Your reply, together with a further payment of \$ must be received by the Government Agent within the next thirty days. If no reply is received within that time, the application will be considered abandoned and your deposit refunded. We will then consider any further applications which may be received for the above property.

Yours truly,

RJH/hh

C.T.W. HYSLOP,

Superintendent of Lands.

-Over-

Allowance of this application is also subject to the following conditions:

This application is allowed subject to permanent improvements being made on the land to the value of \$10.00 per acre within five years from the date of allowance as required under Section 53(2) of the Land Act. No Grown Grant shall issue for this land until the purchaser has complied with the terms and conditions of the sale. Failure to complete the improvements renders the sale subject to cancellation and forfeiture of moneys paid.

This application is allowed subject to the rights of the holder of Petroleum and Natural Gas Permit No. 17 or any renewal thereof.

LANDS SERVICE

DEPARTMENT OF LANDS AND FORESTS

GRAZING LEASE REPORT

Air Photo No. BC : 2050-79-80

Request No. 12914
Victoria File No. 0222994
District File No. 16976

	LAND RECORDING DISTRICT. Peace	D.d.man		Dist	rict File i	No10	1910
	FOREST DISTRICT			evam 1/	6/59		
	TOMOS DISTRICT			reported		59	
1.	Legal description Not of Sec. 1 & SET of Se	0. 2					20 .
						м. 431	
2.	Name and address of applicant Two Rivers, B.C.	Lesl	ie,			- 791 -	- 1817
3.	Location of ranch headquarters (legal description).	Sec.	4. 1	'n. 83	. R.	16. 1	/6II.
					,		
4.	Forest-cover:— Acres						Acres
		ren					
	(State species and age class.)			ip, or wate			
	Non-commercial (Deciduous)	ivated		**********	******	**********	
	(State species.) Ope	n range	land				
	(State type.) Mea	dow lar	d (wild	hay)		***************************************	
	Non-productive (scrub)		State if wattal area.	et or dry.)		35	20
	Av. vol./ac. F.B.M. Av.		2000	l acreage.)	F.B.M.		
5.	Topography						
	Gently to steeply sloping with Area traversed by numerous dr	1 8 1	north	erly	aspec	t	
	Elevation of 2400 feet.		50				
	(Describe land briefly, whether level, rolling, broken precipitous, swamp plateau, mountain. Give maximum and minimum elevation above sea-level; portions of tract having dissimilar topography with reference to suitability of	steepnes topograph	tom land is of slop by for till	, shore land, be; aspect, age, giving a	If necessareas.)	, bench la ary describ	nd, side-hi se separate
5.	Statutory land classification and values:— (a) First-class land:—		Acres	Value/Ac.	Total Value	Rent/Ac	Total Rent
	(i) Area of open or easily cleared land suitable for profitable cul	tivation.					
	(ii) Area of wild-hay meadow		*****				
	Total first class		4				-
	AND AND ADDRESS OF THE PARTY OF					and the	
	(b) Second-class land:— Area under 15-per-cent slope with sufficient soil for profitable when cleared, drained and/or irrigated.	tillage	230	3.00	690	15%	34.5
			-				- 4
	(c) Third-class land Grazing land (State usc.)		90	1.50	135	4g	3.6
							-
	(d) Forest land		M. mile	100		d sale se	37
	(Land which finds its best economic use under forest crop (sec. 46 (i)," Land	Act ").)	200		0		-0 -
	Grand totals		320	Southern Co.	825		38.10
							l
•	Improvements						

	(Describe and estimate value of buildings, fences, cultivation	, etc. W	ho built th	em? Who cl	aims them?	2)	
3.	Agricultural possibilities					<u></u>	<u> </u>
	production.				-64		- 252
			Access on				
	(Discuss briefly practical value of tract for agriculture. Sta	te if tract	would ma	ke a good pro	e-emption.)		
	Grazing value				77 - A	4	
	Fair summer range under moderate						
	grasses could be supplemented by Capacity of 30 acres per animal				wine b	eas tul	
	Ambuerto's or 30 sectes bet surmer	her.	Bea !		cribe char	acter of for	age, wheth
							DAME OF STREET
	spring, summer, fall, or winter range, carrying capacity. Is area overgrazed	or under	grazed, d	o meadows	need drain	ing or cle	aring, etc.
	Has tract any value for higher economic land use?					***************************************	
			-				

Crown or private range? Mo. (State if water-supply is constant and ample and distance to water for stock.) 2. Will the approval of the land applied for deprive other settlers of spring and fall range needed by their stock? No. 3. Are you aware of any other facts which would render the granting of this application inimical to the public in the public in the settlers which the granting of the application may lead to, giving reasprotests T.A. 4. Discuss briefly any protests from other settlers which the granting of the application may lead to, giving reasprotests T.A. Applicant has an established farm across Peace river from application and this area would provide additional summer range. 6. Object and purpose. Applicant owns 28 cattle and requires area, for summer range for the livestock.	he public intere	(State if water-supply is constant and ample and distance to water for stock.) Will the approval of the land applied for deprive other settlers of spring and fall range needed by their s No. Are you aware of any other facts which would render the granting of this application inimical to s N.A.
(State if watersupply is constant and ample and distance to water for stock.) Will the approval of the land applied for deprive other settlers of spring and fall range needed by their stock? **To.** **A.* **Discuss briefly any protests from other settlers which the granting of this application inimical to the public in the protests **T.A.* **Discuss briefly any protests from other settlers which the granting of the application may lead to, giving reasprotests **T.A.* **Does this application beneficially complement the existing holdings of the applicant? **Applicant has an established farm across Peace river from application and this area would provide additional summer range. **S.* **Object and purpose** Applicant owns 28 cattle and requires area for summer range for the livestock.	he public intere	(State if water-supply is constant and ample and distance to water for stock.) Will the approval of the land applied for deprive other settlers of spring and fall range needed by their s No. Are you aware of any other facts which would render the granting of this application inimical to s N.A.
Will the approval of the land applied for deprive other settlers of spring and fall range needed by their stock? No. Are you aware of any other facts which would render the granting of this application inimical to the public in No. Discuss briefly any protests from other settlers which the granting of the application may lead to, giving reasprotests No. Does this application beneficially complement the existing holdings of the applicant? Applicant has an established farm across Peace river from application and this area would provide additional summer range. Object and purpose Applicant owns 28 cattle and requires area for summer range for the livestock.	he public intere	Will the approval of the land applied for deprive other settlers of spring and fall range needed by their s No. Are you aware of any other facts which would render the granting of this application inimical to s N.A.
Are you aware of any other facts which would render the granting of this application inimical to the public in N.A. Discuss briefly any protests from other settlers which the granting of the application may lead to, giving reasprotests. N.A. Does this application beneficially complement the existing holdings of the applicant? Applicant has an established farm across Peace river from application and this area would provide additional summer range. Object and purpose. Applicant owns 28 cattle and requires area for summer range for the livestock.	he public intere	Are you aware of any other facts which would render the granting of this application inimical to
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Discuss briefly any protests from other settlers which the granting of the application may lead to, giving reas protests		NA.
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Applicant has an established farm across Peace river from application and this area would provide additional summer range. Object and purpose Applicant owns 28 cattle and requires area for summer ranger the livestock.		V.A.
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Applicant owns 28 cattle and requires area for summer ran for the livestock.		
Applicant owns 28 cattle and requires area for summer ran for the livestock.	rfrom	Applicant has an established farm across Peace river application and this area would provide additional
Applicant owns 28 cattle and requires area for summer ran for the livestock.		
for the livestock.		
	er range	for the livestock.
(State what use applicant plans to make of tract. State number of cattle, horses, or sheep owned by applicant, and describe of pasturing, feeding, etc. State whether cattle are raised for beef or dairying.)	and describe met	(State what use applicant plans to make of tract. State number of cattle, horses, or sheep owned by applicant of pasturing, feeding, etc. State whether cattle are raised for beef or dairying.)
. Recommendations of local livestock association (if applicable)		하다. 하나는 그는 그리는 그렇게 되었습니다. 그들은 사람들은 사람들은 사람들이 살아왔다면 하는데 그렇게 하는데 그렇게 되었다. 그는 그리는 나는 그리는 나는 사람들은 사람들이 가는 사람이 되었다.
T.A.		N.A.
. Do you recommend the granting of the application, and if so for what period?		Do you recommend the granting of the application, and if so for what period?
Recommend application to lease at an annual lease rental		Recommend application to lease at an annual lease
of \$ 38.10.		or \$ 38.10.

D.A. MacLennan, Land Inspector.

L.B. 218-0

Examining Officer.

BRITISH COLUMBIA LANDS SERVICE DEPARTMENT OF LANDS AND FORESTS

0222994

From: Superintendent of Lands,

Victoria, B.C.

To: Land Inspector, POUCE COUPE, B. C.

B62050-80

Kindly submit a report on Form L. B. 218 relevant to details of application listed below.

Name: LESLIE, Joseph Harold L.

Address: TWO RIVERS, B. C.

Purpose: A/L--Grazing

R.M.: 43B/a-5 In grazing:

Legal description and location:

 NW_{4}^{1} of Sec. 1 and SE_{4}^{1} of Sec. 2, Tp. 82, R. 17, W. 6 M., as shown on plan of said tp. dated at Ottawa, Dec. 27/18.

Applicant owns 28 head of cattle and owns SEZ of Sec. 4, Tp. 83, R. 16, W. 6 M., and SE_{4}^{1} of Sec. 5, Tp. 83, R. 16, W. 6 M.

Remarks:

L.C. Pouce Coupe, B.

L.C. File

Request No.

Date req'd

January 13, 1959

Date rec'd

Victoria File No.

12914

Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec.

0222994

BRITISH COLUMBIA LAND SERVICE EXAMINATION SURVEYS AND MAPPING BRANCH PLAN LEGAL SURVEYS DIVISION Description of Area NW14 of Sec. 1 and S.E.14 of Sec. 2 Tp. 82, R17, W6M. Location Kamloops Land Registration District Land Inspection District Ranger District Peace River Peace River Assessment District 20 Chains Tp.82Rge. 17 W. 6M. Field Book P.H. Surveyed By Date Surveyed Lot No. Air Photo

Date 29-12-58