



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

April 13, 2006

Reply to the attention of Simone Rivers

Tim Cox
R.R. # 2 – Site 11 – Comp 35
Burns Lake, B.C. V0J 1E0

Dear Mr. Cox:

**Re: Application # B-36507
District Lot 1716, Block A, Range 4, Coast District**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to subdivide the 64 ha property into two approximately 32 ha lots. The application was submitted pursuant to section 21(2) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank you for taking the time to meet with its representatives on April 3, 2006. The Commission found the meeting and site visit informative. In particular, the Commission noted that most of the farming operations are conducted on Lot 1 and that the farm will benefit significantly from the acquisition of the Crown Land parcels.

The Commission writes to advise that it approved your application subject to:

- the subdivision being in substantial compliance with the attached plan.
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact Regional District of Bulkley-Nechako at your earliest convenience.

The decision noted above is recorded as Resolution # 153/2006

Please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the Commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karsen, Chair

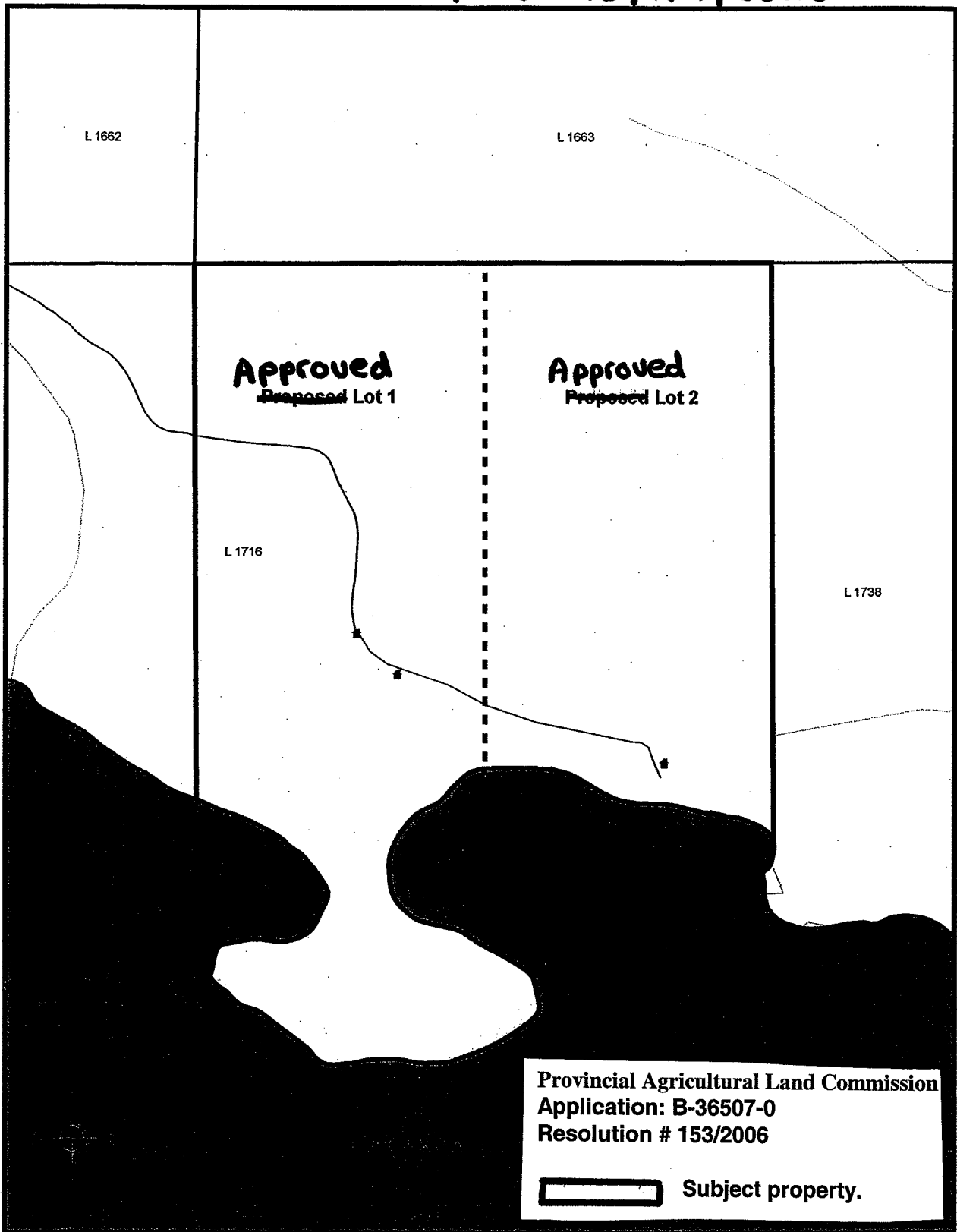
cc: Regional District of Bulkley-Nechako (File # 1016)
Resource Stewardship Agrologist: Ministry of Agriculture and Lands, Smithers.

SR/eg/Enclosure
36507d1

ALR Application #1016
Electoral Area "E"
Proposed Subdivision

Timothy Cox

Block A, DL 1716, R4, Coast District





Staff Report
Application # B – 36507-0
Applicants: Tim, Randy and Cathy Cox
and Albert and Betty Harris

DATE RECEIVED: February 27, 2006

DATE PREPARED: March 24, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Regional Research Officer

PROPOSAL: To subdivide the 64 ha property into two approximately 32 ha lots.

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

BACKGROUND INFORMATION:

The subdivision request is being made to formalize an agreement between the owners of the property. Half of the property is owned by Cathy, Randy and Tim Cox and the other half by the Harris'. Specifically, the applicants are requesting subdivision so that Tim Cox can "obtain agricultural leases, buy out Randy and Cathy Cox and continue farming". The Cox half of the property has been a cattle operation since 1969 and continues to be farmed by Tim Cox. The 32 ha owned by the Harris' is used for residential purposes.

Local Government:

Regional District of Bulkley-Nechako

Legal Description of Property:

PID: 015-525-864
Block A District Lot 1716, Range 4, Coast District

Location of Property:

North side of Takysie Lake, south of Francois Lake

Size of Property:

64.0 ha (The entire property is in the ALR).

Present use of the Property:

Residential and cattle farming

Agricultural Capability:

Data Source: Agricultural Capability Map # 93F/13
The majority of the property is identified as having Secondary ratings.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Bulkley-Nechako Regional Board: Recommend approval

Advisory Planning Commission: Recommend approval

Planning Department: Recommend approval, *"The proposal is to subdivide the property into two 80 acre parcels in order to formalize a long-standing agreement regarding the ownership of the property. The current ownership status of the property is hindering the expansion of the Cox beef operation. The planning department supports this application."*

OTHER COMMENTS:

Resource Stewardship Agrologist, Ministry of Agriculture and Lands: Shirley Hamblin
... I recommend conditional approval.

Given the location of this subdivision and history of ownership of the subject property I believe that it is in the best interests of agriculture to approve this proposal. Creation of separate titles and two approximately 80 acre parcels would facilitate the continued development of the Cox agricultural endeavors. I feel that an 80 acre (Harris) parcel is still a useful size for either lease or purchase in future by adjacent farmers.

I do request that "no further subdivision of either parcel" be stipulated if this subdivision application is approved. The proximity of this property to Takysie Lake offers too much potential for future recreational development which could have a devastating effect on current beef operations in the area.

I also recognize that the current ownership structure of the property severely restrains Timothy Cox from applying for an agricultural lease/purchase over any of his grazing lease or other Crown Lands. Given the current status of grazing leases it is in the best interests of the Cox beef operation to convert some of this area to agricultural lease and then private property. this is a key factor in my conditional approval of this application."

STAFF COMMENTS:

Agricultural Capability:
60% Class 5T - 40% Class 4 C

Class 4 - Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

Class 5 - Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

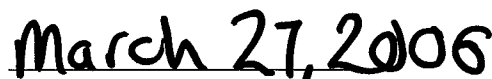
Subclasses

T – Topography C - Adverse climate

Impact on Agriculture: Staff recommend a site visit to evaluate the nature of surrounding agricultural operations and to evaluate the agricultural capability of the subject property.

END OF REPORT


Signature


Date