

## Understanding Crown Land Tenures

There are many forms of Crown Land tenures government can grant. Different tenures are granted at different times for different purposes, as explained below. Further information is available from FrontCounter BC or online at [www.al.gov.bc.ca/clad/land\\_prog\\_services/policies.html](http://www.al.gov.bc.ca/clad/land_prog_services/policies.html)

### Investigative Use Permit

During the preliminary phase of an independent power project, an investigative permit allows proponents to access Crown land and begin studying the area in which they plan to build their project. The permit allows proponents to access Crown land but does not allow the construction of any improvements on the land. Investigative Use Permits are usually for a two year term.

### Temporary Permit

Temporary permits grant the right to carry out specified activity(s) for a short term. They are issued for one-time events, sustained or repeated Crown land usage, where a business is better served by a permit than a licence of occupation.

### Works Permit

Works permits may be issued for the construction of a road, non-commercial airstrip, bridge, or trail. Works permits do not entitle holders to deny to other people the right to use the road, non-commercial airstrip, bridge or trail.

### Licence of Occupation

A licence of occupation may be issued where minimum improvements are proposed or where medium term tenure is required (5 to 45 years). A licence of occupation may also be issued where it is in the best interest of the Crown to allow high demand areas or parcels to be used by numerous users.

### Lease

A lease should be issued where long term tenure is required, where substantial improvements are proposed, and/or where definite boundaries are required in order to avoid land use and property conflicts. Leases are usually issued for 30 to 45 year terms.

### Right of Way

A statutory right of way is normally granted to authorize linear uses of Crown land for transportation, communication, energy production and utility developments (e.g. roads, power lines, cable telecommunications, oil and gas pipelines etc.). Applicants must pay for a legal survey to define the tenured area. A Right of Way is issued for 30 to 45 year terms in order to be consistent with the terms of the Electricity Purchase Agreement.

### Easement

An easement is a right to do something, or to prevent something from being done, on one parcel of land (the "servient tenement") which benefits another parcel of land (the "dominant tenement").