



Glossary and Abbreviations Land Use Operational Policies

NAME:	Glossary and Abbreviations for Land Use Operational Policies
APPLICATION:	Aggregate and Quarry Materials, Agriculture – Extensive, Agriculture – Intensive, Airports, Aquaculture, Commercial – General, Communication Sites, Community and Institutional, Floating Home Community, Industrial – General, Log Handling, Mining, Ocean Energy, Oil and Gas Facilities and Well Sites, Private Moorage, Residential, Roadways, Trapline Cabins, Utilities, Waterpower, Wind Power
ISSUANCE:	Assistant Deputy Minister Reconciliation, Lands and Natural Resource Policy
IMPLEMENTATION:	Ministry of Water, Land and Resource Stewardship; BC Energy Regulator
REFERENCES:	Land Use Operational Policies
RELATIONSHIP TO PREVIOUS:	New

Colin Ward, ADM
Reconciliation, Lands and Natural Resource Policy
Ministry of Water, Land and Resource Stewardship

May 9, 2024

Date:

EFFECTIVE DATE: January 28th, 2019

FILE: 12000-00



Glossary and Abbreviations Land Use Operational Policies

APPROVED AMENDMENTS:		
Effective Date	Briefing Note /Approval	Summary of Changes:
January 28 th , 2019	IN 244773	Phase 1 of the Policy Simplification Project (Land Act Reform)
January 29 th , 2020	DN 250698	Update definitions used in the Oil and Gas Facilities and Well Sites land use policy
February 26, 2021	BN 260513	Addition of definitions from the Tenure Administration Procedure.
May 9, 2024	BN CLIFF 41581	Administrative edits to reflect the transfer of administration of the <i>Land Act</i> and <i>Ministry of Lands, Parks and Housing Act</i> from the Ministry of Forests to the Ministry of Water, Land and Resource Stewardship and other regulatory body changes.



Glossary and Abbreviations Land Use Operational Policies

1. ABBREVIATIONS

ABBREVIATION	DEFINITION
BCA	BC Assessment
CLA	Crown Land Authorizations
CLSA	Crown Land Special Account
COD	Commercial Operation Date
DFO	Fisheries and Oceans Canada
EAO	Environmental Assessment Office
EMLI	Ministry of Energy, Mines and Low Carbon Innovation
EPA	Electricity Purchase Agreement
ERAA	Energy Resource Activities Act
FCBC	FrontCounter BC
GAAP	Generally Accepted Accounting Principles
GVW	Gross Vehicle Weight
ha	Hectare
JUA	Joint Use Agreement
LNG	Liquefied Natural Gas
MA	Ministry of Agriculture
MLPHA	<i>Ministry of Lands, Parks and Housing Act</i>
MOE	Ministry of Environment and Climate Change Strategy
MOU	Memorandum of Understanding
NRT	Nominal Rent Tenure
PRHC	Provincial Rental Housing Corporation
PRT	Project Review Team
SCG	Sponsored Crown Grant
TAC	Transfer of Administration and Control
TC	Transport Canada
WLRS	Ministry of Water, Land and Resource Stewardship

2. GLOSSARY

Terms in this glossary may have more specific meanings or definitions in some policies. In cases of disagreement between this glossary and a policy, the policy should be considered as authoritative.

Additional Communication Use	means the second or subsequent communication use on a communication site. An “additional use” may be by a corporate affiliate, a third party, or a tenure holder.
Aggregate	means sand, gravel, crushed rock, clay material, or a combination with which cement or petroleum based material is mixed to form a mortar, concrete or asphalt.
Agricultural Corporation	means a corporation that: is registered in British Columbia; has two-thirds (66 2/3%) of the voting shares of the corporation owned by Canadian citizens or persons who have qualified for permanent residence in Canada; has fifty-one percent (51%) of the voting shares of the corporation owned by British Columbia residents; and, has a major shareholder of the corporation actively involved in the daily management of the farm.
Aircraft	means any machine capable of deriving support in the atmosphere from reactions of the air.
Airport	may be either an “aerodrome” or “airport” as these terms are defined by Transport Canada: Under Federal regulations an “aerodrome” is any area of land, water or other supporting surface used, designed, prepared, equipped or set apart for use either in whole or in part for the arrival, departure, movement or servicing of aircraft and includes any buildings, installations and equipment situated thereon or associated therewith. Under Federal regulations an “airport” is an aerodrome for which an airport certificate has been issued under Part III of the Canadian Aviation Regulations. Only those aerodromes meeting one of the following three criteria is required to be certified as an airport: the aerodrome receives scheduled passenger service, it is located in a built up area, or the Minister has determined that it is in the public's interest that the aerodrome be certified as an airport.
Airport Society	means a reporting society which has been incorporated under the <i>Society Act</i> of British Columbia for the purpose of operating a public airport facility.

Ancillary Residential Uses	means uses associated with an upland residential property that requires occupation of adjacent Crown land (normally foreshore), that can include placement of improvements such as decks, gazebos, pools, boathouses, fills, retaining walls / seawalls, thermal loops and septic fields, but does not include roads, utilities, or private moorage facilities.
Annual Production Factor	means the actual energy produced on the site and delivered to a purchaser during the previous 12 months, divided by the total Nameplate Capacity of the site multiplied by the number of hours in a year, and is expressed as a percentage.
Application Package	means the Crown land application form, management plan and other supporting materials form the information package required to evaluate a proposal and issue tenure under the <i>Land Act</i> .
Application-Only Area (Private Moorage)	means a designated area of submerged Crown land where the owner of a dock must apply for an authorization under the <i>Land Act</i> .
Aquaculturalist	means the holder of an aquaculture tenure issued pursuant to the provincial <i>Land Act</i> .
Aquaculture	means the growing and cultivation of aquatic plants, finfish, shellfish or other invertebrates for commercial purposes in any water environment or in human made containers of water, in or under the foreshore or in water.
Aquatic Crown Land	means that land below the visible high water mark of a body of water, extending offshore to the recognized limit of provincial jurisdiction including the foreshore.
Aquatic Deposit	means a deposit of quarry material located within active stream channels, beds and bars of lakes or ocean beds and below the high water mark of a water body or water course.
Arable Land	means Crown land determined to have a B.C.L.I. agricultural capability classification rating of 1 through 4. Crown land rated as B.C.L.I. agricultural capability class 5 may be considered arable, with the overriding limitation that a Crown land application is not to result in more than 50% of the applicant's total farm unit (the applicant's privately owned farm land and the Crown land under application) being comprised of land that is class 5 or poorer.
Assignment	in the context of Crown land dispositions, the transfer of the tenure holder's interest in the disposition to a third party.



Glossary and Abbreviations Land Use Operational Policies

Assignee	the person or company receiving the assigned tenure from the assignor.
Assignor	the tenure holder requesting to have their tenure assigned to the assignee.
Associated Oil and Gas Activities	are those activities that are not directly related to the recovery of resources such as; Crown land access (e.g. roads), aggregate, central campsites and campsite services (e.g., lagoon, generator), land farms, water loading and water storage sites, sumps, decking site/temporary work space. Associated Oil and Gas Activities are tenured under the use-specific Land Use Policy.
Authorized Trapper	means a person holding a valid Trapping Licence issued under the <i>Wildlife Act</i> .
Authorizing Agency	means the Provincial ministry responsible for the specific land use authorization.
Beach Tenure	means an aquatic Crown land tenure situated on the foreshore between the low and high water marks.
Book Costs	refers to any costs incurred by the Province in order to prepare a parcel of land for a Nominal Rent Tenure or Sponsored Crown Grant use, including but not limited to original development, advertising and appraisal costs. In rare cases where the Province has purchased the land, book costs include land purchase costs.
Buffer Area	Refers to the separation between windpower and oceanpower developments
Certified (Airport)	means an airport that has been certified by Transport Canada as per the requirements set out in Federal Canadian Aviation Regulations.
Civil Infrastructure (Communication Sites)	means building, radio tower, roads, power lines and other physical infrastructure on the site but does not include radio antennas or dishes.
Commercial Film Production	means any motion picture, television production, and/or still photography undertaken for public production with expectation of monetary return or for use as educational, promotional, or advertising material.
Commercial Operating Date (Ocean Energy)	refers to the date an Ocean Energy Project is generating electricity to deliver to the relevant buyer in compliance with all material permits and conditions.



Glossary and Abbreviations Land Use Operational Policies

Common Compactable Fill	means unconsolidated, unsorted material used to fill or level land but does not include sand and gravel, rock or other material used of the same purpose.
Communication Site	means the Crown land on which the facilities and equipment required for a “communication use” are placed.
Communication Site Inventory	means an inventory of all “communication users” on a tenure. The inventory is the basis from which rental calculations are made.
Communication Site Questionnaire	means a form that contains technical information about communication uses on a communications site. It is required for each new communication site tenure.
Community Organization	means a registered charity or non- profit organization which is an incorporated society pursuant to the <i>Society Act</i> , is exempt from property taxes, and is exempt from income taxes.
Community Use	means the use of Crown land for the purpose of providing a beneficial community service such as the advancement of education or alleviation of poverty, or other public benefit.
Community/Institutional User	means those users eligible under the Community and Institutional Land Use policy.
Concessionary Value (Community and Institutional)	means the value of the annual rentals for the entire tenure term (discounted by the appropriate rate) minus the actual amount charged
Conditional Fee Simple	refers to a Sponsored Crown Grant with restrictive covenant(s) that allows for granted land to be returned to the Crown upon request.
Crown Land Agricultural Subdivision	means an area designated for agricultural use under section 17 of the <i>Land Act</i> .
Cultivation	means clearing, grubbing, breaking, root-raking, removal of piles and windrows, preparing for seed and seeding the soil in a manner that enables agriculture to occur on the land using conventional mechanized crop seeding and harvesting equipment.
Decision Maker	means an individual with authority to make decisions about provincial land or resources, and who is responsible for ensuring appropriate and sufficient consultation and accommodations. This is the person who ultimately signs off on an authorization under the legislation applicable to their Agency.

Glossary and Abbreviations Land Use Operational Policies

Determinable Fee Simple	means a Sponsored Crown Grant with restrictive covenant(s) that reverts back to the Crown automatically if the Grant is not used in keeping with the covenants.
Development (Mining)	means activities including post exploration feasibility and field studies, and construction and operation of facilities leading to and including the production of mineral, geothermal, petroleum and natural gas resources.
Development Plan	means a documented plan setting out the siting of improvements, particulars of construction, schedule of construction, environmental management strategies, site security, public access and safety, reclamation and decommissioning strategies, impact assessment and any other matters as requested by us that are, in our reasonable opinion, related to the Crown land under application.
Diligent use	means compliance with a management plan, and a type/level of use or production that is satisfactory to the authorizing agency.
Dock	means a structure used for the purpose of mooring boats and for providing pedestrian access to and from the moored boats, and can consist of: a single float, wharf or pier; a walkway ramp; pilings; anchor lines; or attached boat lifts.
Dominant Tenement (Estate) (Utilities)	means the estate or tenement which is said to attach to and derive benefit from the servient estate or tenement in reference to an easement (i.e., where an easement passes over an owner's land [the servient tenement] accessing an adjacent parcel of land [the dominant tenement]).
Escheat	means a reversion of property back to the Crown resulting from the last owner of the property dying intestate and without lawful heirs or from a corporation that holds property at the time of dissolution.
Existing Farmer	means an individual or agricultural corporation that owns private farm land in the vicinity of the Crown land that is under application. The private farm land must have a minimum of 50 percent of the arable area cultivated and in forage or grain production and this area must be actively harvested and managed in accordance with good farm management practices. The cultivated area on the private land may not be less than 40 hectares, and must include 25% of the most recent Crown land acquisition.
Extensive Agricultural Use	means use of Crown land for soil bound cultivation to produce cereal, seed, forage, vegetable or fruit crops for mechanical harvesting.



Glossary and Abbreviations Land Use Operational Policies

Extensive Area (Aquaculture)	means the area of Crown land used for anchoring structures outside of intensive areas that do not impede navigation or access to lands beyond.
Facility (Oil & Gas)	is as defined by the <i>Energy Resource Activities Act</i> .
Fair Market Value	is the most probable value which a property should bring in a competitive and open market under all conditions requisite to a fair sale and assuming the price is not affected by undue stimulus. Fair Market Value may be determined by BC Assessment, internally by the Authorizing Agency or by an independent appraisal.
Family Unit	means adult persons who reside together as a family, but does not include adult children.
Finfish	means freshwater fish and marine finfish species including salmon and non-salmonid species, such as trout and sablefish.
First Come First Served/First in Time First in Right	means an option is granted to the holder of the investigation phase of tenures to be the first applicant for the long-term project tenures over the same Crown land area.
Fish and Wildlife Staff	means staff responsible for administering trapper/trapline-related policies under the <i>Wildlife Act</i> .
Float Home or Floating Home	means a structure built on a flotation system, which is used for permanent or seasonal residential habitation and is not intended for navigation or as a navigational craft.
Floating Home Community	means two or more floating homes which are physically connected to the shoreland and to each other by a common walkway or ramp, and which are serviced by a potable water system, electrical system, and sewage disposal system approved by the responsible authority.
Foreshore	means that land in tidal areas lying between the high tide and the mean low tide and that land in non-tidal areas that is alternatively covered by water and exposed with the normal rise and fall of the level of the body of water, i.e. that land between the ordinary high and low water mark.
General Industrial Use	means the use of Crown upland and/or aquatic land to conduct a business enterprise involving the storage, manufacture, assembly, testing, servicing, repairing, fabrication, wrecking, salvaging, processing or production of all goods and materials, including the selling of industrial equipment. Examples of general industrial use of Crown land include: natural resource storage yards; docks; truck terminals; parts assembly; workcamps; machine shops; factories; plants and mills.

Glossary and Abbreviations Land Use Operational Policies

General Log Handling Use	means the use of Crown land for industrial activities and related improvements for log dumping, storage, sorting, booming and barging in remote areas and other areas not associated with intensive log handling as described below.
Gross Revenue (Wind Power and Ocean Energy)	means the gross value accruing from the sale of electricity created by generators within the tenured area.
Gross Vehicle Weight	means the number of kilograms derived by adding the weights on all the axles of a commercial vehicle.
Group Moorage Facility	means a multi-berth moorage structure similar to a private moorage facility but for the personal use of a group or association of residents from the surrounding community.
Headpond Area	means any land areas flooded at the intake to allow diversion of water for the project, but does not include a “reservoir” such as would be found behind a major dam.
Joint Tenants	a type of ownership of land by two or more persons, which meets all of the following requirements: (1) Unity of Title (all rights acquired by the same conveyance); (2) Unity of Interest (all rights of equal duration); (3) Unity of Possession (possession of the whole land); and (4) Unity of Time (all rights acquired at the same time). The principal characteristic of Joint tenancy is the right of survivorship, i.e. on the death of one tenant, interest passes to the surviving tenant and not the title heirs of the deceased tenant.
Improvements	means anything made, constructed, erected, built, altered, repaired, added to, on, or under the land, and attached to it or intended to become a part of it, and also includes any clearing, excavating, digging, drilling, tunneling, filling, grading or ditching or, in on or under the land.
Incidental Aquaculture Use (IAU)	means the movement or alteration of improvements (including anchors) within the approved tenure area in a manner that does not change the approved use for that tenure. IAU activities must be consistent with the definition and conditions set out in the policy and generally do not require a tenure modification agreement.
Institutional Use	means the use of Crown land for purely public-oriented purposes by local government and other incorporated organizations which, pursuant to statute, as expressly authorized to provide a specific community service.



Glossary and Abbreviations Land Use Operational Policies

Intensive Agriculture	means the use of Crown land parcels of an area of 15 ha or less for the commercial production of animals, fruits and/or vegetables. Examples of intensive agriculture include poultry farms, dairy farms, market gardens, greenhouses, nurseries, piggeries and feed lots.
Intensive Area (Aquaculture)	means the area of Crown land used for activities and related improvements directly associated with the production of finfish, shellfish or marine plants. The intensive area will include net cages, netting, float camps, net storage, docks and mort sheds as well as a 30-meter buffer around these structures. The 30-meter buffer is mandatory and is intended to cover the area where anchor lines are likely to pose a restriction to navigation due to the scope and angle of lines closest to the structures. Outside of the 30-meter buffer the lines are generally at a suitable depth to allow safe passage of a boat; however, any anchor lines beyond the 30-meter buffer that restrict access or hamper navigation will also be included as part of the intensive area.
Intensive Log Handling Use	means the use of Crown land for industrial activities and related improvements directly associated with a wood conversion facility (e.g. sawmill, pulpmill, plywood mill) and/or an integrated operational facility such as a centralized dry land or aquatic log sort, and includes, without limitations, log storage and holding areas, jackladders, feeder pockets, hot ponds, wharves and floats, float-camp sites, pilings and areas of fill directly associated with those facilities. (Float camps which are not contiguous and used in conjunction with a specific log handling tenure are authorized under Commercial policy.)
Investigative Plan	means the report submitted by the applicant at time of investigative phase application and at any time that the investigative plan details change. The investigative plan contains technical information and the planned approach associated with the project
Linear Components (Waterpower)	includes the penstock, the intake(s) or dam(s) and any tunnels or channels associated with the project.
Linear Telecommunication Line	means uses which involve two way data transmission by wire, cable, or similar strand connector, including fibre optics, coaxial and copper cables and associated hardware. The works may be installed underwater or on land and may also be incorporated as part of electric power lines or oil and gas pipeline projects.
Local Government	means a municipality, regional district or First Nations acting as a local government for the purposes of this policy.
Major Facilities	means those facilities outside a resource field used to process, store and distribute petroleum and natural gas (a gas processing plant, major compression facility, refinery, LNG facility).



Glossary and Abbreviations Land Use Operational Policies

Management Plan	means the document that details the specific requirements for an tenure, including the nature and siting of the improvements.
Megawatt(s) (MW)	means 1,000 kilowatts or 1,000,000 watts.
Merchant Builder	means an individual, proprietorship, partnership or corporation who acquires urban or rural residential lots from the Province to construct or market homes on the lots for a profit.
Meteorological/ Anemometer Tower	means vertical steel tubular or lattice tower of 10 metres or more in height and equipped with wind sensors, data logger, meteorological instruments, support cables and anchors
Minister	the Minister responsible for the <i>Land Act</i> .
Ministry	means the ministry of the minister responsible for the <i>Land Act</i>
Ministry Lands Staff	means staff responsible for administering <i>Land Act</i> policies.
Multi Tenure Instrument	means the tenure document offered to the applicant that contains the necessary development phase <i>Land Act</i> tenures and is intended to ultimately contain the longer term operational <i>Land Act</i> tenures.
Multiculture Techniques (Aquaculture)	means aquaculture within the same tenure involving more than one technique to culture the same organism (e.g. shellfish bottom and off-bottom culture).
Municipality	means a municipality as defined in the <i>Local Government Act</i> .
Nameplate Capacity (Power Generation)	means the manufacturer's rated (maximum) output of the electrical generators installed in the nacelle of each turbine.
Nominal Rent Tenure	means a lease, licence of occupation or statutory right of way that is provided for at less than Fair Market Value rent.
Non-Profit Society	means a society incorporated under the <i>Society Act</i> .
Notation of Interest (NOI)	means an administrative tool that identifies possible interests on Crown land by flagging the area and noting a specific use. It is not a reserve, withdrawal or designation under the <i>Land Act</i> , and does not preclude the acceptance of land applications or disposition of Crown land. NOIs are considered in resource development and research as well as in land-use decisions. A NOI is not a legal instrument and does not convey any rights to Crown Land.
Notice of Final Review	a letter sent from the Authorizing Agency to the applicant outlining that the Authorizing Agency's review of the application has reached a stage where a final decision is anticipated once the requirements outlined in the letter have been completed by the applicant.



Glossary and Abbreviations Land Use Operational Policies

Occupational Rental	means the rent that is payable if Crown land is occupied, with or without lawful authority, before the issue of a disposition under the <i>Land Act</i> .
Ocean Energy Project	means all required components for the ocean energy power project such as maintenance buildings, submerged marine cables, other plant facilities, road(s), transmission line(s) and surrounding Crown land that will be accepted under a single ocean energy power project application.
Oil and Gas Activity	is as defined by the <i>Energy Resource Activities Act</i> .
Outbuilding (Trapline Cabins)	means a small, detached enclosure (such as a privy or storage shed), that is located on a Trapline Cabin Site. Section 8 defines criteria for Outbuildings. Wharves and docks are <u>not</u> Outbuildings.
Partial Taking Plus Damages	means, in appraisal terms, the taking of only a part of the property for public use under the power of eminent domain and for which compensation must be paid, taking into consideration the damages or special benefits to the remaining property.
Participation Rent (power generation)	means a percentage of the gross value proceeding or accruing from the sale of electricity created by generators located within the project development.
Permanent Occupancy	means habitation or use of a property such that it is considered as the tenure holder's principal place of residence (the place is normally inhabited throughout the year). Generally, if the provincial Home Owners Grant is claimed, a property is considered as being occupied on a permanent basis.
Person	as defined in the Interpretation Act s. 29 – a person includes a corporation, partnership or party, and the personal or other legal representatives of a person to whom the context can apply according to law. A physical person is recorded on applications and tenure agreements by their full legal name. Any other kind of person, such as an organization, will have an incorporation number assigned by BC's Corporate Registry.
Phased Development	means development of a number of sites in a sequential manner.
Pipeline (Oil & Gas)	has the same meaning as in the <i>Energy Resource Activities Act</i> . The definition includes the piping and installations and Facilities associated with the piping (such as; line heaters, risers, farm taps, regulators and valves etc.). Pipelines are tenured under the Utilities Land Use Policy.
Powerhouse Site	means the Crown land site on which the facility housing the turbines is located.



Glossary and Abbreviations Land Use Operational Policies

Preliminary Project Definition	means a concise description of the scope of the project. This preliminary information is submitted by the applicant at the time of initial application.
Primary Railway Purposes	means those uses of Crown land required for construction and operation of rail lines and appurtenant facilities, including uses for construction and operation of railway rights-of-way, branches, sidings (not private industrial sidings), terminals, stations, depots, sheds, warehouses, wharves, bridges, trestles, tunnels, culverts, drains and other related works of the B.C. Railway Company.
Private Airport Facility	means an airport, including its associated service facilities used for private use by individuals or corporations.
Private Moorage Facility	means a dock, a permanent boat way (i.e. boat ramp), or a stand-alone boat lift that is permanently affixed to aquatic Crown land. It is for the personal and private residential use by one or a number of individuals or a family unit for boat moorage.
Private Roadway	means a portion of Crown land for a road or railbed over which exclusive use of the land is conveyed to the authorized tenure holder and which is not open to public use. .
Production Field Facilities	means those Facilities and the equipment directly related to primary and enhanced recovery of resources such as; compression or pump stations, dehydrator site etc., but does not include Associated Oil and Gas Activities.
Project Review Team (PRT)	means a team chaired by the Authorizing Agency and comprised of recognized agencies and groups which meets to review and comment on specific <i>Land Act</i> applications.
Public Access	means access by the public to provincial Crown land.
Public Airport Facility	means an airport, including its associated service and development area, which provides a public benefit, and primarily supports commercial aviation activities.
Public Roadway	means a portion of Crown land designated or indicated as a road. Includes roads authorized pursuant to a works permit, licence of occupation, a Section 79 road allowance and a section 80 public road. Such <i>Land Act</i> authorization does not transfer exclusive use of the land to the applicant. Use of a public roadway may not be denied to any person.
Public Sector Organization	refers to a government ministry or agency, the Greater Vancouver Transportation Authority or a non-commercial government corporation.

Glossary and Abbreviations Land Use Operational Policies

Quarry Materials	includes aggregate as defined above, in addition to building stone, limestone, soil, peat and other material which may be extracted from a quarry site under the <i>Land Act</i> .
Quarry Operation	means the primary activity of digging and removal of building and construction material pursuant to Section 19 of the <i>Land Act</i> . For the purposes of this policy, a quarry operation may also include the ancillary activities of material sorting, crushing, stockpiling and washing, and the operation of a temporary portable asphalt plant on site.
Receptor	means the outside of an existing permanently-occupied residence (not owned by the proponent) or the nearest property line of existing, undeveloped parcels zoned residential (not owned by the proponent) in existence at the time of application for a <i>Land Act</i> tenure to construct a wind farm.
Recreational Residential	means Crown land that was tenured under the old recreational lot lease program. Properties are mostly shoreland; they may include permanent or temporary use.
Registered (Airport)	means an airport that has been registered with Transport Canada as per the requirements set out in the Federal Canadian Aviation Regulations.
Registered Charity	means a society incorporated under the <i>Society Act</i> that holds a current charitable tax number from the Government of Canada.
Registered Trapline	means an area of Crown land for which registration is granted pursuant to section 42(1) of the <i>Wildlife Act</i> . The registration of a trapline does not convey any rights regarding the use or construction of Trapline Cabins or associated Outbuildings.
Remote Community Project	means a project which would supply power to a community without access to the provincial electricity grid.
Remote Residential Land	means Crown land (shoreland and upland), located outside of an urban area or municipal boundary, that is required for permanent or temporary (seasonal) residential occupancy in connection with employment in the remote area. Remote residential land is normally greater than 40 kilometres from an existing community; is not normally accessible by serviced roads; and is not subject to marketing methods.
Residual Lots	mean Crown land lots remaining unsold after initial offering by public competition of residential parcels.
Resumptive Right (1/20th)	means a right in the Crown, or any person acting for it, to resume any part of the land which is deemed necessary by the Crown for making roads, canals, bridges or other public works, but not exceeding 1/20 part of the whole of the land.

Riparian Rights	means certain common law rights that run with an upland property, that includes the right of access to and from the water.
Rural Residential Land	means Crown upland zoned or intended for residential purposes, located outside of municipal boundaries or urban area, with minimal servicing, whether occupied on a permanent or temporary (seasonal) basis.
Secondary Use (Aggregate and Quarry Material)	means an industrial or commercial use associated with, but not defined as, a “quarry operation.”
Shellfish	means aquatic plants, shellfish or other aquatic invertebrates.
Shoreland	means Crown land within 100 metres of the average high water mark of a water body or water course (lake, sea or some rivers), or between that mark and some natural or man-made boundary (such as a major roadway or highway) which provides a recognizable break in character or value of the land.
Shoreland Residential Lot	means a parcel of Crown shoreland used as a place of residence by an individual or family unit, whether occupied on a permanent or temporary (seasonal) basis. It may include recreational lot leases, or remote, urban or rural residential parcels.
Sponsored Crown Grant	means a written instrument issued pursuant to Section 51 of the <i>Land Act</i> , which conveys Crown land in fee simple and free of charge to the receiving community organization (other than book costs, see above).
Sponsoring Ministry	refers to agency that provides financial support to applicant in pursuit of a Sponsored Crown Grant or Nominal Rent Tenure over \$100,000 in Concessionary Value
Staging Area	means that Crown land used for construction, spoil and/or laydown-uses during the construction phase of project development.
Status	A search of the Crown Land Registry to determine if any dispositions, reservations, prohibitions, notations, pending applications or other prior commitments are outstanding on a particular parcel or area of Crown land, and if it is available for disposition, reservation or designation under the <i>Land Act</i> .
Sub-Tenuring	means an interest in the Crown land granted by a tenant of that Crown land rather than the owner (the Province) to a third party for a period of time less than the term of the original tenure.
Temporary (Seasonal) Occupancy	means habitation or use of a property such that it is not considered ‘permanent occupancy’ as defined above. Specific restrictions on period of occupancy may be included as a condition of the tenure.

Tenants in Common	a type of co-ownership in real (or personal) property whereby each of the co-tenants has a distinct and separate interest in the property but the right to possession is common to all the co-tenants. On the death of one of the co-owners their share descends to their heirs or passes under their will.
Tenure	means a <i>Land Act</i> disposition of provincial Crown land from an authorized provincial ministry or agency with the legislative mandate to issue such rights.
Tenure Holder	means the person, corporation or agency holding the Crown land tenure pursuant to the <i>Land Act</i> .
Thermal Loops	means systems that draw heat from the water or earth, amplify the heat through a heat pump and deliver the heat to a residence. Closed Loop System: a heat pump system that transfers heat to, or from, circulating refrigerant fluids (a mixture of antifreeze and water) in a pipe buried in the earth, horizontally or vertically in a borehole, or immersed in a water body (pond/lake and ocean loops). Open Loop System: a heat pump system that withdraws water from a well or surface water supply, passes it through a heat exchanger and discharges the water to a surface body of water, storm or sanitary sewer system, or a well.
Third Party	means a person or party other than the tenure holder or corporate affiliate of the tenure holder.
Transit Line	means a pipeline originating and terminating outside British Columbia, and which crosses, but does not service the Province.
Transmission/Distribution Line	means a line which conveys electricity, oil and/or gas or water for transshipment purposes and does not include a feeder line.
Trapline Cabin	means a structure that is placed, constructed and used in conjunction with the operation of a Registered Trapline.
Trapline Cabin Site	means the area of Crown land on which the Trapline Cabin and associated Outbuildings are located. The Trapline Cabin Site may be flagged with a NOI in the Crown Land Registry.
Trapline Registrant	is the holder, or holders of a registered trapline. The Trapline Registrant serves as the primary contact for the NOI.
Type A Commercial Use	means a use of Crown land involving the selling, storage or servicing of goods and commodities and characterized by one or more of the following: usually located in urban or developed areas; generally involving substantial improvements; requiring primary services (power, phone, road access); operating on a continuous (year-round) basis; requiring considerable/moderate administrative attention.



Glossary and Abbreviations Land Use Operational Policies

Type B Commercial Use	means a use involving the provision of services and characterized by one or more of the following: usually located in rural or remote areas; involving relatively minor or non-permanent improvements; operating on a seasonal basis; requiring moderate/minimal administrative attention.
Upland Deposit	means a deposit of quarry material located outside of active stream channels, beds and bars of lakes or ocean beds and above the high water mark of a water body or water course.
Urban Residential Land	means Crown upland zoned or intended for residential use, located within a municipality or urban area, whether occupied on a permanent or temporary (seasonal) basis.
Utility	means any upland or submerged utility development for a public or private purpose which crosses Crown land, and which includes, but is not limited to: oil and gas pipeline, distribution or flow line, transit line; sewer and water system; industrial outfall, electrical transmission and distribution line; telephone, cable TV or linear telecommunication line.
Wake Effect	means the downstream impact of a turbine as it pulls energy out of the flow and converts it to electricity.
Waterpower Project	means all the various components of the waterpower project including: the powerhouse, the penstock, intake(s) or dam(s) and any tunnels or channels, the transmission line, road and may include other land uses such as quarries, construction and spoil areas, staging areas and communication sites.
Well (Oil & Gas)	is as defined by the <i>Petroleum and Natural Gas Act</i> .
Wind Power Project	means all required components for the Wind Power Project including wind turbines, maintenance buildings, other plant facilities, road(s), transmission line(s) and surrounding Crown land.
Wind Power Turbines/Wind Turbine Generators	means electricity generating machines which consist of a generator housing (nacelle) and wind bladed rotor situated on top of a freestanding tubular steel, lattice or concrete tower.
Zone Land Value	means a method of land valuation which establishes a common value (usually on a per hectare basis) for all land within a defined geographical area.