



Land Use Policy Industrial - General

NAME OF POLICY:	Industrial - General
APPLICATION:	This policy applies to all general industrial uses of Crown upland and aquatic land not administered under more specific land use policies.
ISSUANCE:	Assistant Deputy Minister, Rural Development, Lands and Innovation
IMPLEMENTATION:	Ministry of Forests, Lands, Natural Resource Operations and Rural Development
REFERENCES:	<i>Land Act</i> (Ch. 245, R.S.B.C., 1996)
RELATIONSHIP TO PREVIOUS POLICY:	This policy replaces the previous Industrial - General policy dated June 1, 2011.

Dave Peterson, ADM
Rural Development, Lands and Innovation
Ministry of Forests, Lands, Natural Resource
Operations and Rural Development

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Date:

APPROVED AMENDMENTS:		
Effective Date	Briefing Note /Approval	Summary of Changes:

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1. POLICY APPLICATION

This policy applies to the disposition of Crown land for general industrial use, defined as 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 (refer to the Glossary for additional detail).

Aquatic land under the jurisdiction of a harbour board, harbour commission, or other legitimate administrative agency is not subject to the provisions of this policy.

This policy does not apply to specific industrial uses administered under other Crown land use policies (e.g. log handling, aggregates).

2. PRINCIPLES AND GOALS

For information on Crown land allocation principles see [Crown Land Allocation Principles](#).

3. DEFINITIONS AND ABBREVIATIONS

For a glossary of definitions and abbreviations see [Glossary and Abbreviations](#).

4. APPLICANT ELIGIBILITY

For standard policy information on eligibility see [Eligibility and Restrictions](#).

5. FORM OF LAND ALLOCATION

For standard policy information on forms of allocation see [Form of Crown Land Allocation](#).

Refer to Appendix 1 for a summary of the forms and terms of Crown tenure available for industrial operations.

5.1 Permission

Specific short term, low impact activities may not require a tenure if they qualify for authorization by a permission. For more information refer to the [Permissions Policy](#).

5.2 Temporary Licence

The maximum term for a temporary licence is 2 years.

5.3 Licence of Occupation

The maximum term for a licence of occupation is 30 years.

Crown land parcels not registerable in the Land Title Office are disposed of by a licence of occupation or a lease.

5.4 Lease

The maximum term for a lease is 30 years.

6. PRICING POLICY

For information on pricing see the [Pricing Policy](#).

For information on application and service fees see the [Crown Land Fees Procedure](#).

7. ALLOCATION PROCESSES

For detailed standard information on allocation processes see [Allocation Procedures - Applications](#).

Additional and special requirements for industrial allocations are provided below.

7.1 Crown shoreland restrictions

Disposition of Crown shoreland is to be limited such that a minimum of 25% of the shoreland around each water body is to be retained in public use to ensure protection of beaches and other public recreational opportunities. This is over and above the public road access to the waterfront provided for in subdivision plans.

7.2 Environmental Tenure Provisions and Schedules

Tenure terms and conditions may be selected from standard tenure document template provisions or in some cases may be drafted to address specific issues identified through the processing of an application. For more details see the [Tenure Administration Procedure](#).

7.3 Competitive Process

General industrial Crown land is normally disposed by competitive process where an existing tenure is cancelled or expires absolutely and is not renewed, and is to be reoffered as an industrial tenure.

7.4 Direct Sale - Development Plan

For direct sale dispositions an outline of intended development is normally required to accompany all applications. Preliminary proposals should indicate intended use, proposed location and siting of improvements, and timing of construction. More detailed information regarding the proposed development may subsequently be required by the Authorizing Agency, either prior to adjudication or as a condition precedent to the commitment to sell.

8. TENURE ADMINISTRATION

For standard tenure administration information see the [Tenure Administration Procedure](#).

9. VARIANCE

Variances to this policy must be completed in accordance with the [Policy Variance Procedure](#).

Appendix 1. General Industrial Policy Summary

TENURE	TERM	METHOD OF DISPOSITION
Temporary Licence	2 years	Application
Licence of Occupation	30 years	Application or Competitive Process
Lease	30 Years	Application or Competitive Process
Fee Simple	In Perpetuity	Application or Competitive Process