North Island Central Coast Natural Resource District – Log Handling Tenures

http://www.for.gov.bc.ca/Land_Tenures/documents/policies/log_handling.pdf

The purpose of this session is to educate existing or future tenure holders on issues related to log handling tenures within the district. Clients communicate their operational needs through the application process.

Prework:

- Client led information sharing (streamlined process) where significant time savings related to First Nation consultation can be found when letters of support are provided

  versus

- Government led information sharing (non-streamlined) where staff prioritize many various front counter requests,

Applications:

- New Application – Submission via electronic only using Virtual Front Count BC (VFCBC - http://www.frontcounterbc.gov.bc.ca/guides/crown-land/crown-land-tenure/overview/
- Amendments – Submission via paper only
  http://www.for.gov.bc.ca/DSI/Log%20Handling/Log%20Handling%20Documents/Crown%20Land%20Application%20Form%20Fillable.pdf

Understand and Communicate the Scope of Application:

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.

NOTE: Rent is calculated using the estimated land/water value and in the absence of data, zonal rates per hectares are used (North of Cape Caution; $1,964/ha. South of Cape Caution; $2,718/ha) x 7.5% or 8.0% depending upon tenure.

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.

NOTE: Rent is calculated as above, however, two times (2x) the zone value established for the pricing zone is used. Please note, in the absence of a clear prospectus, 1 hectare is being priced as intensive.

Types of Tenures: Once the scope is determined, Lands will determine the appropriate tenure based upon program requirements.

TENURE	TERM	PURPOSE	LAND EVALUATION	PRICING	RESTRICTIONS
Temporary Permit	> 2 years	Short Term Use + Minimal Infrastructure – Ex Heli Drop Zones + associated storage & camp tie up	Fixed amount	$250 for terms up to one year, or $500 prepaid for 2 years.	Cannot sub-tenure or assign.
Licence of Occupation	10 years	Mid Term Use + some infrastructure – Ex Typical log dump with trucks hauling to a water dump, then booming and storage	Appraised land value through BC Assessments but in the absence of data, zonal rates are used.	Annual rent is calculated at 7.5% of land value. A few examples using zonal; North; 9ha GU + 1ha IU = $1,620.3 North; 8ha GU + 2ha IU = $1,767.6 (+ $147.3) South; 9ha GU + 1ha IU = $2,242.3 South; 8ha GU + 2ha IU = $2,446.2 (+ $203.85)	
Lease	30 years	Long Term Use + significant infrastructure – Ex Typical sort area connected to a TFL.	Appraised land value through BC Assessments but in the absence of data, zonal rates are used.	Annual rent is calculated at 8.0% of land value. A few examples using zonal; North; 9ha GU + 1ha IU = $1,728.32 North; 8ha GU + 2ha IU = $1,885.44 (+ $157.12) South; 9ha GU + 1ha IU = $2,391.84 South; 8ha GU + 2ha IU = $2,609.28 (+ $217.44)	

Issues to be aware of:

- Clear log handling/prospectus – Templates are being submitted with very little detail. In addition, the prestatus checklist often shows very little consideration for what concerns there are and how they have been mitigated. By including an extensive list of applicable activities, both First Nations and the public have been given an opportunity to understand how the activity might impact them. See attached example
- Subtenuring – The district takes a hands off approach to the ongoing relations between clients but willing to intervene if existing tenure holder isn't demonstrating diligent use or positively collaborating with other interested parties on a reasonable subtenuring arrangement.
- Compliance and Enforcement – They are currently taking exception to various uses within the tenure. Very important to clearly articulate all the various uses within the Prospectus/Management Plan form. When the intentions are clearly shared with First Nations and the public, it makes the issue easier to manage.

Log Handling Prospectus/Management Plan Form

File No.

Location

APPLICANT NAME | NTS Map No.

ADDRESS | Phone

DESCRIPTION OF ACTIVITY

Helicopter Drop Zones (Log Handling & Log Storage) and Camp Tie Up (fuel storage, float camp, heli service barge)

TYPE OF TENURE

License of Occupation

GEOGRAPHIC COORDINATES

Albers)

GENERAL LOCATION MAP/SITE PLAN MAP

(Mapping Template for both maps to be provided to ensure consistent format; it is understood that these maps would be attached to the document as the Legal Description Schedule)

A Site Plan of the entire application area, drawn to scale with a north arrow, identifying the location of all improvements (buildings, structures, roads, powerlines, fences, etc.) in relation to the boundaries of the tenure area and other legal boundaries.

- drawn to scale with a north arrow ✓
- location of all improvements (buildings, structures, roads, power lines, fences, waste areas, parking areas burn sites etc.) in relation to the boundaries of the tenure area and other legal boundaries ✓
- Area to be dredged (provide details) ? N/A ?
- Area to be filled ? N/A ?
- Total project site area in hectares ?
- Total Area General Use vs. Total Area for Intensive Use (refer to log handling policy) http://www.for.gov.bc.ca/Land_Tenures/documents/policies/log_handling.pdf
- Other information related to the project: Describe briefly Water will be used from the nearby creek for water consumption & to generate electricity for camp.

Attach Maps and Provide Shape files

PROPOSED TERM

5 years

UPLAND OWNERSHIP

Crown? ☒ Private? ☐ If private, attach upland owner consent

ASSOCIATED FOREST TENURE INFORMATION

- Logs to be handled at this site are from(expected volume to be handled at this site (

OTHER REQUIRED TENURES/AUTHORIZATIONS/DOCUMENTS

	Y/N
Water Licence	N
Waste Permit	N
Transport Canada Authorization	Y
DFO Authorization	N
Archaeological Impact Assessment	Y
Site Alteration Permit	N
Health Authority Permit	N
MOE Authorization	N
Other tenures, permit or authorization required to carry-out proposed activity:	

SIDE VIEW MAP

- Marine Chart Information (if adjacent to private land)
- Depth Profiles (if adjacent to private land)

LAND USE PLANS/MARINE PLANNING REQUIREMENTS

- Provide information on any management techniques used to mitigate higher level planning issues applicable to the area under application. Will follow BMP/AWP in the attached document titled "..."

Licensee Pre-Status Checklist for New Log Handling Applications, April 3, 2012 version.

Ensure that all layers are checked and record how conflicts or constrainsts have been addressed.

	iMap BC	ILRR	Layer has been checked Yes or N/A	Comments	Conflict	Constraint	How was issued resolved?
Reserves, Special Management Areas, Districts							
Indian Reserves	Y	Y	YES	N/A	N		
National Parks	Y	Y	YES	N/A	N		
Provincial Parks	Y	Y	YES	N/A	N		
Ecological Reserves	Y	Y	YES	N/A	N		
Protected Areas	Y	Y	YES	BMTO	Y		
Conservancy Areas	Y	Y	YES				
Recreation Areas	Y	Y	YES				
Wildlife Management Areas	Y	Y	YES				
Integrated Cadastral Fabric	Y	Y	YES				
Regional Districts - Tantalis	Y	Y	YES	Central Coast			
Municipalities	Y	Y	YES				
GAR Polygons	NO	NO	yes	http://www.for.gov.bc.ca/tasb/legsregs/frpa/frparegs/govact/orders/			
Forest Administration Special Protection Area	Y	NO	YES				
Primary Survey Parcels	Y	Y	YES				
Surveyed Rights of Way	Y	Y	YES				
Communication Site Poly (FTEN)	Y	Y	YES				
Real Property Project Poly (FTEN)	Y	Y	YES				
Agriculture Land Reserve	NO	Y	YES				
Coastal Douglas Fir Land Use Order	NO	NO	N/A	http://www.ilmb.gov.bc.ca/sites/default/files/resources/public/PDF/luor/CDF_overview_map.pdf			Or Contact your local district for shapefiles
Maa-Nulth Foreshore Area	NO	NO	N/A	bc.ca/arr/firstnation/maa_nulth/down/maa_nulth_appendices_to_final_agreement_english_version_june_2008.pdf			
Maa-Nulth Bi-Valve Harvest Area	NO	NO	N/A	bc.ca/arr/firstnation/maa_nulth/down/maa_nulth_appendices_to_final_agreement_english_version_june_2008.pdf			
Land Tenures							
Crown Land Applications by Purpose/Type	Y	Y	YES				
Crown Land Tenures by Purpose/Type	Y	Y	YES				
Crown Grant Application Tantalis	Y	Y	YES				
Forestry							
Forest Road Current FTEN	Y	Y	YES				
FTEN_Special_Access_Road_Line_SP	Y	Y	YES				
FTEN_Special_Access_Road_Poly_SP	Y	Y	YES				
Forest Cut Blocks Current FTEN	Y	Y	YES				
Forest Cut Permits Current FTEN	Y	Y	YES				
Forest Timber Use Current FTEN	Y	Y	YES				
Whse_Forest_Tenure.FTEN_Timber_Sale_Polygons	Y	Y	YES				
Forest Managed Licence Current FTEN	Y	Y	YES				
Tree Farm Licence	Y	Y	YES				
Growth and Yield Permanent Sample Plots	Y	Y	YES				
Provincial Forest Area	Y	Y	YES				
Provincial Forest Exclusions	Y	Y	YES				
Legal Old Growth Management Areas	Y	Y	YES				
Old Growth Management Areas - Non-Legal	Y	Y	YES				
Wildlife Tree Patch - RESULTS Reserves (WTP)	NO	NO	Yes	Available in Mapview			
Recreation and Trails							
Recreation Trails - Lines	Y	Y	YES				
Recreation Polygons	Y	Y	YES				
Special Access Road Polygons (FTEN)	Y	Y	YES				
Heritage Trails - Non OIC	Y	Y	YES				
Mining							
Coal Tenure	Y	Y	YES				
Mineral and Placer Tenures	Y	Y	YES				
Petroleum Tenures	Y	Y	YES				
Mineral and Placer Reserves	Y	Y	YES				
Wildlife							
Endangered Species - Nonsensitive	Y	Y	YES				
Endangered Species - Masked-Sensitive	Y	Y	YES				
Wildlife Habitat Area	Y	Y	YES				
Ungulate Winter Ranges	Y	Y	YES				
Wildlife Management Units	Y	Y	YES				
Guide Outfitter Areas	Y	Y	YES				
Trapline Boundaries	Y	Y	YES	Within but confid. Info.			
Water							
Community Watersheds	Y	Y	YES				
Floodplains in British Columbia	Y	Y	YES				
Water Wells (Ground Water Wells)	NO	Y	YES				
Aquifers	Y	Y	YES				
Water Reserves	Y	Y	YES				
Water Allocation Restrictions	Y	Y	YES				
Non-TRIM Hydrography	Y	Y	YES				
Drinking Water Extraction Points BC Health Authority	Y	Y	YES				
Water Licensed Works Linear Features by Colour/FCODE	Y	Y	YES				
Water Licensed Works Point Features	Y	Y	YES				
Reservoirs - Permits over Crown Land	Y	Y	YES				
Sensitive Watersheds	Y	Y	YES				
Sensitive Ecosystems	Y	Y	YES				
Points of Diversion	Y	Y	YES				
First Nations & Archaeological Sites							
First Nations Treaty Settlement Lands	Y	NO	yes				
First Nations Consultative Areas	Y	Y	yes	Who			Info Sharing
Nanwakolas Council	Y	NO	yes				
Archaeological Sites	NO	NO	yes	http://www.jti.gov.bc.ca/archaeology/accessing_archaeological_data/obtaining_access.htm			
L_Arch Overview Assessments (Campbell River District)	Y	NO	N/A				
Planning							
Marine Use Plans	NO	NO	Yes	http://www.ilmb.gov.bc.ca/category/products-and-services/plans			
Land Use Orders for Haida Gwaii	NO	NO	N/A	http://www.ilmb.gov.bc.ca/slrp/lrmp/nanaimo/haidagwaii/index.html			
Clayoquot Sound Land Use Decision	NO	NO	N/A	http://www.ilmb.gov.bc.ca/slrp/lrmp/nanaimo/clayoquot_sound/index.html			
Central and North Coast EBM Implementation	NO	NO	Yes	http://www.ilmb.gov.bc.ca/slrp/lrmp/nanaimo/central_north_coast/index.html			
North Island Central Coast District SRMP	NO	NO	Yes	http://www.ilmb.gov.bc.ca/slrp/srmp/coast/northisland_centralcoast/index.html			
Campbell River District SRMP	NO	NO	N/A	http://www.ilmb.gov.bc.ca/slrp/srmp/coast/campbell_river/index.html			
South Island SRMP	NO	NO	N/A	http://www.ilmb.gov.bc.ca/slrp/srmp/coast/south_island/index.html			

Name of Pre-Status Checklist Reviewer	
Date Checklist Completed	August 15th, 2014