

## Tenure Issues Report Card

ISSUE	PROGRESS	GRADE	DESCRIPTION/COMMENTS	RECOMMENDATION
<b>INCIDENTAL USE (INCL. SPECIAL EVENTS)</b>	<b>COMPLETE</b>	B+	Industry tabled a range of specific incidental use scenarios and requested a new incidental use policy direction. New Incidental Use policy and Special Event policy included in the 2015 AT Policy update.	Gov't will need to monitor and if required review policy direction for incidental use and for large, organized, special events.
<b>PRICING AND DEFINITIONS (FOR INTENSIVE USE ANNUAL RENT)</b>	<b>COMPLETE</b>	B+	Industry requested a comparative review of the rental pricing for intensive use sites tenured under the Adventure Tourism policy and the General Commercial policy, as well as updated policy direction for pricing definitions and rental rates. Pricing methodology review for annual rent completed in 2013. Issue addressed through 2015 AT Policy update.	Gov't will need to ensure proper implementation of the new pricing policy.
<b>LONGER-TERM TENURES</b>	<b>COMPLETE</b>	B	Industry requested 45-60 year tenure-terms as the standard 30-year term for licenses of occupation or leases did not support the required 'bankability'. Longer terms available for leases (up to 60 years) and Licenses (up to 45 years) in the 2015 AT Policy update. The average term is still 10 years due to public interest and FN engagement concerns/issues.	Gov't work towards resolving external public and FN concerns and issues so longer terms can be realized.
<b>IMPROVED TENURE HARMONIZATION WITH BC PARKS</b>	<b>PARTIALLY COMPLETE</b>	C	Industry seeks full harmonization of Land Act and Park Act tenures, including harmonization of reporting requirements, pricing, rental payments and removing administrative duplication. Cross boundary applications are now available and AT operators can request that AT tenure and PUP commencement dates, and reporting and billing dates be harmonized. Tenure terms, reporting and administration, etc. still require more work. This work is part of government's Natural Resource Permitting Project.	Identify obstacles to full harmonization and develop workable solutions for government and AT tenure holders.
<b>OVERLAPPING TENURES</b>			Overlapping tenures are causing notable business disruptions and are increasingly impacting visitor experiences, for three distinct types of overlaps: between AT tenure holders, between AT and high-use public recreation, and between AT and other resource sectors (IPPs, forestry, mining, etc.). These are discussed below.	
<b>A. Overlaps between AT tenure holders</b>	<b>PARTIALLY COMPLETE</b>	C+	Overlap policy developed for AT activities and included in 2015 AT Policy update. However issues are still evident. AT tenure holders seek clear & consistent implementation of the policy as well as better communications & tenure planning support.	Gov't to provide clear & consistent policy implementation to regional staff as well as better communications & tenure planning support.
<b>B. Overlaps between AT and public recreation</b>	<b>NOT COMPLETE</b>	D	Industry seeks clear & consistent guidelines, enhanced C&E resources, and communications & planning support. Additional tools are also needed, and could include land designations for compatible uses (e.g., mechanized and non-mechanized areas), Tenure Management Plans.	Work with AT businesses to identify conflict areas, develop policy and/or focused regional pilot projects to address issues, develop land use planning and management tools.
<b>C. Overlaps between other resource sectors</b>	<b>NOT COMPLETE</b>	F	Industry requested a major review on the current state of land and resource planning, and how land and resource decisions are made that impact the AT sector. Industry seeks enhanced land use planning and legal and non-legal objectives, enhanced C&E resources, and communications & planning support. Additional tools are also needed, and could include more robust inclusion of AT tenure values in EAO processes, and clearer communications guidelines. It is anticipated that FRPA, Wildlife/Biodiversity and Land Act reviews will also look at this issue.	Work with AT businesses to identify conflict areas, develop policy and/or focused regional pilot projects to address issues, develop land use planning and management tools. Include AT tenure area values & interests in EAO projects.

<b>PRICING (FOR MECHANIZED RENT)</b>	<b>NOT COMPLETE</b>	F	Industry requested a comparative review of the rental pricing for mechanized/motorized use, as well as updated policy direction for rental rates. This was not addressed in the 2015 AT Policy update.	Gov't engage on pricing review for mechanized use and update AT Policy accordingly.
<b>REMOTE LAND SALES</b>	<b>NOT COMPLETE</b>	F	Industry seeks the option for AT Tenure holders to purchase Crown land on which base camps/lodges are located. This will improve business certainty, access to financing, land stewardship, and overall financial stability. Extending tenure length to 45-60 years partially addresses this. Government recently informed industry that Remote Land Sales are not available for AT uses.	Develop enabling policy related to fee simple purchase of Crown land for established AT operations.
<b>TENURE TERMINATION</b>	<b>NOT COMPLETE</b>	F	AT tenure holders are unable to secure bank financing to expand or enhance operations in the absence of adequate tenure security, including clear & consistent guidelines on the conditions whereby government may revoke tenures. Industry continues to seek legislation and/or policy for improved notification and fair and equitable decision-making, in the event of any tenure taking or termination by government. Gov't has re-engaged industry with some preliminary discussions on this issue, however there is still much work to do.	Work with AT businesses and banks to identify specific bank requirements, develop appropriate tenure termination policy.
<b>POLICY IMPLEMENTATION, AND GOVT COORDINATION AND TRAINING</b>	<b>NOT COMPLETE</b>	D	Inconsistency in AT policy interpretation and implementation between districts is impacting operators' viability in some areas. Province-wide training of district staff is required as well as more communication between HQ and regional offices to ensure that regional staff understand how to apply the policy as intended. There is also a general shortage of corporate knowledge regarding tourism tenure issues and needs. A notable problem area is land assessments used to calculate rents. First Nations protocol agreements, engagement and consultations is also an area that needs attention by Gov't so that the current AT Policy and future policy direction can be fully implemented.	Conduct an internal review of district policy implementation in key conflict topics, and standardize requirements. Establish a central "go-to" person with industry involvement as required. Establish ongoing process for evaluating progress.