



Crown Land Tenure

Background

Many resource-based tourism facilities are built on Crown Land, and these often represent the primary physical asset base of these businesses. Although a variety of forms of land tenure exist in policy, Land Use Permits (LUPs) have been by far the most widely used form of tenure for tourism establishments, particularly in the case of outpost camps. Because of their short-term nature, LUPs restrict incentive to make the significant investments that are needed to improve the quality of remote tourism experiences or to manage the resource in a long term sustainable way. This leads to reduced economic and employment benefits to communities.

Stated MNR policy indicates that LUPs should not be used in cases where *extensive and/or valuable improvements are planned, commercial activities are being carried out, or structures are being placed.*

Policy

- MNR should review all existing Land Use Permits issued to tourism businesses and offer the opportunity to convert these to long-term leases wherever possible.
- A policy should be formulated and clearly communicated to MNR offices that there should be no restriction on the transfer of MNR leases between tourism businesses except in very exceptional circumstances.
- There should be no restriction on short-term sublease arrangements among tourism businesses.
- Where Land Use Permits and other shorter term forms of tenure are used, conditions which limit investment, such as agreements to vacate on short notice should not be imposed.
- Leases and other tenure arrangements should not be used for other management purposes such as protection of fisheries or wildlife, since these are more properly managed through the existing restrictions on seasons, limits etc.

Adopted by the NOTO Board of Directors on June 6, 2005.