



Reference: 47512

October 6, 2025

VIA EMAIL

The Waterfront Protection Coalition

Thank you for your letter of August 26, 2025, to Matthew Leroy, Executive Director, Coast Area, and Dave Southam, District Manager, Sea to Sky Natural Resource District, regarding the Squamish Nation Land Use Planning Agreement (the Agreement). As Deputy Minister of Water, Land and Resource Stewardship (WLRS), I am pleased to respond.

After provincial staff replied to emailed questions about the Agreement from WPC on July 10, 2025, the Agreement was further discussed during a call on July 29, 2025. I understand that you seek clarification on three general topics and some specific questions, which I will answer below.

Accuracy in terms of Areas of Importance (“AOI”). Please clarify what the red encompassed areas represent as shown in Schedule A?

Schedule A of the Agreement illustrates all the Squamish Nation AOIs in red. These areas have been culturally important to the Squamish Nation for thousands of years. The AOIs are the basis of shared knowledge that was used to begin negotiations and ultimately negotiate land use planning objectives that only apply to a subset of these AOIs that are identified as the 33 Siyamin sites and six Special Cultural Management Areas (SCMAs).

Identifying the entire inventory of AOIs in the Agreement was deliberate. The Province of British Columbia (B.C.) respects Squamish Nation’s values and agreed to fully disclose and clearly communicate their location broadly to the public, other levels of government, and other First Nations. While the AOIs do not fully express Squamish

Nation's broad title and rights interests, future negotiations will rely on the AOIs to inform those processes.

It is also worth noting, that until such time that further planning discussions take place, the remaining identified areas are not precluded from new permitting or the renewal of existing permitting. Future planning discussions may need to involve other levels of government and stakeholder groups. In the interim, the identified AOIs provide other levels of government, and interest groups awareness of areas that Squamish Nation hold culturally significant, information that can help interested parties engage more respectfully and meaningfully with Squamish Nation.

Is the foreshore (and by extension docks and boathouses) excluded from this Agreement? If the whole area (including the foreshore) is not being negotiated, why are they tagged as such?

The Agreement recognizes Squamish Nation's intent to resolve their foreshore interests through future discussions with the Province and other parties; however, it does not recommend any management directions in the foreshore. The outcome of those discussions is subject to negotiations held in good faith and a willingness of all parties to seek amicable solutions. If changes to land use are contemplated in these discussions, an inclusive planning process would be undertaken.

The Province and Squamish Nation worked collaboratively to ensure no Siiyamin sites or SCMA's overlap private land. Further, the Siiyamin sites and SCMA's do not cover the foreshore or any docks or boathouses located in the foreshore.

Can you commit to moving forward on processing tenure applications or expiring tenures under this new Agreement?

As the Agreement has no direct bearing on the status of any foreshore tenure application, tenure applications and renewals will continue to be considered on their own merits.

Specific Questions:

1. Was the Agreement discussed with local residents as well as dock and boathouse owners before it was finalized?

No, the Agreement negotiations were conducted in a confidential manner involving the Province and the Squamish Nation; and because the agreement does not impact existing tenures or propose changes to marine foreshore use, the management direction in the agreement was not discussed with dock and boathouse owners.

2. If the Agreement is specific to forestry and does not include marine and marine foreshore areas, why is “marine and marine foreshore” defined in the Agreement and further discussed in sections 3.22 and 3.23?

As noted, the AOIs inventory all of Squamish’s important areas, however, only those where land use discussions focused on conservation or forestry management direction were included in the agreement.

These specific Agreement definitions and terms indicate commitments for further discussions to resolve Squamish Nation interests. However, the Province and Squamish Nation have not identified any timeline yet for follow-up discussion. Follow-up discussions with the Province and Squamish Nation would be dependent on the availability of adequate resources from both governments.

3. Can the government confirm what types of tenures will no longer be issued? Further, can the government confirm that this does not include the AOI areas in red, but solely the more specific, non-foreshore areas that would not interfere with dock and/or boathouse licenses and applications?

Within the 33 Siiyamin sites and within the identified protected areas in the six SCMA’s, no new tenures will be issued. These areas do not coincide with marine foreshore areas and do not interfere with dock and boathouse licenses.

Discussions have not begun between the Province and Squamish Nation about any of the AOIs in the marine and foreshore areas. Therefore, it is too early to anticipate if/what changes might be explored. As noted above, if land use changes are contemplated, an inclusive planning process would be undertaken. It is important to note that the title and rights interests of Squamish Nation are not limited by the location of these AOIs, nor do the AOIs pre-determine our planning areas of any future marine and foreshore discussions or planning.

4. Are there any “Protected Areas” located within the AOIs or Cultural Areas?

Yes. Many of the AOIs are located within provincial parks, regional parks, and conservancies. The Squamish Nation has a collaborative management agreement with the Ministry of Environment for many of the existing protected areas.

5. Does Phase 2 (B.1 – 33 sites) involve any private property or foreshore areas in which the upland property is privately held?

No. The Siiyamin (cultural) sites identified in Schedule B.1 do not overlap any private land and involve Crown land only.

6. Will new dock/boathouse tenures be issued under this Agreement?

The Agreement has no bearing on statutory decisions for new dock/boathouse tenures.

7. Can you please confirm dock and boathouse licenses are excluded since you mentioned none of the Siiyamin sites fall in the foreshore?

Yes. While the Agreement has no immediate bearing on dock and boathouse licenses, the Agreement does specify terms (Sections 3.22 and 3.23 noted above) that prioritize the intent between the Province and Squamish Nation to resolve their mutual interests through future discussions.

8. Section 3.20 speaks about consensus-based decision-making. Can you define consensus-based decision-making? Will consensus-based decision-making apply to dock and/or boathouse tenures, including existing tenures and renewals?

Consensus decision-making is a collaborative process where a group works together to find a solution that everyone can accept or live with, even if it is not everyone's first choice. It values inclusion, mutual understanding, and shared responsibility over majority rule.

In the context of Section 3.20, consensus decision-making is intended for 'the Parties' (the Province and Squamish Nation) on applications involving ground disturbance within AOIs located in wildland zones, rather than applications for dock and/or boathouse tenures within the foreshore.

9. Can you confirm dock applications and replacement applications for recreational, group strata, yacht and boating clubs and commercial purposes like marinas will still move ahead and be processed as usual? Why is issuance currently being deferred on Gambier if the foreshore is not affected by this Agreement?

All tenure applications and replacements are prioritized subject to relevant provincial policy and staff availability. The Agreement has no bearing on tenure issuance on Gambier.

10. How does the email that we received on July 10, 2025, co-exist with the language that is listed in S. 3.22 and S. 3.23? Moreover, why are these sections included in an agreement specific to forestry? Please clarify what S. 3.22 and 3.23 mean for private and commercial dock/boathouse tenure holders and dock/boathouse applicants.

As in this letter, the July 10, 2025 email clarifies that the inventory of AOIs represents a broad list of areas of cultural significance for Squamish Nation,

areas that could inform future discussions and planning. Further, that the 33 Siiyamin cultural sites and six SCMAs are located exclusively in the Crown forest land base and do not overlap the marine foreshore.

The July 10, 2025 email also outlines further processes that are necessary to implement many of the Agreement commitments, including the designation of *Land Act* section 17 reserves for the 33 Siiyamin sites and six SCMAs, and legally establishes objectives for these sites, that would direct tenures under the *Forest and Range Practice Act* where trees are harvested. These implementation steps are unique to the 33 Siiyamin sites and six SCMAs. As noted above, discussions about land use in the marine and foreshore areas have not begun. It is too early to determine if or how land use may or may not change.

Again, thank you for writing and sharing your concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Halls". The signature is fluid and cursive, with the first name "Lori" being more prominent than the last name "Halls".

Lori Halls
Deputy Minister

pc: Dave Southam, District Manager, Sea to Sky Natural Resource District
Matt LeRoy, Executive Director, Coast Area