



Dear Matthew and Dave,

Thank you for the call on July 29, 2025, regarding the Squamish Land Use Planning Agreement. As discussed, we write to seek clarification from the Government on several points that were raised, specifically in reference to concerns held by dock and boathouse owners throughout the Province. We have three general topics and some more specific questions which we will list below.

Accuracy in terms of Areas of Importance (“AOI”)

According to the Squamish Nation Land Use Planning Agreement (Phase 2) (the “**Agreement**”) AOIs are mapped out in Schedule A (more specifically A.1 to A.6) and are described as tables and maps of different geographical areas circled in red. On our call your team described to us that the red circles do not, in fact, reflect the areas of importance that are discussed/ referred to within the body of the Agreement. If these areas are not actually AOIs, can you please clarify what the red encompassed areas represent as shown in Schedule A? Perhaps a more detailed map would address this contradiction.

Is the Foreshore (and by extension docks and boathouses) excluded from this Agreement?

The WPC is seeking clarification on the response we received to our email on July 10, 2025 as it states that foreshore and private & commercial docks / boathouses were not affected by this Agreement, as this Agreement solely pertains to forest sites that are not located on the foreshore. This was again stated on our call, along with clarification on the red circled areas not being AOIs.

Allowing large areas of land to be tagged as “AOI” in this Agreement that includes public parks and commercial / private land as well as private dock tenures is confusing to the public. If the whole area (including the foreshore) is not being negotiated, why are they tagged as such? What specific section(s) in the Agreement expressly exclude foreshore areas?

Tenure Applications in Progress / Expiring Tenures

In several jurisdictions across the Province, our members have been reporting that approval of tenure applications have been stalled and / or no decisions are being made on new dock / boathouse applications or renewals. Stalling tenures affect public and private,

especially for those in remote rural areas and on islands / boat access only. Can you commit to moving forward on processing applications under this new Agreement?

Specific Questions:

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

Marine Foreshore included in Definitions:

“Marine Foreshore” means that land in tidal areas lying between the natural boundary, as defined in the Land Act, and the mean low tide and that land in non-tidal areas that is alternatively covered by water and exposed with the normal rise and fall of the level of the body of water.

3. On the provincial website “BC Gov News” the press release titled: Strengthening land stewardship, cultural site protection in Squamish Nation territory” and dated June 26, 2025 states in paragraph 3:

*The Land Use Planning Agreement establishes 33 Siiyamin ta Skwxwú7mesh cultural sites that will recognize areas of historical and cultural importance **to prevent** harvesting, **new** roads and **tenures**. On top of this, there are six Special Cultural Management Areas (SCMAs), which will be guided by enhanced forest stewardship and cultural management, bringing economic opportunities and increased predictability on the base for the forestry sector, while protecting important cultural values.*

This is again reiterated at C.1 – Recommended Management Direction

“Implementation direction”. Can the government confirm what types of tenures will no longer be issued?

Further, when stated that “no new crown land tenures will be allocated within a cultural site”, 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 & applications.

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

“Protected Areas” means areas that have been established as parks, conservancies or recreation areas under the Park Act or the Protected Areas of British Columbia Act, ecological reserves under the Ecological Reserve Act, or an area established as a protected area by an order in council under the Environment and Land Use Act.

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

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

7. S. 3.9 states: The Province will recommend the management direction and implementation tools described in Schedules C.1 and C.2, including, for greater certainty, measures to prohibit forestry activity and *Land Act* authorizations, to the responsible minister(s) to protect the Phase 2 Siiyamin Sites.

Dock tenures fall under the *Land Act*. Can you please confirm dock and boathouse licenses are excluded since you mentioned none of the Siiyamin sites fall in the foreshore.

8. S. 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?
9. S. 3.21 Can you confirm dock applications and replacement applications for recreational, group strata, yacht & 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?
10. How does the email that we received from Mr. Frank DeGagne 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:

Marine and Marine Foreshore Areas

3.22 The Parties acknowledge that certain of the AOIs shown in Schedule A include, or are substantially within, marine or Marine Foreshore areas, and that certain legal or jurisdictional constraints limit their ability to resolve Squamish Nation interests in those AOIs without participation of other levels of government.

3.23 The Province agrees to:

- (a) at the request of Squamish Nation, participate in future discussions, including with Canada, on marine use or other planning in respect of the marine or Marine;*
- (b) engage Squamish Nation in a government-to-government process to discuss and seek agreement on amendments to current provincial policies or processes for provincial land tenuring or permitting in Marine Foreshore areas in the AOIs described in section 3.22 to address Squamish Nation cultural, spiritual or traditional use interests in those areas;*
- (a) work with Squamish Nation to identify priority Marine Foreshore areas within the AOIs and recommend that the responsible Minister(s) withdraw the identified areas from disposition under section 16 or 17 of the Land Act, as appropriate.*

We appreciate your clarification on these matters. Our goal is to ensure accuracy and transparency so that community members, particularly dock and boathouse owners, have a clear understanding of how this Agreement applies to them. The WPC believes providing this clarity will help avoid widespread concerns or misinterpretations.

Sincerely,

The Waterfront Protection Coalition