

WOODFIBRE LNG PROJECT

Crown Land (Water Lot and Land) Lease Management Plan

Rev 0

Prepared for:
Ministry of Water, Land and Resource Stewardship
PO Box 9352, Stn Prov Govt
Victoria, BC V8W 9M1

March 5, 2026



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1.0 INTRODUCTION

Woodfibre LNG General Partner Inc. (Woodfibre LNG) commenced construction in Fall 2023 on a liquefied natural gas (LNG) export facility on the former Woodfibre Pulp Mill site within the municipal boundaries of the District of Squamish, British Columbia (the Project). The Project comprises construction and operation of a gas processing and liquefaction facility to produce approximately 2.1 million metric tonnes per annum of LNG, with associated storage capacity of 250,000 cubic metres, and shipping infrastructure. The Project has received environmental assessment approvals from the Federal and Provincial governments and Skwxwú7mesh Úxwumixw (Squamish Nation).

Woodfibre LNG owns fee simple land at the Project site and leases Crown land related to the water lot along the foreshore of the fee simple land. The leased Crown land and water lot sit within the Project's Certified Project Area (as per the Environmental Assessment Certificate issued by BC Environmental Assessment Office).

A quantified risk assessment identified the need to expand the Certified Project Area (CPA) in order to ensure sufficient safety and security boundaries are in place. This requires the addition of a new portion of unsurveyed submerged Crown land (the Water Lot) and land based Crown land (Crown land), in order to amend the Certified Project Area. Woodfibre LNG has applied to lease these additional areas.

This Management Plan describes the current and planned activities within the Water Lot and the unsurveyed Crown land. This Plan has been developed based on provincial guidance documents for Crown lease applications (https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/natural-resource-use/land-water-use/crown-land/management_plan_guidance_document.pdf).

1.1 PROJECT LOCATION

The Project site is approximately seven kilometres (km) southwest of Skwxwú7mesh (Squamish) at the location of the historical Skwxwú7mesh Úxwumixw (Squamish Nation) village known as Swiyát (Figure 1). The property is an industrially zoned, brownfield site with over 100 years of industrial use and deep-water marine access. The area of the Water Lot is approximately 2.5 hectares and the land based portion is approximately 0.3 hectares.

The Woodfibre LNG site is in a coastal fjord with steep slopes originating from the edge of Howe Sound and rising up to peaks of the Coastal Mountain Range. The maximum depth in Howe Sound is approximately 280 m, while depths at the outer edge of the Water Lot are approximately 195 m. Howe Sound experiences mixed semidiurnal tides (i.e., two tide cycles a day with different elevations). The Canadian Hydrographic Services Canada tide heights predicted in Squamish from 2016 to 2019 range from 0.1 m CD to 5.6 m CD, with a mean height of 3.1 m CD.

There is no road access to the Project site. All personnel, equipment and supplies for the Project must be brought in by vessel via Nexwnéwu7ts Átlk'a7tsem (Howe Sound). No utilities are required for the Water Lot or Crown land.

1.2 FIRST NATIONS CONSULTATION

A letter summarizing the rationale for the additional Water Lot and Crown land, including Figure 2 of this management plan, was prepared and distributed to Skwxwú7mesh Úxwumixw (Squamish Nation), Tsleil-Waututh Nation (TWN), Musqueam Indian Band, Snuneymuxw First Nation, Stz'uminus Nation, Penelakut Tribe, Métis Nation British Columbia, Lyackson First Nation, Halalt First Nation, Ts'uubaa-asatx First Nation and Cowichan Tribes First Nation on February 24, 2026

On February 12, 2026 Woodfibre LNG met with Tsleil-Waututh Nation (TWN) and discussed the requirement and rationale to lease the additional water lot and land tenure. A map of the required area was shown and TWN was notified that no project related activities will occur within the water lot or land tenure. TWN indicated that they did not have any concerns and there was no need for their review of the management plan.

At the time of issuance of this management plan no comments had been received.

2.0 ACTIVITIES WITHIN THE WATER LOT AND CROWN LAND

Activities that currently occur in the Water Lot are fisheries surveys. Qualified professionals access the Water Lot via boat to conduct fish seine surveys and dive surveys. The Water Lot is located outside of the area where regular LNG loading/unloading may take place and will become part of the marine safety zone which would be delineated by buoys.

There are currently no activities occurring on the Crown land. Following legal land survey of the area fencing and/or signage to demark the area as Woodfibre LNG Project area may be installed. Once the Project is operations, no new activities will occur in either the water lot or Crown land.

Woodfibre LNG has an LNG export licence for up to 40 years. If, after that timeframe, the Woodfibre LNG facility can continue to operate in an effective and environmentally sound manner, plans may be developed for continued operation. These plans would be developed through consultation and agreement with local Indigenous Groups and with regulatory agencies, including federal and provincial ministries that pertain at that time.

When the Crown land lease expires or as soon as practicable after a decision has been made to decommission the Project, fencing, signage and buoys will be removed. Decommissioning will be conducted consistent with applicable legislation at the time of decommissioning.

3.0 ENVIRONMENTAL GOVERNANCE AND GUIDANCE

The ongoing site operations and future use of the Water Lot and Crown land will be consistent with applicable legislation, permits and approvals for the Project. The following sections provides a high-level overview of these requirements.

3.1 SUMMARY OF APPLICABLE LEGISLATION

Project activities will be conducted in a way that will avoid and limit the potential effects to the Water Lot, Crown land and the waters of Howe Sound consistent with regulatory requirements. Relevant environmental regulatory requirements include, but are not limited to:

- *Fisheries Act*, RSC.,1985, F-14, provides broad prohibition from polluting waters with substances that are deleterious to Sts'úkwi7 (fish) and Sts'úkwi7 (fish) habitat. The act also prohibits works and activities that result in harmful alteration disruption and destruction (HADD) of Sts'úkwi7 (fish) habitat or the death of Sts'úkwi7 (fish) by means other than fishing unless the works or activities are authorized.
- Marine Mammal Regulations (SOR/93-56) state that it is an offence to kill, harm, disturb, or harass marine mammals, except when fishing for marine mammals under the authority of these regulations (Government of Canada 1993).
- *Canadian Environmental Protection Act*, SC 1999, c.33, addresses cradle-to-grave management of persistent toxic substances.
- *Transportation of Dangerous Goods Act*, SC 1992, c. 34, regulates the transport of all dangerous goods in Canada, and establishes safety standards and compliance requirements for all containers, packages, and means of transport to be clearly marked with applicable prescribed safety information and symbols. The Act also establishes requirements regarding emergency response assistance plans.
- *Canadian Navigable Waters Act*, RSC 1985, c. N-22, regulates and protects navigable waters in Canada. Howe Sound, as part of the Pacific Ocean, is considered a scheduled waterway. No work will be built or placed in, on, over, under, through or across any navigable water unless approved or exempted under this Act.
- *Species at Risk Act*, SC 2002, c. 29, aims to prevent Canadian indigenous species, subspecies, and distinct populations from becoming extirpated or extinct, provides for the recovery of endangered or threatened species, and encourages the management of other species to prevent them from becoming at risk.
- *Canada Shipping Act*, SC 2001, c. 26, promotes safety in marine transportation and recreational boating; protects the environment from damage due to navigation and shipping activities; and through the Collision Regulations prescribes regulations for vessels on or in any Canadian waterway.
- British Columbia Energy Resources Activities Act, SBC 2022, c. 73, regulates oil and gas activities in the province. Formally known as the British Columbia *Oil and Gas Activities Act*.
- British Columbia *Wildlife Act*, RSBC 1996, c. 488, protects wildlife and wildlife habitat and endangered or threatened species.
- British Columbia *Heritage Conservation Act*, RSBC 1996, c. 187, specifies that an individual (or corporation) must not damage, excavate, dig in or alter, or remove any heritage object from a heritage site except in accordance with a permit issued under the authority of the Act.
- British Columbia *Environment Management Act*, SBC 2003, c.53, includes the Waste Discharge Regulation, the Hazardous Waste Regulation and the Spill Reporting Regulation and provides for permitting of controlled discharge of effluent to water, disposal of solid waste to land, discharge of emissions to the atmosphere, and the storage, treatment or recycling of hazardous waste.

3.2 PERMITS, LICENCES, AND APPROVALS

A summary of additional permits and approvals required for the Water Lot and Crown land is provided in 3.

Table 1 Summary of Applicable Legislations and Associated Permits/Approvals

Act/Regulation	Agency	Authorization Required	Notes
Federal			
<i>Impact Assessment Act</i>	Impact Assessment Agency of Canada	Federal Decision Statement	
Provincial			
<i>Environmental Assessment Act</i>	British Columbia Environmental Assessment Office	Environmental Assessment Certificate	
<i>British Columbia Energy Resources Activities Act; LNG Facility Regulation</i>	BC Energy Regulator	LNG Facility Permit	
<i>Heritage Conservation Act</i>	Archaeology Branch	Alteration Permit	There are no known heritage sites within the Water Lot or Crown land. If a heritage site is discovered and effects to this site cannot be avoided, a permit will be required for any proposed alterations.
Other			
	Sḵw̓x̓wú7mesh Úxwumixw (Squamish Nation)	Environmental Assessment Agreement	

The permit list above is not meant to be an exhaustive list of all permits required by Woodfibre LNG for the Project but is limited to the permits anticipated to be required for the Water Lot and Crown land pertinent to this management plan.

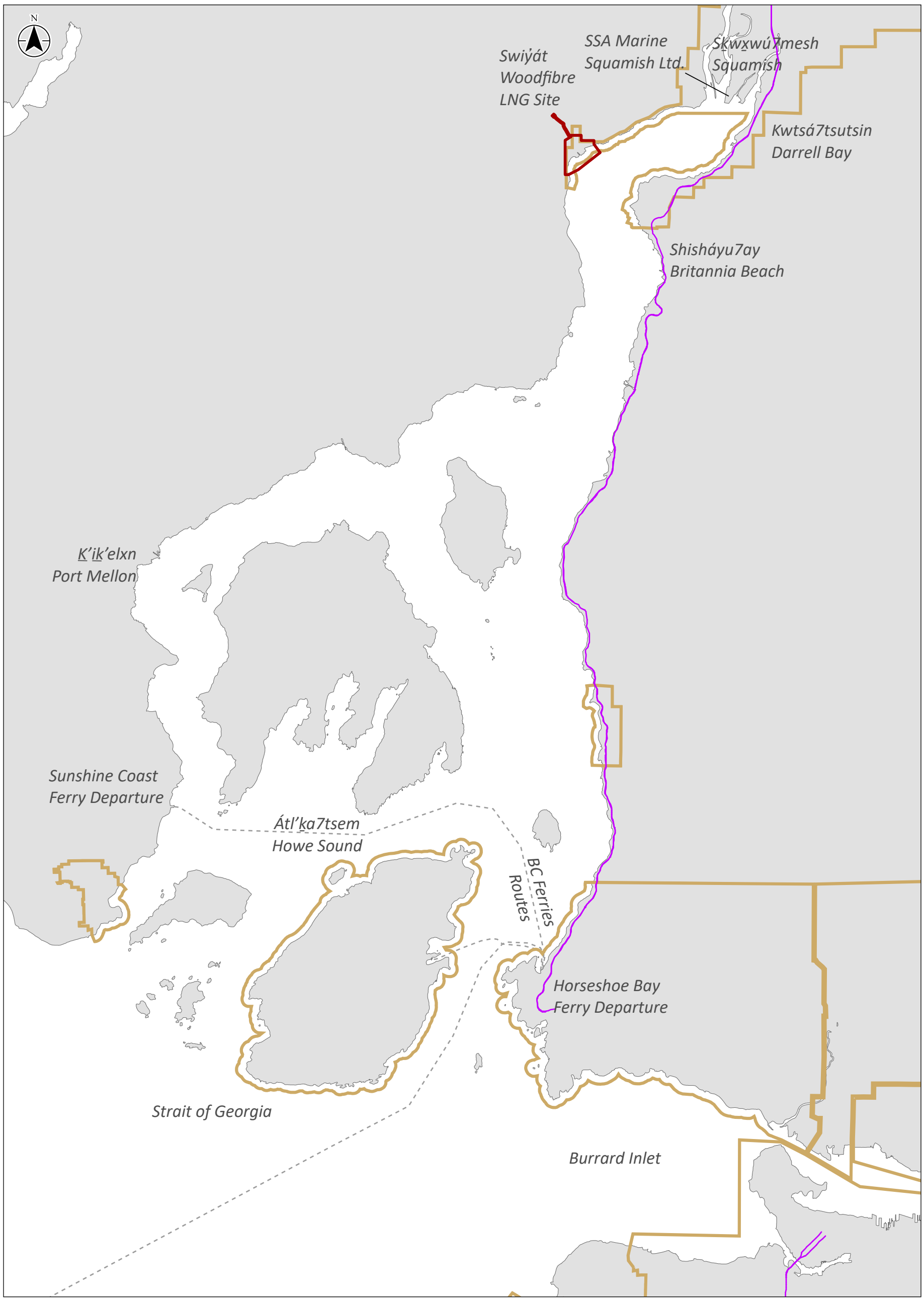
4.0 ENVIRONMENTAL MANAGEMENT

In addition to applicable legislation and permit approvals, management of the Water Lot and Crown land is subject to the conditions of the environmental assessment approvals. This includes a number of environmental management plans (EMPs) that outline how environmental regulatory requirements and mitigations will be implemented for the Project. There are no anticipated effects to be considered in the issuance of a lease for Crown land as there are no planned project activities or infrastructure installation planned for the Water Lot or Crown land. However, a number of management plans have been developed and implemented for the Project and would apply to the Water Lot and Crown land. This includes, the Construction Environmental Management Plan, Operations Environmental Management Plan (in development), Archaeological and Heritage Resources Management Plan, Visual Quality

Management Plan, Marine Water Quality Management and Monitoring Plan for Construction, Marine Mammals Management Plan, Wildlife Management Plan and Fish and Fish Habitat Management and Monitoring Plan, Marine Transport Management and Monitoring Plan for Construction, and the Marine Transport Management and Monitoring Plan for Operations (in development).

The Ministry of Water, Lands and Resource Stewardship (WLRS) would be notified should planned activities in the Water Lot or Crown land change. Changes would not be implemented until approval from WLRS is granted.

FIGURES



- BC Ferries' Route
- Highway 99
- Woodfibre LNG Site Certified Project Area
- Municipal Boundary



Project Location: Swiyát Howe Sound, District of Squamish
 Project Number: 123222939
 Prepared by SPARKER on 20260205
 Requested by AMACLEOD on 20260205
 Checked by AMACLEOD on 20260205

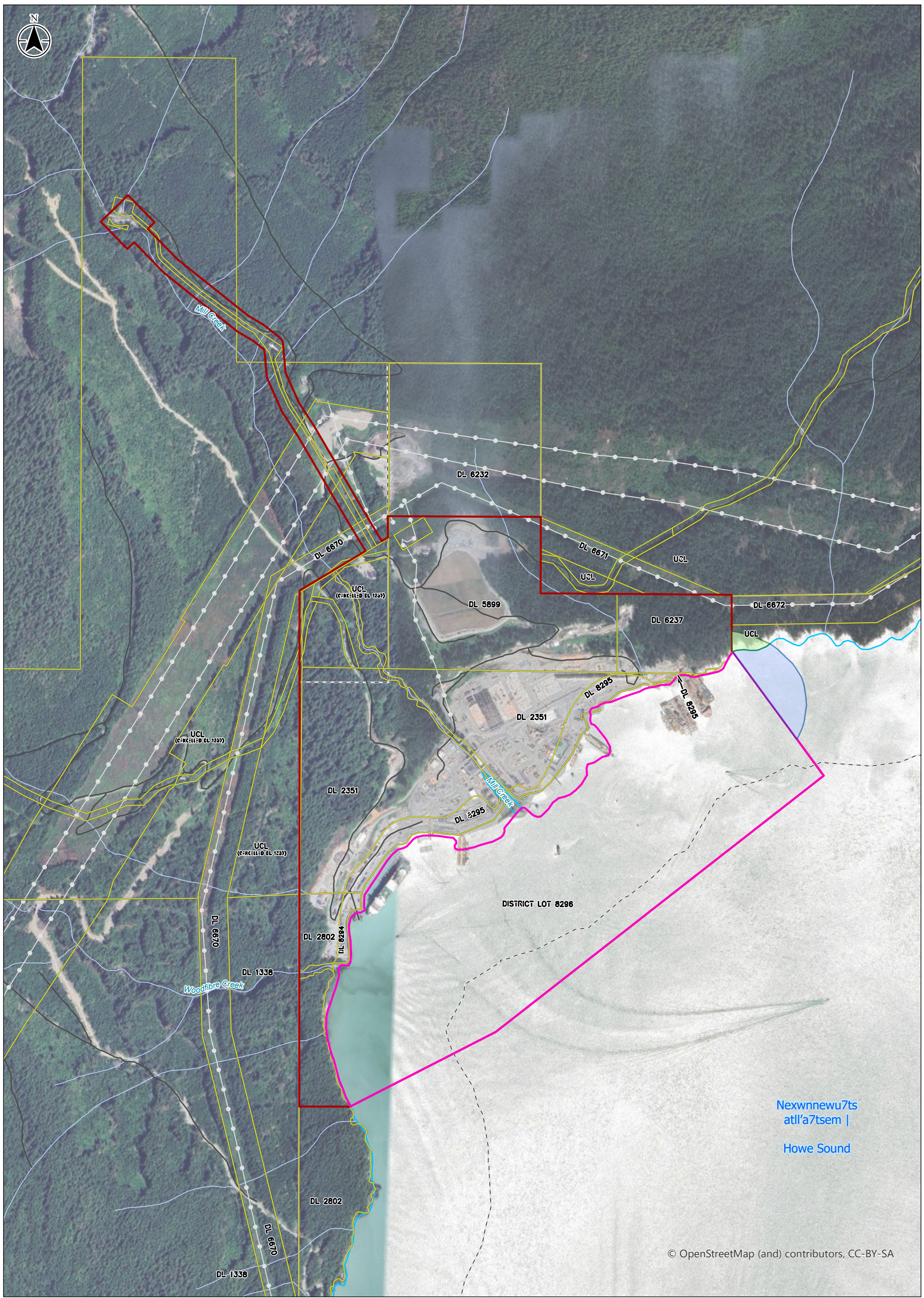
Client/Project/Report: Woodfibre LNG General Partner Inc. Woodfibre LNG Project CPA Boundary Application

Figure No. **1**
 Title **Project Overview**

Notes
 1. Coordinate System: NAD 1983 BC Environment Albers
 2. Data Sources: DataBC, Government of British Columbia; Natural Resources Canada
 3. Imagery: Google June 2023, Esri

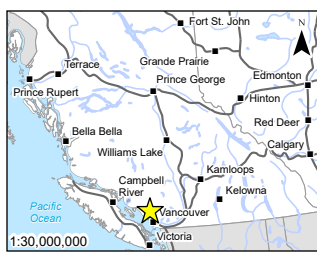
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atli'a7sem |
Howe Sound

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- Road
- Transmission Line
- Watercourse
- Waterbody
- Municipal Boundary
- Parcel Boundary
- Certified Project Area (CPA)
- Land Area
- Water Area
- CPA Extension Area
- Proposed Water Area Extension
- Proposed Land Area Extension



Project Location: Swiyat, Howe Sound, District of Squamish
 Project Number: 12322939
 Prepared by SPARKER on 20260205
 Requested by AMACLEOD on 20260205
 Checked by AMACLEOD on 20260205

Client/Project/Report: Woodfibre LNG General Partner Inc. Woodfibre LNG Project CPA Boundary Application

Figure No. **2**
 Title **Proposed Certified Project Area Extension**

Notes
 1. Coordinate System: NAD 1983 BC Environment Albers
 2. Data Sources: DataBC, Government of British Columbia; Natural Resources Canada
 3. Imagery: Google June 2023, Esri

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