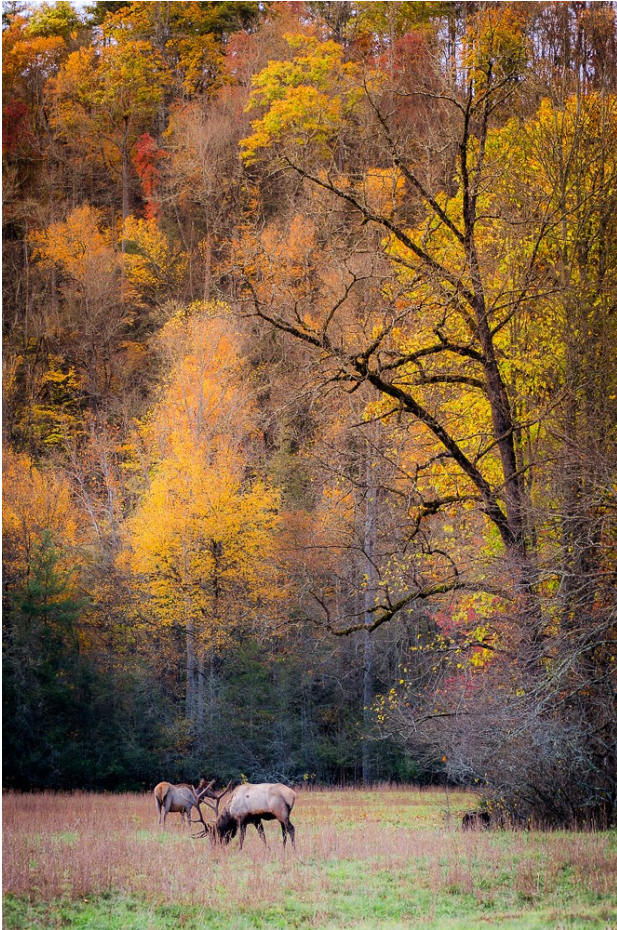


# TS'UUBAA-ASATX NEWSLETTER FALL 2023



## FALL IS HERE!

Welcome to the beautiful colors of Fall. We have definitely seen a shift in the climate over the past couple of weeks. We are excited to begin to share our newsletter, not only with our Ts'uubaa-asatx members, but now also with our new community members at North Shore Estates!

As always feel free to contact me if you have any questions or concerns, my door/phone is always open/on.

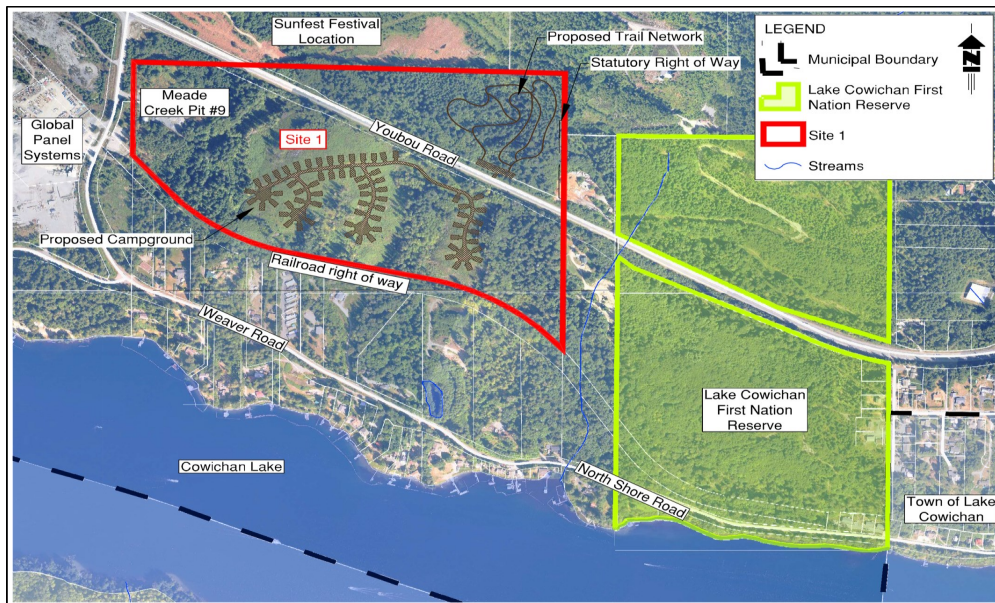
Klecko, klecko,

Aaron Hamilton, Operations Manager

## Incremental Treaty Agreement District Lot 27 (Across Laketown Ranch)

As mentioned in our previous newsletter, Ts'uubaa-asatx signed our Incremental Treaty Agreement with the Province in July 2023. We are now in the process of obtaining early access to such lands and also working with Herold Engineering on developing a master plan for the entire site. This will include looking at the various sciences (geotechnical, environmental, hydrology, etc.) to determine what the current state of the land will allow as well as highlight areas that will need to be modified (and estimated cost) to suit the community's vision. There will be extensive community engagement that is aimed to begin in early 2024. We are very excited to see what comes of this analysis and how we can continue to build off of the various successes on our lands. Concurrent to this, our economic development team (Tsu Holdings) is undertaking strategic alignment and development that will also factor in the workload of such an undertaking as well.

We look forward to seeing the varied ideas as the following has been stated in previous years: RV Park, Accommodations, Convenience Store, Storage, Motocross, etc.



## NORTH SHORE ESTATES update

We have partnered with KNS Investments to actually build, construct, and sell each home in the second phase. Currently we have 18 units either sold/occupied/under construction. This second phase will see a total of 29 lots aiming to be completed by the end of 2024 with the potential of a third phase with 32 lots just behind it to begin once sales dictate. Below is a rendering of what the development will look like.

North Shore Estates in all of its' phases will be paying taxes to Ts'uubaa-asatx at the same rates that people pay the Town of Lake Cowichan. Ts'uubaa-asatx will also be charging and administration fee on the water and sewer services as we maintain and manage such services. In essence we have become a municipality for the residents on our lands.

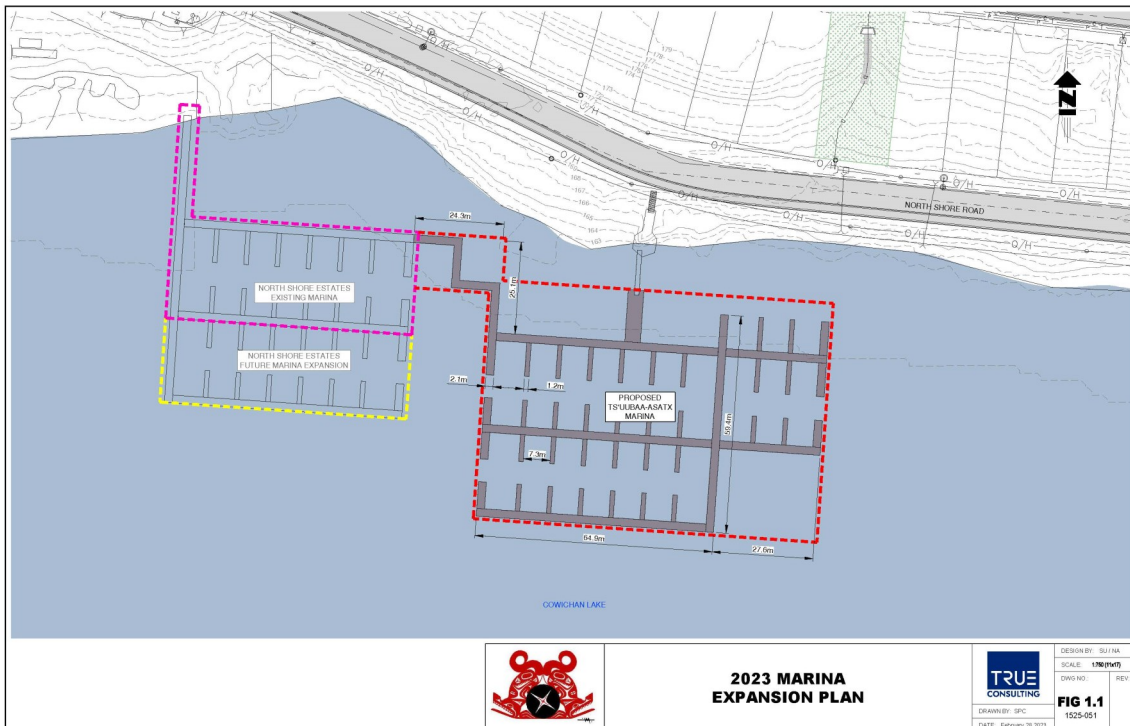
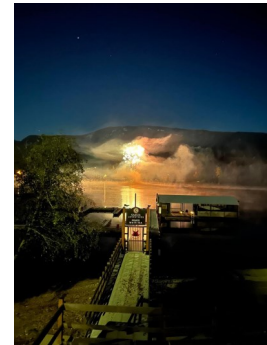
At the end of the day Ts'uubaa-asatx generates revenue from the lot sales, house build, taxation, as well as the administration of the water and sewer services.



# TS'UUBAA-ASATX WATERFRONT REDEVELOPMENT

A major addition to the waterfront is the expansion of our marina. This has already begun construction off site and will see the addition of approximately 89 additional berths that will see a grand total of 120 berths and the connection of our existing marina with the viewing platform.

We are also looking to continue to host more events at our waterfront as seen with the success of the Aboriginal Day Celebration as well as the recent Halloween Event. As the fall/winter weather approaches, limited events will occur, but we are excited to see what the Spring/Summer will bring.



**2023 MARINA  
EXPANSION PLAN**

<b>TRUE CONSULTING</b>	DESIGN BY: SUJANA	REV:
	SCALE: 1/8"=1'-0"	
DRAWN BY: SPC	<b>FIG 1.1</b>	
DATE: February 26, 2023	1525-051	

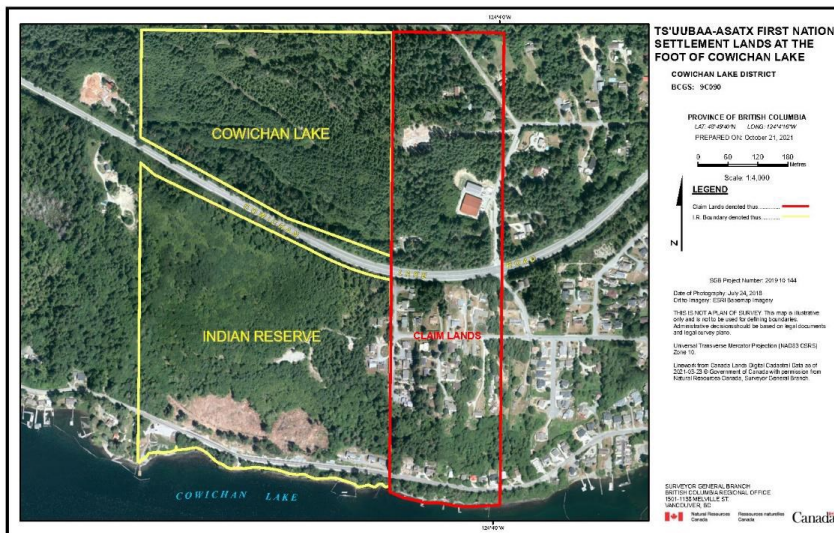
## ACCOMMODATION—LAKEVIEW PARCELS CLEC Lands

We are still waiting on the final agreement for signature, which we are hoping to have completed by the end of 2023. The lands will be approximately 37 acres, of which we will be bringing a variety of concepts to the nation on what will be proposed over there. Similarly to the District Lot 27 lands, we are excited to bring on students from the planning program of Vancouver Island University to undertake the master planning and initial concept generation for community consultation purposes. The students have already visited the lands and will be covering this over the next semesters and will have presentations back to the nation in early 2024.



## SPECIFIC CLAIMS

We continue to work on the Unlawful Pre-emption Claim (see map below) which potentially could result in an agreement that is one of the larger ones that Ts'uibaa-asatx has undertaken. We are awaiting an appraisal for loss of use and forestry values and hope to have this in early 2024. Once this is known we will begin furthering negotiations to arrive at a settlement that we hope to bring to the community in the Spring/Summer 2024.



The resolution of such claims provides for cash compensation that can be utilized to invest into community infrastructure and economic development, as well as other community initiatives. Some key initiatives will be the servicing of the community core for new housing options for our community; as well as investments in gathering and park space to name a few.

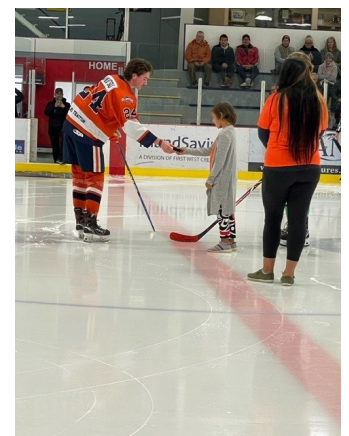


## Sport Court

The Mini Pitch/Sport Court has completed all of the installation of the inspirational quotes and we are proud to announce that the little league has begun with our Little Cubs Early Years center participating with Hope and Health and other nations to learn the basics of soccer, get out and participate, and most importantly have fun! Stay tuned for updated pictures, etc. from Hope and Health. It is so exciting to see this important piece of infrastructure already being utilized by our members. A lot more is planned for this court and a lot more programs will be forthcoming.

## Kraken Hockey Team News

As most will recall, Ts'uubaa-asatx is the primary sponsor of the Lake Cowichan Kraken hockey team. It has been a great experience to see the value of such sponsorship and how it has had an impact on not only the Ts'uubaa-asatx community, but the overall Cowichan Lake community as well. It is always great to see our membership attend games and enjoy the sports entertainment that this provides. Over the past month we have seen participation with a song, and ceremonial puck drop for Reconciliation Day; participation of the Kraken hockey team for our Halloween event; as well as a traditional blessing of the new locker room



## TSU AGGREGATES

Through a working relationship with Stone Pacific, Ts'uubaa-asatx has continued to blast and process aggregate on the upper portion of our IR off of the Youbou Highway. We started off a bit slower than anticipated, but have seen good progress since. We have utilized some of the material already on North Shore Estates, The sub base for the mini-pitch, as well as some of the material for the trails within our community. This project is expected to last upwards of 20-25 years. It was also great to see one of our members working with Stone Pacific on the site.



## FIRESMART/COMMUNITY TRAILS

We have continued with our trail program and have now completed the secondary trail, which passes along the great douglas fir (the picture doesn't do it justice). Melanie is currently working on getting signage within the trail, a few benches at certain areas, as well as some animal carvings from Ryan Cook. These are all hoped to be installed by the Spring for all to enjoy. For those that haven't taken a look, please do so, and for those that we have already seen enjoying the trail, continue to enjoy!



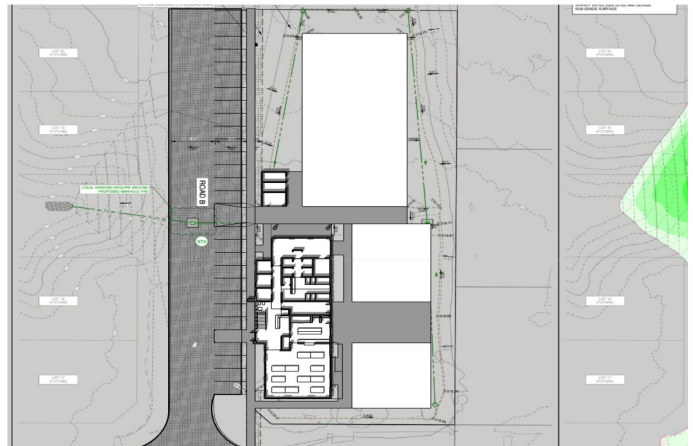
## Community Center

As mentioned in the previous newsletter, we are continuing the discussions and design of the proposed Community and Youth Center. The following are a few of the renderings that have been drawn up to date. Our team has been busy meeting with our architect to ensure that the needs of the community (that was gathered in our survey earlier this year) are met and addressed.

The finished product will see seating for between 75—100 people, a commercial kitchen, fitness facility (that will have changerooms and outdoor space as well), reception, 3 office spaces for lease to medical practitioners, youth space, library/computer lab, game room.

We have submitted a proposal to the Canada Human Rights Tribunal and are awaiting a response back on whether we will be approved or not. We have already secured approximately \$1 million dollars of the building costs to date and are actively working on the infrastructure needs of the building.

Additionally there will be a large community playground and waterpark as part of this development that will allow for multiple uses to occur. These all compliment the community center as well as the mini-pitch/sport court. Once final renderings are complete we will aim to have a community update meeting.





## Community Renovations

Renovations have begun and in some cases have been completed on our 6 houses. Thank you to everyone for your patience and for working with the contractors to get these much needed renovations completed as they have totally changed the look and feel of our houses. It is awesome to hear each resident feel like they have a brand new home and we hope the changes will be kept in good condition for many years to come. There are still two other homes that will be looking to do some minor tweaking , however the bulk of it will be accomplished in the spring, as the good weather seems to have run out. If you have any questions, please feel free to contact the office for any information.



## Community Core

The Community Core continues to see changes and one of the biggest changes is the addition of the mini-pitch/sport court. This combined with the proposed community center, playground, community garden, etc. will provide for the amenities and services for the community core. In respects to future community housing, we are actively meeting with the Town of Lake Cowichan to secure support for our water expansion and reservoir and hope to have federal funding to begin construction in the Spring/Summer of 2024 and concurrently some housing along with this. We thank all of the community for their continued patience on this matter, as it is the highest priority of the nation to get this done as quickly as possible, it's just got a lot of moving parts that need to be addressed throughout.



## **Health and Education Plans**

Ts'uubaa-asatx has begun the process of developing Health and Wellness Plans for those Ts'uubaa-asatx members that are interested. We will begin to look into mental, physical, cultural, nutrition, home organization, etc. This will begin on November 22nd, 2023 (see other notice on Facebook). For more information on these exciting plans, please feel free to contact the office and ask for either Melanie or Nene.

In addition to this we have been successful in receiving funding to allow investment in our community into the following: taxation, first aid, foodsafe, heavy duty mechanics, etc. If there is something that is not mentioned here, please feel free to contact the office for further details.

## **New Positions/Employment Opportunities**

We are pleased to announce that we have added a few new employees and contractors to our team as well as rearranged responsibilities to match what is being conducted:

Tia Livingstone has joined the administration team as our Receptionist

Sherry Livingstone has moved into the role of Administrative Assistant

Leanne Dupont has joined our finance department and is working closely with Melanie and Russ on data entry and support.

Nene Kraneveldt has taken on the role of Operations Support and will take on a large amount of the administration for the nation as Aaron shifts focus to more economic development.

These are just a snapshot of the types of employment opportunities that will be forthcoming within the next 12 months. Ts'uubaa-asatx is already seeking out funds to apply for the necessary training for these, and for some the funds are already there. If you are interested in any of these, please contact our Operations Manager, Aaron Hamilton at: 250-715-7560 or [aaron@lcfn.ca](mailto:aaron@lcfn.ca)