

TS'UUBAA-ASATX NEWSLETTER WINTER 2022



WINTER IS HERE!

Over the past four months it has been quite hectic with all of our developments, negotiations, renovations, as well as all of us battling through and dealing with the ongoing COVID-19 pandemic. This pandemic knows no boundaries and a number of our membership ended up contracting the virus, however we persevered and through immunization we were able to avoid serious illness amongst us all.

We are excited to announce that our office is now fully open and welcome all community members to pop in whenever they can. There are a few minor tweaks that will occur over the next few months, but for the most part we are complete.

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

NORTH SHORE ESTATES

For Phase 1, approximately 80% of the houses are now complete with residents living on our lands. The remaining houses are either under construction or will be constructed early in the new year. The entrance is now complete and the sign is welcoming and a wonderful art piece.

In respects to Phase 2 we have partnered with KNS Investments to not only oversee the civil works (roads, water and sewer pipes, utilities, drainage, lights, etc), but also to actually build, construct, and sell each home in the second phase. The civil works (paving/streetlights/power/services/water/sewer) are all complete and the community is encouraged to take a drive or walk through here. Currently we have 11 units either sold and occupied or under construction. This second phase will see a total of 61 lots, with 29 on the upper ridge and the remaining 32 on just behind it (Phase 3). Below is a rendering of what the development will look like.

As a reminder (as stated in the other newsletter) 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 . 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 wa-

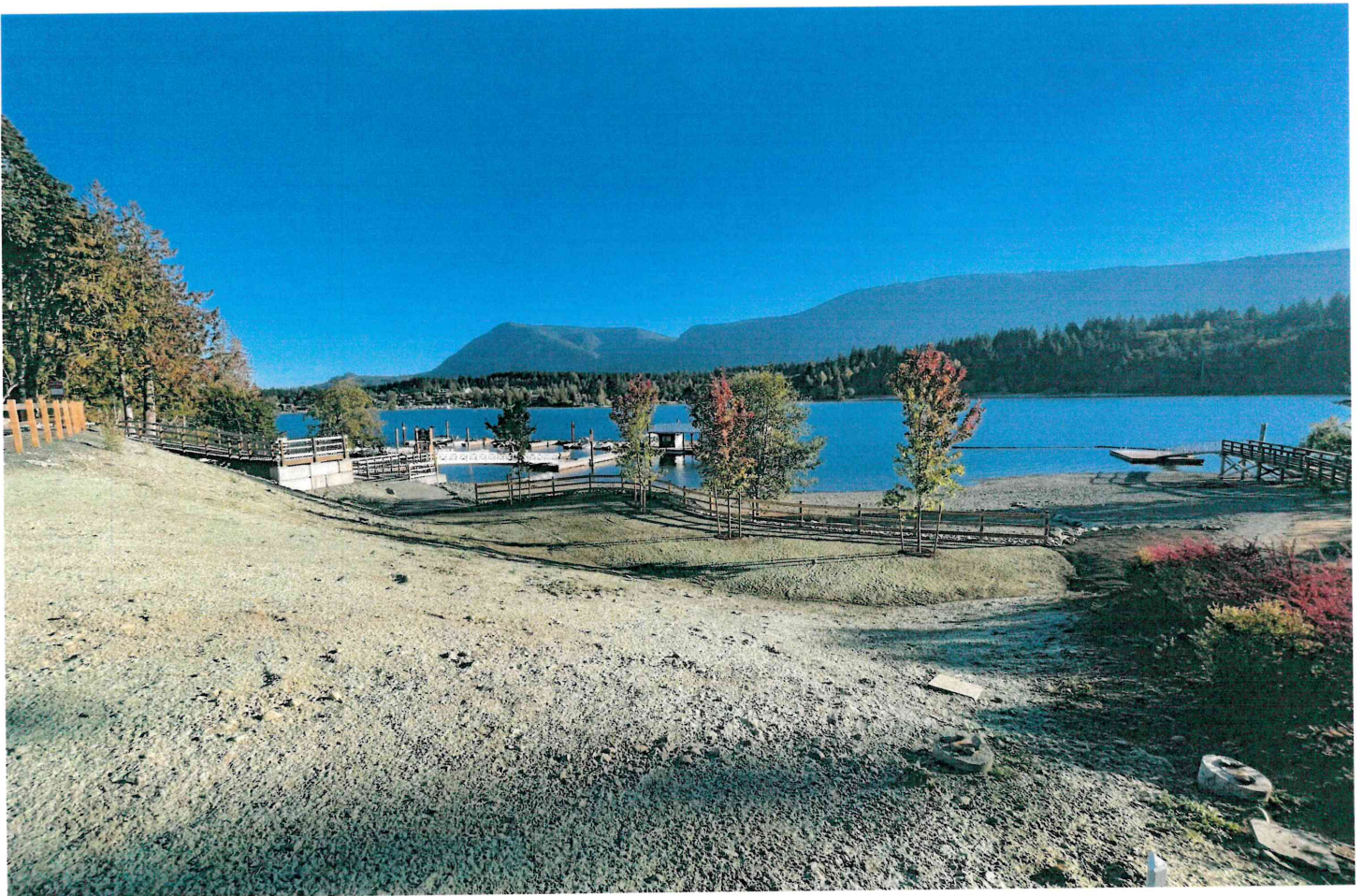


TS'UUBAA-ASATX WATERFRONT REDEVELOPMENT

A lot has happened at our waterfront this summer with the following completed:

- Installation of fence along property line
- Moving of old Kaatza Office building to become North Shore Estates Sales Office
- Creation of secondary sitting area for North Shore Estates residents
- Expanded parking lot

Future projects will be to construct a covered pavilion where the store was and also the creation of a storage facility for artifacts, etc.





On-going Negotiations

ACCOMMODATION—LAKEVIEW PARCELS

We have had a few hiccups with this file as the Province was initially not satisfied with the access agreement that we had from Mosaic; however we have received an updated letter of support from Mosaic and have surveyed the road in the right location and have sent this to the province to accept. We have since concluded negotiations and are just waiting on the final agreement for signature, which we are hoping to have completed by March 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. This work is scheduled to be within the next 5 years.

RECONCILIATION AGREEMENT—District Lot 27 (Across Laketown Ranch)

We brought this topic up at the First Nations Leadership Gathering with various ministers from the Province to look at moving this forward. We were informed that it is at line agency review and we are just waiting for this to go to Treasury Board for approval. We have been pushing as aggressively as we can and have a letter into the Premier awaiting their response. We should know early in the new year what the firm timelines for this will be. The land transferring to the nation would be approximately 100 acres. Ideas that have been generated from the community include RV Park, Accommodations, Convenience Store, Storage, Motocross, etc.

SPECIFIC CLAIMS

We are working on the Unlawful Pre-emption Claim which potentially could result in an agreement that is one of the larger ones that Ts'uibaa-asatx has undertaken. We currently have an appraiser and a forestry evaluator working on this file and hopefully will have a draft report within the first half of 2023.

We have also started up a claim for North Shore Road for the amount that Canada would be liable that was not covered in our negotiations with the Province earlier this year.

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.



Little Cubs Early Years Center

Ts'uubaa-asatx has received operational and capital funding to construct a daycare that will be able to house 16 spaces. We have completed construction and are looking to open prior to March 2023. We have recently hired Sara Douglas as our manager and she will be hiring 2 assistants (initially). The various policies and procedures are continuing to be conducted and a parents handbook will be generated. We have also requested funding to construct an outdoor learning area that will be built within the community core.



AHRF Funding/Cowichan Lake Salmonid Enhancement Society

Ts'uubaa-asatx received funding from the Department of Fisheries and Oceans for AHRF projects that will look at performing various fisheries studies within the Cowichan Lake ecosystem. Furthermore, we will be looking to remove a series of logjams and debris throughout key watercourses (Nixon Creek, Sutton Creek, and Shaw Creek). Work has already been done on the Nixon Creek Log jam with the remaining occurring in the Spring/Summer. Harvey Livingstone and Ernest Pilfold will be assisting the Cowichan Lake Salmonid Enhancement Society throughout these projects and training.

TSU AGGREGATES

Through a working relationship with Stone Pacific, Ts'uubaa-asatx has begun the access and set up of an aggregate opportunity on the upper portion of our IR off of the Youbou Highway. This will see the extraction of rock from the lands with a projected lifespan of 25-30 years. The road has been punched in and we are hoping to set up the scale etc. within the next couple of months. We were able to prepare the site through a grant/loan form TACC. More information will be provided in the next newsletter.



FIRESMART/COMMUNITY TRAILS

Over the course of the past month and a bit Iverson Forest Management has been clearing trees and debris behind the graveyard and along the area between North Shore Estates and the Community Core. Numerous trees had to be felled due to root rot and other factors and by the Spring the area will be safe once again to enjoy. Revegetation and replanting will occur in the next month or so and final trail base will be added soon thereafter. There will also be some homemade benches made from cedar logs that will be added to the cemetery as well.





Elders Duplex/Community Core Residential

The elders duplex is now completed to lock up and the various sub-trades are now doing their works. Melanie has been busy designing the interior and exterior finishings and the goal is to have our elders living in this unit by April 2023. We have been working with First Nations Health Authority to see if this can be a model for wrap around care for our elders and smaller communities throughout BC.

The Community Core has been constructed as per what was shared during our Comprehensive Community Planning Process and has seen the clearing and grading of upwards of 15 lots for future building. In addition to this Melanie has been busy working with our team from North Shore Estates on preparing various house plans for those that may be interested in building on the lots surrounding the elders duplex. There are a variety of funds that we can assist those that are interested in building (First Nations Market Housing Fund, On Reserve Housing, CMHC Rental Housing, etc). We will continue to work with those that have shown interest to see if they qualify for financing. One of the last major pieces of this subdivision development is the arranging of sufficient water pressure and sewer services to the area. Currently there is not enough water pressure for fire suppression and we are working closely with Indigenous Services Canada to correct this. We are hoping that the first house can begin being constructed either in the back end of 2023 or early 2024.

COMMUNITY PROGRAMS

Recently Melanie Livingstone has arranged for Tracy from The Cedars Escape and Spa to come and do massages and reflexology every two weeks for members and staff to enjoy. Schedules will be kept at the front desk so please sign up if you would like to take part. In addition to this, a personal trainer will also be brought in on Tuesdays to begin working with those that are interested to learn how to eat, exercise, and enjoy a healthier lifestyle.

Another exciting event is the booking of the Duncan theater to have a community movie day. This is planned around Family day and should be a blast.

Community Events can be found on our Facebook page and stay tuned to that page for updates and other events as they come up.



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:

Harvey Livingstone and Ernest Pilfold have joined us as a Lands and Resources Support and Water and Wastewater Trainee

Brock Dupont has joined our economic development team at Tsu Holdings as the Chief Operating Officer

Melanie Livingstone has taken on the role of Chief Executive Officer of our economic development team, Tsu Holdings

Aaron Hamilton has taken on the role of General Manager of our economic development team, Tsu Holdings

Monty Horton has joined our team as a Land Use Consultant to assist in the Implementation of our Land Code

Russ Harder has come to our team to set up the necessary financial systems and controls to Ts'uubaa-asatx and Tsu Holdings.

We are still looking for the following to join our team

- Taxation and Finance Support—1 person
- Health Navigator—1 person

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