

# Summer Newsletter 2022

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## Message from NDC



way', Welcome.  
 Ntityix Development welcomes the new Westbank First Nation Chief and Council team. We look forward to advancing our common interests for the benefit of the community.

We completed the acquisition and joint venture agreement for the 700 Spland Road townhome project. Our new partner is Hungerford Properties.

We continued moving the Lakeridge Park initiatives forward.

The construction division was busy with custom

home builds and commercial tenant improvement projects.

The forestry division was busy with salvage, wildfire mitigation, and harvesting operations.

Currently, we are busy implementing the strategic plan, and building relationships with WFN. NDC recently assisted WFN with the new corporate board nomination committee

policy based on the charter.

The company has drafted a new communication strategy that is based on the principles of the corporate charter.

limlāmt, Thank you for reading.

## Lakeridge Park Updates

The sublease extension sales project to existing residences are off to a good start with our sales consultants. The first extension sale was put in the system for consents and approvals.

A supplemental sample of sublease properties was appraised as

reference for the sublease extension sale amounts.

The development permit for the three lots on Tomat Ave is in the system for approval.

We completed preliminary assessment work that is required for a subdivision permit for

the phase 4 project that includes 22 homes.

If you have any questions, please call us or email [info@lakeridgepark.ca](mailto:info@lakeridgepark.ca)



Harvest. Growth. Protect.

“Ntityix Resources is the proud recipient of the Forest Products of Canada / CCAB Indigenous Business Leadership award...”

## Forestry News

way’.

Once again summer flew by. It was nice to have some rain in the first part of July which certainly helped with the fire situation and our newly planted seedlings.

This summer we conducted a salvage operation on Mt. Law, removing most of the dead burned trees (except for the largest) and retaining those that were still alive and with an intact root system. The intent behind leaving these trees was to provide some structure and biodiversity values on what was a very hot, catastrophic fire last summer and provide some shade for the seedlings we

plan on planting there next spring.

We also started our landscape level wildfire mitigation treatments. This is a very long-term project where we will be removing surface and ladder fuels to create fuel management corridors across the Community Forest. These corridors will slow the rate of spread of wildfires, allowing crews to fight these fires on the ground, and also open up opportunities to re-introduce cultural burning practices across the areas we manage.

Recently, we started harvesting seven small blocks near Silver Lake behind Peachland. In each of these blocks we are

leaving approximately 25 of the largest mature trees per hectare and patches of immature trees. The larger trees will provide habitat values for birds and other wildlife and seeds to help regenerate a new forest.

Finally Ntityix Resources is the proud recipient of the Forest Products Association of Canada (FPAC)/ Canadian Council of Aboriginal Business (CCAB) Indigenous Business Leadership Award for 2022. This award recognizes selected Indigenous entrepreneurs for their success in a forest products business. We were nominated by Tolko.

limlæmt, Dave Gill. Cell 250-215-4872

## Photos



## Construction News

WIBCO Construction successfully completed a 3000sf office tenant improvement project for the BC First Nations Justice Council. The project included an open concept office space with drywall and glass partitions throughout. The project was completed one week in advance of the contractual date to allow the owner time to receive and set up their new office furniture. This is the second project with BC FNJC, and we look forward to working with them again in the future.

WIBCO also completed some tenant improvements for the Peachland RV this Summer. Although the scope of work was small this has given us the opportunity to build a relationship with the client

for future larger scale projects.

WIBCO is in the Vernon area along Westside Road and are in the process of construction a new custom home for a family who lost their home during the White Rock Lake wildfire in 2021. The home will be a 1300sf bungalow with a crawl space and have two bedrooms, an ensuite, and open concept kitchen / living room. We are currently framing the floor to this home and expect to have the house at lock up stage by early October. We are pushing the completion of this home to have the customer in their new home, prior to the Christmas Holidays. Please follow us on Facebook for regular progress updates and photos.

We are also in the process of securing our Building Permit for a custom home in Glenrosa. This customer also lost their home during last years wildfires in the upper Glenrosa neighbourhood. The new home will be a bungalow walkout.

WIBCO has been busy preparing budgets and are in the early stages of planning for a handful of projects, set to start late Fall or early Spring 2023.

WIBCO Construction has added two new community members to our team. We may have new opportunities for additional skilled / unskilled workers soon. Please send your resume to [paulc@wibco.ca](mailto:paulc@wibco.ca)



***Building mutual trust.***

*“WIBCO Construction has added two new community members to our team.”*



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### NDC Vision

Ntityix Development Corporation is the leading Indigenous land development and investment holding company to increase the health and prosperity of the Membership with a commitment to the economic development of Westbank First Nation.

### NDC Mission

Ntityix Development Corporation (NDC) is a Westbank First Nation company with a growing and sustainable portfolio of diversified strategic assets to maximize community benefits to its shareholder and members.

### Core Values

1. Build trust and demonstrate accountability
2. Conduct business with integrity and ethical practices
3. Demonstrate effective leadership to ensure corporate success
4. Empower creative collaboration
5. Take pride in our aboriginal cultural identity

## Business Development Updates

We continue to focus on our internal portfolio while looking at other relevant investments in the community.

NDC has a joint venture partnership with Hungerford Properties for the Spland Road townhome site. Several major deficiencies from the previous developer must be corrected before the units can be occupied. We will be scheduling an introduction meeting in the future.

The Lakeridge sublease extension sales project is

underway with several homeowners interested.

We are finalizing the design and specifications for the three homes on Tomat Avenue.

We continued working on the rebranding project for WIBCO Construction. This will be completed in the coming months with the new name, logo, and website.

There was a new communication strategy drafted based on the principles of the corporate charter that outlines how and when

we will communicate with our stakeholders.

We continue to support WFN with developing and implementing required corporate charter policies while advancing projects for our collective benefit.

If you missed it, please check out the new sustainability declaration page under investors on the ntityix website.

limlæmt, Thank you for reading.