



# LAND REGISTRY

WESTBANK  
FIRST NATION



## WFN Land Rules

WFN has full jurisdiction over Westbank Lands and resources. Unlike most First Nations in Canada, Westbank Lands are not governed under the Indian Act but under a modern comprehensive set of community laws that ensure a fair stable legal framework for generations to come. A complete list of WFN Laws is available at [www.wfn.ca/wfnlaws.asp](http://www.wfn.ca/wfnlaws.asp).

WFN is governed under the Westbank Self Government Act, the WFN Self Government Agreement between WFN and the Government of Canada dated October 3rd 2003, and the WFN Constitution. The use and development of Westbank Lands is subject to Part XI of the WFN Constitution (the "Land Rules").

## History

Westbank began governing its lands under the Indian Act in the early 1970's with delegated authority of Sections 53/60 (Land Management) & Section 81 (Bylaws).

Between July 1st 2003 and April 1st 2005, Westbank Lands were governed under a Land Code made pursuant to the *First Nation Land Management Act*.

## WFN Land Registry Statistics

Lease:	348	Right of Way:	42
Sublease:	1,659	Permit:	850
Assignment:	2,134	BCR/Allotment:	250
Mortgage:	3,272	CP Transfer:	696
Easement:	97		

(Includes Effective/Expired interests as of Apr. 1, 2010)

## Online Registration

- Two fully executed copies of documents are required by the registry.
- Westbank Lands Office will approve to Form and scan documents to be registered or recorded.
- Electronic transmission, original kept on file in Westbank Lands Office.
- Acknowledgement of receipt and tracking number provided by Registrar (Ottawa).
- Registration number provided upon completion by the Registrar (Ottawa).
- The Registration time is by electronic acknowledgement of receipt.



### WFN Land Registry Office

201, 515 Highway 97 South  
Kelowna, BC V1Z 3J2

P: 250-769-2402 | F: 250-769-2443  
E: [lands@wfn.ca](mailto:lands@wfn.ca) | [www.wfn.ca/landreg.ca](http://www.wfn.ca/landreg.ca)

04/2010

Community. Leadership. Pride.

Since April 1st 2005 Westbank Lands have been governed pursuant to the WFN Self Government Agreement and Community Constitution that came into effect when the Westbank First Nation Self Government Act was proclaimed in force.



## Interests In Westbank Lands:

- Allotments;
- Leaseholds;
- Easements;
- Permits;
- Licences; and
- Mortgages



Tsinstikeptum IR9 Commercial Area



Tsinstikeptum IR9 Beachfront



WFN Government Building

## Land Registry Regulations

For the effective administration of the Land Rules, Westbank has prescribed Forms for use in the registration of instruments dealing with or effecting Westbank Lands. The Westbank Lands Office pursuant to the Land Rules has a responsibility to register instruments which affect or purport to affect Westbank Lands. On July 26, 2007 a Westbank Law to adopt a Land Use Plan was enacted by Electors in accordance with Section 63.3(e) of the WFN Constitution.

On November 5, 2007 the Westbank First Nation Land Registry Regulations came into force. The Westbank First Nation Land Registry Regulations are Federal regulations enacted under authority of the WFN Self Government Act and sets out a system of land registration that establishes priorities and on-line registration.

WFN Land Registry Regulations work in conjunction with the Land Rules. In the event of a conflict, the Regulation will prevail with respect to the registration of interests in Westbank Lands. The Land Rules within the WFN Constitution should first be consulted, then followed by the Regulations.

The WFN Land Registry Regulations provide many benefits:

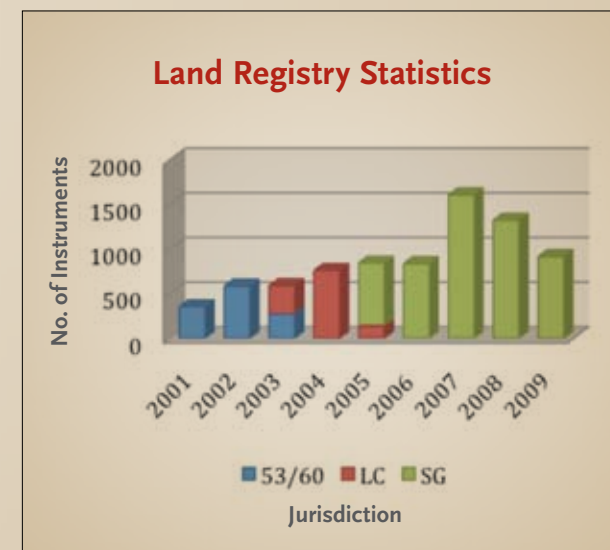
- Establishment of priorities
- Expedited registration process
- Security and certainty to investors and developers
- Reduction of lending risk
- Reduced cost of business

## Westbank Lands Office

The Westbank Lands Office carries out duties and responsibilities delegated or assigned to it under the WFN Constitution – Part XI – Land Rules.

The Lands Registry Office has knowledgeable staff with over 45 years of accumulated experience in land management.

In liaison with the legal profession, the following shows the number registered/recorded instruments over the years.



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