

Subject: Proposed Sale of Portion of River Lots 41 & 42 in Fort Chipewyan**APPROVALS:****Jamie Doyle**_____
Director_____
Chief Administrative Officer**Recommended Motion:**

THAT Council transfer 2.5 Acres +/- of River Lots 41 and 42, Chipewyan Settlement, to Georgina Cardinal, at equitable value, subject to satisfying all Subdivision Approval Authority conditions.

Summary:

On June 22, 2021, Council made a motion for Administration to advertise the proposed sale of a portion of River Lots 41 and 42, Chipewyan Settlement, at less than market value, in order to transfer ownership to the requester and allow the lands to be occupied with legal tenure. The advertising requirements have been fulfilled and Administration has now brought this matter back for Council's consideration.

Background:

On April 5, 2016, Georgina Cardinal submitted a request to the Regional Municipality of Wood Buffalo to purchase a portion of River Lots 41 and Lot 42, Chipewyan Settlement, located in Fort Chipewyan, as shown on Attachment 1. On the lands being requested, stands a single-family residential home inhabited by Georgina Cardinal. The requester's family, ('the Cardinals') have a long-standing history residing on a portion of River Lots 41 and 42, that is estimated to be around one hundred years.

Georgina Cardinal's request was brought before Council on June 22, 2021 where Administration provided three (3) options for Council's consideration in respect to the land matter, as shown in the previous Council Report, Attachment 2. At this meeting, Council made a motion for Administration to advertise the proposed sale in accordance with Section 70 and 606 of the *Municipal Government Act*. This motion was made to allow for a land sale at an equitable value and to allow the lands to be occupied with legal tenure. An equitable value is the value that reflects the amount that the Cardinal's would have paid in 1995. Advertising of the proposed sale was undertaken for two (2) consecutive weeks in the local newspaper, on August 5 and 12, 2021, and the advertisement was also posted on the Municipality's website until October 11, 2021.

With respect to this matter, no petitions were received on or before October 11, 2021.

Alternatives:

Council can choose not to sell a portion of River Lots 41 and 42 to Georgina Cardinal, at equitable value. If the Municipality decides not to transfer ownership of the lands to the requester, it will perpetuate the unfortunate circumstances and prevent the land from being occupied with legal tenure.

Budget/Financial Implications:

Should Council approve this sale, the Municipality will see a net gain of \$9,620.57.

Rationale for Recommendation:

Administration recommends the sale at an equitable value; the sale amount is \$9,620.57 and reflects the amount the Cardinals would have paid in 1995 (\$6,000), plus an average annual rate of inflation (1.83%), for 26 years. The sale would be conditional upon satisfying all subdivision conditions outlined by the Subdivision Approval Authority.

Strategic Priorities:

Responsible Government

Attachments:

- 1. Subject Area Map**
- 2. Council Report from June 22, 2021**
- 3. Council Meeting Minutes - June 22, 2021**