

Subject: Sale of Residential Lots 63, 64, 65, 66, 67 and 68, Plan 832 1906, Janvier

APPROVALS:

Marcel Ulliac, Executive Director
Glen Laubenstein, Chief Administrative Officer

Administrative Recommendation:

THAT Lots 63, 64, 65, 66, 67, and 68, Plan 832 1906, located within the Hamlet of Janvier be sold to the Christina River Dene Nation Council, subject to the terms and conditions outlined in Attachment 1 (Summary Land Sale – Terms and Conditions, dated June 13, 2013).

Summary:

The Christina River Dene Nation Council (CRDNC), a not-for-profit community organization, is seeking approval to purchase Lots 63 to 68, Plan 832 1906, in the Hamlet of Janvier, in order to develop an office complex, convenience store, grocery store and recreational, cultural and traditional use areas.

Council approval is required in order to authorize the sale of these properties.

Background:

The Regional Municipality of Wood Buffalo is the registered owner of the subject lands which are located along Nokohoo Road in the Hamlet of Janvier, as shown on Attachment 2.

The subject lands are vacant, undeveloped lots, which are zoned HC (Hamlet Commercial) under the Land Use Bylaw. The CRDNC's intentions are to consolidate the six lots and utilize these lands for development of an office complex, convenience store, grocery store, recreational, cultural and traditional use, and adequate parking. The proposed uses can be accommodated under the current zoning of the site and consolidation is permitted under the Land Use Bylaw.

An appraisal of the properties was carried out by an independent accredited property appraiser to establish fair market value. The value of all six lots, if sold as an assembled parcel, was determined to be \$47,000. A condition of the sale agreement will be that consolidation of the lots is completed by the purchaser.

Budget/Financial Implications:

The Municipal Finance Department confirmed that upon the sale of Lots 63 to 68, Plan 832 1906 at fair market value, a financial gain will be realized by the municipality. Sale of the subject properties shall transfer its status from exempt to taxable and the Purchaser will be responsible for payment of annual property taxes.

Rationale for Recommendation:

The subject properties were established as HC (Hamlet Commercial) in the Land Use Bylaw in order to provide an opportunity for commercial development within the community. However, until the CRDNC's request was received, no interest in developing these lots had been expressed by any third parties. If approved, this would be the first instance of commercial development within the Hamlet of Janvier since amalgamation in 1995.

Based on the fact that the municipality does not require the subject lands for its own use, administration supports the sale of these properties for the purpose of accommodating commercial development.

Allowing an interested not-for-profit organization to acquire these lots for uses that would benefit the community would be a model of collaboration between the municipality and the community of Janvier. If successful, this project would set the stage for further, ongoing, cooperative initiatives.

Attachments:

1. Land Sale Summary – Terms and Conditions – June 13, 2013
2. Subject Area Map