

CHAPTER 13: EXPROPRIATION

With Proposed Federal Modifications November 15-17, 2011 video conference

Definitions

Expropriating Authority: an authority with power of expropriation under federal or territorial legislation of general application, the Dehcho Agreement, or an Act giving legal effect to the Dehcho Agreement.¹

13.1 GENERAL PRINCIPLES

13.1.1 The Parties:

- a) agree that, as a general principle, Dehcho Ndehe will not be expropriated;
- b) agree, notwithstanding 13.1.1 a), the Government of Canada and the Government of the Northwest Territories² have the power to expropriate interests in Dehcho Ndehe, as set out herein;
- c) acknowledge the interest of the parties in maintaining the size and integrity of Dehcho Ndehe;³
- d) agree that as a general principle they will attempt to acquire lands for public purposes through negotiated agreements with the Dehcho Government, as set out in 13.2.0;
- e) agree that expropriation of an interest in Dehcho Ndehe will be avoided as a general principle, but if an Expropriating Authority is unable to reach a negotiated agreement with the Dehcho Government and expropriation is therefore necessary, the minimum interest required will be taken; and, (given 13.1.1 a), suggest wording: “agree that should expropriation be necessary, the minimum interest required will be taken”)
- f) agree that expropriation of an interest in Dehcho Ndehe will occur only as necessary for a ~~public~~ purpose.⁴

13.1.7 Canada or the GNWT, prior to making a decision to expropriate any part of Dehcho Ndehe, shall ensure that lands other than Dehcho Ndehe are

¹ Canada wants to remove “...the Dehcho Government, or an Act giving legal effect to the Dehcho Agreement”

² The DFN position is that the Dehcho Government should also have the power to expropriate Crown lands or Commissioner’s land or private lands, for public purposes, and DFN will provide draft wording to this effect for inclusion in another chapter.

³ Canada would like provision modified “Canada acknowledges the interest of the Dehcho Government in maintaining the quantum and integrity of the Dehcho Ndehe”

⁴ Canada’s suggested wording: “will be avoided unless the lands are necessary...”

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used, if other lands are available for the purpose for which the Dehcho Ndehe lands are intended to be expropriated.

13.1.8 The size of Dehcho Ndehe, as of the effective date, inclusive of surface and subsurface lands, will be maintained and will not be reduced through expropriation or other means, but may be enlarged.⁵

Deleted: (MOVED, former EX 2.2)

Comment [t1]: The reason why this section was taken out was because it is a general principle 13.1.1(d) and now a new section 13.2.0 so it seemed redundant

13.2.0 ATTEMPT TO NEGOTIATE AN AGREEMENT BEFORE EXPROPRIATION

Deleted: make best efforts⁶ to acquire the Dehcho Ndehe lands through a negotiated land transfer agreement with the Dehcho Government, rather than by expropriation.

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13.2.1 The Expropriating Authority who proposes to acquire an interest in Dehcho Ndehe will:

- a) notify the Dehcho Government regarding the need to acquire an interest in a parcel of Dehcho Ndehe, including the nature, location, size and duration of the interest to be acquired; and
- b) make a reasonable attempt to negotiate an agreement with the Dehcho Government for the transfer of the required interest so as to avoid the need for expropriation.

13.2.2 When an agreement is not reached under 13.2.1 (b) between the Expropriating Authority and the Dehcho Government, the Expropriating Authority may proceed with expropriating an interest in Dehcho Ndehe.

13.2.3 The Expropriating Authority will provide the Dehcho Government with at least thirty (30) days notice of its intention to seek the consent of the Governor-in-Council or the Executive Council, as the case may be, for the expropriation of the interest in Dehcho Ndehe.

13.3 EXPROPRIATION

Deleted: The Dehcho Agreement will provide that,

13.3.1 The Expropriating Authority will exercise that power of expropriation in accordance with applicable laws, subject to the Dehcho Agreement and implementing legislation.⁷

13.3.3 Any federal or territorial expropriation legislation coming into force after the date of ratification of the Dehcho Agreement shall, insofar as it applies to Dehcho Ndehe, conform to this Agreement and provide for the following minimum procedures:

⁵ This is a core principle for DFN. In Canada's tabled expropriation chapter, Dehcho Ndehe could be reduced through expropriation, as 'replacement lands', 'money', or a combination of both, are compensation options. Needs main table discussion.

Deleted: ⁷ 2.1 is consistent with 12.4.1 of Nunavik Inuit Land Claims Agreement (NILCA), except for the "and implementing legislation". The provision, however, is not found in NWT agreements.

- a) notice of intention to expropriate served on the Dehcho Government;
- b) an opportunity for the Dehcho Government to object to the expropriation on the basis that the expropriation is not necessary for a public purpose, or that the expropriating authority has not complied with the expropriation legislation, and an opportunity to be heard on that objection, including public hearings; and
- c) the determination of compensation by negotiation or mediation or, failing that, by reference to arbitration, as set out in chapter DR xx.⁸

13.4 COMPENSATION

13.4.1 Compensation for expropriated Dehcho Ndehe will be an exchange of lands, and will include an exchange of lands plus a cash component where the exchanged lands are of lesser market value or of lesser Traditional Value⁹ to the Dehcho Government or Dehcho Citizens than the expropriated lands.¹⁰

13.4.2 (MOVED, former EX 2.12) The total value of compensation, whether exchanged lands or expropriated lands¹¹ and a cash component, for an expropriated interest in Dehcho Ndehe will be determined by taking into account the following factors:

- a) the market value of the expropriated interest at the time the notice of expropriation is made;¹²
- b) the replacement value of any improvement to Dehcho Ndehe in which an interest has been expropriated;
- c) any expenses or losses resulting from a disturbance directly attributable to the expropriation;
- d) any reduction in the value of any interest in the Dehcho Ndehe that is not expropriated which results from the expropriation;
- e) any adverse effect on any cultural or other special value of Dehcho Ndehe in which an interest has been expropriated;¹³

⁹ Cda asks that DFN define Traditional Value.

¹⁰ As noted above, compensation for DFN must include the same quantum of lands, but may include lands plus money where lands are of lesser value. There is a fundamental disagreement on this core issue, as Canada has suggested that either lands or money can be compensation for expropriated lands.

¹¹ Same as in fed draft tabled Feb. 2008 except “at the time notice of expropriation is made” added.

¹³ Requires discussion. Canada suggests “recognized in law and held by the Dehcho First Nations, and provided that there will be no increase in the total value of compensation on account of any Section 35 Rights stemming from the Constitution Act, 1982”.

Deleted: ⁸ This entire section is consistent with 12.4.4 of the NILCA except for b) “including public hearings”. The provision, however, is not found in other NWT agreements.

Deleted: Same issue raised previously. Canada’s position is that compensation will be exchanged lands or exchanged lands and a cash component or a cash component.

- f) the value of any special economic advantage arising out of or incidental to the occupation or use of Dehcho Ndehe by Dehcho Citizens or the Dehcho Government, to the extent that the value is not otherwise compensated for



Comment [t2]: This section was moved down in “Exchange Lands” section. Now 13.5.6

13.4.3 (NEW) If the Dehcho Government and the Expropriating Authority do not reach an agreement on compensation within sixty (60) days from the first offer of compensation, either one of them may refer to dispute resolution in accordance with the Dispute Resolution chapter. An arbitrator may only make an order of compensation in the form of an interest that is acceptable to the Dehcho Government, cash or a combination thereof. If a fee simple interest in land is acquired by the Dehcho Government pursuant to this provision, the parcel of land may, with the agreement of the Parties, become Dehcho Ndehe.

Deleted: In situations involving the expropriation of both the surface and subsurface, where a federal or territorial expropriating authority offers exchanged lands the subsurface of which is held by Canada or the GNWT, Canada or the GNWT, as the case may be, shall offer both the surface and the subsurface to the Dehcho Government.¹⁴

13.4.4 (NEW) A dispute on the valuation of exchange lands under 13.4.3 will not delay the expropriation by the Expropriating Authority to expropriate the interest in Dehcho Ndehe

13.5 EXCHANGE LANDS

13.5.1 Land is not available to be provided as exchange land if it is

- a) subject to a lease or an agreement for sale unless the Federal or Territorial Expropriation Authority and the person holding that interest consent;
- b) occupied, owned or used by the Federal or Territorial Expropriation Authority, a Dehcho Community Government, or required for such future occupation or use;
- c) part of a public road;
- d) within 31 metres of a boundary of the Dehcho Settlement Area; or
- e) for any other reason considered unavailable by an arbitrator under the Dispute Resolution chapter

Deleted: (MOVED, former EX 5.1)

13.5.2 Where determined by the Dehcho Government, the exchange lands acquired by the Dehcho Government in exchange for expropriated Dehcho Ndehe will, whenever possible, be contiguous with Dehcho Ndehe.¹⁵

13.5.4 Where an Expropriation Authority expropriates Dehcho Ndehe and the exchange lands are acceptable to the Dehcho Government, the authority shall acquire and offer as partial or full compensation for the expropriation of Dehcho Ndehe exchange lands in the Dehcho Settlement Area.

13.5.5 Where an Expropriation Authority expropriates Dehcho Ndehe, if no exchange lands are available in the Dehcho Settlement Area, exchange lands shall be in the NWT portions of the Dehcho First Nations' asserted traditional territory, as shown in Appendix A of the Dehcho First Nations Framework Agreement, and these lands may become Dehcho Ndehe, and be subject to the Dehcho Agreement.¹⁸

13.5.6 In situations involving the expropriation of both the surface and subsurface, where a federal or territorial Expropriating Authority offers exchanged lands the subsurface of which is held by Canada or the GNWT, Canada or the GNWT, as the case may be, shall offer both the surface and the subsurface to the Dehcho Government.¹⁹

13.6. STATUS OF LANDS

13.6.1 Where an Expropriating Authority expropriates a fee simple interest in Dehcho Ndehe, those lands will no longer be Dehcho Ndehe.²¹

13.6.2 Where an Expropriating Authority expropriates less than a fee simple interest in Dehcho Ndehe,

- a) those lands will remain Dehcho Ndehe;

¹⁵ Consistent with Tlicho 20.4.1, although Canada notes that "it is important to note that this clause was acceptable in Tlicho because they selected one contiguous block of land, equal surface and subsurface. Also, the language in Tlicho is that the expropriating authority shall offer available lands that are adjacent to Tlicho lands. Key words here being 'offer' and 'available'. Dehcho's 2.6 does not have either of those, therefore limiting the possibility of finding suitable replacement lands."

¹⁸ This is not something Canada can agree to for two reasons. First, the Dehcho's asserted traditional territory, as identified in Appendix A of the Framework Agreement, falls into jurisdictions outside of the NWT and this agreement will only address DFN assertions in the NWT. Secondly, the assertions identified in the map overlap into other Aboriginal groups' settled areas, Sahtu for example, and again Canada cannot guarantee that lands in another Aboriginal group's settled area will be available as exchange lands. The federal position is to say that exchange lands will be provided in the Dehcho's settlement area. The Dehcho's settlement area will be defined as the area in which the Final Agreement will apply, which does not include areas outside of the NWT or areas that overlap with other Aboriginal groups.

¹⁹ Similar to Tlicho 20.4.1.

²¹ Consistent with Tlicho 20.4.11 and other agreements.

Comment [t3]: This below section has been deleted because it does not seem necessary, given the new section 13.2.0, 13.3.3 and 13.4.3 and 13.4.4. It seems redundant to keep it.

Deleted: 13.5.3 Exchange lands will not be taken from lands owned by Dehcho Community Governments. (Question if this provision is necessary given 13.5.1 c)? ¶

Deleted: Ex.2.8 Dehcho Ndehe and interests in Dehcho Ndehe may be expropriated only for public purposes, and only in accordance with this Agreement, legislation, and under the following conditions:¹⁶ ¶

a) The Minister and the Dehcho Government will first attempt to come to a land exchange/transfer agreement and then if that fails, the parties will reach an agreement on compensation. If an agreement cannot be reached on compensation, the parties will go to Dispute Resolution; and ¶

b) compensation is provided to the Dehcho Government in the form of exchanged lands, or in exchanged lands plus a cash component, as agreed to by Canada or the GNWT, as the case may be, and the Dehcho Government.¹⁷ ¶

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Comment [t4]: This section was deleted because it seems redundant to keep given it is a general principle under 13.1.1 e)

Deleted: Ex.2.11 Expropriated lands shall only include the minimum interest required for the intended purpose of expropriation.²⁰

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- b) those lands remain subject to Dehcho Government laws, except to the extent those laws are inconsistent with the use of the lands for the purpose of expropriation;²² and
- c) the Dehcho Government or any person authorized by the Dehcho Government may continue to use the lands unless that use is inconsistent with the purpose of expropriation.²³



13.7 REACQUIRING EXPROPRIATED LANDS

13.7.1 Where lands or an interest in Dehcho Ndehe which have been expropriated are, in the opinion of the Expropriating Authority, no longer required:

- a) the Dehcho Government will have first right of refusal to re-acquire the expropriated lands;
- b) they may not be alienated to any party other than the Dehcho Government, where such lands are wholly surrounded by Dehcho Ndehe, without the consent of the Dehcho Government;²⁷
- c) the Expropriating Authority may not dispose of those lands for a price less than the price offered to the Dehcho Government;²⁸ and
- d) subject to __, the Dehcho Government may offer to return exchanged lands for expropriated lands, or may offer a combination of exchanged lands and a cash component for expropriated lands;²⁹
- e) the price for the Dehcho Government to re-acquire expropriated lands shall take into account:³⁰

Comment [t5]: This section has been moved under Compensation 13.4.2

Deleted: Ex.2.12 The total value of compensation, whether exchanged lands or exchanged lands²⁴ and a cash component, for an expropriated interest in Dehcho Ndehe will be determined by taking into account the following factors:[¶]

- a) . the market value of the expropriated interest at the time the notice of expropriation is made;^{25¶}
- b) the replacement value of any improvement to Dehcho Ndehe in which an interest has been expropriated;[¶]
- c) . any expenses or losses resulting from a disturbance directly attributable to the expropriation;[¶]
- d) any reduction in the value of any interest in the Dehcho Ndehe that is not expropriated which results from the expropriation;[¶]
- e) . any adverse effect on any cultural or other special value of Dehcho Ndehe in which an interest has been expropriated;^{26¶}
- f) the value of any special economic advantage arising out of or incidental to the occupation or use of Dehcho Ndehe by Dehcho Citizens or the Dehcho Government, to the extent that the value is not otherwise compensated for.

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²² Preferred federal language to replace “for the purpose of expropriation” with “federal or territorial public purposes as determined by the Federal or Territorial Expropriating Authority”.

²³ Similar language is found in Lheidli T’enneh s.125 c) but “as determined by the Expropriating Authority” would need to be added. The provision, however, is not found in NWT agreements.

²⁷ Concept introduced by DFN to help maintain the original integrity of Dehcho Ndehe. Canada cannot agree to this provision as this allows for a veto for the DFN.

²⁸ Consistent with Tlich 20.4.11 and other agreements.

²⁹ Ibid.

³⁰ Canada sees a number of problems of listing the considerations in 2.14 e), primarily because it is the Expropriating Authority who will determine the price for the reacquisition of the lands. Also, how would the parties determine an appropriate annual % increase? What would this be based on? What if the value of land takes a FALL in monetary value? Would the Dehcho be expected to accept less as a result?

- i) degradation to the economic or cultural value or utility of the lands to Dehcho Citizens or the Dehcho Government arising from the expropriation;
- ii) outstanding liability to restore or reclaim the integrity of the lands to pre-expropriation conditions;
- iii) an annual ___ % cap on the increase in monetary value from the time of expropriation;
- iv) lands offered by the Dehcho Government to the Expropriating Authority in exchange for the return of expropriated lands.

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13.8. PUBLIC ROADS

13.8.1 A Federal or Territorial Expropriating Authority may expropriate Dehcho Ndehe in accordance with 1.1 for use as a public road or public road allowance without compensation to the Dehcho Government

Deleted: (MOVED, former EX.6.1)

13.8.2 No lands expropriated under 13.8.1 may be used for any purpose other than a public road or public road allowance without the payment of compensation.

13.8.3 Any dispute between a Federal or Territorial Expropriating Authority and the Dehcho Government as to the location of a public road for which Dehcho Ndehe are to be expropriated under 13.8.1 may be referred by a Party for resolution in accordance with the Dispute Resolution chapter.

13.8.4 Where any lands expropriated under 13.8.1 or conveyed without compensation to Government for a public road are no longer needed for a public road, Government will grant back to the Dehcho Government the fee simple interest in those lands and those lands become Dehcho Ndehe.

13.8.5 The amount of land expropriated under 13.8.1 or conveyed without compensation to Government for a public road and not granted back to the Dehcho Government will not exceed, at any time, X square kilometres.

13.9 EMERGENCIES

13.9.1 Nothing in the Agreement will affect or limit the application to Dehcho Ndehe of the *Emergencies Act (Canada)* or any successor legislation.

13.10. CONFLICT

13.10.1 In the event of an inconsistency or conflict between this Chapter and federal or territorial laws of general application, this Agreement is paramount to the extent of the conflict.

Note: the sections on Replacement Lands and Public Roads have been moved. Replacement Lands is now under 13.5.0 as Exchange Lands and Public Roads is 13.8.0.

Deleted: Canada also proposes adding the following text:

Deleted: 5.0 Replacement (or exchange) Lands

- 5.1 . Land is not available to be provided as replacement land if it is
- a) . subject to a lease or an agreement for sale unless the Federal or Territorial Expropriation Authority and the person holding that interest consent;
 - b) . occupied or used by the Federal or Territorial Expropriation Authority, a Dehcho Community Government, or required for such future occupation or use;
 - c) . part of a public road;
 - d) . within 31 metres of a boundary of the Dehcho Settlement Area; or
 - e) . for any other reason considered unavailable by an arbitrator under the Dispute Resolution chapter

Deleted: <#>Public Roads

- 6.1 . A Federal or Territorial Expropriating Authority may expropriate Dehcho Ndehe in accordance with 1.1 for use as a public road or public road allowance without compensation to the Dehcho Government
- 6.2 No lands expropriated under 6.1 may be used for any purpose other than a public road or public road allowance without the payment of compensation.
- 6.3 . Any dispute between a Federal or Territorial Expropriating Authority and the Dehcho Government as to the location of a public road for which Dehcho Ndehe are to be expropriated under 6.1 may be referred by a Party for resolution in accordance with the Dispute Resolution chapter.
- 6.4 Where any lands expropriated under 6.1 or conveyed without compensation to Government for a public road are no longer needed for a public road, Government will grant back to the Dehcho Government the fee simple interest in those lands and those lands become Dehcho Ndehe.
- 6.5 . The amount of land expropriated under 6.1 or conveyed without compensation to Government for a public road and not granted back to the Dehcho Government will not exceed, at any time, X square kilometres.