

February 14th, 1947.

-- The Deputy Minister of Justice,

With this view he was inclined to agree although he doubted that his principals would consider selling at the present time.

When Mr. Hannah stated that he was not prepared to make an offer either for the outright sale or lease of the surface but invited me to do so, I suggested that a 30 or 40 year lease on the basis of what Crawford had been paying, namely \$100.00 per year. Mr. Hannah demurred and said that he would not recommend this and that the arrangement with Crawford in previous years had been based on personal friendship as between them and had not been the result of any bargain. Crawford had been allowed the use of the land in by-gone years when times were difficult and there was little or no prospect of leasing the property to anyone else.

As previously reported in my letter of August 1st, 1946, Hannah referred to Nowers recommendation that the rental be 50¢ per acre per year but I took the position that according to my information the maximum which the Department had ever paid for good grazing land was 25¢ per acre per year, and this Mitford acreage could not according to my information be considered first class grazing land with which opinion Hannah was inclined to agree.

As a result of my discussions, I believe that Hannah would recommend a long term lease at 25¢ per acre per year for 30 or 40 years. From the Department's standpoint, it seems to me that if it is possible to acquire this acreage by purchase rather than by lease, it would be desirable so to do because there would then be no privately owned land between the Bow River and the acreage acquired from Coppeck and Crawford and I believe it is regarded as desirable from the administration standpoint to isolate the Indian lands from others as much as possible.

There is another consideration which should influence the Department to which I made reference in my letter of April 4th, 1946, namely the C.P.R. spur track and the loading pens from which in the ordinary course of events the cattle are shipped and freight brought in to the ranch, are located on the Mitford lands and it is my understanding that if this acreage is not acquired there is no way of ensuring to the ranch access to these loading pens etc. which I believe are an essential adjunct to the operation. This is something to which the Department will want to give serious consideration and refer to a contour map of the area.

In discussing the matter with Mr. Gooderham he agrees that if possible it would be a good thing for the Department to acquire this acreage and if it could be bought for approximately \$10.00 per acre the Government would be well advised to buy it. Failing that he would be prepared to recommend a 30 or 40 year lease at 25¢ per acre, feeling as he does that it is desirable to ensure access to and the use of the loading pens etc. which now belong to the Department, having been purchased from Coppeck and Crawford.

The result of my negotiations and discussions may be briefly summarized as follows:

1. Mr. Hannah has submitted no offer as the basis of a lease or for the sale of the surface rights.