

Re: Item No. 11.3

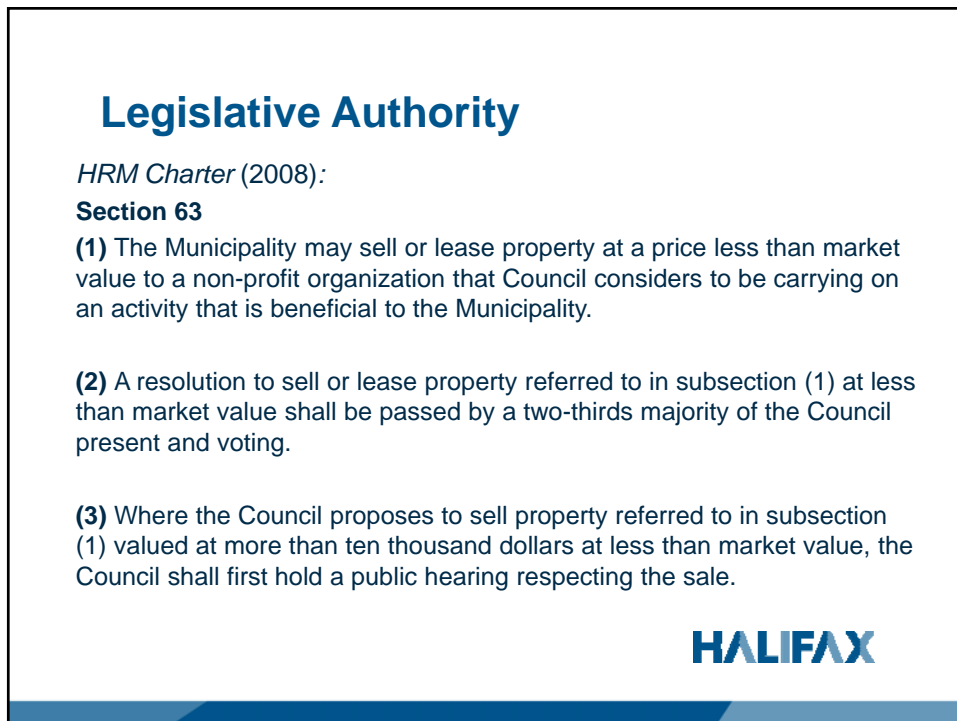
A banner for a public hearing. The background is white with blue geometric shapes. The word "HALIFAX" is in large white letters on a dark blue background in the top right. Below it, "Public Hearing" is in large blue letters. Underneath, the text reads: "ADMINISTRATIVE ORDER 50 – Disposal of Surplus Real Property - COMMUNITY INTEREST Category 80 Grono Road, Dutch Settlement – PID#40675860". At the bottom left, the date "August 15, 2017" is written in a smaller font.

HALIFAX

Public Hearing

ADMINISTRATIVE ORDER 50 – Disposal of Surplus Real Property - COMMUNITY INTEREST Category
80 Grono Road, Dutch Settlement – PID#40675860

August 15, 2017

A text box with a white background and a blue border. It contains the title "Legislative Authority" in blue, followed by "HRM Charter (2008):" and "Section 63". Three numbered paragraphs describe the council's authority to sell or lease property at less than market value. The word "HALIFAX" is in blue at the bottom right.

Legislative Authority

HRM Charter (2008):

Section 63

(1) The Municipality may sell or lease property at a price less than market value to a non-profit organization that Council considers to be carrying on an activity that is beneficial to the Municipality.

(2) A resolution to sell or lease property referred to in subsection (1) at less than market value shall be passed by a two-thirds majority of the Council present and voting.

(3) Where the Council proposes to sell property referred to in subsection (1) valued at more than ten thousand dollars at less than market value, the Council shall first hold a public hearing respecting the sale.

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Origin

July 18, 2017 Regional Council:

Motion approved that Halifax Regional Council set a date for a public hearing to consider the sale of PID#40675860, 80 Grono Road, Dutch Settlement to the Riverline Activity Centre Association as per the terms and conditions outlined in table 1 of the staff report dated May 15, 2017.

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Table 1. KEY TERMS AND CONDITIONS (PROPOSED)

Civic Address	80 Grono Road, Dutch Settlement
Area	43,560 sf (1 acre)
Zoning	VIL (Village) Zone permits assorted residential, institutional and commercial uses
Assessed Value¹	\$97,295
Appraised Value	See: In Camera Information Report dated July 18, 2017
Tax Status	Commercial Exempt
Proposed Purchase Price	\$1.00
Terms of Offer	The Association shall be responsible for all operating and capital costs including annual real property tax.
Proposed Use	Continuation of social, recreational and leisure activities by the Association.
Conditions of Sale	Property to be conveyed "as is-as zoned". The Association to provide satisfactory evidence that it is the apparent or defacto successor to the Dutch Settlement Recreational Association and Dutch Settlement Community Hall Association.
Buy-Back Agreement	A Buy-Back Agreement shall not be applied to the conveyance.
Closing Date	Within 3 months of Regional Council's approval.
Cost of Sale Recoveries	The Purchaser shall pay a maximum of \$2,500 for legal/deed migration fees at closing upon receipt of an itemized invoice issued by HRM. Excludes payment for independent appraisal report.

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Property Site Plan



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