

# HALIFAX

## Public Hearing

ADMINISTRATIVE ORDER 50 – Disposal of Surplus  
Real Property - COMMUNITY INTEREST Category  
1018 Fall River Road, Fall River – PID#00507459

November 14, 2017

# 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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# Property Site Plan



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**REQUEST TO  
SURPLUS**

1018 Fall River Road  
Fall River, N.S.

SITE PLAN



This map was produced for the internal use of Halifax Regional Municipality (HRM). HRM takes no responsibility for errors or omissions. Date of map is not indicative of the date of data creation.

Date: July 14, 2017  
Prepared by: E. Wall

# Origin

October 17, 2017 Regional Council:

*Motion approved that Halifax Regional Council schedule a public hearing to consider the sale of PID 00507459 -1018 Fall River Road, Fall River, to the Fall River Minor Football Association as per the proposed terms and conditions set out in Table 1, page 5 of the staff report; October 17, 2017 Regional Council meeting agenda item 14.1.3.*

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**Table 1. KEY TERMS AND CONDITIONS**

<b>Civic Address</b>	1018 Fall River Road, Fall River
<b>Land Area</b>	21,600 square feet
<b>Zoning</b>	R-1B Suburban Residential Zone
<b>Assessed Value</b>	\$152,900 (Updated to 2017 assessed value)
<b>Appraised Value</b>	See: In Camera Information Report dated November 14, 2017.
<b>Tax Status</b>	Commercial Exempt.
<b>Proposed Purchase Price</b>	\$1.00
<b>Terms of Offer</b>	Property to be sold as is and as zoned. The Association shall be responsible for all operating and capital costs including annual real property tax.
<b>Proposed Use</b>	Fall River Minor Football Association administration and programming with room rentals to local community-based groups and private rentals as feasible.
<b>Conditions of Sale</b>	Property to be conveyed "as is" and as zoned.
<b>Buy-Back Agreement</b>	A Buy-Back Agreement with an initial term of 25 years shall apply to this conveyance followed by an automatic review by Regional Council. In the event the Buy-Back Agreement is invoked prior to the conclusion of the first term the owner shall be entitled to claim capital improvements made to the subject property independent of any municipal funding, less annual depreciation as per the amortization rates by asset class identified in Table 2 of Attachment 1.
<b>Closing Date</b>	Within three (3) months of Regional Council's approval.
<b>Cost of Sale Recoveries</b>	The Association shall pay up to a maximum of \$2,500 (HST included) for legal/deed migration fees at closing upon receipt of an itemized invoice issued by HRM. Excludes payment for independent appraisal report which is HRM's responsibility.