

HALIFAX

Public Hearing

ADMINISTRATIVE ORDER 50 – Disposal of Surplus
Real Property - COMMUNITY INTEREST Category
30 Latter Pond Lane, Herring Cove. PID# 40000051 and
Portion of PID# 40000069

April 10, 2018

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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Origin

March 20, 2018 Regional Council:

Motion approved that Halifax Regional Council set a date for a public hearing to consider the sale of a Portion of PID 40000069 and PID 40000051, 30 Latter Pond Lane, Herring Cove, to the Herring Cove Community Association for the proposed less than market value price of \$1.00 as per the proposed terms and conditions set out in Table 1 of the staff report dated January 26, 2018.

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Funding Sources and Expenditures

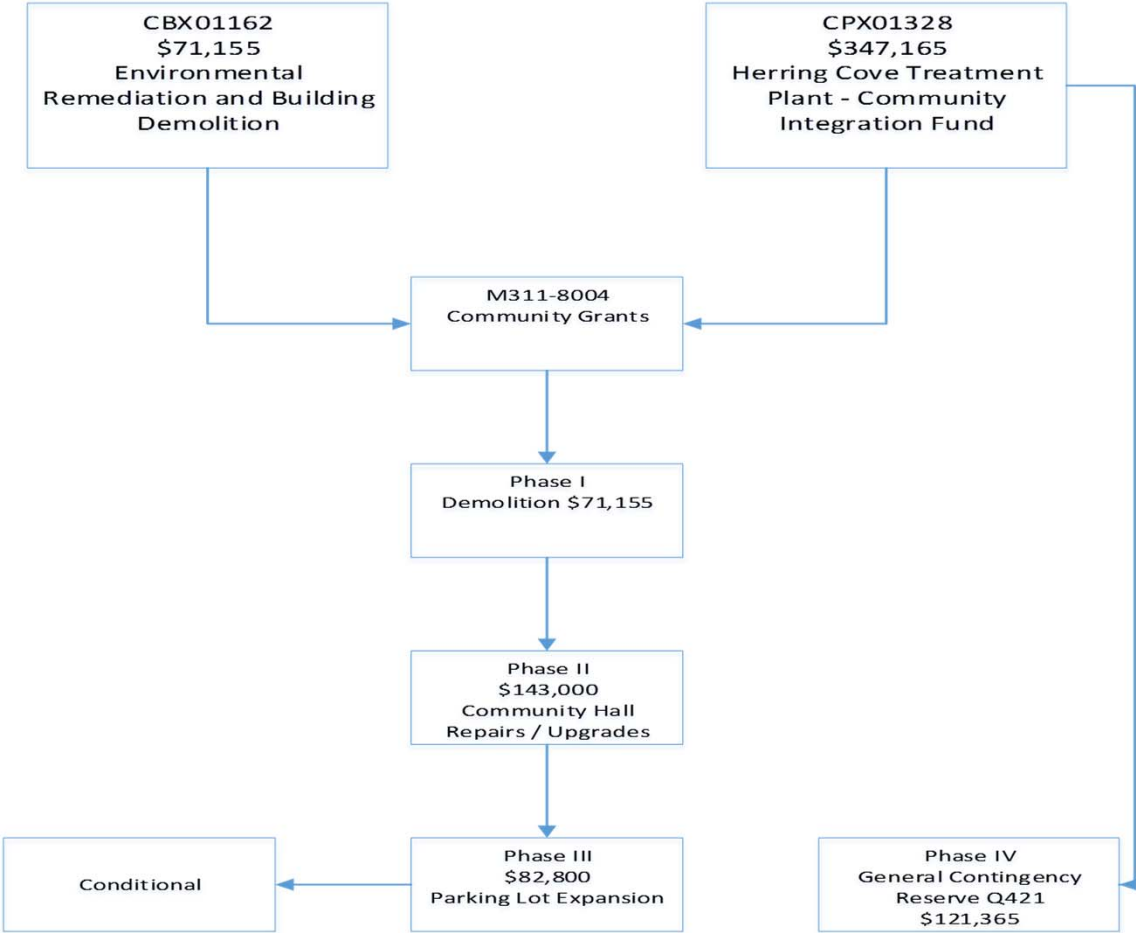


Table 1. KEY TERMS AND CONDITIONS (PROPOSED)

Civic Address	30 Latter Pond Lane, Herring Cove (Portion of PID 40000069 and PID 40000051)
Area	56,000 square feet subject to survey
Zoning	P-2 Community Facility Zone
Assessed Value	\$33,258 (estimated)
Appraised Value	See: In Camera report dated November 2, 2017
Tax Status	Commercial Exempt
Proposed Purchase Price	\$1.00
Terms of Offer	Purchaser to be responsible for all operating and capital costs including annual real property tax.
Proposed Use	Establishment of community hall for recreational and leisure activities delivered or coordinated by the society.
Conditions of Sale	<p>Receipt and registration of a Quit Claim deed from the Province of Nova Scotia at the Municipality's cost and expense.</p> <p>Subdivision at the Municipality's cost and expense.</p> <p>Easement Agreement for shared utility services to be recorded prior to the conveyance at the Municipality's cost and expense.</p> <p>Parties to enter into a Contribution Agreement.</p> <p>Municipality to upgrade west-facing wall of the hall to satisfy subdivision requirements at its sole cost and expense currently estimated at \$3,500.</p>
Buy- Back Agreement	A Buy-Back Agreement shall not be applied to the conveyance.
Closing Date	No later than 6 months from date of approval.
Cost of Sale Recoveries	The Purchaser shall pay no portion of HRM's closing costs.