

HALIFAX

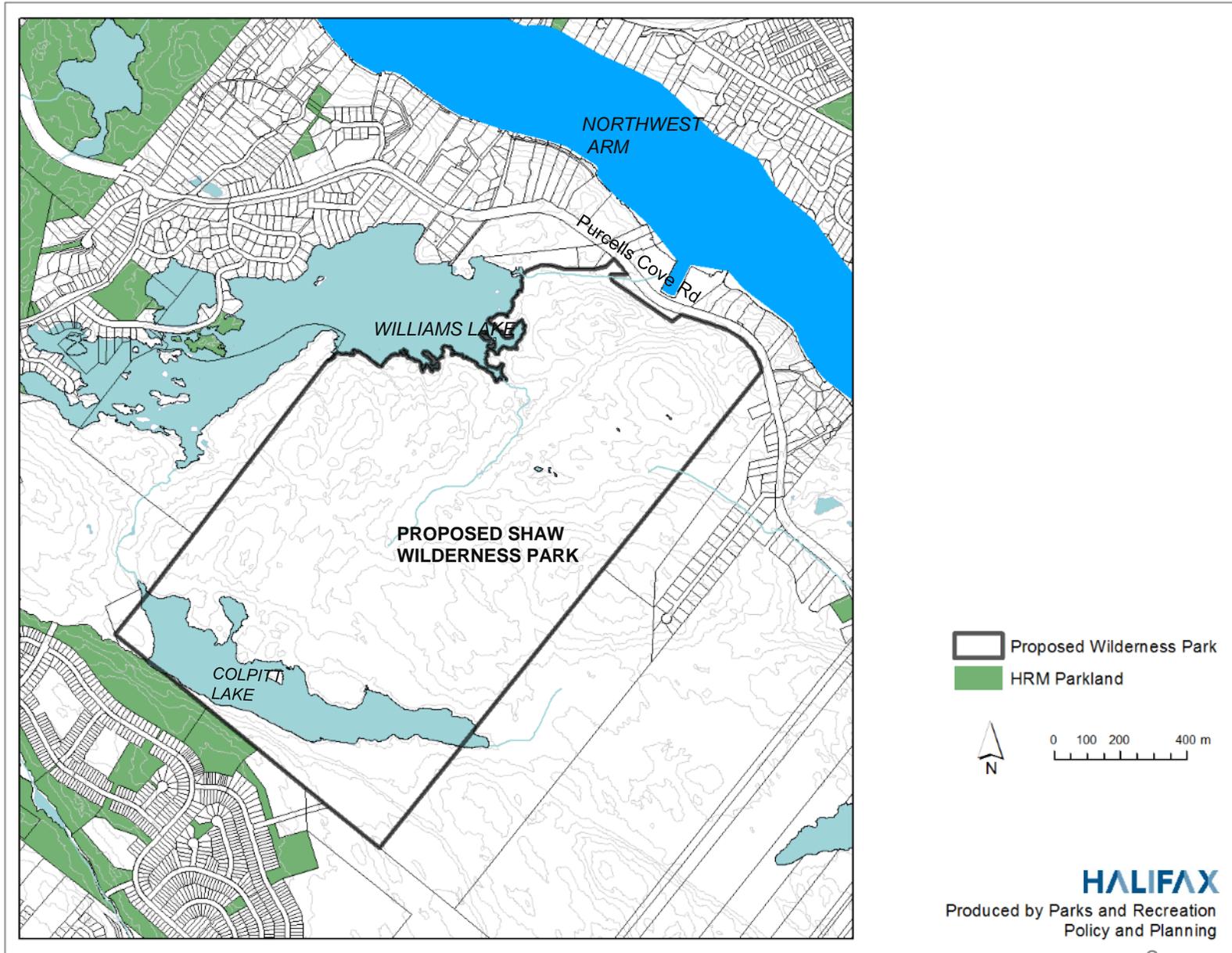
Proposed Shaw
Wilderness Park

**Sale of Conservation
Easement at Less than
Market Value**

Public Hearing

July 17, 2018

Background



Background

September 5, 2017 approval of Regional Council:

- The municipality will purchase the lands for \$6.6 million
- NCC will acquire a conservation easement, for which it will pay the municipality \$2.5 million
- The conservation easement will place limitations on the future use of the lands, largely to maintain them in their natural state in perpetuity
- The lands are to be named “Shaw Wilderness Park”
- Clayton will develop a park entrance

HALIFAX



Background

This is subject to several terms and conditions, including

- Consultation through a public meeting
- Agreements between the parties
- A public hearing for the less than market sale of conservation easement

Public Hearing

- HRM's appraisal value of the lands is \$6.6M
- The conservation easement on the lands devalues them by 50%
- NCC should therefore pay \$3.3M, but is paying \$2.5M

- The sale of land at less-than-market value requires a public hearing
- Regional Council decision to approve the sale requires a 2/3 vote

Recommendations

Pending Regional Council's consideration of input from the public hearing, it is recommended that Halifax Regional Council:

1. Approve the less than market sale of the conservation easement;
2. Authorize the Mayor and Chief Administrative Officer to enter into agreements of purchase and sale, the conservation easement, and transfers of lands; and
3. Direct staff to include sufficient funds in the 2019/20 Operating Budget for park maintenance costs