

HALIFAX

Public Hearing

ADMINISTRATIVE ORDER 50 – Disposal of Surplus
Real Property - COMMUNITY INTEREST Category
80 Sandy Cove Road, Terence Bay. PID# 00481259

October 30, 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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Site Map



Photograph (front)



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Origin

October 2, 2018 Regional Council:

Motion approved that Halifax Regional Council schedule a public hearing to consider the sale of 80 Sandy Cove Road, Terence Bay, to the Terence Bay Community Hall Association (“the Association”) for the proposed less than market value price of \$1.00 as per the proposed terms and conditions set out in Table 1 in the Discussion section of the staff report dated July 30, 2018 and a Buy-Back Agreement included as Attachment 1 of the staff report dated July 30, 2018.

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Table 1. Key Terms and Conditions (Proposed)

Civic Address	80 Sandy Cove Road, Terence Bay
Area	61,707 square feet
Zoning	P-2 Community Facilities Zone
Assessed Value	\$255,000
Appraised Value	See: In Camera Information Report dated July 30, 2018
Tax Status	Commercial Exempt
Proposed Purchase Price	\$1.00
Terms of Offer	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.
Proposed Use	Continuation of community hall recreational and leisure activities, and social functions.
Conditions of Sale	Property to be sold “as is” and “as zoned”
Buy-Back Agreement	A Buy-Back Agreement with an initial term of 25 years shall apply to this conveyance followed by an automatic review by Regional Council. The key terms set out in Attachment 1 of the staff report dated July 30, 2018, shall be included in the Buy-Back Agreement.
Closing Date	Within three (3) months of Regional Council ‘s approval
Cost of Sale Recoveries	The Purchaser shall pay \$2,500 towards legal migration fees, including title search and excluding payment for an independent appraisal.