

# HALIFAX

P.O. Box 1749  
Halifax, Nova Scotia  
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**Item No. 15.1.2**  
**Halifax Regional Council**  
**February 26, 2019**

**TO:** Mayor Savage and Members of Halifax Regional Council

**SUBMITTED BY:**

Original Signed by 

\_\_\_\_\_  
Jacques Dubé, Chief Administrative Officer

Original Signed by 

\_\_\_\_\_  
Jane Fraser, Director of Finance, Asset Management and ICT/CFO

**DATE:** November 21, 2018

**SUBJECT:** Funding Request – Terence Bay Community Hall Association

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## SUPPLEMENTARY REPORT

### ORIGIN

October 6, 2015 – Regional Council declared 80 Sandy Cove Road, Terence Bay, as surplus to municipal operational requirements and approved disposal under the Community Interest category of Administrative Order 50.

October 30, 2018 - Regional Council approved the sale of 80 Sandy Cove Road, Terence Bay, to the Terence Bay Community Hall Association for the less than market value price of \$1.00 and directed staff to prepare a supplementary recommendation report outlining funding options for renovation work to the Terence Bay Community Hall.

### LEGISLATIVE AUTHORITY

*Halifax Regional Municipality Charter* (“HRM Charter”), S.N.S. 2008, c.39

**79(1)** The Council may expend money required by the Municipality for

...

(av) a grant or contribution to

...

(v) any charitable, nursing, medical, athletic, educational, cultural, community, fraternal, recreational, religious, sporting or social organization within the Province.

*Administrative Order 2014-015-ADM Respecting Reserve Funding Strategies.*

### RECOMMENDATION

It is recommended that Halifax Regional Council ratify the terms and conditions of the sale of 80 Sandy Cove Road, Terence Bay without providing additional funds to the Terence Bay Community Hall Association.

## **BACKGROUND**

On October 30, 2018, Regional Council approved conveyance of 80 Sandy Cove Road, Terence Bay, to the Terence Bay Community Hall Association (“the Association”) for the sum of \$1.00 and closing costs of \$2,500. The Association’s request for \$125,000 was referred to staff for a recommendation to be considered by the Council. The conveyance was not conditional upon additional funding.

**Administrative Order 50 - Community Interest Sales:** The municipality disposes of surplus properties because they are not required for municipal purposes. The Community Interest category of Administrative Order 50 offers community groups the opportunity to acquire surplus properties at below market value. These properties are sold “as is” meaning that HRM does not make improvements to the property to attract buyers or increase the market value and potential sale price. The reconditioning and maintenance of such properties becomes the Purchaser’s responsibility. Providing public funds for buildings that are not required for municipal purposes, whether through the capital budget or as a contribution, reduces funds for municipal capital projects.

Although the Administrative Order 50 process facilitates property sales to non-profit and charitable organizations it is not a grant program. The dollar value of HRM’s contribution is “in-kind” and may include:

- the opportunity cost of revenue forgone through a discounted sale price or property donation including the purchase price and deed transfer tax;
- HRM’s cash expenditures not recovered through closing costs charged to the Purchaser; and
- any municipal costs incurred in advance of disposal such as a title search, land survey, sub-division or consolidation, appraisal, reports or testing.

Requests for financial assistance above-and-beyond a discounted sale are either (i) referred to the applicable grant program or other funding sources, or (ii) addressed through a separate contribution agreement with a current or future funding source identified.

**Precedence – Additional Funds:** To date, the Municipality has made monetary contributions to recipients of a donated or discounted property conveyance to the Lake Loon Cherry Brook Community Association, the 1588 Barrington Street Building Preservation Society and the Herring Cove Community Hall Association:

- Lake Loon Cherry Brook Community Association requested \$325,000 and received \$170,000 which was the equivalent of a previous capital commitment for roof replacement<sup>1</sup>;
- 1588 Barrington Building Preservation Society requested \$345,000 and received “up to” \$250,000 towards holding/asbestos abatement;
- The Herring Cove Community Hall Association (30 Latter Pond Lane) requested \$421,820.18 and received \$296,955 of which \$225,800 (76%) was from a designated community compensation fund plus \$71,155 transferred from an HRM capital account allocated for partial demolition. A balance of \$121,000 remains in the Fund and is held in reserve by HRM.

In the case of 220 Lake Loon Road, Cherry Brook, 1588 Barrington Street, Halifax, and 30 Latter Pond Lane, Herring Cove, the buildings were either vacant and uninhabitable or a portion of the premises condemned and had to be demolished. Both the Cherry Brook and Barrington Street properties had historical significance while Latter Pond was funded through a designated fund specific to that area. To date, except for funds issued from the Herring Cove Treatment Plant Community Integration Fund, funds have not been issued for repairs, upgrades, expansion, decorating, or equipment.

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<sup>1</sup> Although demolition had been recommended by staff the Council defeated the recommendation and consequently no funds had been budgeted towards this specific expense.

No funds were provided for other disposals to community groups including for properties at 80 Grono Road, Dutch Settlement (Riverline Activity Center); 1018 Fall River Road; 4 Fernhill Drive, Dartmouth; and, Lot 3 Shore Road, Bedford. Riverline Activity Centre Association's request for electrical upgrades and insulation was declined based on approximately \$38,000 in roof, floor and septic repairs paid by HRM despite the lease of an HRM property at a rental rate of \$1.00 per annum.

## **DISCUSSION**

**Funding Request:** The proposal submitted by the Association under the formal Call for Submissions from non-profit organizations did not include an itemized capital plan, timeline(s), or quotes to substantiate the amount of funding requested. However, the submission suggested that specific facility upgrades would be phased over five (5) years, notably:

- (i) immediate upgrades to the septic system, parking lot/driveway, and the purchase and installation of commercial fridges and sinks in the kitchen and bar; and
- (ii) interior decorating, replacement interior/exterior door and windows, the purchase and installation of a heat pump, and replacement roof.

Following the October 30, 2018, public hearing with respect to conveyance of the property, the Association submitted a brief to members of Regional Council that included an itemized list with estimated costs as follows:

1. Septic system replacement from holding tank to French drain or other appropriate system (\$20k)<sup>1</sup>.
2. Driveway re-paving (\$10k)
3. Kitchen and bar renovations (\$50k)
4. Accessibility renovations including bathrooms (\$10k)
5. Heat pump installation (\$10k)
6. Window and door replacement (\$15k)
7. Roof replacement (\$25k)<sup>2</sup>
8. General upgrades and updates (\$10k)

Notes:

- The septic system replacement is not a contractor's estimate; the cost of obtaining an estimate (\$1,350) was not expended prior to Regional Council's decision to convey the property.
- The roof replacement estimate of \$25,000 is for materials only.

The brief sent to members of Council, dated November 21, 2018, is included in its entirety as **Attachment 1** of this report.

**Funding Review:** In 2013, the year in which HRM Fire & Emergency Services de-commissioned several sub-stations, HRM commissioned building condition reports, energy audits, and Phase I environmental assessments. The technical reports for 80 Sandy Cove Road, Terence Bay, were made available to applicants through the Call for Submissions process<sup>2</sup> and inform this review. Reference has also been made to the independent appraisal (2017)<sup>3</sup>, HRM's operating expenses over a 3-year period from 2015 to 2017, and the financial statement provided in the Association's submission to acquire the subject property.

**Septic System Replacement:** The Building Condition and Energy Assessment Report (2013) estimated that the septic holding tank and fixtures were installed in 1957. With an estimated useful life of 60 years

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<sup>2</sup> Final Report: Capital Plan Building Condition and Energy Assessments Fire Station 53 (Capital Management Engineering Limited (2013) and Phase I Environmental Site Assessment (All-Tech Environmental Services Limited, 2014).

<sup>3</sup> An Appraisal of the Current Market Value of 80 Sandy Cove Road, Terence Bay, Nova Scotia, as of October 26, 2017, Prepared for Halifax Regional Municipality, Alderney Real Estate Appraisals Limited.

replacement was not anticipated until 2039. Facilities Operations has inspected the system twice a year and the holding tank emptied at 3-month intervals or on-call based on use. Over a 3-year period (2015-2017) the average cost for emptying the septic tank was \$4,593 or approximately 17% of HRM's facility operating costs as shown in Table B of **Attachment 2**.

In 2017, an upgrade was made to the septic cover cap and barriers installed to prevent parking on or in the immediate vicinity of the holding tank. Despite the septic inspection results, there has been septic back-up: the tank may be under-sized for larger social functions.

In the preparation of this report, HRM Facilities Operations retained ABL Environmental Consultants Limited to provide technical advice with respect to the optimal replacement system at this location (November 2018). This same consultant was used for the recent septic upgrade at Goff's fire station. The recommended design includes the installation of an additional septic tank equipped with a new pump system including electrical work to connect to the existing electrical panel, a new effluent filter, pipe insulation as required, materials, hydraulic testing, and site excavation and grading as required. The estimated replacement cost is \$30,000 including excavation (and removal of the old holding tank if required). An additional \$5,000 is recommended as a contingency should plumbing or electrical upgrades be required. The consultant's report will be shared with the Association but they are not under any obligation to follow the recommended design or engage a particular contractor.

#### **Grant programs:**

Typically, "grants" issued under a formal municipal grant program are in accordance with policy approved by Council within which the terms and conditions of funding are set out, including recourse for non-compliance. A financial award issued outside a formal grant program (in the absence of a policy) is managed through a Contribution Agreement and is at the discretion of Regional Council.

Both the building condition report and appraisal consider the premises to be in "average" condition with no immediate safety hazards which has remained accessible to the public since its de-commissioning in 2013. The premises are habitable and safe.

Further, the scope of work proposed by the Association includes a combination of expenditures. Some of which address elements nearing the end of the useful life and energy efficiency upgrades as identified in the building condition report, whereas other proposed expenditures are upgrades as desired by the Association. The scope of work falls roughly into three categories:

- Capital improvements: expenditures that increase or enhance the overall value of the property and extend its useful life. Examples include septic system replacement, roof replacement, driveway paving, and replacement exterior windows and doors.
- Renovations that modernize, replace or upgrade existing fixtures: examples include kitchen and bar renovations (equipment purchases, fixtures), washroom accessibility, a heat pump, replacement flooring and interior doors.
- Unspecified "general upgrades and updates" valued at \$10,000.

A list of potential funding sources is included in **Attachment 3** of this report. With respect to long-term sustainability, the Association might also investigate their ability to participate in the *HRM Solar City Program*.

**Property Tax Relief:** Annual operating costs can be reduced through application to the municipal tax relief program. To be eligible for consideration, the Association would have to be the title-holder<sup>4</sup> and assessed as taxable on the 2019 tax roll. In the interim, while ownership was in HRM's name a request was made to

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<sup>4</sup> A lease or license agreement with the Municipality has not been in effect.

Property Valuation Services Corporation (“PVSC”) to review the assessed value of the property. A copy of the independent appraisal was provided. In 2018, the assessed market value is \$255,000: this value was significantly higher than the appraisal. In the absence of a lease agreement the property remained exempt as if government-owned and operated.

**Recommendation:**

Disposals of surplus properties at a subsidized value are at the discretion of Regional Council. Properties are typically sold on an “as is” basis and there is no grant program to provide additional funds for renovations or upgrades. Most other applicants have not received such funds and to do so would create a precedent for any additional properties that might become surplus.

**FINANCIAL IMPLICATIONS**

There are no financial implications to this recommendation.

**RISK CONSIDERATION**

Low. The conveyance of 80 Sandy Cove Road, Terence Bay included a Buy-Back Agreement affording HRM the right of first refusal to reacquire the property should the Association wish to convey title or cease operations.

**COMMUNITY ENGAGEMENT**

Not applicable.

**ENVIRONMENTAL IMPLICATIONS**

A Phase I Environmental Site Assessment (All-Tech Environmental Services Limited, 2014) identified no significant environmental risk but did indicate that the exterior finish materials may contain lead paint (would need to be determined by sample testing), thermostats contain mercury, and well water quality should be tested regularly. With the exception of water testing, the paint and thermostat issues could be addressed if the exterior finishing is replaced (ie. removal of vinyl siding and insulation) or the electric baseboard system replaced.

**ALTERNATIVES**

1. Halifax Regional Council could approve a one-time contribution to the Terence Bay Community Hall Association in the amount of \$35,000 with funding from Fiscal Services M311-8004 towards the purchase and installation of a replacement septic system for the facility located at 80 Sandy Cove Road, Terence Bay, and authorize the Chief Administrative Office to negotiate and execute a Contribution Agreement between HRM and the Terence Bay Community Hall Association.
2. Halifax Regional Council could approve a one-time contribution to the Terence Bay Community Hall Association in the amount of \$125,000 and authorize the Chief Administrative Office to negotiate and execute a Contribution Agreement between HRM and the Terence Bay Community Hall Association.

Neither option is recommended: Based on (i) precedence whereby requests for funding upgrades were declined, (ii) in relation to the value of HRM’s in-kind property contribution, conveyance-related expenses, and annual operating expenses paid by the Municipality following de-commission, (iii) non-profit organization who made application to the 2018 Community Grants Program for energy efficiency upgrades

and were declined<sup>5</sup>, and (iv) in relation to future disposals under the Community Interest category of Administrative Order 50 for which there is no designated budget allocation.

**ATTACHMENTS**

1. Briefing Submission to Regional Council from the Terence Bay Community Hall Association, dated November 21, 2018.
2. Facility Operating Costs.
3. Potential Funding Sources

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Peta-Jane Temple, Team Lead Grants & Contributions, Finance & Asset Management  
902.490.5469

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<sup>5</sup> Report to Grants Committee meeting of June 11, 2018, Community Grants Program 2018: Recommended Awards, dated April 20, 2018, Attachment 3. Approved by Regional Council June 19, 2018.

## Building Community Supporting Upgrades to the Terence Bay Community Hall Association

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Briefing to Regional Council Members  
November 21, 2018

### **Our Request:**

#### **A one-time funding contribution for building repairs**

We are asking, as per our submission for conveyance, for Halifax to provide a one-time funding contribution to allow for timely repairs and upgrades to the former Fire Hall at 80 Sandy Cove Road that will now be sold to the Terence Bay Community Hall Association. The community was a significant force in building the Fire Hall but **little preventative maintenance was done on the building during the time of HRM ownership**. We ask Halifax to consider funds to repair and upgrade the building, to bring it up to HRM's own codes and standards for safety, environmental stewardship and accessibility, and in support of the future success of this important community initiative.

Following the public hearing on October 30, 2018, Halifax Regional Council unanimously agreed to sell the former Fire Hall building at 80 Sandy Cove Road in Terence Bay to the Terence Bay Community Hall Association for \$1. Fundraising for building repairs and upgrades will now be the responsibility of the Terence Bay Community Hall Association however **little preventative maintenance was carried out by HRM during the period of HRM ownership, even after the community was informed of plans to divest (2013-2018)**.

Our submission for conveyance included a request for a one-time financial contribution of \$125,000 to make important, timely repairs and upgrades. The staff report on conveyance did not include a recommendation to provide such funds, however Regional Council unanimously passed a motion to request a staff report outlining funding options to assist upgrading and renovating.

### **1. The Community Has Already Invested Heavily in the Building**

The Hall is built on land donated by community members and is the second Fire Hall built with the support of extensive community fundraising. The existing Fire Station and Hall opened in 1984 thanks to much dedication and committed hours from volunteer Fire Fighters and community members. The Hall became the hub for the community. For years, Fire Fighters and the Ladies Auxiliary gave freely of their time to operate the Hall and fundraise to help purchase equipment. **Thanks to community fundraising, the 25-year mortgage was paid down in 7 years.**

### **2. HRM Did Little Preventative Maintenance**

There was a lack of preventative maintenance despite multiple requests made by the Association, such as a list of needed repairs submitted on December 3, 2013 that prioritized a request to assess replacement of the septic system. Additionally, as noted in the HRM 2018 staff report, "A mandatory public information meeting was hosted on Nov 30 2017...Concerns were raised with respect to the condition of water

and septic system and upgrades." The 2018 report noted "minor building repairs" were made by HRM in 2017. This is reference to the replacement of bathroom tiles following a septic backup and items such as a new septic cover, fixing ceiling fans and minor parking lot grading. The March 2013 *Capital Plan Energy and Condition Report* mentions that the electric baseboards are in poor condition and says the Bay (Overhead) doors will need replacing in 2014 – neither issue was addressed. Additionally, the windows are original to the building and some are cracked.

### **3. Timely Repairs Require More than What Grants Can Provide**

While many municipal and provincial grants are available for us to seek over time, many repairs and upgrades are needed more immediately than various granting processes will allow. There is also no guarantee that all our grant submissions will be successful. Additionally, the volume and diversity of needed repairs and upgrades means that the process of securing grants will be particularly time-consuming for the Association and will progress over many years. Instead, a one-time fund would allow us to focus our energy on establishing the new community life of the Hall, including establishing successful revenue-generating activities to cover operating costs. The funds we seek are a relatively small investment from HRM but are significant for the community of Terence Bay and Lower Prospect and for the capacity of the Association as it administers new ownership of the building.

### **4. The Septic System Needs Replacing**

The existing septic system relies on a 3000g capacity holding tank that needs pumping out typically every three weeks (2010 Septic Tank Report) because it includes greywater deposit. The 2018 staff report notes that, "the septic system may be under-sized in relation to the frequency or a concentration of use and as such a future upgrade might consider an enlargement or replacement of the current septic system." **Replacing the system will be vital to the future of the Hall.** The 2010 Septic Tank Report made the recommendation to "determine if a proprietary wastewater treatment system can be installed at the site, with discharge adjacent to the wetland." We do not know if such an investigation was undertaken.

### **5. Building Reports Commissioned by HRM Were Limited and Inaccurate**

In the absence of any further audits of the Hall for compliance with respect to various regulations and codes, we understand that staff and Regional Council will be referring to the *Capital Plan Energy and Condition Report* of 2013 as well as the July 2014 *Phase 1 Environmental Site Assessment* in considerations for funding options. However these reports are not comprehensive and, in some cases, are inaccurate. For example, **the 2013 Capital Plan Energy and Condition Report incorrectly describes the building as serviced by a septic field.** The Hall does not have a septic field but relies solely on a holding tank for waste and greywater collection that requires pumping approximately every three weeks. The 2013 report stated that its recommendations should be confirmed with a more detailed site investigation and project evaluation project. It also notes that compliance with national and provincial codes was not part of the assessment. Additionally, the 2014 environmental site assessment recommended testing of flooring and exterior paint for lead and asbestos as well as a HAZMAT survey "to document and confirm the presence or absence of hazardous building materials." To our knowledge, these tests were not carried out.

## Appendix

### Terence Bay Community Hall Association Estimates for Repairs and Upgrades

In the Terence Bay Community Hall Association submission requesting conveyance we asked for a one-time funding contribution of \$125,000 and we provided a summary list of the major repairs and upgrades needed.

Estimates for these repairs were arrived at through a process of securing quotes from multiple contractors. These quotes are available upon request.

The list of repairs required and associated estimated costs are as follows:

Required repairs and upgrades:

1. Septic system replacement from holding tank to French drain or other appropriate system (\$20k) Please note: This is not a true estimate because the cost of securing an estimate is \$1350 and we did not expend these funds before the Regional Council decision to convey the property to the community.
2. Driveway re-paving (\$10k)
3. Kitchen & bar renovations (\$50k)
4. Accessibility renovations including bathrooms (\$10k)
5. Heat pump installation (\$10k)
6. Window and door replacement (\$15k)
7. Roof replacement (\$25k)
8. General upgrades and updates (\$10k)

The total cost is \$150,000.

The Association has already secured a pledge of \$25,000 from the District Capital Fund via our Councillor Stephen Adams and therefore our ask is for \$125,000.

*"Our hall is so much more than bricks and mortar, wood and nails. It stands as a labour of love, symbolizing the spirit of pride, dedication, strength, connectedness, and support of community through volunteerism and a love for one another."*

– Carol Anne Smith, Chair, Terence Bay Community Hall Association, from testimony at the Regional Council Public Hearing, October 30, 2018

## Facility Operating Costs

## Association 3-Year Financial Information – Operating (2016-2018)

<b>Table A. Terence Bay Community Hall Association: Revenues and Expenses 2016-2018</b> Terence Bay Community Hall Association Submission, July 16, 2018			
	<b>2016</b>	<b>2017</b>	<b>2018<sup>1</sup></b>
<b>Revenues</b>			
Socials	\$3,913	\$4,206	\$3,925.70
Canteen	\$2,110.28	\$1,716.73	\$1,701.36
Rentals & Donations	\$1,471.10	\$981.15	\$1,050
<b>Total Revenues</b>	<b>\$7,494.38</b>	<b>\$6,903.88</b>	<b>\$6,677.06</b>
<b>Expenses</b>			
Socials & Canteen Expenses	\$1,243.44	\$889.88	\$1,008.42
Maintenance	\$150.94	\$87.01	\$320.99
Association Expenses	\$2,082.78	\$1,788.65	\$1,750
<b>Total Expenses</b>	<b>\$3,477.16</b>	<b>\$2,765.54</b>	<b>\$3,079.41</b>
<b>Net Surplus/(Deficit)</b>	<b>\$4,017.22</b>	<b>\$4,138.34</b>	<b>\$3,597.65</b>

Notes:

1. 2018 is presumed to be a projection based on a fiscal year of April 1 to March 31.

## HRM 3-Year Operating Costs (2015-2017)

<b>Table B. HRM Operating Costs: Facility Operations<sup>1</sup> 2015-2017</b>				
	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>3-Year Average</b>
Septic Tank Pumping	\$4,593	\$4,029	\$4,323	\$4,593
Water Testing	\$2,360	\$1,021	\$1,200	\$1,527
Snow Removal	\$2,761	\$11,704	\$18,606	\$11,023
Electricity	\$9,380	\$7,020	\$11,977	\$9,460
<b>Sub-Total</b>	<b>\$19,094</b>	<b>\$23,774</b>	<b>\$36,106</b>	<b>\$26,603</b>
Inspections (HRM labour: building/fire safety)	\$646	\$745	\$386	\$592
<b>Total</b>	<b>\$19,740</b>	<b>\$24,519</b>	<b>\$36,492</b>	<b>\$27,195</b>

## Potential Funding Sources

The following is not an exhaustive list of potential funding sources and is for illustration purposes only – eligibility or receipt of funding is not presumed.

Halifax Regional Library has print and online sources available to the public.

**Prospect Road Area Rate:** The Terence Bay Community Hall falls within the catchment area for a local area rate distributed by the Prospect Road Recreation Association (“PPRA”). In 2018, the rate was applied to property assessed as Residential or Resource and estimated total revenues were \$90,700. Although there was a reported surplus of \$118,000 in fiscal year 2017 the actual balance was \$108,451.73 of which there are commitments<sup>1</sup> (proposed expenditures) totaling \$67,630.17 that were brought forward to fiscal 2018. As of December 2018, if all commitments are fulfilled by year-end there is a projected surplus of \$39,176.91. Note that a report on a Review of Area Rate Policies is currently underway.

1. Approved support for community groups in fiscal 2018-19 includes \$10,000 to the Terence Bay firehall project (conditional on ownership).

<https://www.prospectcommunities.com/rec>

**HRM Community Grants Program:** The value of HRM's in-kind contribution in a less than market value sale and any municipal cash expenditures not recovered by virtue of a maximum on closing costs recovered from a non-profit Purchaser may be considered when evaluating applications of comparable merit<sup>1</sup>. Notwithstanding this caveat, the Leisure funding category includes community halls whose programming is largely social (meetings, passive recreational activities, fundraising and community events etc). Such facilities are expected to be advertised to non-members and programming inclusive.

Should the Association receive standing as an HRM recognized comfort centre the Association could make application under the Emergency Assistance & Neighbourhood Safety category for incremental upgrades that are specific to the operation of a comfort centre. For example, a generator. To be considered, the applicant must be the owner of the property and provide proof of registration with HRM Fire & Emergency Services. Priority may be given to facilities located in rural areas where there is no HRM capacity<sup>2</sup> and/or based on the EMO rating (the probability of use).

First-time applicants are encouraged to contact staff prior to making formal application to the program to ensure that the project and specific expenditures are eligible for consideration. Some of the items on the Association's list of improvements would rank low in priority relative to capital improvements that enhance operating efficiencies or address public safety.

[www.halifax.ca/business/doing-business-halifax/community-grants](http://www.halifax.ca/business/doing-business-halifax/community-grants)

**Nova Scotia Department of Communities, Culture & Heritage (Recreation Facility Development Grant and Accessibility Grants):** Although the focus of this provincial program is on amenities that encourage physical activity/fitness/sport the Association could request confirmation of eligibility, particularly in relation to larger capital work such as a replacement roof and leverage consideration using the value of HRM's in-kind property-related contributions. The department also provides funding to support need assessments and feasibility studies.

<https://cch.novascotia.ca/recreation-facility-developmentgrant>

The Department also administers the ACCESS-Ability Program with grants up to \$10,000 to upgrade

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<sup>1</sup> The program guide states that “preference may be given to applicants not in receipt of federal, provincial or municipal government funding”.

<sup>2</sup> HRM Community Grants Program Guidebook 2019.

facilities to enhance access for persons with a disability.

***New Horizons for Seniors:*** Federal government grants of \$5,000 to \$25,000 towards projects that encourage seniors' volunteerism or active engagement in programs and services.

<https://www.canada.ca/en/employment-social-development/services-funding/new-horizons-seniors-community-based.html>

***Atlantic Canada Opportunities Agency:*** The Association's proposal included the possibility of leasing office or storage space to third parties, possibly small local businesses. Opportunities may exist to collaborate with the Resource Opportunities Centre and confirm eligibility for business development grants. For example, ACOA funding targets small business development, tourism, and economic sustainability.

<http://www.canada.ca/en/atlantic-canada-opportunities.html>

<http://roc.prospectcommunities.com/>