

Re: Item No. 12.2

**HALIFAX**

# Public Hearing

ADMINISTRATIVE ORDER 50 – COMMUNITY  
INTEREST

Former Fire Station 37 – 5802 Highway 357, Elderbank

November 23, 2021

# 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.

# Origin

October 26, 2021 Regional Council Motion:

That Halifax Regional Council set a date for a public hearing to consider the sale of 5802 Highway 357, Elderbank to the Musquodoboit Valley Ground Search and Rescue Team as per the terms and conditions outlined in Table 1 of the staff report dated September 22, 2021.

**Table 1. KEY TERMS AND CONDITIONS (PROPOSED)**

<b>Civic Address</b>	5802 Highway 357, Elderbank
<b>Area</b>	105,032 sf (2.2acres)
<b>Zoning</b>	MU (Mixed Use)
<b>Assessed Value</b>	\$42,611 (PID 41403130PID 41435561 and PID 40283285 @ \$13,700 each plus a portion of PID 40283285 at an estimated value of \$1,611 for land only)
<b>Appraised Value</b>	\$107,500
<b>Current Tax Status</b>	Resource Exempt and subject to re-assessment by Property Valuation Services Corporation based on a substantive change in use.
<b>Proposed Purchase Price</b>	\$1.00
<b>Terms of Offer</b>	The Association shall be responsible for all operating and capital costs including annual real property tax.
<b>Proposed Use</b>	Operation as a Ground Search and Rescue facility.
<b>Conditions of Sale</b>	Property to be conveyed "as is/as zoned" including contents.
<b>Buy-Back Agreement</b>	There shall be no Buy-Back Agreement applied to the proposed conveyance.
<b>Closing Date</b>	Following subdivision approval and completion of the land exchange with the adjacent landowner, and a new Plan of Survey if required.
<b>Cost of Sale Recoveries</b>	In accordance with Schedule 2 of Administrative Order 50 the Purchaser shall pay up to a maximum of \$2,500+ HST towards migration and deed registration fees plus the lessor of 50% or up to \$2,500+HST for the realtor's comparative market valuation.

Photo -front



Questions?

Thank you.

**HALIFAX**