



**Subject:** *Corridor Community Options for Adults (CCOA) - funding request*  
**To:** Corporate and Residential Services Committee  
**Date Prepared:** May 3, 2022  
**Related Motions:** C22(141), C19(63)  
**Prepared by:** Adam Clarkson, Director of Corporate Services  
**Approved by:** Sue Surette, Director of Finance

### Summary

The Corridor Community Options for Adults (CCOA) presented to the Corporate & Residential Services Committee in April, 2022. The presentation included a project update for the construction of their new facility and an overview of the increased offerings that, as a result of the facility, will be provided to the community. The presentation from CCOA included two requests to Council.

1. Additional grant in the amount of \$300,000 to support their capital project of their new facility.
2. Waiving the costs associated municipal permits.

Council requested a staff report and funding options to consider requests.

### Financial Impact Statement

Funding a \$300,000 grant (or a portion of the request) could be in the form of 2021/2022 year end general tax surplus or contingency reserves. Based on the floor plan provided by CCOA, the estimated permit fees are in the chart below. Council has policy that enables certain permit fees to be exempt for non-profits.

Permit Fee Type	Estimate Permit Costs	Non-profit Exempt	Non-profit Permit Cost
Base Fee	\$2,500	YES	Exempt
Administration Fee	\$2,460	YES	Exempt
Occupancy Fee	\$50	YES	Exempt
Water Infrastructure Fee	\$3,936	NO	\$3,936
Wastewater Infrastructure	\$3,936	NO	\$3,936
Connection Fee	\$1,200	NO	\$1,200
<b>Total</b>	<b>\$14,082</b>	<b>N/A</b>	<b>\$9,072</b>

Should Council choose to provide support with the permit fees, it is recommended that a grant in the amount of the permit fees be provided versus waiving the fees. This is expanded on in the legislative authority section below. The sources of funding to consider a grant to offset permit fees would be from 2021/2022 year-end general tax surplus or contingency reserves.

### Recommendation

That Council consider providing additional grant funding to Corridor Community Options for Adults to assist with their capital fundraising campaign and offset their permit costs.

### Recommended Motion

*Move that the Corporate & Residential Services Committee recommend that Council approve the grant funding request by the Corridor Community Options for Adults in the amount of <insert amount> and that it be funded through 2021/2022 year-end general tax surplus or contingency reserves.*

*Move that the Corporate & Residential Services Committee recommend that Council provide a grant to the Corridor Community Options for Adults in the amount up to \$10,000 to offset the costs associated*

*with Municipal Permits and that it be funded from 2021/2022 year-end general tax surplus or contingency reserves.*

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## Background

The Corridor Community Options Association (CCOA) presented their expansion plans to Corporate & Residential Services Committee in February 2019. The following is the chronological decisions Council has made relating to this topic.

- September 2020 - CCOA purchased land from the Municipality in the Elmsdale business park at a total cost of \$630,029.
- CCOA was added to Bylaw F-400 (tax exemption) for Lots 179 & 180 forgoing commercial assessment in the Elmsdale business park.
- May 2021 - Council provided a grant in the amount of \$200,000 to CCOA for their new facility capital project.
- January 2021 - Council provided a grant to CCOA in the amount \$6,077 for the costs associated with the Deed Transfer Tax.

The Elmsdale Business Park model is based on the Municipality recovering the capital construction costs of the park over a period of time through the new taxation generated. As Council approved CCOA to be tax exempt under Bylaw-400, the land sale price included infrastructure costs that would have otherwise been recovered through taxation. These are separate from the infrastructure charges levied through municipal bylaws, i.e. water and sewer infrastructure charges and hook-up fees.

Additionally, the two lots CCOA purchased from the municipality were sold at serviced lot pricing. Only one lot had municipal service laterals installed. The Agreement of Purchase and Sale included a clause for reimbursement of costs associated with installing service laterals to the property line. CCOA has confirmed their intent is not to seek reimbursement for any applicable costs associated for service laterals.

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## Discussion

CCOA is planning on constructing a 17,569 sq. ft. building in the Elmsdale Business Park. From their CLASS B estimates the construction costs are targeted at \$6.2 million.

They anticipate the project to be tendered at the end of June 2022 and it is expected to take one year to complete.

As of April, CCOA has received other sources of funding for the project in the amount of \$5,450,000:

- Federal Government - \$2,600,000
- Province of Nova Scotia - \$1,500,000
- Atlantic Canada Opportunities Agency (ACOA) - \$450,000
- Municipality of East Hants - \$200,000
- CCOA fundraising efforts currently - \$722,000

This leaves a balance of \$2,900,000 to fund the project.

CCOA has a Capital campaign that they are about to commence. It is anticipated to raise an additional \$700,000 towards the project. The shortfall is intended to be covered through a mortgage.

CCOA has identified that the new facility will eliminate their wait list and increase their capacity from 40 to 125 people. There are various new or expanded services this facility will bring to the community.

As part of Council’s decision making, they should consider the current funding provided and weigh that against their request for additional funds and the benefits this project brings to the community.

**STRATEGIC ALIGNMENT**

East Hants Strategic Plan 2021-2024	
Key Strategy:	Strong Community
Goal:	Our Goal is to provide services, programs and facilities, through direct service delivery and collaboration with others, that allow people and business to thrive.
Objective:	Increase inclusion and access to the services provided to the community.

**LEGISLATIVE AUTHORITY**

This decision is within Council’s authority under the MGA.

The infrastructure charges associated with the municipal permits fall under Councils Bylaw IO-200-1. Waiving of the permits would be contradictory to Council’s bylaw. A grant to offset the costs would be in line with policies and practices.

**FINANCIAL CONSIDERATIONS**

The funding request is outside of Council’s regular grant programs and would need to be funded through year end surplus or reserves.

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**Alternatives**

The draft motions are structured to allow Council to identify an appropriate funding amount that can be inserted into the draft motions.

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**Attachments**

CCOA presentation documents to Corporate & Residential Services Committee can be found on Council Chambers online under April 2022.