

**Consideration of Surplus Disposal
2848 Highway 2, Shubenacadie
PID 45427218, Lot SH-1**

Public Hearing

July 26, 2023

Corporate Services Department



EAST HANTS

Background

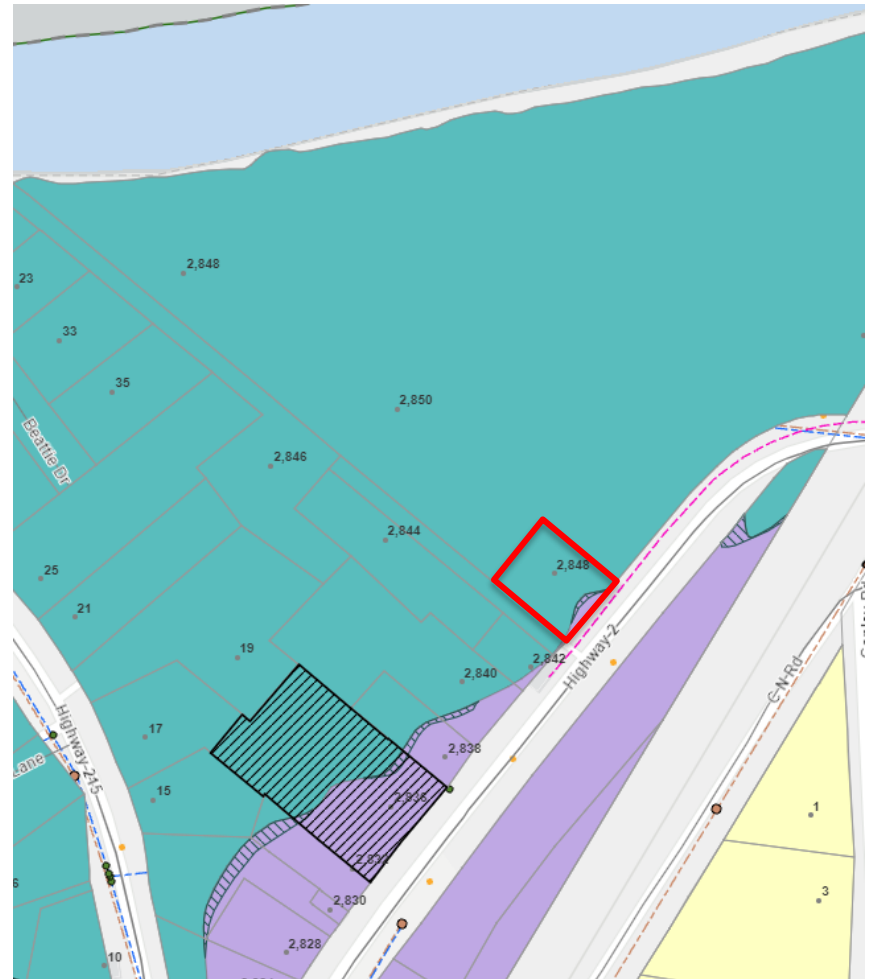
- The former Shubenacadie Community Hall is located at 2848 Highway 2, Shubenacadie (the “Subject Property”).
- November 2022, C22(394) - Council directed staff to dispose of the Subject Property, following successful subdivision from larger Shubie River Park parcel.
- January 2023, in-camera - Council directed staff to call for Expressions of Interest “EOI” from community/non-profit groups to purchase the Subject Property, with submissions to be brought to Council for consideration and direction.
- March 2023 - EOI was released and open for submission until April 25, 2023.
- May 2023, C23(149) - Council authorized the CAO to negotiate an agreement of purchase and sale with Lighthouse Ministries for the Subject Property, pending a successful public hearing.
- June 2023 - Staff met with Lighthouse Ministries to review their submission and discuss the Municipality’s disposal process.

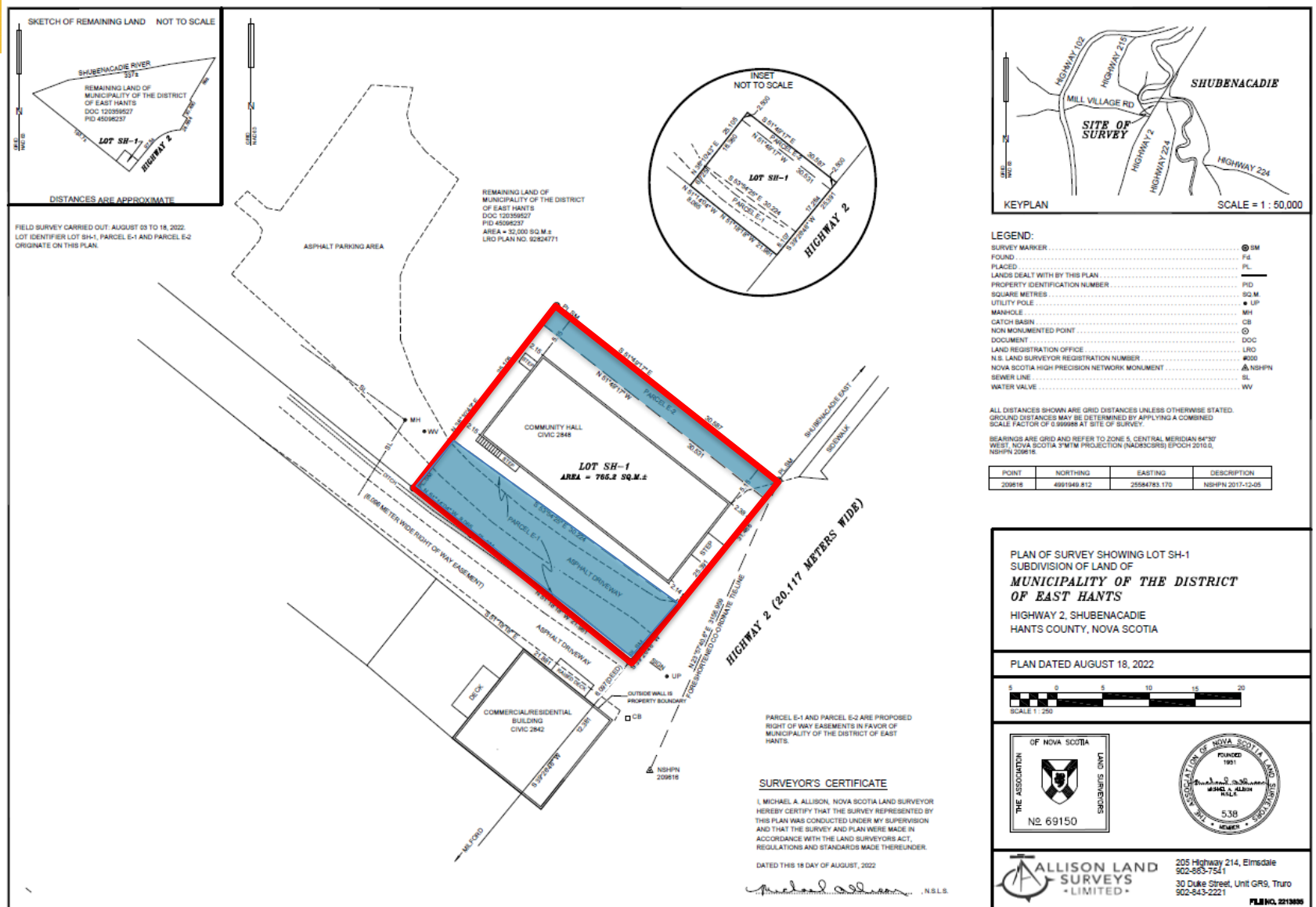
Background

- The Municipality’s powers to sell surplus property is governed by the Municipal Government Act (“MGA”), further supported by Council’s Disposal of Surplus Property Policy (the “Policy”).
- Section 51 of the MGA requires a municipal council to hold a public hearing at a regularly scheduled council meeting respecting the sale of a property to a non-profit organization for less than market value.
- Lighthouse Ministries is incorporated as a society under the Societies Act; a legal structure option for non-profit organizations.
- In compliance with MGA advertising requirements, the first advertisement appeared in the Chronicle Herald on July 11, 2023 and the second appeared on July 19, 2023. Notice was also posted to easthants.ca and social media. The ads complied with MGA requirements.

Subject Property

- The total size of the Subject Property is approximately 765.2 square meters (0.19 acre)
- The majority of the property is zoned High Risk Floodplain (HF); therefore the building and its uses are considered non-conforming. The building cannot change from its current Institutional Use (IU) to another zone use; if the IU Zone discontinues for a period of two (2) years, the IU Zone use cannot be recommenced. The building cannot be used for uses such as retail, restaurant, or other commercial uses.
- Surrounding lands are zoned High Risk Floodplain (HF) and Village Core (VC).
- Subdivision of the Subject Property was completed after the cutoff for PVSC's 2023 assessment roll; however, the 2023 pre-subdivision roll shows a building value of \$116,200.







Conclusion

- Staff have complied with the MGA and Council Policy for the disposal of municipal property to a non-profit organization.
- Notification of the surplus disposal was conducted by way of newspaper notification, website notice, and social media.
- Agreement of purchase and sale conditions will include standard clauses of right of first refusal in favour of East Hants.

Recommendation

Staff recommend that Council approve the surplus disposal of PID 45427218 to Lighthouse Ministries.

Recommended Motion

Corporate & Residential Services Committee recommend that Council enter into an agreement of purchase and sale with Lighthouse Ministries for surplus municipal property situated at 2848 Highway 2, Shubenacadie, PID 45427218, Lot SH-1, for \$1.00 (one dollar); the agreement of purchase and sale shall include standard clauses of right of first refusal.