



37 Deanery Rd
Lower Ship Harbour,
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March 20, 2014

Attention:
Councilor Russell Walker, Chair HRM Grants Committee
Members of HRM Grants Committee
Greg Keefe, Director of Finance
Councilor David Hendsbee

From:
Kim Thompson

RE: Tax Relief for Non-Profit Organizations 2011 – 2012, 2012 – 2013 and 2013 - 2014

To all concerned,

Please accept this letter as a formal appeal to the HRM Grants Committee regarding the Deanery Project's application for tax relief for non-profit organizations. Our request is for 100% exemption for property taxes paid in 2012, 2013 and 2014.

When the Deanery Project began as a registered non-profit in 2011 we applied for tax-relief assistance from HRM on Nov. 30, 2011. Unfortunately this application was not recommended by the Grants Committee and on March 17, 2013 two of our board members attended a Council meeting to appeal the decision.

We did not hear the (negative) results of that appeal until a few weeks ago. The rationale given to not support it was that the property was not registered with the Deanery Project at the time of application. I hope the following background information, which has been previously provided to staff, will clarify our situation. Similar applications were also made November 30, 2012 and 2013 for 100% tax-exemption assistance.

Our volunteer-driven, non-profit organization was formed in June 2011, when we first saved valuable community land from being sold for private use. The 25 acre coastal property had served as a summer youth camp for 75 years. When it was suddenly put up for sale a group of local residents, environmentalists and artists mobilized to purchase it in order to keep in community service. In April, 2011 a generous loan from a supporter of the Deanery Project enabled purchase of the property as a "place-holder" until such time as we were able to migrate the deed to the Deanery Project's name.

The Deanery Project Board was formed in May 2011 and we officially incorporated with Registry of Joint Stocks September 1, 2011 (registry # 3256956). From Day One the Project has been a unique resource for HRM providing environmental education and research programs, recreation and tourism opportunities and acting as a skills and employment training site. It has collaborated with, and garnered recognition and respect from, all levels of government, businesses, academic institutions, other NGO's and the local community.

It has been a puzzle to us why HRM has not actively supported the Deanery Project through its Tax Relief program. As a start up organization with few resources and much infrastructure to repair, it can not be over-stated how much this aid is needed!

We first applied to the Tax Relief program in November 2011 thinking that surely the city would appreciate the multiple values the organization was bringing to the region. Our lawyers worked very hard to insure that the deed transfer was in the system by November 30 in order to meet the application deadline. (attached is the statement of registered and recorded interests that shows the transaction was completed Nov. 30 2012).

A call to an HRM office informed us that the following taxes have been paid on the property:

2011 – 3304.02

2012 – 3775.55

2013 – 3746.88

2014 – 1835.95 (outstanding – not overdue)

All of us at the Deanery Project ask you to seriously consider our case, and provide as much assistance through the tax relief program as is possible.

I have attached a recent overview of the Deanery Project and invite you visit our web site www.thedeaneryproject.com and also to sign up for our monthly newsletter. Please call should you have any questions, I would also be happy to present to the Committee in person.

Thank you.

Sincerely,

Kim Thompson
Executive Director
The Deanery Project
37 Deanery Rd. Ship Harbour, NS B0J 1Y0
t. 902-845-1888
www.thedeaneryproject.com
email: shipharbour@ns.sympatico.ca

Statement of Registered and Recorded Interests

Land Registration Date/Time: 2011-03-13 14:06:49
Date/Time of Issuance of SRI: 2013-02-11 09:57:59
Date/Time of Parcel Register Update: 2013-02-11 09:57:47

Registration District: HALIFAX COUNTY
User Reference: The Deanery

PARCEL INFORMATION:

Parcel Identification Number (PID): 606657

Civic Address and Lot Number: 37 DEANERY ROAD LOWER SHIP HARBOUR
Condominium Corp. Number:
General Location of the Parcel: LOWER SHIP HARBOUR
Parcel Access Type: PUBLIC

REGISTERED OWNER'S INFORMATION:

Owner Name: THE DEANERY PROJECT CO-OPERATIVE LTD.
Qualifier:
Interest Type: FEE SIMPLE
Document Reference: 102067445 2012-11-30 14:54:48

Instrument Type: DEED
Address of Owner: 37 DEANERY RD
LOWER SHIP HARBOUR NS CA
B0J 1Y0
Non-resident of Nova Scotia? NO

MANNER OF TENURE: NOT APPLICABLE
Description of Tenure:

RECORDED INTERESTS AND INSTRUMENTS:

Interest Holder Name: KIM THOMPSON
Qualifier:
Interest Type: PARTY TO AGREEMENT

Document Reference: 102450096 2013-02-07 12:52:45
Instrument Type: OPTION
Expiry Date:
Address of Interest Holder: 13183 NO.7 HWY
SHIP HARBOUR NS CA
B0J 1Y0

Interest Holder Name: KIM THOMPSON

*Indicates Parcel Register changes in process

Qualifier:
Interest Type: ASSIGNEE

Document Reference: 102442481 2013-02-06 13:00:13
Instrument Type: ASSIGNMENT (ALL OTHER)
Expiry Date:
Address of Interest Holder: 13183 NO. 7 HWY
RURAL ROUTE #1
SHIP HARBOUR NS CA
B0J 1Y0

Interest Holder Name: INTEREST ASSIGNED
Qualifier:
Interest Type: MORTGAGEE

Document Reference: 102220879 2012-12-28 11:22:59
Instrument Type: MORTGAGE
Expiry Date:
Address of Interest Holder: C/O WEISENBURGER LAW
1673 BARRINGTON ST FLOOR 2ND
HALIFAX NS CA
B3J 1Z9

Interest Holder Name: KIM THOMPSON
Qualifier:
Interest Type: MORTGAGEE

Document Reference: 102450088 2013-02-07 12:51:39
Instrument Type: AMENDMENT (NOT CONDOMINIUM)
Expiry Date:
Address of Interest Holder: 13183 NO. 7 HWY
SHIP HARBOUR NS CA
B0J 1Y0

NON-ENABLING INSTRUMENTS:

QUALIFICATION:

The names lists for Tenant in Common interest holders that are not registered pursuant to the *Land Registration Act* have been obtained from Property Online and have not been searched for completeness or accuracy. No representations or opinions are made with respect to these Tenants in Common. The list of Tenants in Common not registered pursuant to the *Land Registration Act* cannot be relied upon as advice on the current state of title of those interests in the subject parcel. A search of the records at the appropriate Registry of Deeds office is required to determine the current owner(s) of the Tenants in Common not registered pursuant to the *Land Registration Act*.

Statement of Registered and Recorded Interests

Land Registration Date/Time: 2011-03-13 14:08:30
Date/Time of Issuance of SRI: 2013-02-11 09:58:01
Date/Time of Parcel Register Update: 2013-02-11 09:57:47

Registration District: HALIFAX COUNTY
User Reference: The Deanery

PARCEL INFORMATION:

Parcel Identification Number (PID): 41344573

Civic Address and Lot Number: WEST SHIP HARBOUR ROAD LOWER SHIP HARBOUR
Condominium Corp. Number:
General Location of the Parcel: LOWER SHIP HARBOUR
Parcel Access Type: PUBLIC

REGISTERED OWNER'S INFORMATION:

Owner Name: THE DEANERY PROJECT CO-OPERATIVE LTD.
Qualifier:
Interest Type: FEE SIMPLE
Document Reference: 102067445 2012-11-30 14:54:48

Instrument Type: DEED
Address of Owner: 37 DEANERY RD
LOWER SHIP HARBOUR NS CA
BOJ 1Y0
Non-resident of Nova Scotia? NO

MANNER OF TENURE: NOT APPLICABLE
Description of Tenure:

RECORDED INTERESTS AND INSTRUMENTS:

Interest Holder Name: KIM THOMPSON
Qualifier:
Interest Type: PARTY TO AGREEMENT

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November 2013 Organizational Overview

Background

The Deanery Project is a non-for-profit co-operative which was formed in the summer of 2011 to establish and develop a rural learning centre focused on the environment, creative arts and community. Located 60 km east of Halifax on the Eastern Shore, the beautiful 25 acre property includes Acadian forest and woodland trails, fields and ocean front.

There are two buildings on the property dating back to the 1960's, when the site was a summer youth camp. The Main Hall has a large meeting/event room, bunk-bed style accommodation for twenty, a commercial kitchen, craft-room and a workshop. Since the property was acquired by the Deanery Project it has undergone major improvements through the efforts of thousands of hours of volunteer help. These include a new metal roof, FSC wood siding, insulation upgrades and installation of 24 solar PV panels.

The second building, used originally by the camp for indoor recreation activities, has three rooms, which have been renovated with help from the provincial Department of Energy as a bicycle repair and skills centre, a community classroom and a wood working studio. A solar wood kiln built in 2012 for community and educational use has produced a season of value-added specialty wood for on-site projects and by other users.

Programming

The Deanery Project is proving to be a significant community and environmental resource for the Eastern Shore, HRM and the province. It has partnered with many organizations including HeartWood Centre for Community Youth Development, Nova Scotia Sea School, HRM Recreation, YWCA, Youth Conservation Corps, Canada World Youth, ISIS, Ecology Action Centre, Clean Nova Scotia as well as elementary, secondary and post secondary schools.

Programming in 2013 started with winter residential activity and a very successful series of forest outreach seminars and events. It continued through the seasons with a steady pace of Deanery-initiated programs including: natural building workshops, creative arts, bicycle workshops, native bee research, and experiential learning programs relating to the natural environment. Itinerant rentals by other community groups also made use of the Deanery's resource team to enrich their own programs.

The growing interest in, and appreciation of, the Deanery facilities has provided rich opportunity for The Project to connect with a wide variety organizations whose needs can be met through interaction with the land and the resource team found at the Deanery Project. Specifically, the Deanery's mission is to provide rural-based learning opportunities related to bio-diversity, sustainable forest use and food production, natural building and associated traditional knowledge and skills, with a focus on local job creation, youth leadership and the arts.

As the Deanery Project continues to expand in scale, scope and facilities, its learning-centred mission endeavors to respond to opportunities and needs that fit with its goals and values. More information is found on our web site www.thedeaneryproject.com