



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 11.3.1
Halifax Regional Council
February 1, 2011

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: Original Signed

Councillor Russell Walker, Chair, Grants Committee

DATE: January 17, 2011

SUBJECT: HRM Community Grants Program 2010-2011: Request to Re-assign
Capital Grant to Village Green Society, East Dover

ORIGIN

The January 17, 2011 Grants Committee meeting.

RECOMMENDATION

It is recommended that Regional Council approve re-assignment of a capital grant in the amount of \$15,720 to the Village Green Society as per the terms and conditions set out in the Discussion section of the December 13, 2010 staff report.

BACKGROUND

As per the December 13, 2010 staff report attached as Attachment 1.

DISCUSSION

As per the December 13, 2010 staff report attached as Attachment 1.

BUDGET IMPLICATIONS

As per the December 13, 2010 staff report attached as Attachment 1.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

The Grants Committee is comprised of six (6) citizen representatives and six (6) Council representatives. The community engagement requirement has been fulfilled.

ALTERNATIVES

As per the December 13, 2010 staff report attached as Attachment 1.

ATTACHMENTS

1. December 13, 2010 staff report.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Chris Newson, Legislative Assistant, 490-6732



P.O. Box 1749
Halifax, Nova Scotia
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HRM Grants Committee
January 17, 2011

TO: Chair and Members of HRM Grants Committee

Original signed

SUBMITTED BY: _____
Paul Dunphy, Director Community Development

DATE: December 13, 2010

SUBJECT: HRM Community Grants Program 2010-2011: Request to Re-assign
Capital Grant to Village Green Society, East Dover

ORIGIN

November 15, 2010 – Information Report to HRM Grants Committee providing notification that the balance of a capital grant issued to Our Lady of Mount Carmel Parish/St. Thomas Church Hall for water cistern and septic upgrades had been returned to HRM to hold in trust pending the transfer of title to the property to the Village Green Society.

December 1, 2010 – Letter to HRM from Village Green Society requesting the re-assignment of the balance of the capital grant to assist in acquiring the church hall and abutting lands for the purpose of maintaining and enhancing community recreational use.

RECOMMENDATION

It is recommended that the HRM Grants Committee recommend Regional Council approve re-assignment of a capital grant in the amount of \$15,720 to the Village Green Society as per the terms and conditions set out in the Discussion section of this report.

BACKGROUND

In 2007-08, Our Lady of Mount Carmel Parish received a capital grant in the amount of \$17,200 under the *Community Grants Program*. The grant was towards water cistern and septic upgrades for the St. Thomas Church Hall which serves residents of East Dover, McGrath's Cove, and Scott's Branch. As of March, 2008, \$1,480 had been spent on a new well pump and plumbing. Upgrades St. Thomas Church Hall's septic system were delayed, however, as the septic system required access to the adjacent property abutting the church hall (9 Leary's Cove Road).

Our Lady of Mount Carmel Parish has since expressed an interest in transferring title to the St. Thomas Church Hall to the community for their use. Moreover, the property located at 9 Leary's Cove Road has been recently acquired by HRM for a cost of \$3,001. This property is known as the "Village Green".

The Village Green Society has indicated its interest in acquiring title to both the church hall and the 9 Leary's Cove Road lands to consolidate and operate for community purposes.

DISCUSSION

The Village Green Society is a registered charity that promotes recreational and social programming for local residents. In the opinion of staff, retention of the church hall for community use represents a strategic opportunity to enhance use of the existing Village Green park. In the longer term the hall might be upgraded to provide a modest emergency response capability given very limited road access into the village.

Staff recommend that the balance of the grant (\$15,720) originally awarded to Our Lady of Mount Carmel Parish be re-assigned to the Village Green Society for the purpose of capital costs associated with acquiring title to the properties and any immediate upgrades to the community hall. The grant shall be conditional upon the donation of the former church hall to the society for the nominal sum of \$1 plus cost of sale.

Staff anticipates that the costs associated with the land assembly include but are not limited to: legal fees, site survey, appraisal, deed registration, dangerous and unsightly premises demolition (lien against former Ocean Glen Society property ~\$9,000), sub-division of private land, and HRM's costs to acquire title to the parkland (\$3,001).

Because the *Community Grants Program* is funded from operating, a timely decision is required so that the balance of the grant retained in trust by HRM can be accrued in 2010-2011 for payment in 2011-2012. The Village Green Society would be ineligible for additional funding pending receipt of a final report.

BUDGET IMPLICATIONS

If approved, a capital grant in the amount of \$15,720 will be accrued in 2010-2011 against Grants & Tax Concessions-Grants account M311-8004. Payment will be made in 2011-2012 once conditions are met.

A report regarding the Village Green Society's request for the less than market value sale of 9 Leary's Cove Road, East Dover, which is an essential component of this land assembly and related costs, will be submitted separately. It is anticipated that a minimum purchase price would be recommended to fully recover HRM's costs in relation to the demolition of the former school located on the land plus all costs associated with the Agreement of Purchase and Sale. Legislation requires a public hearing for the less than market value sale of public property valued over \$10,000.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

On September 17, 2010, HRM staff (Grants & Contributions/Real Property) and Councillor Rankin met with representatives of the Village Green Society, Our Lady of Mount Carmel Parish, and the Ocean Glen Society regarding the status of the property formerly owned by the Ocean Glen Society and the St. Thomas Church Hall. Staff advised that HRM would invoke the Buy-Back Agreement in relation to the former Ocean Glen Society land (9 Leary's Cove Road, East Dover) but was not interested in acquiring the church hall.

ALTERNATIVES

The Grants Committee could amend or overturn staff's recommendation.

ATTACHMENTS

1. Letter from Village Green Society to HRM dated December 1, 2010

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by : Peta-Jane Temple, Team Lead, Grants & Contributions, Community Development 490-5469.

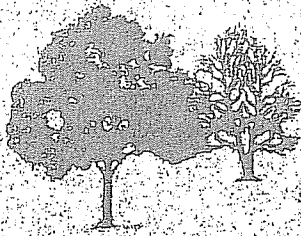
Report Approved by: **Original Signed**

Andrew Whittlemore, Manager , Community Relations & Cultural Affairs, 490-1585

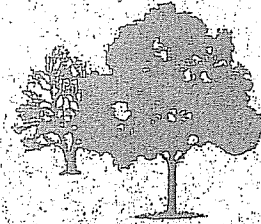
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Financial Approval by:

Cathie O'Toole, CGA, Director of Finance, 490-6308



Village Green Recreation Society
351 Whistler's Cove Road
East Dover Nova Scotia B3Z 3W5
(902) 852-4104



servicing the recreational needs of our rural community

Ms. Peta-Jane Temple
Team Lead - Grants and Contributions
HRM Community Development
PO Box 1749
Halifax NS B3J 3A5

November 29, 2010

Dear Ms. Temple,

Further to our conversations, this letter will confirm our Society's desire to assume title of certain properties in East Dover for the recreational and social use of our community residents. The Village Green Recreation Society was incorporated in 1994 and in 1998 achieved charitable status with the society's objects being "a) to promote recreational and social endeavors in the villages of East Dover, McGrath's Cove and Scott's Branch; and b) to provide and operate facilities for the promotion of such recreational and social endeavors."

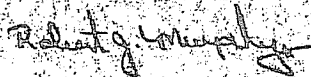
Now that the Catholic Church has closed its doors in East Dover and expressed a desire to turn the church hall back to the community for use as a recreational hall (see enclosed letter from Village Green to the church) our society wishes to consolidate the hall and adjacent lands into one property for community use. The lands in question comprise a piece currently held by HRM (9 Leary's Cove Road) and site of the former East Dover schoolhouse. It abuts our village park. We ask that title be given to Village Green for this piece in return for \$1. The other piece is owned by Mrs. Karen Murphy, who wishes to donate this small strip (see attached letter) to Village Green as it lies between both the church hall property and 9 Leary's Cove Road and the park. The total package would allow much needed parking for the park and recreation hall and also allow room for septic upgrades to the hall.

HRM is currently holding a \$15,000 grant in trust for the church hall and we ask that a portion of these monies be used to help with Village Green's acquisition of

Village Green Recreation Society

the hall and lands in question (survey work, title conveyance, deed registration, etc.). There is also the question of the lien against the HRM piece of property. We would like to see the necessary approvals and paperwork completed as soon as possible, as we understand the grant will be held in trust only until March 31, 2011, HRM's fiscal year-end. Over and above legal costs, we ask that the remainder of the grant money be designated for upgrades to the hall building.

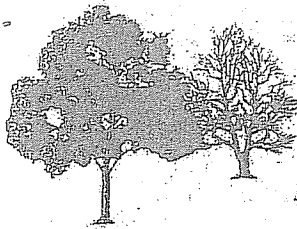
Yours Sincerely,



Robert Murphy, Chairman
Village Green Recreation Society

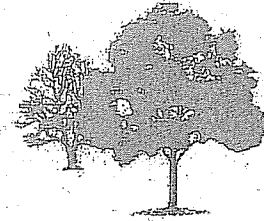
Enclosures

cc Tom Crouse, HRM Real Estate Services
Rev. Darek Misiolek, Our Lady of Mount Carmel Pastoral Unit
Reg Rankin, Councillor HRM District 22



Village Green Recreation Society

351 Whistler's Cove Road
East Dover Nova Scotia B3Z 3W5
(902) 852-4104



servicing the recreational needs of our rural community

Rev. Dariusz Misiolok
Our Lady of Mount Carmel Pastoral Unit
3709 Prospect Road
Shad Bay, Nova Scotia B3T 2B4

October 1, 2010

Dear Father Darek,

On behalf of the directors of the Village Green Recreation Society, this letter confirms the Society's willingness to take over possession and management of the church hall in East Dover for use as a community hall for recreation and social activities for the residents of the local area.

If the Catholic Church is agreeable to this change in ownership, as you have indicated they may be, HRM's District 22 Councillor Reg Rankin, and HRM staff, are willing to aid Village Green Recreation Society in expediting the change-over, based on the blessing of the whole community to move ahead in this direction. After receiving agreement in principal, an open, community meeting would need to be held to determine if the majority of residents are in favour of the above.

A little history of both the church hall and Village Green Society are in order.

The hall was constructed between 1945 and 1948 as a community building on land donated by an East Dover family. The pastor at this time was the Rev. Lawrence O'Neill. Most of the lumber for the hall was donated by several construction firms and the men of the village supplied the labour. Over the years the hall has been used for both community and church events - card games, children's Christmas parties, dances, funeral receptions, wedding anniversary parties, meetings, socials - and also used as a polling station for municipal, provincial and federal elections. In 1988, the hall was extensively repaired and renovated and the community came together and donated many hours of labour to repaint the exterior, add a deck and ramp to the front entrance, refinish the original wooden floor, as well as add bathrooms and a kitchen. Since 1988, the hall has continued to be maintained by the local residents with funds from the Catholic Church, but no more major refits have taken place.

Village Green Recreation Society

The Village Green Recreation Society was incorporated in 1994 by area residents interested in obtaining and developing land to create a community parkland. In 1998 charitable status was granted by the Canada Revenue Agency and the community donated \$26,000 and hundreds of hours of volunteer labour, which, along with municipal and provincial funding, brought Village Green Park to fruition. Over the years, the society has added recreational equipment to the park and hosted annual events on the park. The hall abuts the park and if both the Catholic Church and the community agree to the hall becoming a community building, the recreational possibilities for both assets are even greater. HRM has already agreed to turn another adjacent piece of land (which housed the former community schoolhouse) over to the community - this would be used as a parking area for both the hall and the park and as a place for necessary septic upgrades for the hall itself.

Should Village Green Society take possession of the hall, responsibility for maintenance and much-needed upgrades would fall into the society's hands. Yearly maintenance will include insurance (manageable under the umbrella rate of Recreation Nova Scotia), utilities, snow-ploughing, minor repairs. As a recreational facility, held by a registered charity (Village Green), the hall would be eligible for tax-exempt status from HRM. These other yearly maintenance charges would be covered by an area rate, if approved by area residents at the community-wide meeting. Financing for much-needed capital repairs and upgrades would be accessed through grant monies, such as the federal New Horizons grants.

We are hopeful that the Diocese will entertain this proposal as an achievable means to divest itself of the hall, while at the same time enabling it to remain a vital part of the community that has cared for and used it for so many years.

Awaiting your response, we are,

Most Sincerely,



Jennifer Veres, Secretary/Treasurer
for the directors of
Village Green Recreation Society

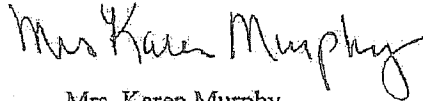
Mrs. Karen Murphy
19 Leary's Cove Road
East Dover
Nova Scotia B3Z 3W7

November 29, 2010

To whom it may concern,

This letter will confirm my decision to donate the small strip of land cross-hatched on the attached map, which is part of my property at 19 Leary's Cove Road (P.I.D. #40066334), to the Village Green Recreation Society. This will allow easy access to the park from the hall (which I understand will be turned over from the Catholic Church to Village Green Society for community use) and from the old schoolhouse property (which I understand will be turned over from HRM to Village Green Society for community use) for all area residents. I understand that no survey or legal costs will be incurred by me as I make this donation to my community.

Kind regards,



Mrs. Karen Murphy

