




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

Item No. 11.1.2

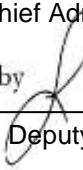
**Halifax Regional Council
December 2, 2014**

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY:

Original signed by 

Richard Butts, Chief Administrative Officer

Original Signed by 

Mike Labrecque, Deputy Chief Administrative Officer

DATE: September 24, 2014

SUBJECT: 3273 Prospect Road, PID 00377861, White's Lake

ORIGIN

June 18, 2013, Regional Council meeting item 10.3.1. Regional Council directed staff to prepare a report exploring the possibility of purchasing property PID 00377861 off of the Prospect Road, White's Lake.

LEGISLATIVE AUTHORITY

Section 61 (5) (a) of the Halifax Regional Municipality Charter; the Municipality may acquire property that the Municipality requires for its purposes or for the use of the public.

RECOMMENDATION

It is recommended that Halifax Regional Council not acquire the subject property for the purposes of park, or recreation use, for the reasons outlined in this report.

BACKGROUND

The subject property, PID 00377861, was the location of the White's Lake General Store (circa. 1950's). A registered statutory declaration states that in the early 1970's the store was nearly washed away by waters from the lake due to severe winds. As a preventative measure a railway tie wall was constructed along the high water mark of White's lake and Prospect River and the land was in-filled to the wall. The land was bought by Petro Canada in 2007.

At its meeting of June 18, 2013, Regional Council made a motion to direct staff to prepare a report exploring the possibility of purchasing property PID 00377861 off of the Prospect Road to allow public access to White's Lake.

DISCUSSION

The subject property, PID 00377861, is located at 3273 Prospect Road (Hwy. 333) in White's Lake. It is 10,155 square feet in area, and has approximately 45 feet of frontage on White's Lake, 134 feet of frontage on Prospect River, and 163 feet of frontage on Prospect Road. It is currently owned by Suncor Energy Inc. (Petro Canada). The subject is vacant and is not presently listed for sale.

Suncor Energy Inc. (Petro Canada) also owns a property directly across the street from the subject, known as 3280 Prospect Road; PID 00377291. This 13,700 square foot property is presently listed for sale on the Petro Canada web site, with an asking price of \$40,000.

The subject property is complimented by two other smaller properties to the east which are not part of the original motion (see Attachment A). Information on the properties is as follows;

- 1) The abutting property to the east of the subject, PID 40813420, is owned by a third party, and is approximately 2000 square feet in area, and has approximately 50 feet of frontage on White's Lake, and 50 feet of frontage on Prospect Road. It is the location of a makeshift boat launch and used by the area residents for lake access. The property is separated by a small brook from the adjacent property to the east.
- 2) The next abutting property to the east is PID 40846347, and is owned by a different third party. It has 35 feet of frontage on the lake, and 70 feet of frontage along Prospect Road. It is approximately 1500 square feet in area. This property was acquired by the present owners in 2007 through a tax sale.

Municipal Requirement

In response to the June 18, 2013, Council motion, staff reviewed the property with respect to its suitability for park and/or recreational use.

Key observations are as follows:

- The property identified in the Regional Council motion has very limited suitability for active recreation use;
- Due to the location at the outflow from the lake and modifications to the lake shoreline, water access for swimming or boat launching is not suitable;
- Due to the seasonal fluctuation of water flow, the area in front of the property is not safe for recreation uses;
- Despite a substantial frontage, the property has difficult access and exit conditions particularly when considered for recreation use;
- The narrow configuration of the parcel and proximity to the existing intersection restricts the location of an access point(s) and parking opportunities. Requirements for parking area will severely reduce the available space for recreation uses;
- The site has no vegetation and very limited capability to accommodate any recreation programed uses;

- The limited depth of the lot, combined with high traffic volume of the collector road will create, particularly in a summer season, a significant public safety problem. At the same time the visible location will attract more users to the site what even further aggravate public safety in this area;
- Acquisition of the adjacent properties to the east may only marginally improve recreation opportunities in this area. Currently these parcels are not for sale.

It should also be noted that the closest developed community beach and safer water access for Whites Lake community is located 4 km to the South of the subject property.

Conclusion:

Considering existing conditions of the site, context to the surrounding land and land features, and proximity to existing beach access, the parcel is not required for park or recreation purposes.

FINANCIAL IMPLICATIONS

There are no financial implications associated with the recommended approach in this report.

COMMUNITY ENGAGEMENT

No Community Engagement was undertaken in preparing this report.

ENVIRONMENTAL IMPLICATIONS

Staff made an Environmental Registry Request with Nova Scotia Environment (NSE) for the subject property, 3273 Prospect Road, and the former gas station property across the street, 3280 Prospect Road. Two files were located during the Environmental Registry search; (1) a contaminated sites file for 3273 Prospect Road, and (2) a one-page communication form pertaining to 3280 Prospect Road. Staff initiated a Freedom of Information and Protection of Privacy (FOIPOP) request to NSE for the file information; however, the process for the request for information has been put on hold, pending Councils decision. If required, the application will be continued as part of the due diligence.

ALTERNATIVES

Regional Council could direct staff to purchase the subject property. This is not recommended as per the reasons outlined in the report.

ATTACHMENTS

Attachment "A" – Site Plan
Attachment "B" – Site Photography

Report Prepared by: Tom Crouse, Acquisition & Disposal Manager, Corporate Real Estate, Operations Support, 490-5931
Jan Skora, Coordinator Real Property Planning, Parks & Recreation 490-6783

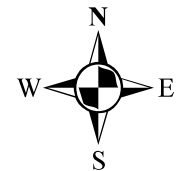
Report Approved by: _____
Peter Stickings, Manager, Corporate Real Estate, Operations Support, 490-7129

Report Approved by: _____
Jane Fraser, Director, Operations Support, 490-7166

ATTACHMENT 'A'

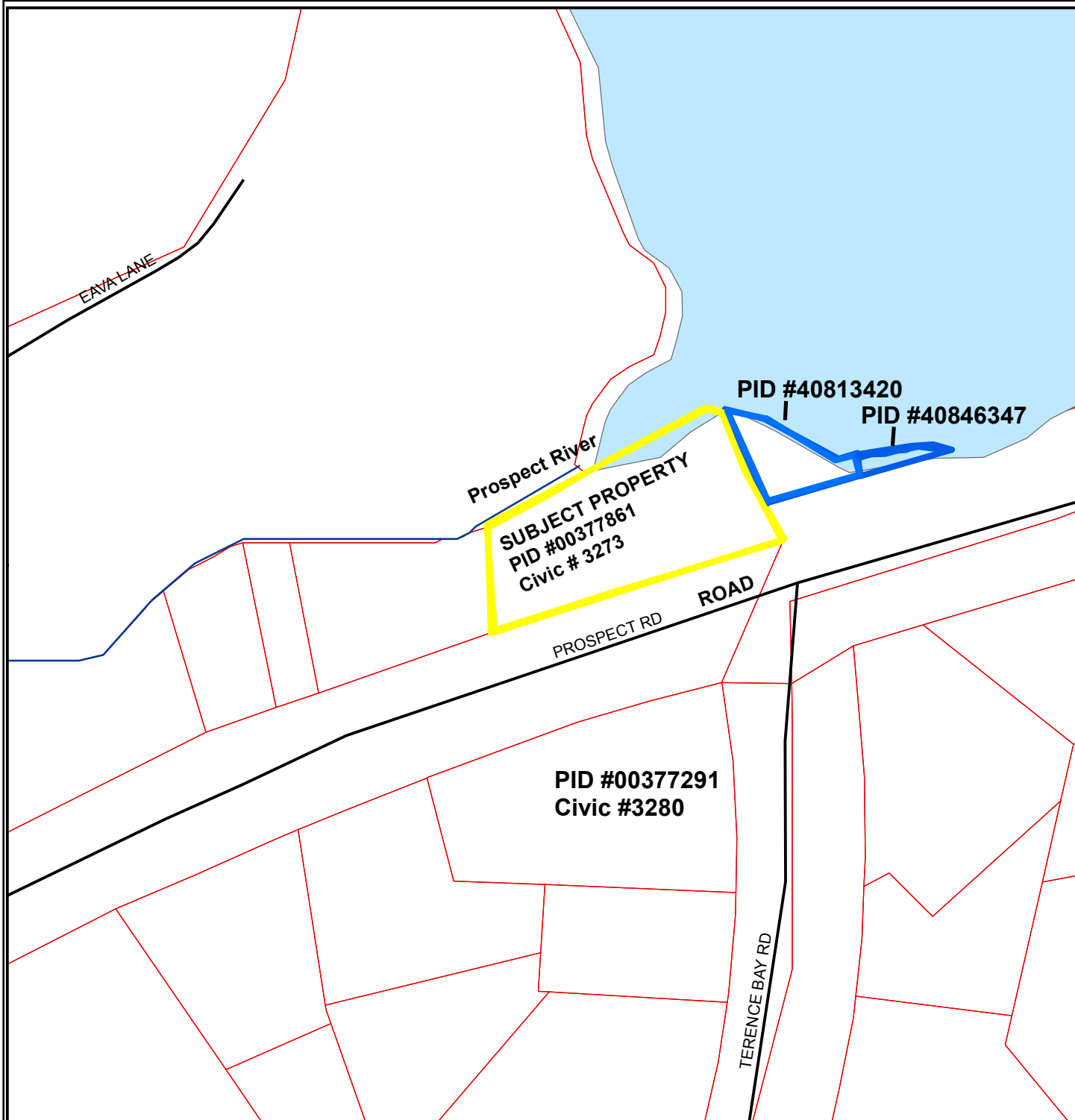
3273 Prospect Road
PID #00377861
White's Lake

SITE PLAN



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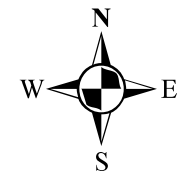
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ATTACHMENT 'B'

3273 Prospect Road
PID #00377861
White's Lake

SITE PHOTOGRAPHY



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Date: September 25, 2014
Prepared by: E. Wall

