

**Region of Queens Municipality**

**Public Hearing**

**Sale of Municipal Property Identified as PID #70110903, also  
Known as the property of South Shore Regional Airport, to  
Nova Scotia Drag Racers Association for less than fair market value**

**Tuesday, December 13, 2022**

**9:00 a.m.**

**Agenda**

**Purpose:**

The purpose of this Public Hearing is to provide any interested person an opportunity to present an oral or written presentation to Council of Region of Queens Municipality with regard to the intent to sell PID #70110903, also known as the property of South Shore Regional Airport, to Nova Scotia Drag Racers Association for less than fair market value.

The procedure for this Public Hearing is as follows:

**A. OPENING REMARKS:**

- 1) Every person is eligible to speak, but first must be recognized by the Chair and must give his or her name and address before commencing.
- 2) A person may speak more than once, but preference will be given to those who have not previously spoken.
- 3) This meeting will be conducted following parliamentary procedure. This Council uses its own Rules of Order, as well as Bourinot's Rules of Order.
- 4) Staff review and comments.
- 5) The floor is now open for comments.

**B. CLOSING REMARKS**

**C. ADJOURNMENT**

## **Region of Queens Municipality Staff Report**

**7.1**

**To:** Council

**From:** Mike MacLeod, Director of Planning and Development

**Date:** November 8, 2022

**Re:** Sale of South Shore Regional Airport

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### **Background**

South Shore Regional Airport was originally established by the Liverpool Queens Industrial Commission more than 4 decades ago and has been operating at various levels of airport operation since that time. For much of that time, it had a full-time on-site manager and operator, but this was discontinued in the late 2000's.

Around the mid-2000's, the Municipality entered into an agreement with Nova Scotia Drag Racers Association to hold drag racing events there, and sometime later entered into an agreement with South Shore Flying Club to assume maintenance and upkeep of the airport building, hanger and runway. These agreements have been ongoing for several years with very few issues.

Council at its regular meeting on April 12, 2022, passed a motion to sell the South Shore Regional Airport property to Liemke Ventures Inc. for \$565,000 plus HST based on an independent appraisal in 2022. A purchase and sale agreement was entered into to proceed with this sale however; the potential purchaser has since decided against moving ahead with the purchase.



## Details

Council now wishes to sell the property to the Nova Scotia Drag Racers Association (NSDRA) who previously had a lease for the property for many years to hold drag racing events on-site five weekends each summer. Previous agreements with the NSDRA provided that should council decide to sell the airport property, that NSDRA would have a first right of refusal to buy the property at the sale price within 30 days.

Additionally, the South Shore Flying Club (SSFC) still use the property as an airport facility for aviation with two planes currently housed on-site. NSDRA have agreed that if they acquire the property that they will endeavour to enter into a similar lease agreement with the SSFC to continue to operate the aviation part of the property.

*Municipal Government Act* allows the Municipality to sell the property at less than fair market value to a not-for-profit organization. In order to sell the property to NSDRA at less than fair market value, a public hearing respecting the sale must first be held and then the sale must be approved by a 2/3 majority of the members of council present.

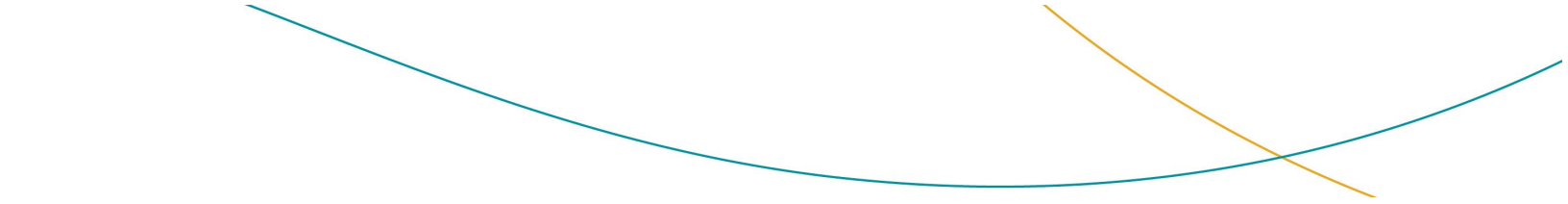
## Applicable Legislation

Section 51 of the Municipal Government Act authorizes that:

51 (1) A municipality may sell or lease property at a price less than market value to a nonprofit organization that the council considers to be carrying on an activity that is beneficial to the municipality.

(2) A resolution to sell or lease property referred to in subsection (1) at less than market value shall be passed by at least a two thirds majority of the council present and voting.

(3) Where the council proposes to sell property referred to in subsection (1) valued at more than ten thousand dollars at less than market value, the council shall first hold a public hearing respecting the sale.



(4) The council shall advertise the public hearing at least twice, in a newspaper circulating in the municipality, the first notice to appear at least fourteen days before the hearing.

(5) The notice of the public hearing shall include the date, time and place of the hearing, the location of the real property or a description of the tangible personal property, the estimated value of the property and the purpose of the sale.

## **Recommendation**

**THAT** Council of Region of Queens Municipality give notice of its intent to sell PID#70110903, also known as the property of South Shore Regional Airport, to Nova Scotia Drag Racers Association, for less than fair market value;

**AND THAT** a public hearing respecting the proposed sale be held on December 13, 2022, in the Council Chambers of the Municipal Administration Building, 249 White Point Road, Liverpool, at 9:00 a.m.

## **Budget Impacts**

It is expected that the Municipality will incur migration and legal costs of approximately \$2,000 in order to process this sale. Upon the conclusion of the transaction, NSDRA's purchase price for the property is required to be placed into our Capital Reserve.

## **Communications**

Both NSDRA and SSFC are aware of this potential sale and therefore no further communications are required at this time with the current user groups. Notice of the proposed sale will be advertised in the local newspaper and advertised on our website where residents will have an opportunity to comment at the public hearing in December.