



*Nova Scotia Department of Natural Resources
Ministerial Land Transactions Regulations Annual Report 2011-2012*

The Department of Natural Resources is responsible to administer Crown land province-wide through authority granted under the *Crown Lands Act*, the *Land Titles Clarification Act* and other legislation. The *Ministerial Land Transactions Regulations* were introduced in March 2005 pursuant to Section 6 of the *Court and Administrative Reform Act* to streamline land administration processes, reduce red tape and improve the delivery of services to the public and business. Through these regulations, authority to complete certain land transactions was delegated to the Minister of Natural Resources. These transactions include acquisitions under \$100,000 in value, disposals of land or interests in land under \$25,000 or 10 hectares and the issuance of certificates to release the Crown's interest in up to 200 hectares of land.

The regulations have eliminated the requirement for the Minister to obtain Cabinet approval for many transactions; however the Minister must still give one week's notice to the Cabinet of the sale of land or disposal of any interests in land. The *Ministerial Land Transactions Regulations* also require the Department of Natural Resources to give public notice of acquisitions and disposals made by the Minister under the regulations through an annual report. This is the Annual Report of the Department of Natural Resources, for the fiscal year 2011-2012, prepared pursuant to the *Ministerial Land Transactions Regulations*.

In 2011-2012, the Department of Natural Resources used the processes outlined in the *Ministerial Land Transactions Regulations* to complete 21 land purchases including land adjacent to parks, wilderness areas and other Crown land to gain much-needed coastal access; land to increase the Province's inventory of forested Crown land; land needed to protect important species of plants, waterfowl and other wildlife; and land to provide recreational opportunities to Nova Scotians. In addition, purchases were made under the Forestry Transition Land Acquisition Program to support viable forestry companies by buying parcels of industrial forest land that are considered by the companies to be surplus to their needs. In total, the Province purchased 672 hectares or 1,660 acres of land using these regulations. The regulations were used to buy land for Nova Scotia Environment, as well as to support Natural Resources programs.

In 2011-12, the Department of Natural Resources used the *Ministerial Land Transaction Regulations* to complete 24 disposal transactions, dealing with approximately 30 hectares (75 acres) of land for a gain of \$89,779.99 in revenue for the Province. The disposal transactions consisted of grants of small infills to adjacent owners such as fish plant operators; deeds to clarify ownership for various non-profit organizations, individuals and companies with buildings abutting Crown land boundaries; easements to provide access and utilities to private landowners; leases to support vital economic activity such as wind energy generation and broadband communication; leases to non-profit organizations and municipalities for tourism and public recreation purposes; and transfers to the Government of Canada for the future expansion of federal marine facilities.

The transactions completed in 2011-12 under the *Ministerial Land Transaction Regulations* have allowed the Province to increase the amount of Crown land available for the benefit of all Nova Scotians, while at the same time having authorized the Department to use and dispose of small amounts of Crown land for economic, recreational and community benefit. The attached table sets out the details of the 2011-12 transactions.

Minister - Charlie Parker

Deputy Minister - Duff Montgomerie

**2011 – 2012 Annual Report of Acquisitions and Dispositions
Made by the Minister of Natural Resources
Pursuant to the Ministerial Land Transactions Regulations**

Crown Lands Act Reference	Client Name or Interest Holder	Location	Area of Land	Type of Transaction	Reason for Transaction	Price
Acquisitions						
7 (a)	Gordon Hector MacLean	Big Island, Pictou County	9.31 hectares	Acquisition	Land purchased for its coastal values.	\$50,000
7 (a)	Raymond DeSilva, et al	Mayflower, Digby County	10.12 hectares	Acquisition	Acquisition completed at the request of Nova Scotia Environment. Land will buffer adjacent property which contains a rare cedar swamp and rare plants.	\$16,500
7 (a)	William and Deborah Barlowe	Jeddore, Oyster Pond, Halifax County	21 hectares	Acquisition	Acquisition completed at the request of Nova Scotia Environment. Lands adjacent to Wilderness Area, has wood, coastal, lake and recreational values.	\$50,000
7 (a)	Ronald McDougall	Maple Ridge, Antigonish County	41.68 hectares	Acquisition	Acquisition completed at the request of Nova Scotia Environment. Land located between 2 parcels proposed for protection.	\$59,000
7 (a)	Clark MacKay, et al	Thomasville, Shelburne County	111 hectares	Acquisition	Acquisition completed at the request of Nova Scotia Environment. Part of large bog and fen which contains rare and endangered plants.	\$47,025
7 (a)	Estate of Bruce Burton Dorey	Beech Hill, Lunenburg County	35 hectares	Acquisition	Adjacent to Crown land, potential habitat values.	\$30,800

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7 (a)	3094253 Nova Scotia Limited	Liscomb, Guysborough County	11 hectares	Acquisition	Acquisition completed at the request of Nova Scotia Environment. The land is adjacent to the Liscomb River Wilderness Area.	\$30,000
7 (a)	C&G Williams Bulldozing Limited	Landsdowne, Pictou County	24 hectares	Acquisition	Lands adjacent to Crown land and to lands identified through the 12% process.	\$21,000
7 (a)	Jacob and Karen Verboom	Middle Musquodoboit, Halifax County	21 hectares	Acquisition	Lands are adjacent to the Natural Resources Education Centre, acquisition of the land will allow for enhanced public and student education.	\$53,820
7 (a)	Gordon MacDonald	Garden of Eden, Pictou County	40.46 hectares	Acquisition	Land is adjacent to Crown land, has forestry and recreational values.	\$57,000
7 (a)	William Boyd MacDonald and Elizabeth MacDonald	Garden of Eden, Pictou County	10.12 hectares	Acquisition	Land is adjacent to Crown land, has forestry and recreational values.	\$17,000
7 (a)	David Miller	Goffs, Halifax County	39 hectares	Acquisition	Land is adjacent to Crown land, has wildlife values.	\$27,500

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7 (a)	John MacDonald	Browns Mountain, Antigonish County	20 hectares	Acquisition	Acquisition completed at the request of Nova Scotia Environment. The land is almost entirely surrounded by the Eigg Mountain – James River Wilderness Area.	\$50,000
7 (a)	HJS Farms Limited	McArras Brook, Antigonish County	12 hectares	Acquisition	Acquisition completed at the request of Nova Scotia Environment. The land is almost entirely surrounded by the Eigg Mountain – James River Wilderness Area.	\$30,000
7 (a)	Waverley Reeves	Oakland Lake, Digby County	54 hectares	Acquisition	Acquisition completed at the request of Nova Scotia Environment. The land is entirely surrounded by the Tobeatic Wilderness Area.	\$61,600
7 (a)	Deborah and Kenneth Perry	Economy, Colchester County	29.5 hectares	Acquisition	Acquisition completed at the request of Nova Scotia Environment. The land is almost entirely surrounded by the Economy River Wilderness Area.	\$73,645
7 (a)	Estate of Marguerite Evelyn Morgan	Mira River, Cape Breton County	60.7 hectares	Acquisition	Land is adjacent to Crown land, has forestry and wildlife values.	\$25,000
7 (a)	James and Deborah McCarron	Maryvale, Antigonish County	18 hectares	Acquisition	Land is adjacent to Crown land, has forestry and wildlife values.	\$47,000

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7 (a)	J&B Muir	Big Island, Pictou County	3.34 hectares	Acquisition	Wildlife and Coastal ecosystem values.	\$65,000
7 (a)	J. MacMillan and M. Wadden	Beaver Cove, Cape Breton County	40.47 hectares	Acquisition	Forestry values, wildlife values, completely surrounded by Crown land.	\$35,600
7 (a)	J & J Cox	Upper Ohio, Shelburne County	60.70 hectares	Acquisition	Acquisition completed at the request of Nova Scotia Environment. The lands are adjacent to the Tobeatic Wilderness Area and include 1.7 km of frontage on Upper Branch Lake, which is part of the Jordan River system. It also contains old forests of pine, spruce, hemlock and oak and helps consolidate the Tobeatic boundary.	\$57,087

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Disposals						
16 (1) (a)	Creamery Square Association	Tatamagouche, Colchester County	0.06529 hectare	Deed	To allow a new performing arts centre to be built resulting in economic and tourism benefits to the Tatamagouche area.	\$3,421.20
16 (1) (b)	Scott Rowlings	Musquodoboit Harbour, Halifax County	0.06084 hectare	Easement	Access and Utility Lines.	\$1,345
16 (1) (b)	Edward James and Mildred Pauline Kuhar	Ingomar, Shelburne County	0.08 hectare	Easement	Gain access and utilities to their property.	\$274.20
16 (1) (b)	903838 Alberta Limited	Lower Sixty Lake, Annapolis County	0.613 hectare	Easement	Easement for utilities, a Right of Way was already issued for the access.	\$1,372
16 (1) (b)	Dorthe Laugks	Middle Village, Halifax County	0.001839 hectare	Easement	Easement for construction of bridge and utilities.	\$1.00
16 (1) (b)	Municipality of the District of Guysborough	Upper Fox Island, Guysborough County	1.69 hectares	Easement	Gain access and utilities to their property.	No fee, part of land exchange
16 (1) (b)	H. Edward and Eileen V. MacNaughton	Lyons Brook, Pictou County	0.1844 hectares	Easement	Gain access and utilities to their property.	\$1,345

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Disposals						
16 (1) (b)	Andrew James MacDonald	Janvrin Island, Richmond County	0.06059 hectare	Easement	Gain access and utilities to their property.	\$411.75
16 (1) (b)	Avery Card and John Jamieson	Ingramport, Halifax County	0.1505 hectare	Easement	An easement was issued in 2009 to the applicant, however, mapping errors were discovered and the easement did not provide access to their lands. This easement will connect to the first easement to provide access to their land.	\$1,306 was paid for the first easement and that would cover the cost of this easement as well.
16 (1) (a)	Greg Symonds Boatbuilders Limited	Clarks Harbour, Shelburne County	0.0275 hectare	Grant	The company's building and boat ramp encroach on the Crown land. The sale will resolve this and will contribute to the success of their business.	\$566.50
16 (1) (a)	Bragg Communications Inc.	Clyde River, Shelburne County	2.40693 hectares	Lease	Installing, operating and maintaining a broadband communication tower.	\$1,000 annually for 10 years
16 (1) (a)	Bragg Communications Inc.	Windsor Road, Lunenburg County	2.0088 hectares	Lease	Installing, operating and maintaining a broadband communication tower.	\$1,000 annually for 10 years
16 (1) (a)	Cape Breton Bowmen Association	Beechmont, Cape Breton County	6.10 hectares	Lease	Operating and maintaining an archery range.	\$1,000 annually for 10 years

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16 (1) (a)	Ocean Lake Riders ATV Club	New Harbour Area, Guysborough County	0.4 hectare	Lease	Operating clubhouse for ATV/snowmobile activities.	Full term rent: \$140 (5 years)
16 (1) (a)	Fundy ATVenturers	Shields Lake, Hants County	2.5 hectares	Lease	Operating a clubhouse for ATV/snowmobile activities.	Annual rent: \$34.66 (10 years)
16 (1) (a)	Bell Aliant Regional Communications Inc.	Joggins, Cumberland County	0.011 hectare	Lease	Installing, maintaining and using a pole mount box and a cabinet for high speed internet transmission signals.	\$640.80 per year
16 (1) (a)	Clarence and Lisa Cock	Lyons Brook, Pictou County	3.23 hectares	Release and Quit Claim Deed	Removal of the 50 year buy back option the Crown had on the parcel of land.	\$400
16 (1) (b)	Littlewoods Inc.	Mahone Bay, Lunenburg County	0.18866 hectare	Right of Way	Access to public road and utility connectivity to existing municipal services infrastructure to subdivide.	\$1.00
16 (1) (c)	Public Works and Government Services Canada	Saulnierville, Digby County	3.169 hectares	Transfer of Admin and Control	Expand marine facilities and support economic activity.	\$15,000

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16 (1) (c)	Public Works and Government Services Canada	Three Fathom Harbour, Halifax County	0.56617 hectare	Transfer of Admin and Control	Expand marine facilities and support economic activity.	\$17,400
16 (1) (c)	Public Works and Government Services Canada	Cape St. Marys, Digby County	4.2 hectares	Transfer of Admin and Control	Expand marine facilities and support economic activity.	\$16,400
16 (1) (c)	Public Works and Government Services Canada	Canso, Guysborough County	2.53 hectares	Transfer of Admin and Control	Regularize title to existing structures at this location and thereby support economic activity.	\$23,700
16 (1) (a)	Ron MacGillivray Holdings Limited	Antigonish, Antigonish County	0.0346 hectare	Quit Claim Deed	The Crown land has been occupied by the company's propane tanks for more than ten years.	\$1,917.88
16 (1) (a)	Harold Reeves	Waterville, Kings County	0.0372 hectare	Quit Claim Deed	The client's warehouse encroached on Crown land.	\$2,521

Notes: Revenues from Leases are forecasted only. The Finance Division is better able to determine rent monies actually received.