



Nova Scotia Department of Natural Resources
Ministerial Land Transactions Regulations Annual Report 2013-2014

The Department of Natural Resources is committed to ensuring that all Nova Scotians benefit from the natural health and wealth of the province. To support that commitment, the department administers 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. 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 2013-2014, prepared pursuant to the *Ministerial Land Transactions Regulations*.

In 2013-2014, the Department of Natural Resources used the processes outlined in the *Ministerial Land Transactions Regulations* to complete seven (7) land purchases to support programs in the Department of Environment and Department of Natural Resources. These purchases included land adjacent to and within wilderness areas and other Crown land to conserve the diversity of Nova Scotia's natural environment and simplify Crown boundaries; land to increase the Province's inventory of forested Crown land, thereby supporting a vibrant forest resource industry and creating jobs across the province; and land to improve the protection of a town's drinking water supply to improve the quality of lives for the residents and businesses in the municipality. In total, the Province purchased 220 hectares (543 acres) of land using these regulations.

In 2013-14, the Department of Natural Resources used the *Ministerial Land Transaction Regulations* to complete 27 disposal transactions, associated with approximately 11 hectares (27 acres) of land for a gain of \$73,690 in revenue for the Province. Over this reporting period, the disposal transactions helped Nova Scotians in a broad variety of ways: clarification of ownership through deeds to individuals and companies with land abutting Crown land boundaries; an easement to provide access and utilities to a non-profit church society; leases to support prosperous businesses such as vibrant rural tourism complexes; promotion of consumer-focused energy solutions through leases for wind energy generation on Crown land; leases and licences to improve the province's communications networks and power grids, thereby promoting economic growth and telecommunications accessibility in rural Nova Scotia; and transfers to the Government of Canada for the future expansion of federal marine facilities.

The transactions completed in 2013-14 under the *Ministerial Land Transaction Regulations* have allowed the Province to increase the amount of Crown land available to improve the quality of life in Nova Scotia, while at the same time having authorized the Department to use and dispose of small amounts of Crown land to support our economy through the sustainable development of natural resources. The attached table sets out the details of the 2013-14 transactions.

Minister – Honourable Zach Churchill

Deputy Minister – Frank Dunn

**2013 – 2014 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)	Pierre Breen	Browns Mountain, Antigonish County	20.2 hectares	Acquisition	Acquired on behalf of Department of Nova Scotia Environment for protection under the Parks & Protected Areas Plan; adds valuable hardwood forest to the existing Eigg Mountain-James River Wilderness Area; improves protection of James River Watershed and drinking water supply for the Town of Antigonish; eliminates access issues through part of Wilderness Area	\$50,000
7(a)	Ronald MacDougall	Dunsmore, Antigonish County	54.6 hectares	Acquisition	Good Crown resource value and joins other Crown land with a common boundary	\$64,000
7(a)	Jacqueline Ferdinand	Grand Mira North, Cape Breton County	6 hectares	Acquisition	Inholding - consolidates Crown land, and purchase eliminates any residual title interest	\$5,000
7(a)	D Bent Logging Limited	West Dalhousie, Annapolis County	31.79 hectares	Acquisition	Forestry value	\$40,000
7(a)	D Bent Logging Limited	West Dalhousie, Annapolis County	37.2 hectares	Acquisition	Forestry value	\$47,000
7(a)	James MacIntosh	North Lochaber, Antigonish County	49.77 hectares	Acquisition	Forestry value	\$85,080
7(a)	Joseph McEvoy	Cape North, Victoria County	20.23 hectares	Acquisition	Inholding - consolidates Crown land	\$14,000

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Disposals						
16(1)(a)	Murray Clarke	Brule, Colchester County	0.4462 hectare	Deed	Release of portion of Brule Wharf Road which adjoins his properties	\$1,000.00
16(1)(a)	MacQuarrie Bros.	Westville Road, Pictou County	0.113 hectare	Deed	Facilitate expansion and continued operation of local business and to rectify preexisting encroachment onto Crown land	\$5,000.00
16(1)(a)	Rogers Communications Inc.	East Preston, Halifax County	1.83 hectares	Lease	Communications tower and related equipment	Per year \$6,680.00
16(1)(a)	James and Shelley LeFresne carrying on business as The Train Station Inn	Tatamagouche, Colchester County	0.140 hectare	Lease	Maintain and operate railway accommodation cars in conjunction with The Train Station Inn	Per year \$375.20
16(1)(a)	Creamery Square Association	Tatamagouche, Colchester County	1.47 hectares	Lease	Maintain and operate parking, courtyards pedestrian walkways, outdoor festivals, seasonal vendors, promotional activities, and facilitate the provision of services supporting the day to day operation of the Creamery Square Association	Per year \$28.55
16(1)(a)	Seaside Wireless Communications Inc.	Castlereagh, Cumberland County	0.40 hectare	Lease	Maintain and operate a broadband communications tower	Per year \$1,000.00
16(1)(a)	Bell Aliant Regional Communications Inc.	Port Hastings, Inverness County	0.0001 hectare	Lease	Maintain and operate a fibre optic repeater station and related equipment	Per year \$3,363.00
16(1)(a)	Rogers Communications Inc.	Granite Village, Shelburne County	0.88 hectare	Lease	Maintain and operate a communications tower and related equipment	Per year \$3,431.00
16(1)(a)	Rogers Communications Inc.	McIntyres Mountain, Inverness County	2.323 hectares	Lease	Maintain and operate a communications tower and related equipment	Per year \$3,431.00

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16(1)(a)	Antigonish Yacht Club	Seabright, Antigonish County	2.02 hectares	Lease	Maintain and operate a yachting facility for the operation of non-motorized small crafts, and maintain a commemorative granite monument	Per year \$28,55
16(1)(a)	Nova Scotia Power Incorporated	Glen Brook, Hants County	16 linear metres	Licence	Overhead wire crossing	\$2,418.60
16(1)(a)	Nova Scotia Power Incorporated	St. Andrews River, Colchester County	20 linear metres	Licence	Overhead wire crossing	\$1,813.95
16(1)(a)	Nova Scotia Power Incorporated	Black River, Annapolis County	43.6 linear metres	Licence	Overhead wire crossing	\$2,781.39
16(1)(a)	Nova Scotia Power Incorporated	Salmon River Lake, Guysborough County	22.5 linear metres	Licence	Overhead wire crossing	\$2,781.39
16(1)(a)	Nova Scotia Power Incorporated	Allains Creek, Annapolis County	114 linear metres	Licence	Install, maintain, repair, replace and use power poles, together with any associated anchors and guy wires. Also vegetation management within 20 feet of center line of poles	\$2,286.00
16(1)(a)	Gordon Secabaugh & Croyden Wood	Harrison Settlement, Cumberland County	1,963.095 linear metres	Licence	Provide access to applicants' private lands	Per year \$121.00
16(1)(a)	Rogers Communications Inc.	Ingramport, Halifax County	31 linear metres	Licence	Overhead wire crossing	\$1,813.95
16(1)(a)	Nova Scotia Power Incorporated	Gallant River, Inverness County	55 linear metres	Licence	Overhead wire crossing across submerged Crown land	\$2,418.60
16(1)(a)	Nova Scotia Power Incorporated	Annapolis River, Kings County	16 linear metres	Licence	Overhead wire crossing across submerged Crown land	\$2,418.60
16(1)(a)	Nova Scotia Power Incorporated	Annapolis River (Millville), Kings County	31.7 linear metres	Licence	Overhead wire crossing across submerged Crown land	\$2,418.60
16(1)(a)	Nova Scotia Power Incorporated	Farrell River, Cumberland County	24.5 linear metres	Licence	Overhead wire crossing across submerged Crown land	\$1,813.95

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16(1)(a)	Nova Scotia Power Incorporated	Coddles Harbour, Guysborough County	29 linear metres	Licence	Overhead wire crossing	\$1,714.50
16(1)(a)	Nova Scotia Power Incorporated	Evanston, Richmond County	0.061 hectare	Licence	Overhead wire crossing	\$1,143.00
16(1)(a)	Transportation and Infrastructure Renewal	Middle Ohio, Shelburne County	0.40 hectare	Licence	Communication Tower	\$0.00
16(1)(b)	Wardens and Rectors of United Parishes of St. George and St. Patrick	Hartz Point, Shelburne County	0.44 hectare	Easement	Facilitate access and utility services	\$1,509.64
16(1)(c)	Public Works and Government Services Canada	Dover, Guysborough County	0.38 hectare	Transfer of Administration and Control	Expand marine facilities	\$16,000.00
16(1)(c)	Public Works and Government Services Canada	Malagash, Cumberland County	0.4 hectare	Transfer of Administration and Control	Expand marine facilities	\$5,900.00

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