

Nova Scotia Department of Natural Resources
Ministerial Land Transactions Regulations Annual Report 2010-2011

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.

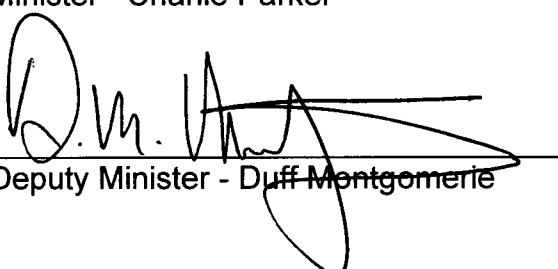
The regulations have eliminated the requirement for the Minister to obtain Cabinet approval for many transactions, however the Minister must still give one week's notice to the Cabinet of the sale of any land or disposal of any interests in land. The *Ministerial Land Transactions Regulations* also require 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 2010-2011, prepared pursuant to the *Ministerial Land Transactions Regulations*.

In 2010-2011, the Department of Natural Resources used the processes outlined in the *Ministerial Land Transactions Regulations* to complete 12 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 378.5 hectares or 935 acres of land for \$421,851 using these regulations.

In 2010-11, the province use the *Ministerial Land Transaction Regulations* to complete 28 disposal transactions, selling approximately 2 hectares or 5.4 acres of land for a gain of \$50,954.78 in revenue for the province. These transactions consisted of grants of small infills to adjacent owners such as fish plant operators; and deeds to clarify ownership for various non-profit organizations, individuals and companies with buildings abutting Crown land boundaries. The disposal transactions also include a number of 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 2010-11 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 have authorized the department to use and disposal of small amounts of Crown land for economic, recreational and community benefit. The attached table sets out the details of the 2010-11 transactions.


Minister - Charlie Parker


Deputy Minister - Duff Montgomerie

**2010 - 2011 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
16 (1) (b)	Northern Timber Nova Scotia Corporation	Colchester, Hants and Halifax Counties	29.3 hectares	Right of Way	Part of 09/10 acquisition, dept. agreed to exchange right of ways with Northern Timber.	no extra cost to Crown (part of agreement)
Subsection 8 (1)	Public Works and Government Services	Comeau Cove, Digby	0.656 hectare	Transfer of Administration and Control	To clear title. Land within Provincial Park	\$1.00
7 (a)	The Blue Rocks Island Harbour Society	Greek Island, Blue Rocks, Lunenburg County	1.13 hectares	Acquisition	Minister of Natural Resources made a commitment to the Society that the department would accept the transfer of ownership from the Society for consideration of \$1.00	\$1.00
7 (a)	John and Jacquelyn Newcomb	Pembroke, Hants County	52 hectares	Acquisition	Land is adjacent to Crown land, has forestry values.	\$31,850
7 (a)	Paul Mitchell	Salmon River Bridge, Halifax County	20 hectares	Acquisition	Acquisition completed at the request of Nova Scotia Environment	\$30,000

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7 (a)	Catherine Schella	Garden of Eden, Pictou County	30.35 hectares	Acquisition	Land is adjacent to Crown land, has forestry and recreational values.	\$52,000
7 (a)	Christopher MacInnes	River Bennet, Victoria County	20.23 hectares	Acquisition	Land has recreational, forestry and wildlife values/	\$60,000
7 (a)	Kirk Reid	Apple River, Cumberland County	40.47 hectares	Acquisition	Adjacent to Crown land, wildlife values, completed at the request of Nova Scotia Environment	\$75,000
7 (a)	Timberland Resources and Trucking Limited	Hillgrove, Morganville, and Weymouth Mills, Digby County	85.27 hectares	Acquisition	Forestry Transition Program	\$58,000
7 (a)	Timberland Resources and Trucking Limited	Morganville, Digby County	63.37 hectares	Acquisition	Forestry Transition Program	\$65,000
7 (a)	3075210 Nova Scotia Limited (Timberland Resources and Trucking Limited)	Bayview, Digby County	64.54 hectares	Acquisition	Forestry Transition Program	\$49,000

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8 (1)	Her Majesty the Queen in right of Canada	Boularderie (Island Point), Victoria County	0.1067 hectare	transfer of administration and control	To gain much needed access to the Bras d'Or Lakes	\$1,000
16 (1) (a)	Shear Wind Inc.	Browns Mountain, Antigonish	two x 1 hectare	Lease	to develop updated provincial energy and climate change strategies	\$3,924 per tower per 20 year term
16 (1) (a)	Glen Dhu Wind Energy Inc	Browns Mountain, Antigonish	two x 1 hectare	Amendment of Lease	Amend terms and conditions of Lease 4832 issued to Shear Wind Inc.	\$336.30 Administration fee
16 (1) (a)	MTS Allstream Inc.	Middle Melford, Guysborough County	3.3 hectares	Lease	operating and maintaining a communications tower and related equipment	\$3,363 annually for 10 years
16 (1) (a)	Lindsay Williams	Wilkins, Queens County	0.4 hectare	Lease	for a hunting/fishing camp	\$513.25 annually for 10 years
16 (1) (a)	Isle Madame Tourism & Trade Association/L'Association Touristique & Commerciale de L'Isle Madame	Burnt Island, Lennox Passage, Richmond County	0.61 hectare	Lease	operating and maintaining a tourism information building and signage plaza, parking and picnicking areas	\$280 full term (10 years)

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16 (1) (a)	Digby East Fish & Game Association	Everitts Lake, Digby Co.	6099 square feet	Lease	continued use of Crown land to maintain a public boat launch facility	\$272 for 10 year term
16 (1) (a)	Bragg Communications Inc.	West Clifford, Lunenburg County	2090 square metres	Lease	installing, operating and maintaining a broadband communication tower	\$1,000 annually for 10 years
16 (1) (a)	Town of Berwick	South River, Kings County	3.570 hectares	Lease	continued use of Crown land to construct/ maintain dams, sluices, canals & other works in association with the flooding & overflowing of land for hydroelectric generation	\$336.30 annually for 40 years
16 (1) (a)	Halifax Regional Municipality	Indian Harbour (Sambro), Halifax County	1.69 hectares	Lease	maintaining and operating a multipurpose sports field	\$326.50 annually for 10 years
16 (1) (a)	Halifax Regional Municipality	Herring Cove, Halifax County	3.52 hectares	Lease	public recreation and parking	\$367.50 annually for 10 years

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16 (1) (a)	Icelandic Memorial Society of Nova Scotia	Caribou Mines, Halifax County	1 hectare	Lease	constructing and maintaining a log cabin to replicate the first Icelandic settlement in Nova Scotia	\$280.00 (full term of ten years)
16 (1) (a)	Municipality of the County of Richmond	Louisdale, Richmond County	0.9 hectare	Lease	constructing and maintaining a parking lot	\$650 annually for a 10 year term
16(1)©	Public Works & Govt Services Canada	Indian Point, Lunenburg County	0.9 hectare	Transfer	Future expansion of Federal marine facilities	\$21,000
16(1)©	Public Works & Govt Services Canada	Lower Wedgeport, Yarmouth County	1.854 hectares	Transfer	Future expansion of Federal marine facilities	\$17,000
16(1)©	Public Works & Govt Services Canada	Lower East Pubnico, Yarmouth County	1.3714 hectares	Transfer	Future expansion of Federal marine facilities	\$11,000
16(1)(b)	Thomas Haaren & Elizabeth Shuster	Ingomar, Shelburne County	836.5 square meters	Easement	Allow access & utility services to privately owned land	\$1,281.60
16(1)(b)	David Batt et al.	Timberlea, Halifax County	1,892.2 square meters	Easement	Allow access, utility, water & sewer services to privately owned lands	\$1,345

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16(1)(a)	Brent William MacDonald and Joan Ann MacDonald	Morrison Road, Cape Breton County	1.044 hectares	Sale by Grant	Provide access to existing woodland	\$1,363.46
16(1)(a)	Jerry William Harnish	Mill Cove, Lunenburg County	0.0234 hectare	Sale by Grant	Consolidation of infilled Crown land with their adjoining property	\$1,509.30
16(1)(a)	Halifax Regional Municipality	Eastern Passage, Halifax County	0.32468 hectare	Sale by Grant	To clear title	\$0
16(1)(a)	John Breslin and Elizabeth Ida Breslin	Masons Cove (St. Margarets Bay), Halifax County	0.0398 hectare	Sale by Grant	Consolidation of infilled Crown land with their adjoining property	\$4,027.76
16(1)(a)	Cavendish Agri Services Limited	Wilmot, Annapolis County	0.22340 hectare	Sale by Deed	Resolve an encroachment on Crown land	\$3,730.78
16(1)(a)	David C. T. Davies and Christine Davies	Chester, Lunenburg County	0.08029 hectare	Sale by Grant	Consolidation of infilled Crown land with their business property	\$16,700.32
16(1)(a)	Year Fishery Limited	Hacketts Cove, Halifax County	0.1195 hectare	Sale by Grant	Consolidation of infilled Crown land with their business property to resolve encroachment by fish plant	\$2,031.50
16(1)(a)	W.M. Apartments Limited	Glen Haven, Halifax County	0.0192 hectare	Sale by Grant	Consolidation of infilled Crown land with their adjoining property	\$1,549.44

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16(1)(a)	Barbara E. Welsford	Oakland, Lunenburg County	0.0174 hectare	Sale by Grant	Consolidation of infilled Crown land with their adjoining property to resolve encroachment by residential home	\$3,744.48
16(1)(a)	Donald Edward Lutwick and Sandra Lu Lutwick	Northwest Cove, Lunenburg County	0.0162 hectare	Sale by Grant	Consolidation of infilled Crown land with their adjoining property	\$10,897.74
16(1)(a)	Pictou County Excavators Limited	Plymouth, Pictou County	0.27 hectare	Sale by Grant	Consolidation of infilled Crown land with their adjoining commercial property	\$5,400