



Nova Scotia Department of Natural Resources
Ministerial Land Transactions Regulations Annual Report 2012-2013

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 2012-2013, prepared pursuant to the *Ministerial Land Transactions Regulations*.

In 2012-2013, the Department of Natural Resources used the processes outlined in the *Ministerial Land Transactions Regulations* to complete 15 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 448.4 hectares or 1108 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 2012-13, the Department of Natural Resources used the *Ministerial Land Transaction Regulations* to complete 18 disposal transactions, dealing with approximately 21.33 hectares (52 acres) of land for a gain of \$100,865 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 2012-13 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 2012-13 transactions.

Original signed by:

Minister - Charlie Parker

Original signed by:

Deputy Minister - Duff Montgomerie

**2012 – 2013 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)	Bruce Smith	South East Passage, Halifax County	0.12 hectare	Acquisition	Coastal access and recreational values	\$62,600
7 (a)	Patricia and Richard Kent	Musquodoboit Harbour, Halifax County	0.63 hectare	Acquisition	Wildlife values and potential wildlife management area	\$16,300
7 (a)	N. R. Kenney Logging Limited	Telford, Pictou County	11.3 hectares	Acquisition	Forestry Transition Program	\$98,035 *
7 (a)	Kenney Forest Holdings Limited	Foxbrook, Pictou County	48.1 hectares	Acquisition	Forestry Transition Program	* Includes land above
7 (a)	Gregory Johnson	Shunacadie, Cape Breton County	80 hectares	Acquisition	Wildlife and Forestry values	\$15,000
7 (a)	Leonel LeBlanc	Margaree Forks, Inverness County	6 hectares	Acquisition	Purchased on behalf of OAA	\$95,000

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Acquisitions						
7 (a)	Mike VanDenOetelaar	Bush Island, Lunenburg County	0.03 hectare	Acquisition	The land was ranked by departmental staff as a priority for purchase to establish a new public boat launch ramp for long term use by the general public and island residents. For many years, the department leased a boat launch and parking area at Bush Island for \$500 per year. The structure was subject to storm damage and was deteriorating. Parking was also inadequate. Under the lease agreement, the department was responsible to maintain the structure. The owner wanted to substantially increase the rent, so when the lease expired in 2009 it was not renewed.	\$73,750
7 (a)	Keith and Heather Laybolt	Caledonia, Guysborough County	0.4 hectare	Acquisition	Purchased on behalf of Department of Environment	\$7,200
7 (a)	J.A. Turner & Sons (2012) Limited	Newcombe, Blockhouse and Upper Kingsburg, Lunenburg County	18.6 hectares	Acquisition	FTP	\$49,904.10
7 (a)	S. Prest Land Holdings Limited	Lower Ship Harbour and Upper Lakeville, Halifax County	40.5 hectares	Acquisition	FTP	\$60,000

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Acquisitions						
7 (a)	Jean Marie Scothorn	Nine Mile River, Hants County	56.6 hectares	Acquisition	Potential for forestry management, recreational, and wildlife values as well as its location adjacent to Indian Brook Reserve	\$88,970
7 (a)	Rhys C. Harnish and Susan R. De La Ronde, as personal representatives of the Estate of the late Roy Wendall Harnish	Coote Cove, Halifax County	3.80 hectares	Acquisition	An inholding within Crystal Crescent Park and it has high recreational values. Purchasing this property would help to protect the view plane within the park and would eliminate some Crown boundary lines	\$30,803
7 (a)	Brian MacDonald, Katherine S. MacDonald and Alison Janet MacDonald	Ashfield, Inverness County	93.08 hectares	Acquisition	Land was ranked by departmental staff as a high priority for purchase because it contains extensive advanced forest plantations and roads, will provide valuable fibre for the forestry industry in Eastern Nova Scotia, and is adjacent to Crown land	\$95,000

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Acquisitions						
7 (a)	James A. Fullerton and Kelly Anne Fullerton	Harrison Settlement, Cumberland County	40.47 hectares	Acquisition	One of the few inholdings of the recently designated Kelley River Wilderness Area. Securing this land would remove the Crown's potential liability and access issues within this part of the wilderness area. The ecological values of this parvel are generally equivalent to those of the Kelley River Wilderness Area, the most important of which is its habitat for a population of endangered mainland moose	\$77,000
7 (a)	L.E. Elliott Lumber Limited	Seffernsville, Lunenburg County	48.765 hectares	Acquisition	Forestry Transition Program	\$70,000

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Disposals						
16 (1) (a)	James Tucker LeFrense	Tatamagouche, Colchester County	0.35 hectare	Deed	To allow client to own the land which his business is located	\$9,415

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Disposals						
16 (1) (a)	Lawrence Jardine	Florence, Cape Breton County	0.07 hectare	Deed	To resolve an encroachment of a portion of the clients home and two sheds that presently sit on the property	\$1,020
16 (1) (b)	Municipality of Pictou County	Marsh Road, Thorburn, Pictou County	0.348 hectare	Easement	To facilitate the installation and extension of a wastewater forcemain system within the abandoned rail line corridor	\$672.60
16 (1) (b)	Wayne Millett	Chester Grant, Lunenburg County	0.77 hectare	Easement	To allow the client to access his land	\$2,641.87
16 (1) (b)	David Abramo	St. Joseph Du Moine, Inverness County	0.46 hectare	Easement	To allow the client to access his land	\$276
16 (1) (b)	Richard James Wilson and Lisa Jane Wilson	Grand Lake, Halifax County	0.59 hectare	Easement and Right of Way	Utility line and access	\$354
16 (1) (a)	Florence Margaret Pyne, Sheilah Dawn MacDonald, Helen Jane Tarso	Morrison Road, Cape Breton County	0.3185 hectares	Grant	To allow the clients to own the land which they use to access their property	\$600.30

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Disposals						
16 (1) (a)	David Bernard Shaw, Julia Mary Shaw	Pentz, Lunenburg County	0.0079 hectare	Grant	To give the clients ownership of infilled land that has been used in conjunction with their property for over fifteen years and resolve the encroachment of two private wharves on Crown land	\$1,379.65
16 (1) (a)	Rogers Communications Inc.	Browns Mountain, Antigonish County	4.74 hectares	Lease	Communications tower and related equipment	\$3,431
16 (1) (a)	St. Peter's and Area Lions Club	St. Peter's, Richmond County	2.43 hectares	Lease	To allow the client to continue to operate and maintain a marina and engage in related activities	\$342.60
Section 5	Eastlink – Bragg communications Inc.	Upper Lawrencetown, Halifax County	0.4 hectare	Lease	Installing, operating and maintaining a communications tower with associated equipment building	\$6,860
16 (1) (b)	James Tucker LeFrense	Tatamagouche, Colchester County	0.132 hectare	Right of Way	To allow the client to access the land which his business is located	\$200
16 (1) (b)	John and Marion Webb	Mahone Bay, Lunenburg County	0.02 hectare	Right of Way	To provide access to the clients lands	\$1,372

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Disposals						
16 (1) (c)	Public Works and Government Services Canada	Havre Boucher, Antigonish County	5.44 hectares	Transfer	For future expansion of the federal marine facilities at this location	\$10,000
16 (1) (c)	Public Works and Government Services Canada	Pinkneys Point, Yarmouth County	1.53 hectares	Transfer	For future expansion of the federal marine facilities at this location	\$20,700
16 (1) (c)	Public Works and Government Services Canada	Cripple Creek, Shelburne County	1.78 hectares	Transfer	For future expansion of the federal marine facilities at this location	\$20,500
16 (1) (c)	Public Works and Government Services Canada	Dublin Shore, Lunenburg County	0.69 hectare	Transfer	For future expansion of the federal marine facilities at this location	\$6,250
16 (1) (c)	Public Works and Government Services Canada	Judique, Inverness County	1.019 hectares	Transfer	To allow the client to expand its breakwater service area	\$12,000
16 (1) (c)	Public Works and Government Services Canada	Little Liscomb, Guysborough County	0.23 hectare	Transfer	To allow the client to build a new ramp and expand its marine facilities	\$2,850

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