



STAFF REPORT

TO: Municipal Council

FROM: Erin Hartley, Deputy CAO

APPROVED BY: Warren MacLeod, CAO

DATE: January 11, 2023

SUBJECT: Deregistration of Heritage Property Consideration – 4759 Sandy Point Road

ORIGIN

Request received from Trustees of Jordan Ferry Union Church, located at 4759 Sandy Point Road. This property is a Heritage Property

RECOMMENDATION

Be it resolved that the Council of the Municipality of the District of Shelburne deregister the municipal heritage property located at 4759 Sandy Point Road, based on it being damaged beyond reasonable repair.

DISCUSSION

The attached letter, dated October 19, 2022, was received from the Trustees of Jordan Ferry Union Church requesting that the Municipality deregister 4759 Sandy Point Road as a Municipal Heritage Property on the grounds that it is damaged beyond reasonable repair and is in a dangerous state.

The Jordan Ferry Union Church was registered as a Municipal Heritage Property on January 11, 1999. The registration documents are attached for your information.

The request letter from the Trustees was accompanied by letters of support for their position from the Municipality's By-Law Enforcement Officer and Building Inspector. The attached letters determine that the property is in a dangerous state and beyond reasonable repair.

Municipal staff, in consultation with Provincial Heritage Properties staff, determined that according to the Municipal Heritage Properties By-Law and the Heritage Properties Act of Nova Scotia (S.16) an identified process had to be followed, the following steps have been completed:

- Upon receipt of request for deregistration of a heritage property council considered deregistration as it met certain criteria. In this case it meets the criteria set out in 16(1)(a) of the Heritage Property Act of NS which states that the property has been destroyed or damaged by any cause.
- Council made this decision, the Heritage Advisory Committee, or in our case the Planning Development Committee, does not need to make recommendation to Council on deregistration.
- A public hearing must be held not less than 30 days after the notice is served on the property owner and circulated in the local newspaper.
- The notice of public hearing and newspaper ads took place in November and December 2022.
- Written comments to be heard at the public hearing can be submitted to the Deputy CAO.
- Council will hold the public hearing at its Council meeting on January 11, 2023.

Based on information to date including comments made at the public hearing, Council has two options:

- If Council feels ready to make a decision on the deregistration of the property, they may do so at the same Council meeting after the public hearing comments have been taken into consideration. A recommendation is prepared for this option.
- Council may also determine they need more time to consider deregistration if comments made at the public hearing require follow up or research.

In this case, the Trustees that made the application were asked to attend the public hearing to defend their position should there be opposition to the deregistration from the community. The Trustees feel strongly that this is a time sensitive matter and are working toward demolition of this property at the earliest opportunity to avoid additional damage and expenses. Demolition of this property may only occur after it has been deregistered as a Municipal Heritage Property.

ATTACHMENTS

Letter from Jordan Ferry Union Church Trustees
 Original Municipal Heritage Property Registration Documents
 Letter from By-Law Enforcement Officer
 Letter from Building Inspector
 Municipal Heritage Property By-Law
 Provincial Heritage Property Act Section 16
 Confirmation of Ownership – Property Online

Jordan Ferry Union Church Trustees: Michael Peterson, William Acker, Margo Davis Swim

4759 Sandy Point Road PO Box 292

Shelburne, NS B0T 1W0

October 19, 2022

Erin Hartley, Deputy Chief Administrative Officer

Municipality of the District of Shelburne

Dear Ms. Hartley,

A public meeting arranged by the Trustees of the Jordan Ferry Union Church was held on August 31, 2022 at the Jordan Bay School House. The primary agenda item was to update the public on the current state of disrepair of the church.

Michael Peterson, Chairperson, reported that John Wonnacott, Roseway Engineering, did a foundation inspection in November 2018. He reported that the concrete foundation of the north, east and south sides was cracked and the west side sill was rotten. He was unable to see all the sills. He concluded that all of the floor beams were rotten and would need to be replaced.

The Church has fallen into further disrepair over the past several years. Mike estimated the current cost to undertake the repairs would be \$200,000 and probably more. There was much discussion about where the money for repairs would come from; the lack of use of the church and liability if anyone was to enter and get hurt. Reportedly people have entered the church illegally. The power line has also pulled away from the building. The possibility of the building falling down and damaging headstones was brought up. Mike Hartigan, local carpenter, has recently been in the church and stated it should be torn down.

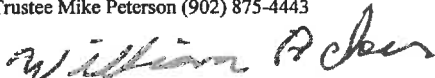
Michael Peterson presented the following three options to the meeting: Demolish the church; Repair the church; Status Quo. A motion to demolish the church was carried unanimously. An Ad Hoc Committee was struck to identify the procedure to deregister the church as a Municipal Heritage Property and obtain bids for the demolition.

The church is a union church and has no affiliation with any one denomination. The community has sole responsibility for the church. As such, The Trustees of the Jordan Ferry Union Church request that the Municipality of the District of Shelburne deregister the Jordan Ferry Union Church as a Municipal Heritage Property.

Sincerely,



Trustee Mike Peterson (902) 875-4443



Trustee William Acker (902) 875-1012



Trustee Margo Davis Swim (902) 320-4479



MUNICIPALITY OF THE DISTRICT OF SHELburne
OFFICE OF MUNICIPAL CLERK AND TREASURER
P.O. BOX 280, SHELburne, N.S., B0T 1W0

TEL. (902)
875-3544
875-3083
FAX 875-1278

January 15, 1999

Trustees of the Jordan Ferry
Union Church
c/o Claude Peterson
R.R. # 2
Shelburne, N.S.
B0T 1W0

Dear Trustees:

Re: Municipal Heritage Property

In accordance with the provisions of the Heritage Property Act being Chapter 199 of the Revised Statutes of Nova Scotia 1989, and;

Further to notification forwarded to you on November 20th, 1998 of the intent by the Council of the Municipality of the District of Shelburne to consider a recommendation of the Heritage Advisory Committee to register the Jordan Ferry Union Church as a Municipal Heritage Property.

I am pleased to advise that Council at their regularly scheduled Session of Monday, January 11th, 1999 approved the recommendations of the Heritage Advisory Committee and have declared the property at Civic #4759 Sandy Point Road being the Jordan Ferry Union Church as a Municipal Heritage Property and will register same in the Municipal Registry of Heritage Properties.

We sincerely appreciate your interest and assistance and I hope everything is found to be satisfactory.

Yours very truly,
**The Municipality of the
District of Shelburne**

Alan M. Merritt
Municipal Clerk Treasurer

AMM/sdw
c.c. Warden Patricia Nickerson
c.c. Deputy Warden Paulette Scott
Chairperson, Heritage Advisory Committee
c.c. Councillor Raymond Davis
District #3

SHELBOURNE COUNTY REGISTRY OF DEEDS		56	20	391-393
I certify that this document was registered as shown here.		Document #	Book	Pages
Dedrick Registrar		01 15 1999	3:19 P.M.	
		MM DD YYYY	Time	

NOTICE OF REGISTRATION

TAKE NOTICE that the Council of the Municipality of the District of Shelburne, at the regularly scheduled meeting of Monday, January 11th, 1999, approved the recommendation of the Heritage Advisory Committee to register, as a Municipal Heritage Property, the lands and building of The Trustees of the Jordan Ferry Union Church, Civic #4759 Sandy Point Road, Jordan Ferry, Shelburne County, Nova Scotia, and being more particularly described in Schedule "A" attached herto.

IN ACCORDANCE with the provisions of the Heritage Property Act, Chapter 199 of the Revised Statutes of Nova Scotia 1989, this property is now registered as a Municipal Heritage Property and accordingly, is recorded as such in the Municipal Registry of Heritage Property of the Municipality of the District of Shelburne.


 Alan M. Merritt
 Municipal Clerk Treasurer



SHELburne COUNTY	REGISTRY OF DEEDS	1971	250	26	2362
I certify that this document was registered as shown here.		Document #	Book	Page	
Donna Dedrick Registrar		11	23	1998	9:46 AM
		MM	DD	YYYY	Time

HERITAGE PROPERTY BY-LAW

SCHEDULE "A"

NOTICE OF PROPOSED RECOMMENDATION FOR REGISTRATION
IN THE MUNICIPAL HERITAGE REGISTRY

TO: THE TRUSTEES OF THE JORDAN FERRY UNION CHURCH ~~XXXXXXXXXX~~
 You are hereby notified that:

- The land and buildings located at Civic #4759 Sandy Point Road
Jordan Ferry
 in the Municipality of Shelburne, Nova Scotia, and in particular
~~(the exact extent of property recommended)~~
See Schedule "B" attached

This property has been recommended to be registered in the
 Municipal Heritage Registry for the Municipality of the District
 of Shelburne.

- The reasons for this proposed designation are: [set out
 reason(s)]
 - approximate age 118 years (Built circa 1880)
 - historical association The property was Deeded to the community in 1874
 by Donald and John McKenzie, on which was to be built a meeting place or
 place of worship. The church was constructed circa 1880.
 - architectural merit With square bell tower and high steeple, the Gothic
 wood structure displays corner flying buttress. Stained glass Gothic entry with
 both carved and moulded frieze and cornice.
 - environment The building is a well known and important feature of the
 community, having provided a classic rural setting for worship by four (4)
 denominations; Methodist, Presbyterian, Anglican, and Baptist.

3. Section 13(4) of the Heritage Property Act states that no person
 shall substantially alter the exterior appearance of or demolish
 a building, streetscape or area for one hundred and twenty days
 after a notice respecting the building, streetscape or area has
 been served pursuant to subsection (3) of the Act, except in
 those cases where prior to the expiration of one hundred and
 twenty days, the municipality refuses to register the property.

4. The effect of recommendation and registration in the Municipal Heritage Registry, described in paragraph one, is that no demolition or substantial alteration in the exterior appearance may be undertaken from the date of registration unless an application, in writing, for permission is submitted to the Municipality and the application is granted with or without conditions. (Where an application is not approved, the owner may make the alteration(s) in his application or carry out the proposed demolition at any time after one year, but not more than two years, from the date of the application.)

5. Objections to the registration of the property described in this notice will be heard by the Municipal Council on the 11th day of January A.D., 1999 at (time) 4:30 p.m., at (place) the Shelburne Municipal Administration Building, Shelburne

Information and particulars concerning the reason(s) for recommendation are available from the office of the Municipal Clerk Treasurer, Municipality of the District of Shelburne, from 9:00 a.m. to 4:30 p.m., at the Municipal Administration Building (Court House), 136, Hammond Street, Shelburne, Nova Scotia.

DATED this 20th day of November A.D., 1998

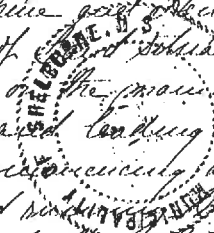
MUNICIPALITY OF THE DISTRICT OF SHELburne


Alan M. Merritt
Municipal Clerk Treasurer

- Great Deed -
Donald McKee at the Age of 18
Registered 25th April 1872
Certificate annexed

This Indenture made this
Fifteenth day of April in
the Year of Our Lord One
Thousand Eight Hundred
and seventy four Between

Donald McKee the younger and John W. McKee of
Jordan Bay in the County of Shelburne and Province of New
York Fisherman of the first part and Alexander McKee
Donald McKee and Henry Doorn all of the same place
German of the second part Whereas at a meeting of the
inhabitants of said Jordan Bay solemnly held and
to purchase a piece of land at a convenient place in the
neighborhood and to erect thereon a meeting house or
place for the worship of God to be open and free at all times for
the use of all those different societies or denominations of
Christians known as Presbyterians, Methodists, Presbyterians
and Baptists under the direction of certain trustees or
hereinafter more fully expressed and whereas the said
Alexander McKee, Donald McKee and Henry Doorn
have been appointed and have consented to hold said land
and meeting house as such trustees with power to appoint
successors as hereinafter expressed Now this Indenture witnesseth
that the said Donald McKee the younger and John W. McKee
for and in consideration of the purchase and of the sum of one
Dollar to them in hand well and truly paid by the said parties
of the second part the receipt whereof is hereby acknowledged
do hereby granted, bargained, sold, aliened, released, conveyed
and confirmed and by these presents do grant, bargain sell,
alien, release, convey and confirm unto the said
Alexander McKee, Donald McKee and Henry Doorn
all that certain lot, piece or parcel of land situate
and being at Jordan Bay aforesaid on the main Post Road
running through said settlement and leading to the town
of Shelburne bounded as follows to-wit: commencing at the northern
corner of Robert McKee's land and running westerly on
said Main Post Road thirty six yards thence southerly and
thence southerly and running parallel with the
said Main Post Road, thirty six yards or until it strikes Robert
McKee's land aforesaid thence Westwardly along said Robert
McKee's land thirty six yards to the place of Beginning



and containing on all sixteen Hundred and fifty six square feet
 said lot of land being a portion of lands conveyed to said
 Donald McKeegan the younger and John McKeegan by
 their father Donald McKeegan the elder by deed bearing date
 the seventeenth day of June in the year one thousand eight
 hundred and sixty two and recorded in the office of the
 Register of Deeds at Melbourne on October 16. A.D. 1868.
 Together with all and singular the covenants, hereditaments
 and appurtenances thereto belonging or in anywise ap-
 pertaining and the Eversions and Reversions, remainders
 and reversionaries, rents, issues and profits thereof, and
 also all the estate, right, title, interest, property, possession
 claim and demand whatsoever as well at law as in equity
 of the said parties of the first part of or to the above de-
 scribed premises and every part and parcel thereof with the appur-
 tenances to have and to hold all and singular the above
 mentioned and described premises together with the appur-
 tenances unto the said Alexander McKeegan, Donald McKeegan
 and Henry Downie their successors and assigns. Upon this
 Trust that they the said Alexander McKeegan, Donald McKeegan
 and Henry Downie their successors and assigns shall and do from
 time to time and at all times hereafter permit and suffer
 the said lot of land and Building to be erected thereon
 and the said premises with the appurtenances to be
 used, occupied and enjoyed as well for a Meeting House
 or place for the worship of God by all those different con-
 gregations or Societies of Christians known and called by the
 names of Episcopalians, Methodists, Presbyterians and Baptists
 respectively And it is hereby declared and agreed upon
 that when and so often as the said Alexander McKeegan shall by death
 be reduced to One then such one surviving shall with all
 convenient speed convey and assign the said lot of
 Land with the Buildings and appurtenances thereto belong-
 ing with three or more fit and proper persons their successors
 and assigns to the use of such surviving Trustees and such
 other new Trustees to be nominated and appointed as aforesaid
 and of their successors and assigns forever upon the Trust
 and to and for the intents and purposes hereinbefore
 mentioned and expressed of and concerning the said premises
 and so from time to time as often as the present or succeeding



Naturally Yours

By-Law Enforcement
136 Hammond Street, PO Box 280 Shelburne, NSB0T1W0, Phone (902) 875-6773 - Fax (902) 875-1278

October 19, 2022

Ms. Leah Grayson

Re: Union Church, Jordan Ferry

Dear Leah,

This letter is further to the meeting that was held at the Union Church property in Jordan Ferry with yourself, Mike Peterson, Andrew Goreham (Building Inspector) and I.

The purpose of the meeting was to discuss the condition of the structure and suggestions for moving forward.

The curbside appearance of the structure would not be considered to fit within the definition of unsightly at this point however it will not take long with no attention to become unsightly.

Upon entering the structure it is very obvious that the concern should be with the dangerous conditions of the structure. The floor has collapsed, the plaster is releasing from the walls and ceiling and is falling off; the very large ornamental beams are falling apart and dropping into the congregational area. Any or all of these overhead features falling present a clear danger to anyone inside the structure. Additionally the roof appears to have serious water infiltration issues which has contributed to the previously noted issues as well as mold issues that become air quality issues.

The other concern that was raised was the potential damage to the nearby resting places and gravestones should the structure be left to fall down on its own.

With all of issues with the structure considered it would be my opinion as the Administrator of the Dangerous or Unsightly Property Policy for the Municipality of Shelburne to support the proactive efforts of your group to have the structure removed by demolition as soon as possible to prevent any further damage and prevent anyone from entering the structure and being injured.

Should you have any questions or require additional information please contact me.

Yours truly,

Darrell Locke

Administrator, Dangerous or Unsightly Property Policy
Municipality of the District of Shelburne

Darrell Locke, By-Law Enforcement Officer
Email: darrell.locke@municipalityofshelburne.ca



Naturally Yours

Inspection Department

136 Hammond Street, PO Box 280 Shelburne, NS BOT 1W0, Phone: (902) 875-3494 - Fax: (902) 875-1278

October 14, 2022

Jordan Ferry Union Church
c/o Leah Grayson
PO Box 292
Shelburne, NS
BOT 1W0

Re: Jordan Ferry Union Church 4759 Sandy Point Road, Jordan Ferry

On October 7, 2022 I visited the church with Bylaw Enforcement Officer Darrell Locke and representatives of the church. After viewing the inside of the church, it is my opinion the cost of bringing the church up to an acceptable condition to hold any type of service there would be astronomical if not impossible. As you can see in the pictures the floor is gone and is unsafe, as well as numerous leaks and indications of possible mold and rot in the attic and walls.

It would be my recommendation that the hall be demolished.

This hall must not be occupied unless this office has given approval.

If further information is required, please contact this office.

Best Regards

Andrew Goreham,

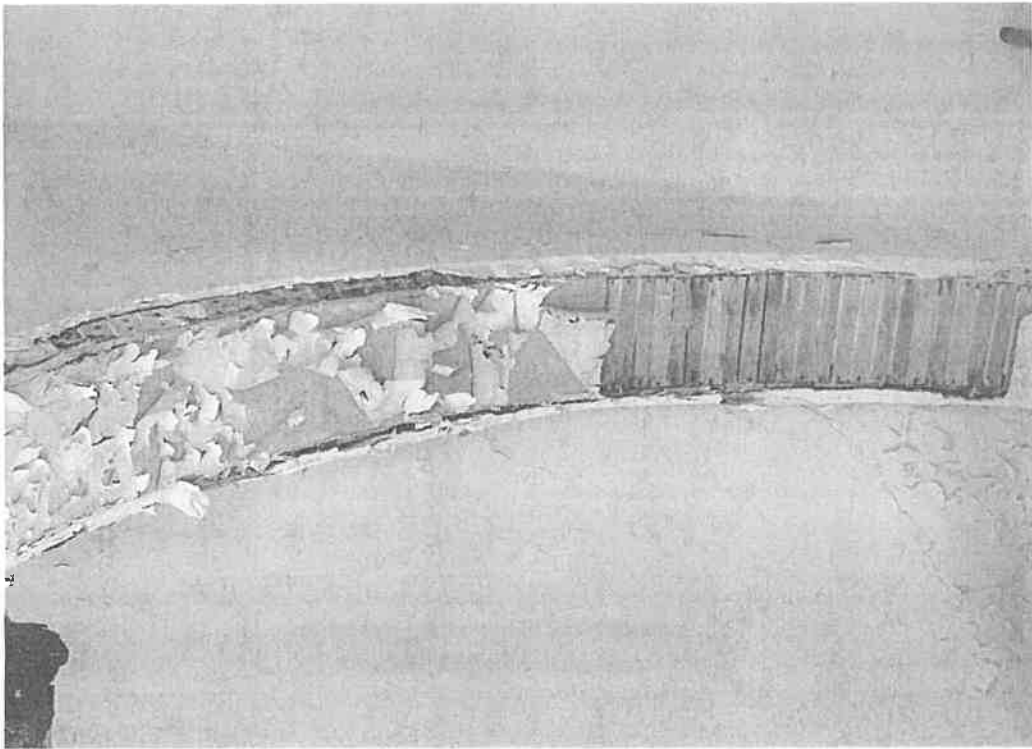
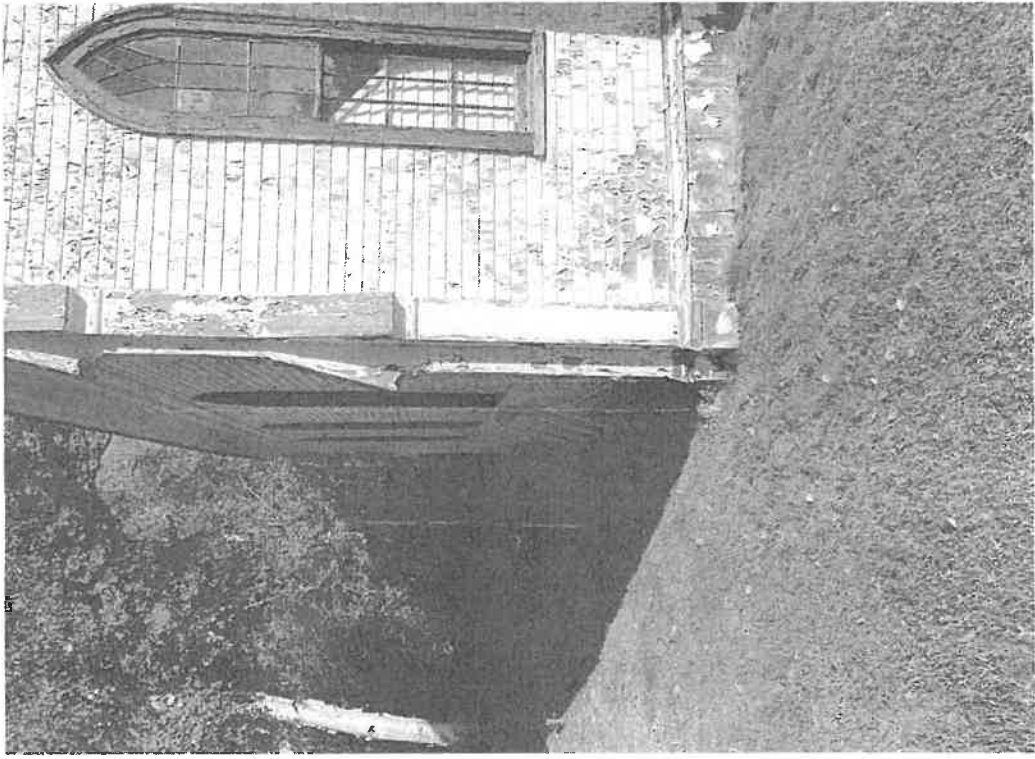
Building Official/ Fire Inspector

Enclosure

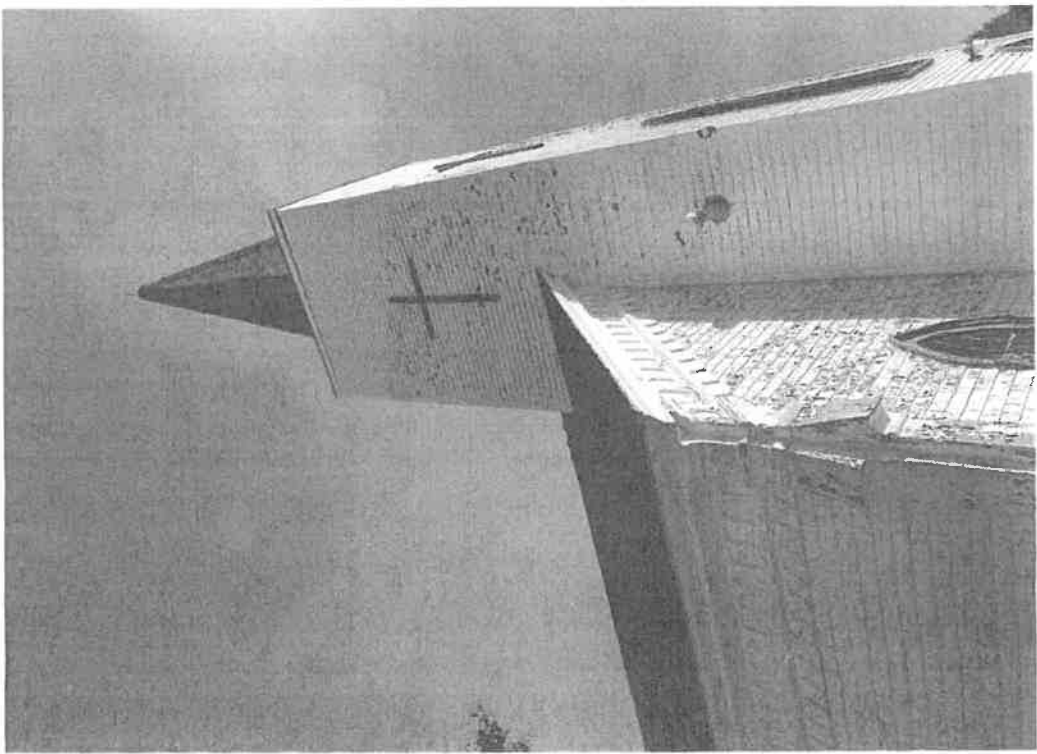
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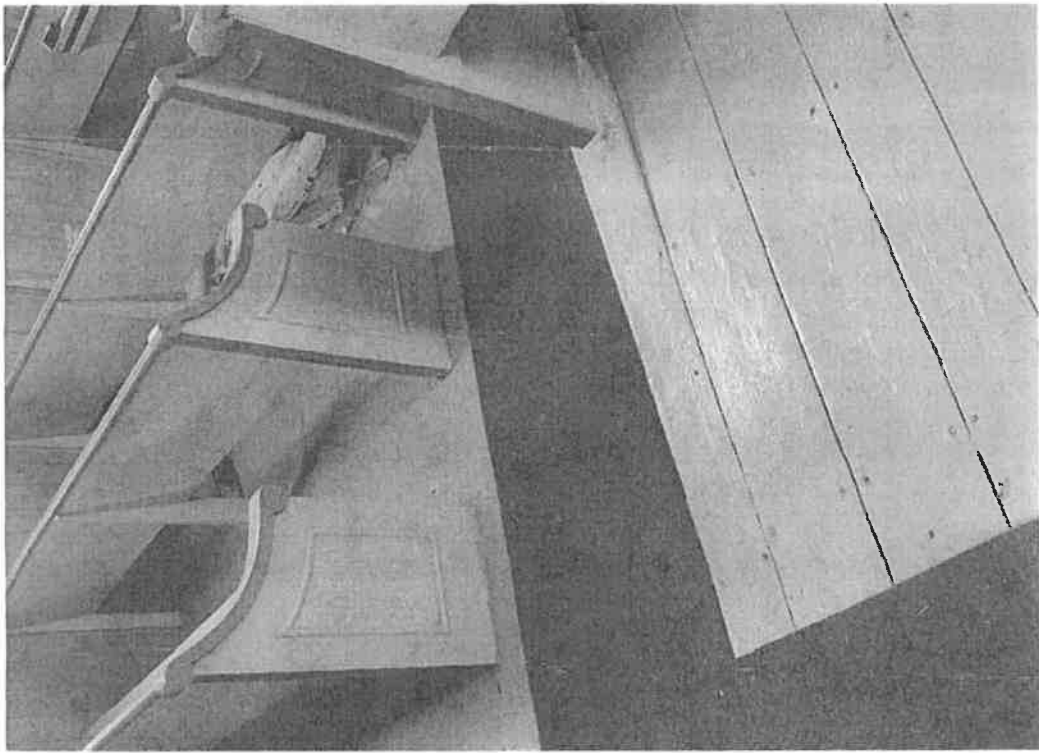
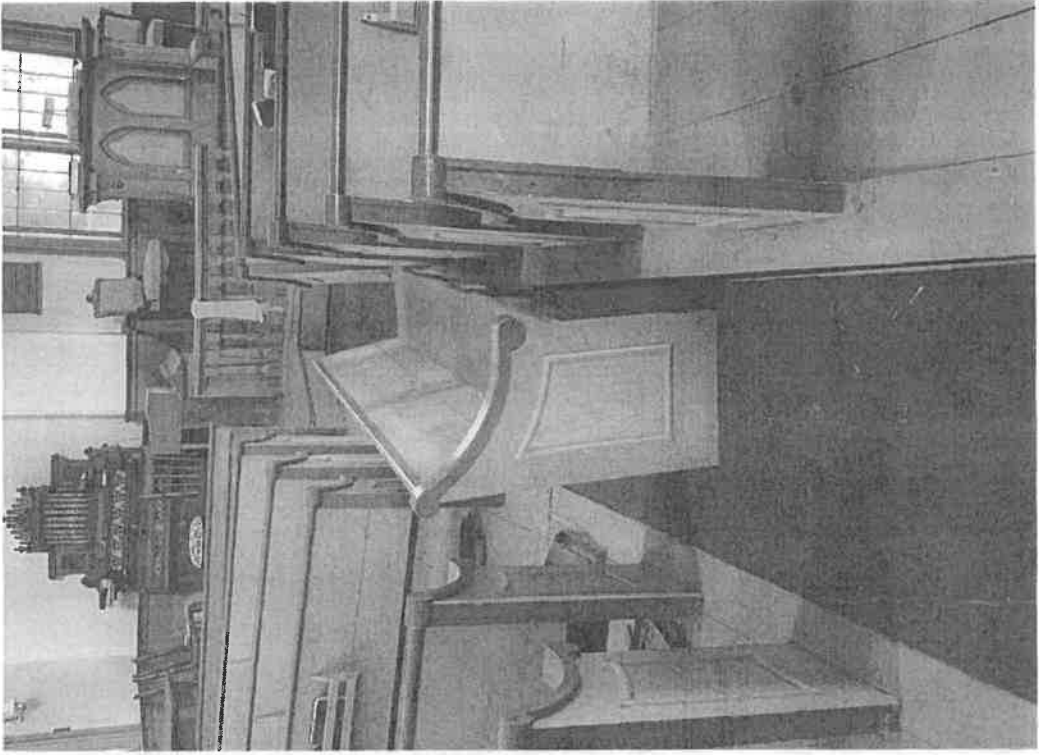
Andrew Goreham, Manager of Inspection Services

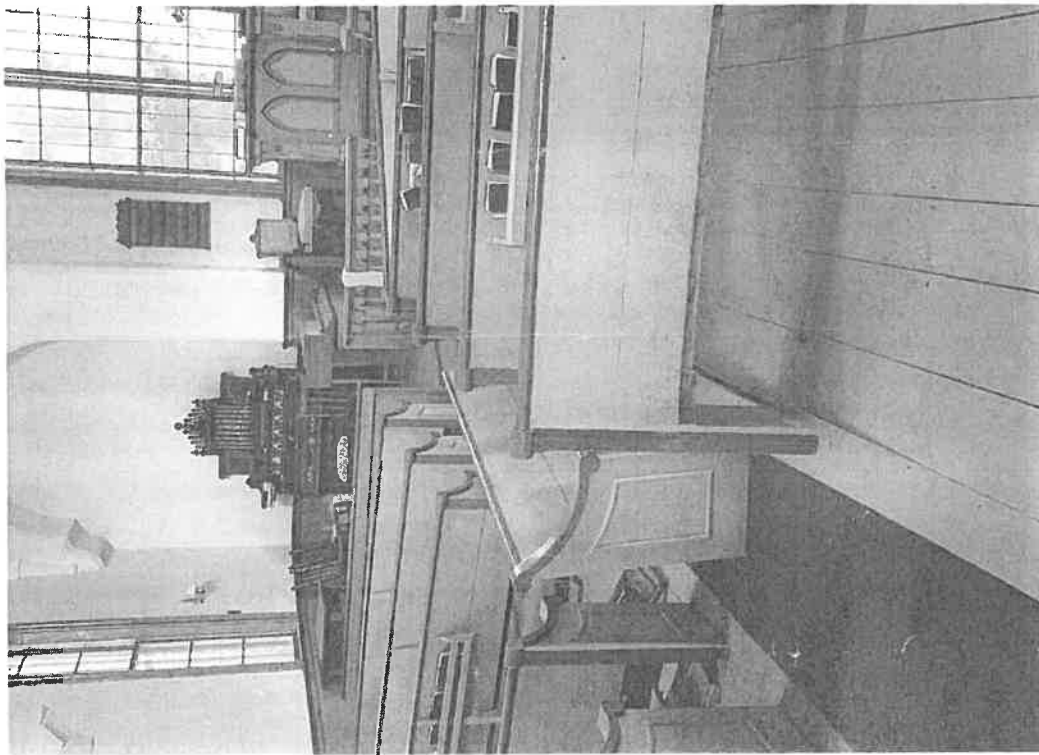
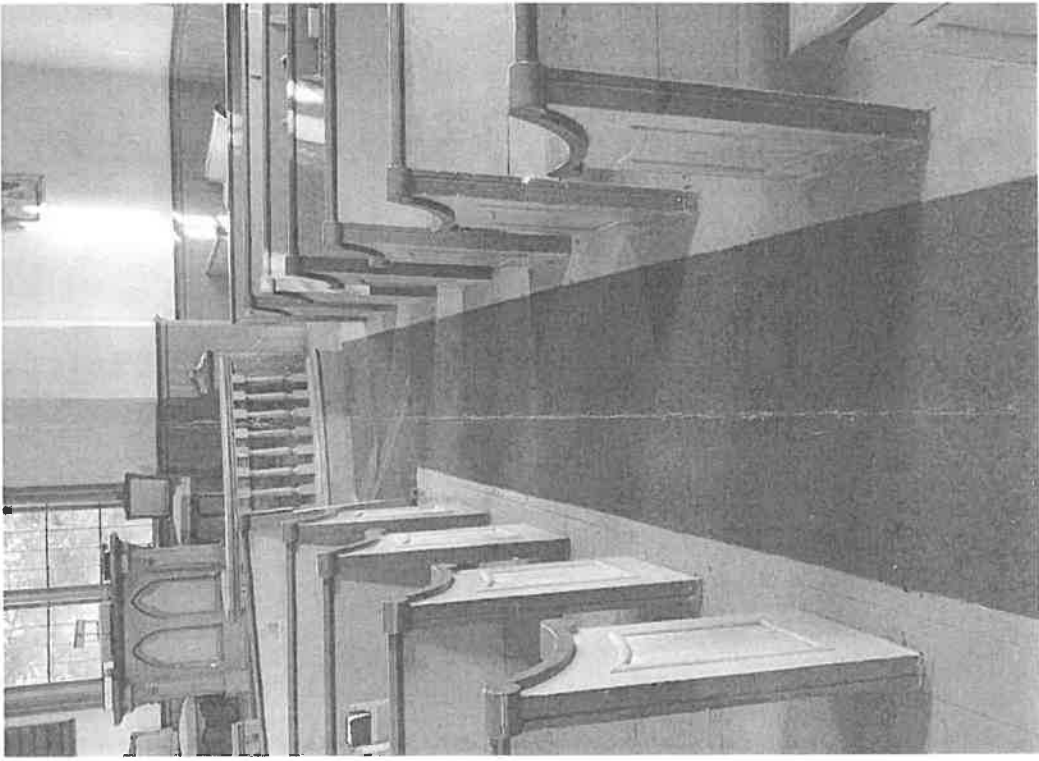
andrew.goreham@municipalityofshelburne.ca

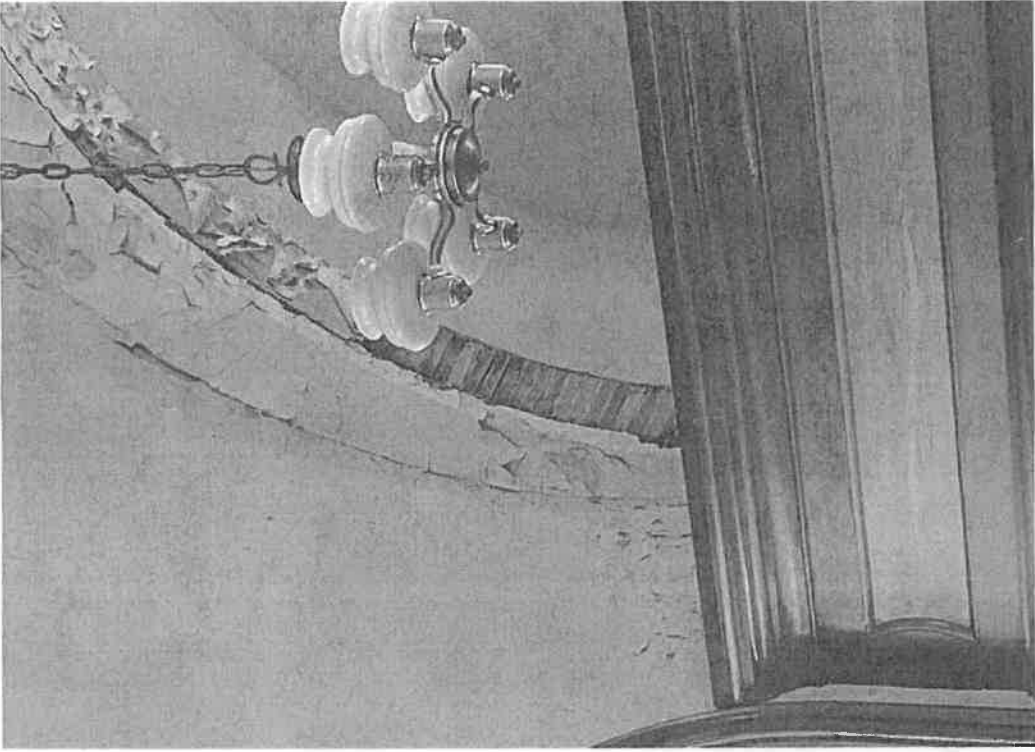


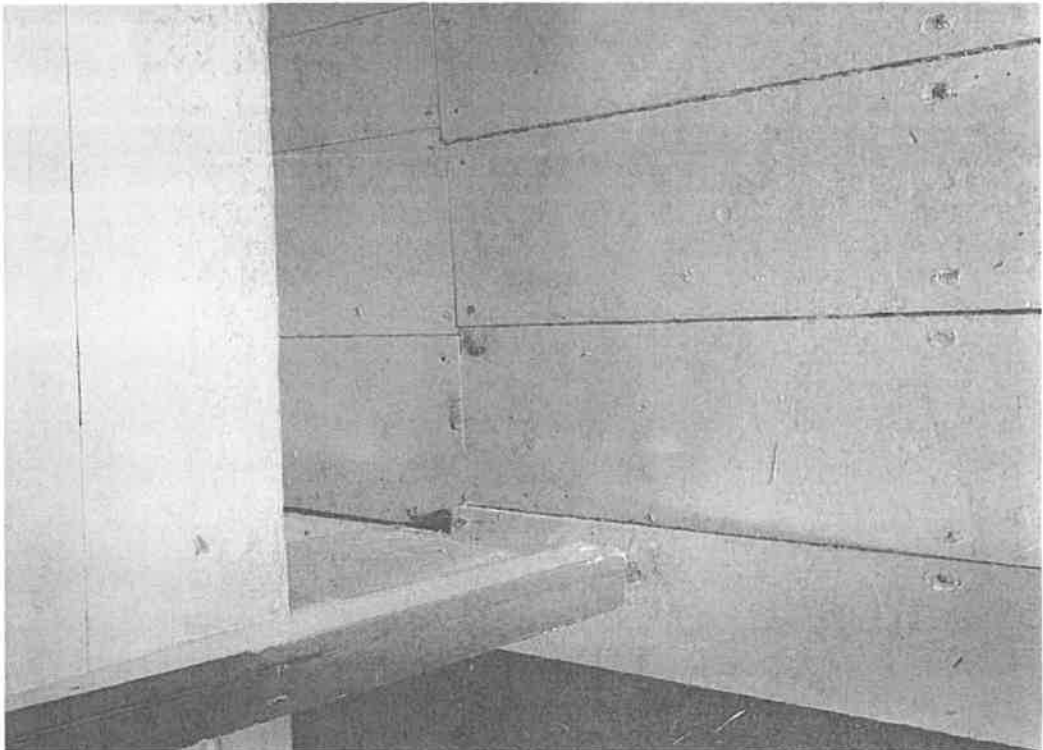
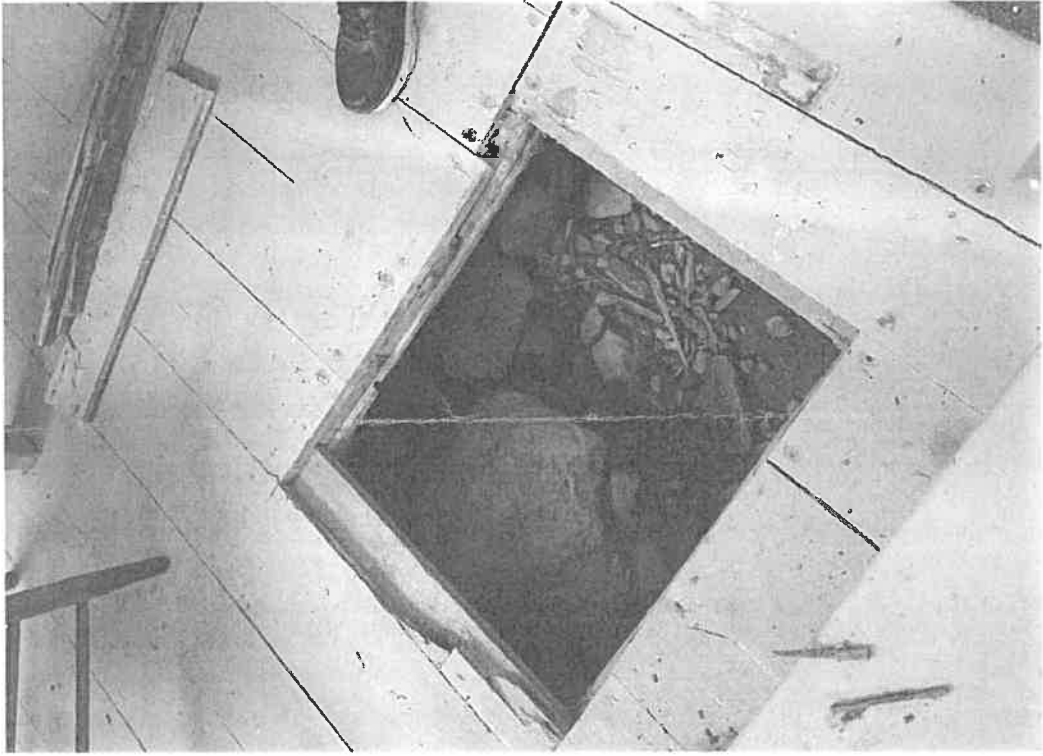














BYLAW 3 MUNICIPAL HERITAGE PROPERTIES

RESPECTING THE REGISTRATION, DEREGISTRATION AND ALTERATION OR DEMOLITION OF A MUNICIPAL HERITAGE PROPERTY

BE IT ENACTED by the Council of the Municipality of the District of Shelburne, under authority of the *Municipal Government Act*, Chapter 18 of the Statutes of Nova Scotia 1998, as follows:

1. SHORT TITLE

This bylaw shall be known as Bylaw #3, and may be cited as the "Municipal Heritage Properties Bylaw".

2. DEFINITIONS

- a. "Council" shall mean the Municipal Council of the District of Shelburne.
- b. "Heritage Advisory Committee" shall mean a Heritage Advisory Committee within the meaning of the Heritage Property Act, having all the power and duties prescribed by the Act or incidental thereto. Municipality of the District of Shelburne's Planning and Development Committee is hereby designated as the Heritage Advisory Committee.
- c. "Municipal Clerk" shall mean the Municipal Clerk of the Municipality of the District of Shelburne.
- d. "Municipal Heritage Property" shall mean a Municipal Heritage Property within the meaning of the Heritage Property Act.
- e. "Municipal Registry of Heritage Property" shall mean a Municipal Registry of Heritage Property within the meaning of the Heritage Property Act, having all the powers and duties prescribed by the Act or incidental thereto.

3. MUNICIPAL REGISTRY OF HERITAGE PROPERTY

- a. There shall be a Municipal Registry of Heritage Property wherein all prescribed documents relating to the registration of heritage property pursuant to the provisions of the Heritage Property Act or this Bylaw shall be filed.

- b. The maintenance of the Municipal Registry of Heritage Property shall be the responsibility of the Municipal Clerk.

4. PLANNING AND DEVELOPMENT COMMITTEE

- a. There shall be a Planning and Development Committee, which may advise the Municipality respecting:

- i) The inclusion of buildings, public-building interiors, streetscapes, cultural landscapes and areas in the Municipal Registry of Heritage Property;
- ii) An application for permission to alter substantially or demolish a Municipal Heritage Property;
- iii) Building or other regulations that affect the attainment of the intent and purpose of the Heritage Property Act;
- iv) Any other matters conducive to the effect of carrying out the intent and purpose of the Heritage Property Act.

- b. The Planning and Development Committee shall be composed of no less than two (2) members of Council and no less than three (3) community members, all of whom shall be residents of the Municipality, appointed by Council for a term of three years.

5. REGISTRATION OF MUNICIPAL HERITAGE PROPERTY

- a. The Planning and Development Committee may recommend to Council that a building, public-building interior, streetscape, cultural landscape or area be registered as a Municipal Heritage Property in the Municipal Registry of Heritage Property and the prescribed notice of such recommendation shall be served and filed by the Municipal Clerk in accordance with the Act and, in addition to the requirements of the Act, a copy of the notice shall be filed in the Municipal Registry of Heritage Property.
- b. Notice of recommendation by the Planning and Development Committee that a building, public-building interior, streetscape, cultural landscape or area be registered shall be in accordance with the Heritage Property Act.
- c. Council may register a building, public-building interior, streetscape, cultural landscape or area as a Municipal Heritage Property in accordance with the Heritage Property Act.

- d. Notice of such registration shall be sent to the registered owner of the Municipal Heritage Property. One copy of the registration shall be filed in the Municipal Registry of Heritage Property.

6. DEREGISTRATION OF MUNICIPAL HERITAGE PROPERTY

- a. Council may deregister a building, public-building interior, streetscape, cultural landscape or area as a Municipal Heritage Property in accordance with the Heritage Property Act, after holding a public hearing to consider the proposed deregistration. Such a public hearing shall be held not less than thirty (30) days after a notice of the hearing is served on the registered owner of the Municipal Heritage Property and published in a newspaper circulating in the area.
- b. Notice of such deregistration shall be sent to the registered owner of the Municipal Heritage Property. One copy of the registration shall be filed in the Municipal Registry of Heritage Property.

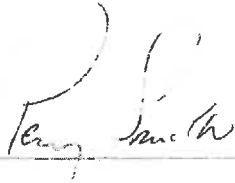
7. ALTERATION OR DEMOLITION OF MUNICIPAL HERITAGE PROPERTY

- a. Municipal Heritage Property shall not be substantially altered in exterior or public-building interior appearance or demolished without the approval of Council.
- b. Upon receipt of an application to substantially alter or demolish a Municipal Heritage Property, the Council shall refer the application to the Planning and Development Committee for its recommendation.
- c. Council may approve an application for the substantial alteration or demolition of a Municipal Heritage Property in accordance with the Heritage Property Act., either with or without conditions, or may refuse it.
- d. Where Council does not approve the application, the registered property owner may make the alteration or carry out the demolition at any time after three years but not more than four years from the date of the application.

8. COUNCIL AUTHORITY

- a. Council may from time to time set out or amend the Terms of Reference within which the Planning and Development Committee shall operate. The Planning and Development Committee shall make recommendations on the document.

THIS IS TO CERTIFY that this Bylaw Respecting Municipal Heritage Properties has been duly approved by the Council of the Municipality of the District of Shelburne on the 23rd day of October, 2017.



Warden



Chief Administrative Officer

First Reading: September 25, 2017

Notice of Intent: October 4, 2017

Second Reading: October 23, 2017

Filed 3 certified copies of by-law with Minister of Municipal Affairs: November 14, 2017

*Notice of Passing: February 21, 2018

Effective Date of by-law unless otherwise specified in the text of the by-law.

Deregistration of municipal heritage property

16 (1) On the application of an owner of a municipal heritage property or on its own motion, the council may deregister a municipal heritage property where

(a) the property has been destroyed or damaged by any cause; or

(b) the continued registration of the property appears to the council to be inappropriate as a result of the loss of the property's heritage value, as identified in the property's heritage file or notice of recommendation, unless the loss of the heritage value was caused by neglect, abandonment or other action or inaction of the owner ,

after holding a public hearing to consider the proposed deregistration.

(2) Such a public hearing shall be held not less than thirty days after a notice of the hearing is served on the registered owner of the municipal heritage property and published in a newspaper circulating in the area.

(3) Where a municipal heritage property is deregistered, the council shall cause notice of the deregistration to be sent to the registered owner of the property and a copy thereof to be deposited in the registry of deeds for the registration district in which the property is situate. *R.S., c. 199, s. 16; 2010, c. 54, s. 12.*



Search Provincial Map Bulletin+Board 1 Help

Property Details

PID	80100100	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	38749.0 SQUARE FEET	Parcel Access		Manag. Unit	MU1602
Lot		Created	Mar 01, 1996 12:00:00AM		
FOCA Status	No Description	Municipal Unit	MUNICIPALITY OF THE DISTRICT OF SHELburnE	Manner of Tenure	NOT APPLICABLE

Location	4759 SANDY POINT ROAD JORDAN FERRY	County	SHELburnE COUNTY	Primary Location	Yes	Source	Assigned by Municipality
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Comments
MAP:1043700065200

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
00758124	\$38,700 (2022 COMMERCIAL EXEMPT)	030	000	

[View All Related PIDs History](#) [Back to Results](#) [Map View](#)

Owner Name	Interest Holder Type	Qualifior	Province	Country
UNITED CHURCH JORDAN FERRY JORDAN FERRY UNION CHURCH	FEE SIMPLE FEE SIMPLE	OTHERWISE KNOWN AS		

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	56	1999	NOTICE (ALL OTHERS)	Book 251 Page 391	REGISTRY OF DEEDS	Jan 15, 1999
Document	1971	1998	NOTICE (ALL OTHERS)	Book 250 Page 262	REGISTRY OF DEEDS	Nov 23, 1998
Document	61	1874	DEED	Book 20 Page 459	REGISTRY OF DEEDS	Jan 01, 1874

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	194	1975	TRANSPORTATION OR HIGHWAY	PROVINCE OF NOVA SCOTIA DEPARTMENT OF HIGHWAYS SAND POINT SHELburnE COUNTY NOVA SCOTIA		Sep 11, 1975

Inst Type	Inst No	Year	Type	Plan Name	Filing Reference	Instrument Date
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No Non-Registered Instruments Found

Parcel Relationships

Related PID	Type of Relationship
No Related PIDs Found	

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Non-Land Registration parcels ARE NOT REGISTERED PURSUANT TO THE Land Registration Act. As such, ownership and all information in this report is believed to be an accurate reflection of registered documents affecting the parcel of land to which it relates, however, it is not intended to be relied upon by the reader as advice on the current state of any title to land. A search of the records at the appropriate Registry of Deeds office may be required to determine the current owner(s) of the parcel of land under consideration. THESE ARE NOT OFFICIAL RECORDS.

Land Registration parcels ARE REGISTERED PURSUANT TO THE Land Registration Act. The registered owner of the registered interest owns the interest defined in this register in respect of the parcel described in the register, subject to any discrepancy in the location, boundaries or extent of the parcel and subject to the overriding interests [Land Registration Act subsection 20(1)].

No representations whatsoever are made as to the validity or effect of recorded documents listed in this parcel register. The description of the parcel is not conclusive as to the location, boundaries or extent of the parcel (Land Registration Act subsection 21(1)).