

From: [Alix d'Entremont](#)
To: [Alain Muise](#)
Subject: RE: Pid number and "road"
Date: May 22, 2015 12:46:00 PM
Attachments: [EelLake.pdf](#)

Alain,

There is no ownership information for that PID. It is classified as a "road parcel" in the Nova Scotia Property Records Database. See the attached survey plan where it describes the road as a "Public Road to Shore". It is not listed as a TIR road.

From: Alain Muise
Sent: May-22-15 10:37 AM
To: Alix d'Entremont
Cc: Eel Lake Oyster Farm
Subject: Pid number and "road"

Alix,

s. 480(1) was in today in his attempt to start his expanded oyster farm. In order to access the wharf, he is driving on what seems to be an abandoned road. The pid number is 90264300. Can you search your data to determine ownership of this road? He would very much like to improve the condition of the road but he is running into obstacles depending on which department he speaks to ☺. I think we can sort this out.

Simultaneous to my email to you, I've sent information to the Department of Transportation asking them to do the same work.

Thank you in advance!

Alain D. Muise, CA
Chief Administrative Officer
Municipality of the District of Argyle

(902)648-3293 (p)
(902)648-0367 (f)

From: [Alain Muise](#)
To: [Alix d'Entremont](#)
Subject: RE: Pid number and "road"
Date: May 22, 2015 1:43:01 PM

Merci Alix.

From: Alix d'Entremont
Sent: May-22-15 12:46 PM
To: Alain Muise
Subject: RE: Pid number and "road"

Alain,

There is no ownership information for that PID. It is classified as a "road parcel" in the Nova Scotia Property Records Database. See the attached survey plan where it describes the road as a "Public Road to Shore". It is not listed as a TIR road.

From: Alain Muise
Sent: May-22-15 10:37 AM
To: Alix d'Entremont
Cc: Eel Lake Oyster Farm
Subject: Pid number and "road"

Duplicate of p. 1



From: [Nicole Albright](#)
To: [Alain Muise](#)
Subject: Re: Nolan
Date: December 29, 2015 4:17:07 PM

Ok great thanks!

Nicole Albright
Municipal Councillor
District 5
Municipality of Argyle

> On Dec 29, 2015, at 4:04 PM, "Alain Muise" <admuisse@munargyle.com> wrote:

>

> Yes. There is wood at the quai in Sar. s. 480(1) and others were going to do repairs to the Wharf and didn't finish the work. Some of the \$\$ came from Argyle. s. 480(1) asked me if he could use it for his Wharf he uses to access his new Oyster location.

>

> He asked me if he could. I told him we don't own the wood. He should ask s. 480(1) He said he may also mention it to you.

>

> We contributed a grant but we don't own it in my view. This is a community decision.

>

> Aa

>

> Sent from my BlackBerry 10 smartphone.

> Original Message

> From: Nicole Albright

> Sent: Tuesday, December 29, 2015 4:00 PM

> To: Alain Muise

> Subject: Nolan

>

>

> Hi,

>

> s. 480(1) wants to talk to me about a project that he said he has mentioned to you...any heads up?

>

> Nicole Albright

> Municipal Councillor

> District 5

> Municipality of Argyle

>

From: [Charlene Leblanc](#)
To: [Alain Muise](#)
Cc: [Nicole Albright](#); [Chris Frotten](#); [Alix d'Entremont](#)
Subject: Re: Aquaculture
Date: January 4, 2016 1:31:33 PM

Yes. There are a couple temp readers not far away. One in the camp ice region and in a cove not far away. Charlene

Sent from my iPhone

> On Jan 4, 2016, at 1:24 PM, Alain Muise <admuisse@munargyle.com> wrote:

>

> Hi Nicole,

>

> Based on the recent decision of Council not to deal with roads, I would say that any help on the road is out of the question.

>

> The wharf however, is something else. I have copied Alix on this as he may have information on who potentially owns the wharf. I have no idea what the wharf looks like, you would have a better idea than I on that.

>

> I will do some research on what we can do here. it cant be to **s. 480(1)** company directly, but if we thought the wharf was for a public benefit beyond **s. 480(1)** funds to repair the wharf may be possible. I will search the MGA on what is allowable.

>

> In the meantime, Alix, if you could get any information on ownership that would be appreciated. Charlene, did we put any tide or other monitoring equipment near that area?

>

> Thanks,

>

> alain

>

> -----Original Message-----

> From: Nicole Albright

> Sent: January-04-16 12:54 PM

> To: Charlene Leblanc <CLEblanc@munargyle.com>; Alain Muise <admuisse@munargyle.com>; Chris Frotten <cfrotten@munargyle.com>

> Subject: Aquaculture

>

> Happy New Year!

>

> I met with **s. 480(1)** on the weekend and he brought me to the location where he will have his new lease for his expanded oyster farm. It's a dirt road in terrible condition that leads to a wharf that is also in need of repairs. He has obtained permission from the department of transportation to repair the road and the wharf. **s. 480(1)** will be working on the road and also has some large cement blocks that will he help with the wharf repairs. It is an old wharf (it belonged to Anselm?) and **s. 480(1)** does not own it but was clear that he will likely be the person who will use it the most.

>

> Basically, he is wondering if there is anything the municipality can do to help. He spoke about the grant given to **s. 480(1)** and **s. 480(1)** for the other wharf and how the work was not done. He asked about my district community grant fund but I explained that they go to non-profit groups rather than businesses.

>

> He did make a good point though about the big push for aquaculture and economic development as well as it being a priority of council. I'm not sure if he spoke to you Charlene or not about this. Anyway, I told him that I would ask and see if there is any thing we can do to help him.

>

- > Thanks for your time...let me know what you think.
- >
- > Nicole Albright
- > Municipal Councillor
- > District 5
- > Municipality of Argyle
- >

From: [Nicole Albright](#)
To: [Charlene Leblanc](#)
Cc: [Alain Muise](#); [Chris Frotten](#)
Subject: Re: Aquaculture
Date: January 4, 2016 2:14:23 PM

Sounds good Charlene. Thanks so much for your help! Have a great week back too!

Nicole Albright
Municipal Councillor
District 5
Municipality of Argyle

> On Jan 4, 2016, at 12:59 PM, Charlene Leblanc <CLeblanc@munargyle.com> wrote:

>

> Hi Nicole. Thanks for your email. Give me a few days to look into things and I will get back to you!

> Have a great week back at work !

>

> Charlene

>

> Sent from my iPhone

>

>> On Jan 4, 2016, at 12:54 PM, Nicole Albright <NAlbright@munargyle.com> wrote:

Duplicate of pp. 5-6



From: [Nicole Albright](#)
To: [Alain Muise](#)
Cc: [Charlene Leblanc](#); [Chris Frotten](#); [Alix d'Entremont](#)
Subject: Re: Aquaculture
Date: January 4, 2016 2:15:22 PM

Thanks Alain!

Nicole Albright
Municipal Councillor
District 5
Municipality of Argyle

> On Jan 4, 2016, at 1:24 PM, Alain Muise <admuisse@munargyle.com> wrote:
>

Duplicate of pp. 5-6



From: [Alix d'Entremont](#)
To: [Alain Muise](#); [Nicole Albright](#); [Charlene Leblanc](#); [Chris Frotten](#)
Subject: RE: Aquaculture
Date: January 4, 2016 3:47:23 PM
Attachments: [EelBrook.pdf](#)

The road parcel with PID 90264300, situated opposite to and 300 feet n.w. of Nolan d'Eon's house at 6590 Highway 3 in Lower Eel Brook, is listed as "Road Parcel Owner Undetermined" in Land Registration. The extents of this road parcel as it is drawn in Land Registration encompasses what remains of the wharf. My aerial photography shows a wharf structure of about 90 feet long and 15 feet wide. Looking at the deeds for the adjacent properties, I find no specific mention of the wharf, but the "Shore Road" is referred to often.

I had looked at this road about a year ago. Here is what I had found out:

I've found a 1980 survey plan of the property associated with the civic 6617 Highway 3 by Gerald A. Pottier (see attached PDF) that illustrates a road just south of that civic. That road is labeled as "Public Road to Shore" and no ownership information is presented. I've phoned Bill Thurston of the NS department of Transportation and Infrastructure Renewal (TIR) and he was not aware of this road. It is not under any kind of maintenance by TIR and is not found in their list of unmaintained roads. Mr. Thurston suggested that it may be an old public road that is sometimes classified as a "pent" road.

In Nicole's e-mail she mentions that he has already received permission to repair both the road and wharf.

-----Original Message-----

From: Alain Muise
Sent: January-04-16 1:25 PM
To: Nicole Albright; Charlene Leblanc; Chris Frotten
Cc: Alix d'Entremont

Duplicate of pp. 5-6



From: [Nicole Albright](#)
To: [Alain Muise](#)
Cc: [Charlene Leblanc](#); [Chris Frotten](#)
Subject: Re: Aquaculture
Date: January 5, 2016 12:19:08 PM

Ok sounds good. Let me know.

Nicole Albright
Municipal Councillor
District 5
Municipality of Argyle

> On Jan 5, 2016, at 12:15 PM, Alain Muise <admuisse@munargyle.com> wrote:

>

> Ok, still looking into things here. we issued a cheque of \$2,000 over a year ago for the Societe Eve Bourque wharf. It was never cashed. I would like to contact **s. 480(1)** to discuss their plans too to be sure we're respecting both projects in some way.

>

> -----Original Message-----

> From: Nicole Albright

> Sent: January-05-16 12:05 PM

> To: Alain Muise <admuisse@munargyle.com>

> Cc: Charlene Leblanc <CLEblanc@munargyle.com>; Chris Frotten <cfrotten@munargyle.com>

> Subject: Re: Aquaculture

>

> Thanks for the info. It's my understanding that he's looking for help with the wharf...he did not mention a dollar amount and did not ask for or mention that he wanted some of the wood from the **s. 480(1)** project...just the fact that they had received funds from the municipally with which they purchased wood, which he said is rotting away. I think it's more the wharf side of it that he's seeking help for.

>

> So should my next step be to ask him for a dollar request? I hear what you are saying about drawing up a policy on wharves...it could potentially open us up for more requests and I know that not all councillors see this as council's role to give funding for wharves. I guess I look at this a bit differently since we have aquaculture as a priority...and it's happening in my district. :)

>

> Thanks...I appreciate any feedback!

>

> Nicole Albright

> Municipal Councillor

> District 5

> Municipality of Argyle

>

>

>> On Jan 4, 2016, at 7:12 PM, Alain Muise <admuisse@munargyle.com> wrote:

>>

>> 65 ar of the MGA allows for investments on wharves but I presume at this point that it only allows it if we own the infrastructure, or if it's a contribution to non-profit org.. I will double check with our municipal advisors. I am not that concerned if the amount of \$\$ to invest is small, but the larger the amount, the more I am concerned that we do it by the book. Keep in mind that this potentially opens other requests of that nature, and with the same justification - for example, the economic driver of Argyle is the fishing industry, all wharves could ask for an amount from us to support their operations or capital. We did support the Abram's River wharf, but that was easier as it was a non-profit organization. also of note is the quai eve Bourque (that's the **s. 480(1)** project), which has asked and received money on 2 occasions to repair that wharf, but the actual work they have done isn't too much. If

I recall, they didn't even have a bank account, and someone would come in with bills and we would pay them up to a pre-determined amount. that was not the best setup, but we did support their work.

>>

>> The thing about s. 480(1), I'd be surprised if what he is looking for is anything but reasonable. The only request I received from s. 480(1) was to ask if he could use the wood that was on the quai Eve Bourque for his wharf, and I told him it wasn't ours to give. He made no other financial request to me, verbally or in writing.

>>

>> Seeing as we don't want to get too far ahead of ourselves, it may make sense to propose a policy on wharf investments to restrict our exposure to giant requests.

>>

>> Anyway, hope this helps you formulate how you may want to approach and champion this request. I think it would be important for you Nicole to approach s. 480(1) to tell him about how the road is a no-go, but the wharf is potentially a go, and how much support is he looking for exactly.

>>

>> Alain

>>

>>

>> -----Original Message-----

>> From: Nicole Albright

>> Sent: January-04-16 12:54 PM

>> To: Charlene Leblanc <CLEblanc@munargyle.com>; Alain Muise <admuise@munargyle.com>; Chris Frotten <cfrotten@munargyle.com>

>> Subject: Aquaculture

Duplicate of pp. 5-6



From: [Nicole Albright](#)
To: [Alain Muisse](#)
Cc: [Charlene Leblanc](#); [Chris Frotten](#)
Subject: Re: Aquaculture
Date: January 15, 2016 8:04:31 PM

OK. Sounds good. Thanks for letting me know.

Nicole Albright
Municipal Councillor
District 5
Municipality of Argyle

> On Jan 15, 2016, at 7:42 PM, Alain Muisse <admuisse@munargyle.com> wrote:

>

> I spoke to s. 480(1) the other day, and I asked him to get a quote to repair the wharf, no commitment. I like to see the amount we're dealing with first.

>

> -----Original Message-----

> From: Nicole Albright

> Sent: January-15-16 7:36 AM

> To: Alain Muisse <admuisse@munargyle.com>

> Cc: Charlene Leblanc <CLeblanc@munargyle.com>; Chris Frotten <cfrotten@munargyle.com>

> Subject: Re: Aquaculture

>

> Just curious if you've found out anything more about the wharf?

>

> Thanks

>

> Nicole Albright

> Municipal Councillor

> District 5

> Municipality of Argyle

>

>

>> On Jan 5, 2016, at 12:15 PM, Alain Muisse <admuisse@munargyle.com> wrote:

Duplicate of pp. 13-14



From: [Chris Frotten](#)
To: [Nicole Albright](#)
Cc: [Charlene Leblanc](#); [Alain Muise](#)
Subject: s. 480(1) Wharf
Date: February 5, 2016 10:58:59 AM
Attachments: [DOC020516-02052016115334.pdf](#)

Hi Nicole,

At the aquaculture conference, s. 480(1) approached Alain and Charlene again re: the wharf they will be using to access their new site. Early this week, he brought the attached quotes for more information. Alain has already indicated that we can't help with the road but that there may be some way we could help with the wharf.

We all know wharves have been a touchy subject with Council but our suggestion would be to talk with s. 480(1) to see how he put together the Abram's River wharf project to see if there would be any way to help s. 480(1)

Let us know if you have questions or would like our help with anything.

Thanks,

Chris Frotten

Executive Assistant/Deputy Clerk

Municipality of Argyle, P.O. Box 10, Tusket, NS, B0W 3M0
Tel: (902)648-3293 / Cell: (902) 648-4528 / Fax: (902)648-0367

Assistant exécutif/sous-greffier

Municipalité d'Argyle, C.P. 10, Tusket (N.-É.), B0W 3M0
Tél. : (902)648-3293 / Cell : (902)648-4528 / Téléc. : (902)648-0367

d'Entremont's Excavating

No 0136

QUOTE

RR #8, Box 5253

Tusket, Yarmouth Co., N.S. B0W 3M0

Tel: (902) 648-2857 Cell: (902) 648-4126 Fax: (902) 648-2419

email: dentremontexcav@eastlink.ca

Date: January 21/2016

Name: s. 480(1)

Location of Work: LOWER PEEB BROOK

Address: PEEB LAKE OYSTER FARM

Description of Work

REPAIRS TO WHARF

Quan.	Description	Unit Price	Amount
	<u>RESTAK ROCKS ON WHARF FOUND ON SITE</u>		<u>s. 481(1)</u>
	<u>TRUCK in ROCKS REQUIRED TO LEVEL TOP OF WHARF</u>		
	<u>PLACE 2 inch GRAVEL FOR FINISH grade</u>		
		Sub Total	
		H.S.T.	
		Total	<u>8050⁰⁰</u>

HST Registration # 875185589-RT0001

3D Excavating

82 Boyd Road
 RR1 Glenwood Box 240
 Yarmouth County, Nova Scotia B0W 1W0
 Canada

QUOTE

Quote No.: 3
 Date: 01/29/2016
 Page: 1
 Ship Date:

Sold To:
 s. 480(1)

Ship To:
 s. 480(1)

Business No.: 852422013RT0001

Item No.	Quantity	Unit	Description	Tax	Unit Price	Amount
	5		5 Tandem loads Shale	H	s. 481(1)	
	7		7 Tandem loads assorted armor rock	H		
	7		7 Tandem loads 3 to 6 inch stone	H		
	30		30 Hr. Excavator 315 Cat	H		
			Wharf repair			
			Road to access Wharf will be repaid with some holes filled in and shoulder repaired. Stones and debris will be removed from around wharf that have decayed and fallen off wharf.			
			Side walls of wharf will be raised approx. 3 1/2 foot with armor rock.			
			Center will be infilled with 3 to 6 inch stone then surfaced with shale stone.			
			Approach will have (topsoil) remover and infilled with shale stone.			
			Subtotal:			
			H - HST 15%			
			HST			
Shipped by						
Comments					Total Amount	8,998.75
Sold By:						

From: [Nicole Albright](#)
To: [Chris Frotten](#)
Subject: Re: **s. 480(1)** Wharf
Date: February 5, 2016 2:30:02 PM

Ok, sounds good. Thanks Chris!

Nicole Albright
Municipal Councillor
District 5
Municipality of Argyle

On Feb 5, 2016, at 10:58 AM, Chris Frotten <cfrotten@munargyle.com> wrote:

Duplicate of p. 18



From: [Alix d'Entremont](#)
To: [Alain Muise](#)
Subject: FW: Pid number and "road"
Date: June 16, 2016 3:20:56 PM
Attachments: [EelLake.pdf](#)

You did ask me about this a while ago. See the attached survey where it is described as a "Public Road to Shore". The Nova Scotia Property Records Database has this PID as "ROAD PARCEL OWNER UNDETERMINED".

From: Alix d'Entremont
Sent: May-22-15 12:46 PM
To: Alain Muise
Subject: RE: Pid number and "road"

Alain,

There is no ownership information for that PID. It is classified as a "road parcel" in the Nova Scotia Property Records Database. See the attached survey plan where it describes the road as a "Public Road to Shore". It is not listed as a TIR road.

From: Alain Muise
Sent: May-22-15 10:37 AM
To: Alix d'Entremont
Cc: Eel Lake Oyster Farm
Subject: Pid number and "road"

Alix,

s. 480(1) was in today in his attempt to start his expanded oyster farm. In order to access the wharf, he is driving on what seems to be an abandoned road. The pid number is 90264300. Can you search your data to determine ownership of this road? He would very much like to improve the condition of the road but he is running into obstacles depending on which department he speaks to ☺. I think we can sort this out.

Simultaneous to my email to you, I've sent information to the Department of Transportation asking them to do the same work.

Thank you in advance!

Alain D. Muise, CA
Chief Administrative Officer
Municipality of the District of Argyle

(902)648-3293 (p)
(902)648-0367 (f)

From: [Alain Muise](#)
To: [Nicole Albright](#)
Subject: FW: Old Wharf Road.
Date: July 5, 2016 10:29:00 AM

For your information, this is (finally) good news on the ownership front, this should mean that we can contribute towards the project. Once I confirm with DOTIR, I will contact s. 480(1) to let him know what it means, and I will write up a briefing that we can hopefully put this to bed one way or another by next council meeting.

Alain

From: Rudderham, Kevin C [mailto:Kevin.Rudderham@novascotia.ca]
Sent: July-05-16 10:26 AM
To: Alain Muise <admuisse@munargyle.com>
Cc: Houston, Donald R <Donald.Houston@novascotia.ca>
Subject: Old Wharf Road.

Hi Alain

Here are the notes from our researcher:

"There is a previous road investigation file for the Lower Eel Brook Road. It was found to be public, there's a Minute dated 1856 which laid out the road. Since then, last March 2015, ... has been approached by s. 480(1) with regards to obtaining a work permit to fix the old abandoned wharf... Yes, it would be K Class Historical."

Hope this helps you out, don't hesitate to contact me if I can be of further assistance.

Thanks
Kevin

Kevin Rudderham
Right of Way Officer – Western District
P.O. Box 409, Bridgewater N.S.
B4V 2X6
902-527-5997
902-543-5596 fax

From: [Nicole Albright](#)
To: [Alain Muise](#)
Subject: Re: Old Wharf Road.
Date: July 5, 2016 10:12:26 PM

Ok...let me know.

Nicole Albright
Municipal Councillor
District 5
Municipality of Argyle

On Jul 5, 2016, at 8:30 PM, Alain Muise <admuisse@munargyle.com> wrote:

I dare say yes. Waiting to get confirmation from the locals

Sent from my BlackBerry 10 smartphone.

From: Nicole Albright
Sent: Tuesday, July 5, 2016 8:17 PM
To: Alain Muise
Subject: Re: Old Wharf Road.

This is awesome!! So this confirms that it's a public wharf...am I understanding that correctly? And if it's public, the municipality can provide improvements right?

Nicole Albright
Municipal Councillor
District 5
Municipality of Argyle

On Jul 5, 2016, at 10:29 AM, Alain Muise <admuisse@munargyle.com> wrote:

Duplicate of p. 26



From: [Alain Muise](#)
To: [Chris Frotten](#)
Subject: FW: Old Wharf Road.
Date: July 6, 2016 2:02:00 PM

Please print and file under aquaculture file

From: Rudderham, Kevin C [mailto:Kevin.Rudderham@novascotia.ca]
Sent: July-05-16 10:26 AM
To: Alain Muise <admuisse@munargyle.com>
Cc: Houston, Donald R <Donald.Houston@novascotia.ca>
Subject: Old Wharf Road.

Duplicate of p. 26



From: [Nicole Albright](#)
To: [Alain Muise](#)
Subject: Re: Wharf
Date: September 13, 2016 11:16:36 AM

Great thanks

Nicole Albright
Municipal Councillor
District 5
Municipality of Argyle

> On Sep 12, 2016, at 9:02 PM, Alain Muise <admuisse@munargyle.com> wrote:

>

> You got it right. [s. 473\(1\)](#)

[s. 473\(1\)](#)

>

> Sent from my BlackBerry 10 smartphone.

> Original Message

> From: Nicole Albright

> Sent: Monday, September 12, 2016 1:06 PM

> To: Alain Muise

> Subject: Wharf

>

>

> So for tomorrow night.. [s. 473\(1\)](#)

>

> It went back and forth so many times that I'm really not 100% certain where the dust settled.

>

> Thanks

>

> Nicole Albright

> Municipal Councillor

> District 5

> Municipality of Argyle

>

From: [Alain Muise](#)
To: [Nicole Albright](#)
Subject: RE: Wharf
Date: September 13, 2016 11:25:00 AM

s. 473(1)



-----Original Message-----

From: Nicole Albright
Sent: September-13-16 11:24 AM
To: Alain Muise <admuisse@munargyle.com>
Subject: Re: Wharf

s. 473(1)



Nicole Albright
Municipal Councillor
District 5
Municipality of Argyle

> On Sep 12, 2016, at 9:02 PM, Alain Muise <admuisse@munargyle.com> wrote:

Duplicate of p. 30

