

From: [REDACTED]
To: [Penney, Nicole](#); [REDACTED]
Cc: [Wallace, Lisa](#); [Lawson, Hollie](#); [Singh, Somesh](#); [REDACTED]
Subject: Re: M12104 Riverport Electric Complaint - Tanner
Date: May 29, 2025 11:22:34 PM
Attachments: [5752 middle lahave 2.pdf](#)
[5752 middle lahave 1.pdf](#)
[5752 lahave deed.pdf](#)
[5752 middle lahave3.pdf](#)

**** EXTERNAL EMAIL / COURRIEL EXTERNE ****

Exercise caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

In response to your request for information please find attached a copy of the deed that dates back to 1981 when the owners prior to us acquired the property. It does not state to my understanding that there is or was an easement in favour of the utility company to cross the property. Also attached are pictures of the house dating back certainly before the previous owners owned the property. The prior owners Harold and Elaine Beck acquired the property in 1981 and they enclosed the original veranda and built the current front step onto the house. Our concern is not with the front "step" as our plans are to remove the front step and reinstate the veranda back to how it was since the house was first built approximately in 1910. The primary distribution line is within 2.85 meters of the upper veranda which I measured with a laser measuring device as stated in a previous email. This is less than the required 3 meters clearance code requirement. I recently viewed a NSPC web article seeking 6 meters clearance for construction and renovation work near their lines as a safety precaution.

Again I seek to have this issue rectified in a timely professional credible manner and thus far have not seen any legitimate effort on behalf of the utility to address this issue. They have submitted an engineer report that was done from Google Street View and not even an on-site review or actual measurement. I have gotten verbal commentary from REC representative saying that they have a problem with clearance issues for many customer locations. I feel that some accountability should be shown to do the right thing especially in this era of safety and doing things better and right. This may be a small utility but safety standards and codes should apply to all providers.

Kind Regards

Martin Tanner

On 08/05/25 04:24 PM, "Penney, Nicole" <Nicole.Penney@novascotia.ca> wrote:

Good afternoon,

Please see attached Information Requests in PDF and Word format, issued on behalf of Board staff regarding the above referenced matter.

Your attention is drawn to the due date of **May 29, 2025** , for a response.

Thank you,

NICOLE PENNEY (she/her)

Administrative Assistant to Lisa Wallace, Chief Clerk of the Board

Nova Scotia Energy Board

T 902 424 1332

TF 1 833 809 0040



Statement of Confidentiality

This message (including any attachments) may contain private or protected information meant for a specific person or organization.

If you received this by mistake, please let the sender know, do not communicate the content, and delete the email from your system.

Thank you.

No.	151
Recorded	2:40 P.M.
21 st day of	April 1981

585

This Indenture made this 10th

day of April, A. D., 1981.

Between

RAYMOND RANDOLPH LOHNES, of Middle LaHave,
in the County of Lunenburg and Province
of Nova Scotia;
Being the Owner of the lands described in Schedule "A"
herein;

hereinafter called the "GRANTOR "

of the One Part

— and —

HAROLD BECK, of Apt. 305, 11903-101 Street,
in the City of Edmonton and Province of Alberta, and
ELAINE BECK, his wife of the same place, as Joint
Tenants and Not as Tenants in Common;

hereinafter called the "GRANTEES"

of the Other Part

EMILY KATHLEEN LOHNES, of Middle LaHave, in the
County of Lunenburg and Province of Nova Scotia;
Being the spouse of the Grantor who holds no title
to the said lands;

hereinafter called the "RELEASOR".

THE RELEASOR hereby consents to the within conveyance
and releases any claim that the RELEASOR had, has or may
have pursuant to the Matrimonial Property Act of Nova
Scotia and hereby conveys any and all right, title and
interest which the RELEASOR may have with respect to
the lands described in Schedule "A".

Witnesseth that in consideration of ---One-----Dollar and
other goods and valuable consideration.

The Grantor hereby conveys to the Grantees the lands described in the Schedule marked
"A" hereto annexed and hereby consent to this disposition pursuant
to the Matrimonial Property Act of Nova Scotia.

SCHEDULE "A"

ALL and singular that certain lot, piece or parcel of land and premises (being originally part of the Estate of the father of Philip Ross hereinafter mentioned), situate, lying and being on the Eastern side of the LaHave River, in the County of Lunenburg and Province of Nova Scotia, which is bounded and described as follows, that is to say:

BOUNDED Southwestwardly by the River LaHave; Northeastwardly by the Cemetery of the "Middle LaHave Cemetery Company"; Northwestwardly by other property of the said Murray Creighton Lohnes, formerly of the said Philip Ross, and Southeastwardly by land formerly of Abraham Corkum, but not of Rosemary Ross, being nine (9) rods wide and subject to a right-of-way over the Northwestern corner thereof known as the Cemetery Road, and not including in said lot the main public shore road leading through Middle LaHave to Bridgewater. The said lands and premises were conveyed by Philip E. Ross et ux., to Milledge Corkum by Deed dated October 4th, 1910, and duly registered October 19th, 1910 in Book 73 at Page 328, and conveyed by the said Milledge Corkum, et ux., to Harry J. Lohnes as Harry Lohnes by Deed dated December 10th, 1918, duly registered in Book 83 at Page 770 under Number 552. The said Harry J. Lohnes died intestate on or about July 16th, 1922 survived by his widow, the said Leone E. Lohnes, and by two children, the said Murray Creighton Lohnes and Ronald Lohnes. The said Ronald Lohnes died intestate and unmarried in or about the year September 5th, 1941.

This real property was conveyed by Murray Creighton Lohnes et al., to the said Emily Kathleen Lohnes by Deed dated October 11th, 1958, and registered in Book 123 at Page 564 under Number 807, and it was conveyed by Emily Kathleen Lohnes to herself and to the said Raymond Randolph Lohnes, as Raymond Lohnes, Joint Tenants by Deed dated August 20th, 1960, and registered in Book 125 at Page 693 under Number 1002.

THE GRANTOR

covenants with the Grantees that the Grantees shall have quiet enjoyment of the lands, that the said Grantor has a good title in fee simple to the lands and the right to convey them as hereby conveyed, that they are free from encumbrances and that the said Grantor will procure such further assurances as may be reasonably required.

IN THIS WARRANTY DEED the singular includes the plural and the masculine includes the feminine, with the intent that this WARRANTY DEED shall be read with all appropriate changes of number and gender

IN WITNESS WHEREOF the parties have hereunto set their hands and affixed their seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of

PROVINCE OF NOVA SCOTIA
COUNTY OF

S.S. }

ON THIS

day of

, A. D. , before

me, the subscriber personally came and appeared

, a subscribing witness to the foregoing

Indenture, who having been by me duly sworn, made oath and said that

of the

parties thereto, signed, sealed and delivered the same in his presence.

MICHAEL K. POWER

A Barrister of the Supreme Court
of Nova Scotia

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNenburg

S.S. }

I CERTIFY that on this 10th day of April

A. D. 19 81 . --- Raymond Randolph Lohnes and Emily Kathleen Lohnes---
of the parties mentioned in the foregoing and annexed Indenture, signed and executed the
said Indenture in my presence and I have signed as a witness to such execution.

M. Holly Mac Dougall
MICHAEL K. POWER

A Barrister of the Supreme Court

of Nova Scotia

M. HOLLY MacDOUGALL
Barrister, Solicitor,
& Notary Public

AFFIDAVIT OF STATUS

CANADA

PROVINCE OF NOVA SCOTIA

COUNTY OF LUNENBURG

We, RAYMOND RANDOLPH LOHNES and EMILY KATHLEEN LOHNES
make oath and say as follows:

1. That we are the Grantor and the Releasor in the foregoing Deed and are of the full age of nineteen (19) years.
2. That we are now, and intend to be at the date of closing, residents of Canada within the meaning of the Income Tax Act (Canada).
3. That for the purpose of this my Affidavit, "spouse" means either a man or a woman who:
 - i are married to each other;
 - ii are married to each other by a marriage that is voidable and has not been annulled by a declaration of nullity;
 - iii have gone through a form of marriage with each other, in good faith, that is void and are cohabitating or have cohabited within the preceding year.
4. That we are the spouses of each other and we have no other spouse as defined herein.

SWORN TO (SEVERALLY) AT
in the County of Lunenburg
Province of Nova Scotia
this 2nd day of April
A.D., 1981, before me,

M. Holly MacDougall

M. HOLLY MacDOUGALL
Barrister, Solicitor,
& Notary Public

[REDACTED]
RAYMOND RANDOLPH LOHNES

[REDACTED]
EMILY KATHLEEN LOHNES

THIS WARRANTY DEED made this 27th day of AUGUST, A.D. 2024.

BETWEEN:

HAROLD BECK and ELAINE BECK, previously of Edmonton, Alberta, and later of Middle Lahave, in the County of Lunenburg, Province of Nova Scotia;

(hereinafter called the "GRANTORS")

OF THE FIRST PART

-and-

MARTIN MAXWELL TANNER and WENDY M. TANNER, of Mineville, in the Halifax Regional Municipality, Province of Nova Scotia as **JOINT TENANTS** and not as **TENANTS-IN-COMMON**;

(hereinafter called the "GRANTEES")

OF THE SECOND PART

WITNESSETH THAT, in consideration of One Dollar (\$1.00) of lawful money of Canada and other good and valuable consideration:

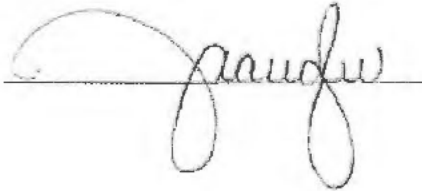
THE GRANTORS hereby convey to the GRANTEES the lands described in Schedule "A" to this Warranty Deed and hereby consent to this disposition, pursuant to the Matrimonial Property Act of Nova Scotia.

THE GRANTORS covenant with the GRANTEES that the GRANTEES shall have quiet enjoyment of the lands, that the GRANTORS have good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, and that the GRANTORS will procure such further assurances as may be reasonably required.

THIS WARRANTY DEED shall be read with all of the appropriate changes of number and gender required by the context.

IN WITNESS WHEREOF the Grantors have duly executed these presents the day and year first above written.

SIGNED, SEALED & DELIVERED
in the presence of

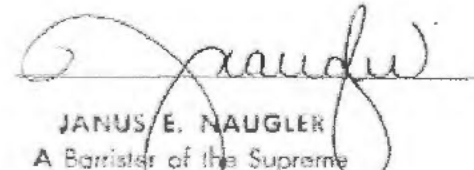


) 
) HAROLD BECK
) by his Attorney,
) 
) ELAINE BECK
) GRANTORS

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNenburg

)
)
)

I CERTIFY that on this 27th day of August, 2024, Harold Beck, by his lawful Attorney, Elaine Beck, and Elaine Beck, in her own right, two of the parties mentioned in the foregoing and annexed Indenture, signed and executed the same in my presence and I have signed as a witness to such execution.



JANUS E. NAUGLER
A Barrister of the Supreme
Court of Nova Scotia

AFFIDAVIT OF STATUS

PROVINCE OF NOVA SCOTIA
COUNTY OF LUNENBURG

We, Harold Beck, by my Attorney, Elaine Beck, and Elaine Beck, both of Middle
Lahave, in the County of Lunenburg and Province of Nova Scotia, make oath and say as follows:

1. THAT we are the Grantors in the foregoing Warranty Deed and are both of the
full age of nineteen (19) years.

2. THAT we are now, and intend to be at the date of closing, residents of Canada
within the meaning of the Income Tax Act (Canada).

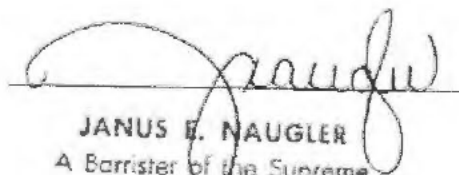
3. THAT for the purpose of this our Affidavit, "spouse" means either of a man or a
woman who:

- (i) are married to each other;
- (ii) are married to each other by a marriage that is voidable and has not been
annulled by a declaration of nullity; or
- (iii) have gone through a form of marriage with each other, in good faith, that is
void and are cohabiting or have cohabited within the preceding year, or
- (iv) is a party to a **registered** domestic-partner declaration made in accordance
with Section 53 of the *Vital Statistics Act* but does not include a former domestic partner.

4. THAT we are the spouses of one another. Neither of us has any other spouse, nor
any former spouse with rights to property pursuant to the *Matrimonial Property Act*, nor any
former domestic partner with whom we registered, pursuant to the *Vital Statistics Act*.

5. The Power of Attorney recorded at the Land Registration Office for Lunenburg County on
AUG. 27 2024, as Document number 124617284, is valid and in
effect and has not been revoked.

SWORN TO at Bridgewater,
in the County of Lunenburg,
Province of Nova Scotia,
this 27th day of
August, 2024 BEFORE ME:


JANUS E. NAUGLER
A Barrister of the Supreme
Court of Nova Scotia

)
)
) 
) HAROLD BECK
) by his Attorney
) Elaine Beck
)
)
) 
) ELAINE BECK
)

SCHEDULE A

HOUSE LOT

ALL and singular that certain lot, piece or parcel of land and premises situate, lying and being on the eastern side of the LaHave River, at Middle LaHave, in the County of Lunenburg and Province of Nova Scotia, which is bounded and described as follows, that is to say:

BOUNDED Southwestwardly by Public Highway 332.

Northeastwardly by the Cemetery of the Middle LaHave Cemetery Company

Northwestwardly by property now or formerly of Murray Creighton Lohnes, formerly of Philip Ross; and

Southeastwardly by land formerly of Abraham Corkum but later of Rosemary Russ

being nine rods wide

SAVING, EXCEPTING AND RESERVING all that certain lot, piece, or parcel of land known as Lot B-1, described in a Deed dated Dec. 4 1990, from Harold and Elaine Beck to the Trustees of East Middle LaHave Cemetery Company, which deed was recorded at the Registry of Deeds Office for Lunenburg on May 21, 1991, in Book 499 at Page 926 as Document number 3710, and as shown on a Plan of Survey Showing Subdivision of Lot H-1 Property of Larry N. Hutt and Sharon D. Hutt and Lot B-1 Property of Harold Beck and Elaine Beck, at Middle LaHave, Lunenburg County, Nova Scotia, prepared by Becker & Wentzell Surveys Ltd., dated Dec. 2, 1988, and filed at the Registry of Deeds for Lunenburg County on Oct. 31, 1990 as Plan no. 8081

SUBJECT TO a right-of-way over the northwestern corner thereof known as the Cemetery Road, as reserved in a deed from Raymond Randolph Lohnes and Emily Kathleen Lohnes to Harold Beck and Elaine Beck dated April 10, 1981, recorded at the Registry of Deeds Office for Lunenburg County on April 21, 1981, in Book 295 at Page 585 as Document number 2846.

*** Municipal Government Act, Part IX Compliance ***

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act

Registration District: LUNENBURG COUNTY

Registration Year: 1990

Plan or Document Number: 8081

SCHEDULE A

RIVER LOT

ALL and singular that certain lot, piece or parcel of land and premises situate, lying and being on the eastern side of the LaHave River, at Middle LaHave in the County of Lunenburg and Province of Nova Scotia, which is bounded and described as follows, that is to say:

BOUNDED Southwestwardly by the River LaHave;

Northeastwardly by Public Highway 332; and

Northwestwardly by property now or formerly of Murray Creighton Lohnes, formerly of Philip Ross.

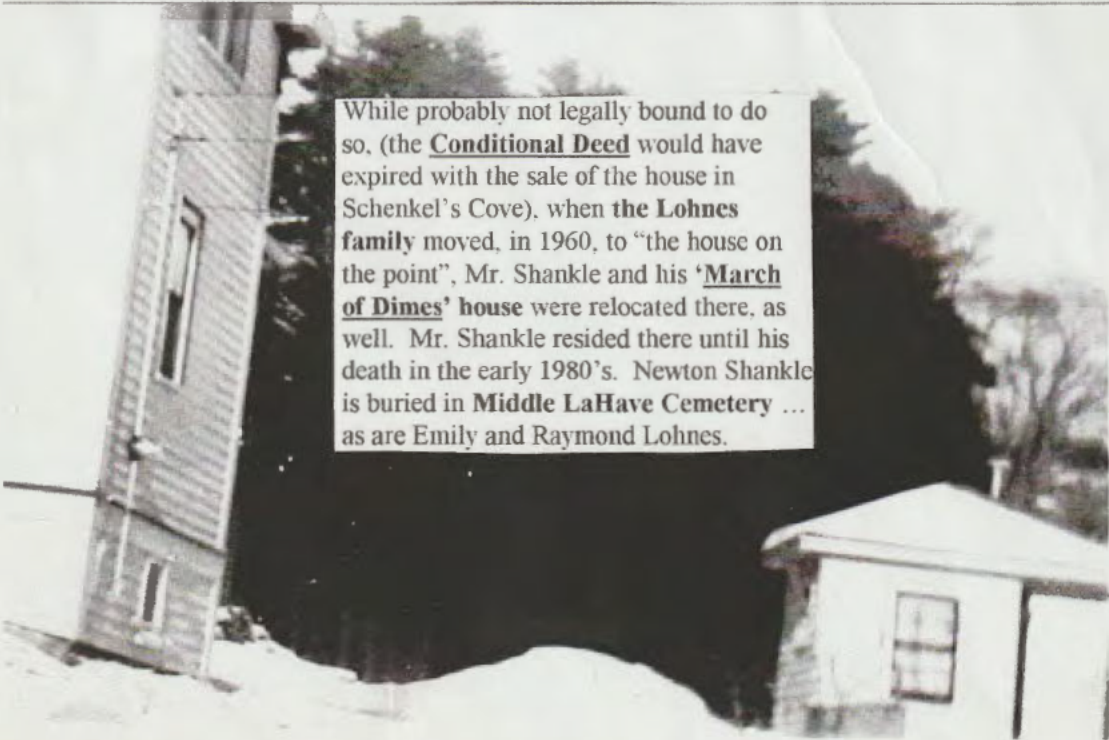
*** Municipal Government Act, Part IX Compliance ***

Not Subject To:

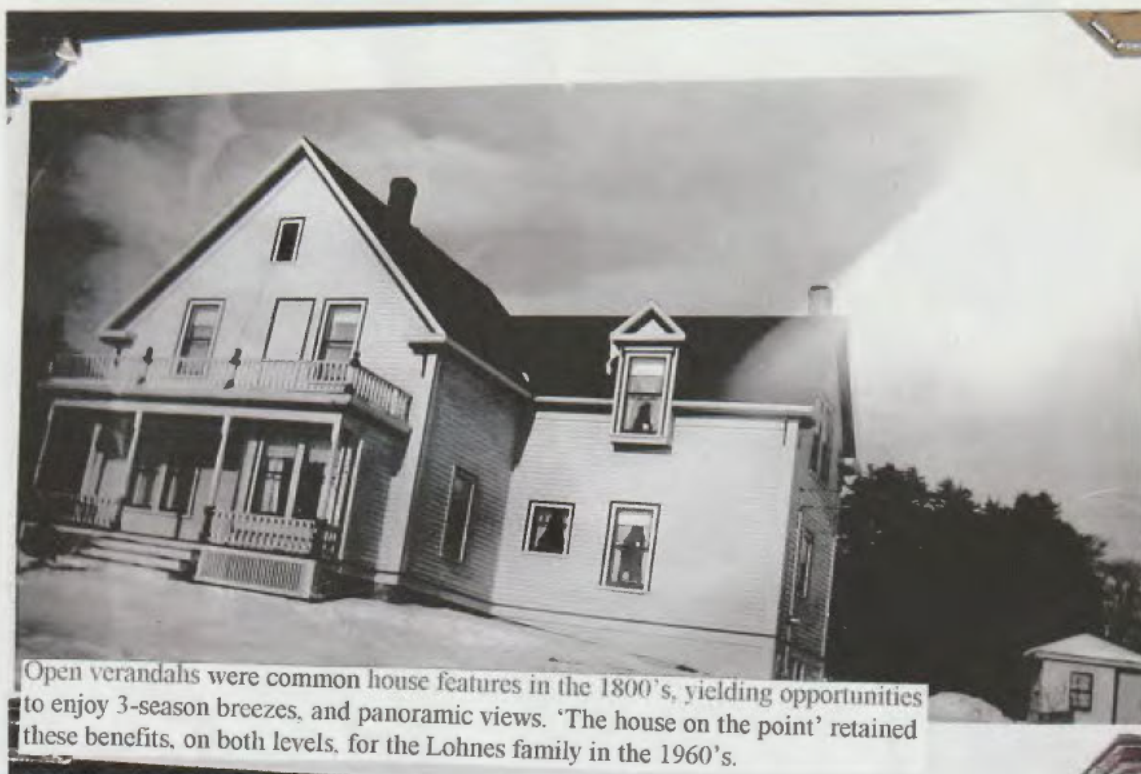
RESULTING FROM AN AQUISITION OR DISPOSITION OF LAND BY HIS MAJESTY THE KING IN RIGHT OF THE PROVINCE OR IN THE RIGHT OF CANADA OR BY AN AGENCY OF HIS MAJESTY.



By 1960, Raymond, Emily, Clayton and Edson had moved to 'the house on the point' (where Clayton resided until 1980).



While probably not legally bound to do so, (the **Conditional Deed** would have expired with the sale of the house in Schenkel's Cove), when the **Lohnes family** moved, in 1960, to "the house on the point", Mr. Shankle and his '**March of Dimes**' house were relocated there, as well. Mr. Shankle resided there until his death in the early 1980's. Newton Shankle is buried in **Middle LaHave Cemetery** ... as are Emily and Raymond Lohnes.



The current owners of 'the house on the point' (**Harold and Elaine Beck**) have retained the benefits of open panoramic viewing on the upper level, while expanding the interior living space downstairs, by closing in the verandah. The bay window preserves the viewing opportunities. A deck on the sheltered inside corner off the patio door may be pending.

