

WEST HANTS REGIONAL MUNICIPALITY
Special Council Meeting Agenda
March 16, 2022 - 7:00 p.m.
Virtual via Zoom
(also FB Livestream)



West Hants
something inspiring awaits

Agenda is subject to change due to additions that may not be able to be reflected until after the meeting.


1. Call to Order
2. Attendance
3. Announcements
4. Approval of the Agenda
5. Declaration(s) of Conflict of Interest
6. Fort Edward Lands (36, 65 Fort Edward)
 - a) Phase 1 Archaeological Report Feb. 2022 - Fort Edward Recap
 - b) Parks Canada Response to Phase 1 Archaeological Report Feb. 2022 – Not in attendance.
Sent regrets due to jurisdictional awareness
 - c) Commemorative Integrity Study – Fort Edward
 - d) Special Places Act
7. In-Camera
 - a) Land Matter MGA 22(2)(a)
8. Next Meeting Date / Adjournment



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: WHRM Committee of the Whole

Submitted by: 
 Mark Phillips, Chief Administrative Officer

Date: May 11, 2021

Subject: Former Windsor Outdoor Pool Site – Surplus Lands

LEGISLATIVE AUTHORITY

Municipal Government Act, Chapter 18 of the Acts of 1998
 Allows for sale of land at market value when property is not needed - MGA 50 (5)(b)
 Allows for sale of land at less than market value to non-profit – MGA 51
 ***Note: If Market value is above \$10,000 and want to sell below market value then a Public Hearing is required.

RECOMMENDATION or DECISION REQUEST

...That Committee of the Whole recommend to Council that PIDs 45059797 and 45059805 formerly known as the Windsor Outdoor Pool site, 65 Fort Edward Street, Windsor, NS, be deemed as surplus property and that the properties be listed for sale at market value.

BACKGROUND

Property <input checked="" type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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The former Windsor Outdoor Pool site has not been used for municipal purposes since it's operations closed in 2006. The new Hants Aquatic Centre opened in 2007 accommodating aquatic activities for the former Town and Municipality. The lower parking area has been used for municipal parking since that time until present day.

In the years 2010 and 2013 the Town pursued development opportunities with a developer which did not translate into a sale of the lands or a development.

In the fall of 2018, an exercise was undertaken by the former Town to explore a project in association with the 100th Anniversary of the Jewish Legion and its' historic connectivity to the Fort Edward Site. This project was not pursued by the Town. Parks Canada has further confirmed they do not have a desire to explore the project or development of the site in relation to Parks Canada.

Prior to consolidation in the fall of 2019 the former Town finished its' remediation of the site and removed all remaining structures including concrete and hard surfaces. All wood and steel were disposed of. The concrete was broken into 6-12" pieces, voids were filled with 6-12" rock and top dressed with type 1 gravel. The sites today would appear as gravel parking lots with areas that are grassed or in a natural state.

Property Information

Details regarding the two noted properties:

#1 PID 45059797 (upper pool site)

Square Area: 28,600 Sq.Ft.
Assessed Value: \$121,000
Zoning: Open Space (OS) designated Community Use (CU)

#2 PID 45059805 (lower parking lot area)

Square Area: 16,800 Sq.Ft.
Assessed Value: \$47,500
Zoning: Two Unit Residential (R2) designated Residential (R)

2019 Appraisals

#1 PID 45059797 (upper pool site)

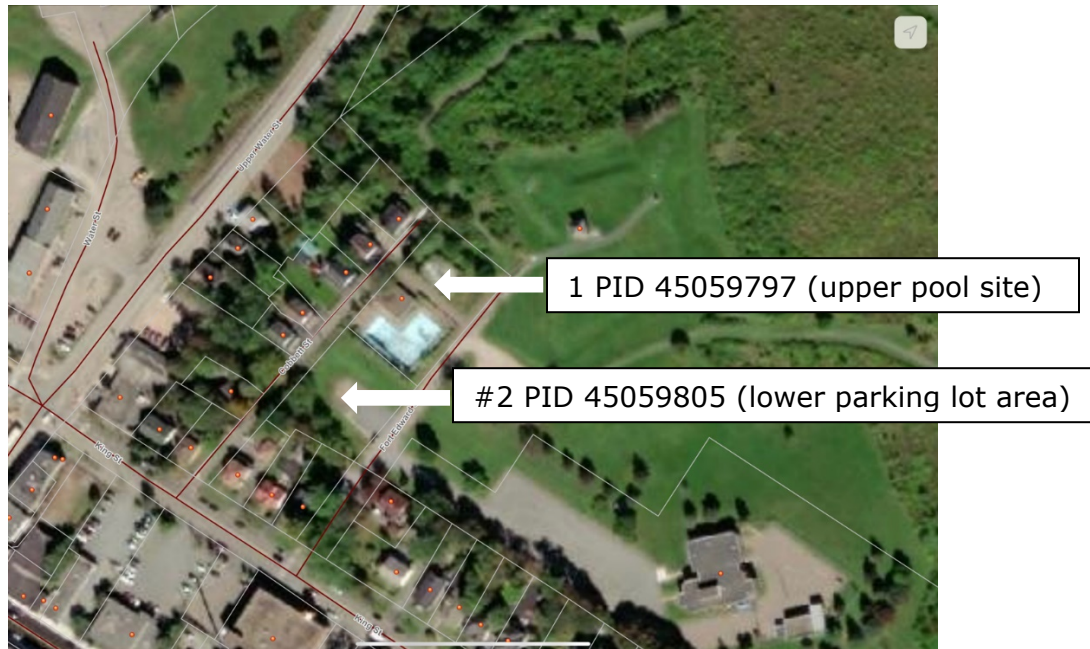
Square Area: 28,600 Sq.Ft.
Appraised Value: "as is" \$43,000
"improved" (current conditions) **\$191,000**

#2 PID 45059805 (lower parking lot area)

Square Area: 16,800 Sq.Ft.
Appraised Value: **\$112,000**

Independent appraisals were carried out for both properties in 2019. Both have been provided for Council's reference. As noted above the upper pool site was assigned two values, "as is" and "improved". The site has been improved due to the demolition and restoration of the site and the values listed should be used pending rezoning.

An additional appraisal from 2010 is attached to the report for reference. The noted values were established presuming the sites would be remediated and that the lands would be ready for R4 development. The report concluded the estimated final value to be \$192,950 R4 for a combined 45,400 Sq.Ft. and reflect the values of the day (2010).



DISCUSSION

As the Regional Municipality moves forward it must evaluate the use of municipal properties and buildings to ensure the highest level of efficiencies are achieved in relation to costs and revenue generation. The properties are surplus and not used for municipal purposes, with the exception, of the lower parcel which currently accommodates municipal parking. Alternative parking for the municipality is being discussed with neighboring federal lands should municipal operations be consolidated at the 100 King Street location. Alternatively, the municipality reserves the right to retain one, both or part of the properties later should we decide they are of value to operations by taking the property(s) off the market.

In addition to the comments noted above, it is felt that the property(s) can help to serve as an economic stimulus to the core business area with what is assumed at this time as potential resident development. Housing needs are high, and it is hoped that positioning these parcels on the market will help to respond to those demands within our community.

NEXT STEPS

Pending Council approval of the recommendation.

1. Municipal staff inventory all documentation associated with the properties.
2. Survey the properties.
3. Geotechnical assessment being carried out - \$11,200.
4. Consider a rezoning request to facilitate its best future use.
5. Assign a Commercial Realtor.

FINANCIAL IMPLICATIONS

- Geotechnical costs \$11,200 plus HST.

ALTERNATIVES

1. Council may elect to retain the property or part of the properties for Municipal purposes.
2. Council may elect to retain the property and lease the space at market value to a 3rd party.
3. Council may elect to retain the property and lease the space below market value to a non-profit or charitable organization.
4. Council may elect to donate the property to a non-profit or charitable organization.

ATTACHMENTS

1. 36 Fort Edward Street Appraisal – May 28, 2019
2. 65 Fort Edward Street Appraisal – May 28, 2019
3. Appraisal of 65 and PID 45059805 Fort Edward Street Windsor, NS – September 16, 2010. Provided by: Jacklyn Parker Appraisals Limited.

CHIEF ADMINISTRATIVE OFFICER REVIEW

N/A – Report submitted by Chief Administrative Officer

Report Prepared by:  _____
Mark Phillips, Chief Administrative Officer

Report Reviewed by: _____
Carlee Rochon, Director of Finance

Report Reviewed by: _____
Todd Richard, Director of Public Works

*COMPLETE SUMMARY APPRAISAL
ON THE SUBJECT PROPERTY
VACANT LAND LOCATED AT
36 FORT EDWARD STREET, WINDSOR,
HANTS COUNTY, NOVA SCOTIA*

*Carmquin Property Appraisals Ltd.
30 Peter Street
New Minas, NS
B4N 3C4*

*Submitted to: Town of Windsor
Submitted by: Carmel O'Quinn, AACI, P.App
Accredited Appraiser
NSREAA - Registration #243730*

Carmquin Property Appraisals Ltd.

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coqc@ns.sympatico.ca

Carmel O'Quinn, AACI, P.App
Accredited Appraiser
NSREAA - Registration # 243730

Tuesday, May 28, 2019

*Town of Windsor
100 King Street
Windsor, NS B0N 2T0*

Attn: Mr. Louis Coutinho, Chief Administrative Officer

***RE: Complete Summary Appraisal Report on the Subject Vacant Land,
PID # 45059805, Located at 36 Fort Edward Street, Windsor,
Hants County, Nova Scotia***

Dear Mr. Coutinho:

In accordance with your request, the Appraiser has carried out an inspection and completed an appraisal for the purpose of estimating the fair Market Value of the above referenced property for possible sale purposes.

Market Value is as defined on Page IX of this report and in the attached Contingent and Limiting Conditions.

This appraisal is being completed for the purpose of expressing our opinion of the Market Value of the freehold interest in the subject property, VACANT land only, located at 36 Fort Edward Street, Windsor, as of the effective date, April 25, 2019.

The subject site is located on the north side of Fort Edward Street and the south side of Corbett Street in the Town of Windsor and is in close proximity to downtown commercial area. The site is basically rectangular shaped and level at Fort Edward Street and slopes slightly upward from Corbett Street and has an area of approximately 16,800 square foot.

At the date of the inspection the site was covered with gravel and natural vegetation. The site area has been obtained from the GIS Land Registry and is approximate and subject to legal verification.

Tuesday, May 28, 2019

Town of Windsor

Attn: Mr. Louis Coutinho, Chief Administrative Officer

As a result of the investigation and analysis, it is the Appraiser's opinion that the Market Value of the subject property, land only, subject to there being no contamination of any kind to the site, to legal verification of the site and to the Contingent and Limiting Conditions listed in this Report, as of the effective date, April 25, 2019 is as follows:

\$ 112,000.00
ONE HUNDRED AND TWELVE THOUSAND DOLLARS

We trust that the enclosed Report is satisfactory and should you require any further clarification or additional information, please contact the undersigned.

Respectfully submitted,



Carmel O'Quinn, AACI, P.App
Accredited Appraiser
NSREEA Registration # 243730

PHOTOGRAPHS OF SUBJECT PROPERTY



VIEW OF SUBJECT SITE LOOKING TOWARD CORBETT STREET



VIEW OF SUBJECT SITE LOOKING TOWARD FORT EDWARD STREET

PHOTOGRAPHS OF SUBJECT PROPERTY



STREET VIEW LOOKING EAST ON FORT EDWARD STREET

**CARMQUIN PROPERTY APPRAISALS LTD.
CONTINGENT AND LIMITING CONDITIONS
(To be attached to all Appraisal Reports)**

1. *This Report is prepared at the request of Mr. Louis Coutinho, Chief Administrative Officer with the Town of Windsor, Nova Scotia for the purpose of an Appraisal as of April 25, 2019 to assist in estimating the Market Value of the subject Vacant Parcel of Land, for possible sale purposes. It is not reasonable for any person, other than the Town of Windsor, to rely upon this Appraisal without first obtaining written authorization from the client and this Appraiser. There may be qualifications, assumptions or Limiting Conditions in addition to those set out below relevant to that persons' identity or their intended use.*

The Report is prepared on the assumption that no other person will rely on it for any other purpose and that all liability to all such persons is denied.

2. *While expert in appraisal matters, the Author is not qualified and does not purport to give legal advice. It is assumed that:*
 - a) *The site information as obtained from the GIS Land Registry is accurate and is subject to legal verification;*
 - b) *title to the property is good and marketable;*
 - c) *there are no encroachments, encumbrances, restrictions, leases or covenants that would in any way affect the valuation, except as expressly noted herein;*
 - d) *the existing use is a legally conforming use which may be continued by any purchaser from the existing owner;*
 - e) *rights of way, easements or encroachments over other real property and leases or other covenants noted herein are legally enforceable;*
 - f) *the final estimate of value of the subject site is subject to there being no contamination of any kind to the site and to legal verification of the site area and measurements.*

Because these assumptions have been made, no investigation, legal or otherwise, has been undertaken which would verify these assumptions except as expressly noted herein.

3. *The Author is not a qualified surveyor. Sketches, drawings, diagrams, photographs, etc., are presented in this Report for the limited purpose of illustration and are not to be relied upon in themselves.*

Carmquin Property Appraisals Ltd.
Contingent of Limiting Conditions (cont'd)

4. The Author is not qualified to give engineering advice. It is assumed that there are no patent or latent defects in the subject improvement, that no objectionable materials such as Urea Formaldehyde Foam are present and that it is structurally sound in need of no immediate repairs, unless expressly noted within this Report. No soil tests have been done, nor have tests been done of the heating, plumbing, electrical, elevator, or other systems and for the purpose of this Report, they are assumed to be in good working order.
5. No investigation has been undertaken with the local zoning office, the fire department, the building inspector, the health department or any other government regulatory agency unless such investigations are expressly represented to have been made in this Report. The subject property must comply with such government regulations and if it does not comply, non-compliance may affect the Market Value. To be certain of compliance, further investigations may be necessary.
6. Neither possession of this Report nor a copy of it carries with it the right of publication. All copyright is reserved to the Author and is considered confidential by the Author and their client. It shall not be disclosed, quoted from or referred to, in whole or in part, or published in any manner, without the express written consent of the Appraiser. This is subject only to confidential review by the APPRAISAL INSTITUTE OF CANADA as provided in the Code of Ethics, Standards of Professional Conduct and Standards of Professional Practice of the Appraisal Institute of Canada.
7. Market data has been obtained, in part, from documents at the land registry office, or as reported by the Real Estate Board. As well as using such documented and generally reliable evidence of market transactions, it was also necessary to rely on hearsay evidence. Except as noted herein, a reasonable attempt has been made to verify all such information.
8. Because market conditions, including economic, social and political factors, change rapidly and, on occasion, without warning, the Market Value expressed as of the date of the Appraisal cannot be relied upon to estimate the Market Value as of any other date except with further advice of the Appraiser.

Carmquin Property Appraisals Ltd.
Contingent of Limiting Conditions (cont'd)

9. *The compensation for services rendered in this Report does not include a fee for court preparation or court appearance, which must be negotiated separately. However, neither this nor any other of these Limiting Conditions is an attempt to limit the use that might be made of this Report should it properly become evidence in a judicial proceeding. In such a case, it is acknowledged that it is the judicial body which will decide the use of the Report which best services the administration of justice.*
10. *It is assumed that there is no contamination to the subject site. While no evidence of contamination was noted, should any contaminants exist, the final estimate of value contained in this Report may not reflect the actual value of the property.*
11. *It is imperative that the reader or any other interested party be aware that the Appraiser did not inspect the premises for fire detection or smoke detection systems, or for the presence of Carbon Monoxide Detectors, nor did the Appraiser inspect the condition of such equipment, if present. The Appraiser takes no responsibility whatsoever for the lack of, or condition of, detection devices that may be located on the premises, nor does the Appraiser warrant compliance in any manner of such equipment, if present.*
12. *The Appraiser is not qualified to comment on environmental issues that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including, but not limited to moulds or mildews or the conditions that might give rise to other, and in compliance with all regulatory environmental requirements, government or otherwise and free of any environmental conditions, past, present or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues, than that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the property appraised.*

Carmquin Property Appraisals Ltd.
Contingent of Limiting Conditions (cont'd)

13. *DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*
- a) *Buyer and seller are typically motivated;*
 - b) *both parties are well informed or well advised and acting in what they consider their own best interest;*
 - c) *a reasonable time is allowed for exposure in the open market;*
 - d) *payment is made in terms of cash in Canadian dollars or in terms of comparable financial arrangements comparable thereto; and*
 - e) *the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

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Schedule "C" Zoning Map
Schedule "D" Zoning Regulations

PART I - PREFACE

SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

ADDRESS: 36 Fort Edward Street, Windsor,
Hants County, Nova Scotia.

TYPE: Vacant Parcel of Land. PID # 45059805

SITE AREA: 16,800 square feet

ASSESSED OWNERS: Town of Windsor

ZONING: R2- Two Unit Residential

HIGHEST AND BEST USE: Development in conjunction with the
present zoning for R2- Two Unit
Residential Zone

ASSESSED VALUE: \$ 36,700.00 - 2019
Account # 04657101

TAXES: Tax Exempt

EFFECTIVE DATE OF APPRAISAL: April 25. 2019

DATE OF INSPECTION: April 25, 2019

FINAL ESTIMATE OF VALUE: \$ 112,000.00
(land only)

TERMS OF REFERENCE**SCOPE OF THE APPRAISAL**

The scope of the Appraisal encompasses the necessary research and analysis to prepare a Report in accordance with the intended use, the Canadian Standards of Professional Practice of the Appraisal Institute of Canada and the Canadian Uniform Standards of Professional Practices of the Appraisal Foundation. In regard to the subject property, this involves the following steps:

1. The subject site was inspected by the Appraiser on April 25, 2019 during working hours and photographs were taken at that time. Information concerning the property was obtained from the client.
2. Regional and neighbourhood data were based on information available on the Province and Communities in the Appraisal Library of Carmquin Property Appraisals Ltd. This information was originally obtained from the Town of Windsor, Municipality of the County of Hants and from other sources. The zoning, assessment and services for the subject were obtained from the Town Planning Department, office Zoning Maps and Regulations Library and from the applicable government and municipal departments.
3. The data concerning the area of the subject site was obtained from the GIS Land Registry and is subject to legal verification.
4. In estimating the Highest and Best Use for the subject property, an analysis was made of data compiled in the three steps noted above. In addition, a market analysis was completed of similar type land to help determine the best use of the property. The zoning for the subject site is R2- Two Unit Residential and the property is located in an area of Windsor which is developed with the Fort Edward Park and single family and multi unit residential dwellings.
5. In developing the approach to value, the market data utilized was taken from the data collected in the office files of Carmquin Property Appraisals Ltd., and from other appraisers, realtors, property managers or other persons familiar with the subject market.
6. After assembling and analyzing the data defined in this Scope of the Appraisal, a final estimate of Market Value was made.

TERMS OF REFERENCE (cont'd)**PURPOSE OF THE APPRAISAL**

The purpose of this Appraisal is to provide the client with an estimate of the Market Value of the subject vacant land located at 36 Fort Edward Street, Hants County, Nova Scotia, as at the effective date, April 25, 2019.

FUNCTION OF THE APPRAISAL

The function of the Appraisal is to provide the client with an estimate of the Market Value of the subject vacant land located at 36 Fort Edward Street, Hants County, Nova Scotia, as at the effective date, April 25, 2019 for possible sale purposes.

PROPERTY RIGHTS APPRAISED

The property rights being appraised are those of Fee Simple Interest, which is free and clear of all encumbrances, charges or restrictions other than those mentioned in this Report.

DEFINITION OF MARKET VALUE

Market Value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in Canadian dollars or in terms of comparable financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

TERMS OF REFERENCE (cont'd)**HISTORY OF THE SUBJECT PROPERTY**

The subject land has been vacant for a few years and is owned by the Town of Windsor who is presently looking at selling the property. It is understood that the subject has not been listed on the market or privately over the years.

MORTGAGES, LIENS OR ENCUMBRANCES

The property is being appraised on the basis that there are no mortgages, liens or other encumbrances claimed against them.

EFFECTIVE DATE OF THE APPRAISAL

The subject property was inspected on April 25, 2019 and this is considered to be the effective date of the Appraisal.

EXPOSURE TIME

The value is estimated as if the subject property was to be exposed for sale on the open market in a manner typical for this class of property for at least six to twelve months prior to the effective date of the listing.

REGIONAL DATA

The subject property is located in the Town of Windsor, Hants County, Nova Scotia. The Province of Nova Scotia, located on the Eastern Atlantic Seaboard, is actually a peninsula connected to the remainder of Canada by 27 kilometres of land. The Island of Cape Breton is joined to mainland Nova Scotia by the Canso Causeway.

The Province has a total area of 54,400 square kilometres and according to information obtained from Statistics Canada 2006 Census, Nova Scotia has a population of 913,462 residents. The Province is divided into five geographical regions, with Halifax as the capital. One of these geographical regions, where the subject property is located, is the Annapolis Valley, which is world famous as a farming area. The climate is suited for the growing of all types of vegetables and produce, with apples being the speciality. (Refer to Schedule "A" - Area Map in the Addenda)

NEIGHBOURHOOD DATA

The subject site is located on the north side of Fort Albert Street and the south side of Corbett Street and in close proximity to the downtown commercial area in Windsor and close to all amenities. Over the past few years the town has expanded its commercial development onto Wentworth Road with an Atlantic Super Store, a second Tim Hortons, MacDonalds and a new Super 8 Motel. Windsor is the county seat for Hants County and has a population of approximately 3,700. The Town of Windsor has a Business Development Centre which was formed to assist residents of the area in establishing a library of relevant data related to the establishment of small businesses in the Windsor-West Hants area. The twinning of the 101 Highway to the Cities of Halifax and Dartmouth has made the town more attractive for new residents and businesses. There are two Industrial Parks in the town, The Town of Windsor Industrial Park and the Windsor-West Hants Industrial Park. Both parks are centrally located, easily accessible and provide serviced lots and mini-malls for new and existing buildings. Opportunities are available in various sections of the Town for further commercial development which lies in close proximity to downtown commercial area. (Refer to Schedule "B" - Neighbourhood Map in the Addenda)

ASSESSMENT AND TAXES

From information obtained from the Town of Windsor, Assessment Department it is understood that the subject property is assessed on the 2019 Assessment Roll as at base date January 1, 2018 at account # 04657101 for \$ 36,700.00.

From information obtained from the Town of Windsor, Tax Department it is understood that the subject site is owned by the town and is tax exempt.

SERVICES

From information obtained from the Town of Windsor, it is understood that the subject property is located in an area which is serviced with town water and sewer.

Other services provided to the site include paved roads, street lights, snow removal, garbage collection and police and fire protection.

ZONING

From information obtained from the Town of Windsor Planning Department, it is understood that the subject site is located in an area of the town which is zoned R2- Two Unit Residential, which permits the development of two unit dwellings. (Refer to Schedule "C" Zoning Map and Schedule "D" Zoning Regulations in the Addenda)

R2- TWO UNIT RESIDENTIAL

Permitted Uses

9.1 The following uses shall be permitted in the Two Unit Residential (R2)

- . Uses permitted in the R-1 Zone subject to the R-1 zone requirements.
- . Converted dwellings to a maximum of two dwelling units
- . Two Unit dwellings

PART II - ANALYSIS AND CONCLUSIONS

HIGHEST AND BEST USE

Highest and Best Use, as defined by the Appraisal Institute of Canada, is "that use which is most likely to produce the greatest net return in monies or amenities over a given period of time". Net return may involve net income as from an investment property, or satisfaction and amenities as from a residential property.

Many factors and appraisal principals become a consideration in determining the Highest and Best Use of a property such as current zoning, physical characteristics, neighbourhood trends, present usage and profitability.

The concept of Highest and Best Use recognizes that land can change over a period of time and the optimum use of a site is determined by need or demand at any given period of time. Other factors of consideration in the analysis of Highest and Best Use are government regulations, supply and demand, productivity, contribution, competition and public opinion.

The subject approximate 16,800 square foot vacant site located on Fort Edward Street and on Corbett street at the rear. The site is located in an area of Windsor which is zoned R2- Two Unit Residential and the area is developed with residential dwellings and the Fort Edward Park and is in close proximity to the downtown commercial area.

Based on the information provided, and after giving consideration to all factors concerned, it is the Appraiser's opinion that the Highest and Best Use of the subject site is for development in conjunction with the present R2- zoning for duplex dwellings.

SITE VALUATION AND ANALYSIS

In estimating the value of a site, there are four basic methods of valuation depending upon the type and use of the site, as well as the available market evidence. These methods include:

1. The Comparative Sales Method
2. The Abstraction Method
3. The Development Method
4. Land Residual Method

The usual method of valuing undeveloped land, and the most used, is the Comparative Sales Method, which is the comparison with similarly zoned land in an area similar to the subject or in another comparable area, which has recently sold on the market. Information is also analysed from the past record of sales of similar sites and from land which is presently listed for sale on the Real Estate Market.

This Comparative Sales Approach is based on the idea that an informed purchaser would pay no more for a site than the cost of acquiring one of equal attractiveness and utility on the open market.

In estimating the value of the subject vacant parcel of land, the Appraiser has considered all relevant factors including:

1. Size, location and zoning.
2. Supply and demand of vacant land.
3. Recent sales and asking prices of vacant land similar to the subject.
4. Other factors considered necessary.

In analysing the Market Value of the subject site, an investigation was undertaken of the real estate market for recent sales of residential and other land in the subject and similar areas.

The following sales were acquired and analysed, and adjustments were applied to reflect the variations from the subject site. These sales are thought to give the greatest degree of comparability to the subject.

DIRECT COMPARISON APPROACH

In valuing a site by the Direct Comparison Approach, land values are obtained from land sales which have occurred in the subject or similar areas. Adjustments are applied to the comparables to reflect variations from the subject for site size, location, zoning, utility and topography.

LAND SALES

Item	Subject	Comparable 1	Comparable 2
Address	36 Fort Edward Street, Street, Windsor	54 Woodworth Road, Kentville	245-247 Victoria Street, Windsor
Vendor or Purchaser	PID # 45059805	PID # 55048698	PID # 45056690
Sale Price	N/A	\$19,500.00	\$40,000.00
Sale Date	N/A	05/03/2019	10/24/2018
Lot Size	16,800 sf	10,010 sf	6,000 sf
Sale Price per SF	N/A	\$1.95	6.67
Zoning	R2- Two Unit Residential	Residential	R2- Two Unit Residential
Comments	The subject vacant site has an area of approximately 16,800 square feet and has road frontage on Fort Edward Street and Corbett Street in the Town of Windsor	Comp One is a lot in Kentville in a residential zoned area and in close proximity to the Valley Regional Hospital. Inferior in location and lot size.	Comp Two is a R2-zoned lot in Windsor area. Similar in location and zoning and inferior in lot size.

THE COST APPROACH (cont'd)**LAND SALES (cont'd)**

Item	Comparable 3	Comparable 4	Comparable 5
Address	Unit # 3 Town Road, Falmouth	Lot 14 Woodman Road, Wolfville	7270 Highway # 1, Coldbrook
Vendor or Purchaser	PID # 45339116	PID # 55509608	Not available
Sale Price	\$62,000.00	\$127,000.00	\$405,000.00
Sale Date	09/19/2018	09/11/2018	06/21/ 2016
Lot Size	16,592 sf	19,716 sf	265,298 sf
Sale Price per SF	\$3.74	\$6.44	\$1.53
Zoning	Residential	Residential	C1- Highway Commercial
Comments	Comp Three is a residential lot in Falmouth which lies in close proximity to the west of Windsor. Inferior in location and similar in lot size.	Comp Four is a large lot in an executive subdivision in the Town of Wolfville in close proximity to the downtown area. Similar in location and utility and superior in lot size.	Comp Five is a large acreage site in Coldbrook zoned Commercial which was improved with a hotel. There was a fire in the hotel which burnt down and only a small one storey section of the building remained and is to be removed from the site. Inferior in location and superior in lot size and zoning.

THE COST APPROACH (cont'd)**SUMMARY**

Of the land sales analyzed, those listed are the most recent and offer the best indication of value for the subject site. The value ranges of the five sales analyzed before adjustments range from \$ 1.53 to \$ 6.67 per square foot. Comparable Two is located in the subject area and is zoned r2- Two Unit Residential and is most comparable to the subject. The subject has road frontage on two streets and is also zoned r20 Two Unit Residential and can be developed with two unit dwellings. Adjustments were applied to the comparables to reflect the differences from the subject for site size, location, utility and zoning. It is the Appraiser's opinion that the price per square foot most applicable to the subject site is \$ 6.67.

LAND VALUE: (rounded)

16,800 square feet X \$ 6.67/sq.ft. = \$ 112,000.00

RECONCILIATION AND FINAL ESTIMATE OF VALUE

The indicated value of the subject vacant site has been obtained from comparable vacant land sales in the subject and surrounding areas. Based on the data analysed in this Report, it is the Appraiser's opinion, subject to the Contingent and Limiting Conditions listed in this Report, to there being no contamination of any kind to the subject site, and to legal verification of the site area and measurements, that the final estimate of value as of the effective date, April 25, 2019 is:

\$ 112,000.00

ONE HUNDRED AND TWELVE THOUSAND DOLLARS

Respectfully submitted



Carmel O'Quinn, AACI, P.App
Accredited Appraiser
NSREEA Registration # 243730

CERTIFICATE OF APPRAISER

The Appraiser hereby certifies:

- 1) That I personally inspected the subject property of this Complete Summary Appraisal Report on April 25, 2019 and that I have investigated and considered all factors affecting its value.
- 2) That I have no past, present or contemplated interest in the property that is the subject of this Report and that I have no personal interest or bias with respect to the parties involved.
- 3) That to the best of my knowledge and belief, all of the information reported in this Report is true and factual data has been verified where possible.
- 4) That this Complete Summary Appraisal Report has been made and the Report rendered in conformance with the Code of Ethics and the Canadian Uniform Standards of Professional Appraisal Practices of the Appraisal Institute of Canada.
- 5) That this Report is subject only to the Contingent and Limiting Conditions, whether such conditions are imposed by the terms of this assignment or by the Appraiser.
- 6) That neither the terms of employment nor the compensation from rendering my opinion in this Report are contingent upon value found, nor anything else than the delivery of this Report.
- 7) No one provided professional assistance to the person signing this Report.
- 8) The Appraiser has fulfilled the requirements of the Appraisal Institute of Canada Continuing Professional Development program for designated members and is recertified.

CERTIFICATE OF APPRAISER (cont'd)

- 9) That the Final Estimate of Value of the subject vacant land, as defined elsewhere in this Report, as of the effective date, April 25, 2019, subject to there being no contamination of any kind to site, to verification of the site area and to the Contingent and Limiting Conditions listed in this Report, is \$ 112,000.00



Carmel O'Quinn, AACI, P.App
Accredited Appraiser
NSREEA Registration # 243730

QUALIFICATIONS OF CARMEL O'QUINN, AACI, P.App**BACKGROUND**

Born in Grand Falls, Newfoundland and educated at Windsor, Grand Falls and St. John's, Newfoundland.

EDUCATION AND PROFESSIONAL BACKGROUND

College of Trades and Technology, St. John's, Newfoundland, Diploma in Appraisal/Assessment Technology.

Memorial University of Newfoundland, St. John's, Newfoundland, five credits.

Appraisal Institute of Canada, Accredited Appraiser Canadian Institute, AACI plus the P.App. for Professional Appraiser

APPRAISAL EXPERIENCE

Presently self-employed as Carmquin Property Appraisals in New Minas, Nova Scotia as a Fee Appraiser having a wide variety of appraisal functions. Appraisals of commercial, industrial, agricultural and residential properties. Experience in other functions in the appraisal of properties such as consultancy, research work, compiling comparable data banks for commercial and residential appraisals, market analysis, computer programming and data entry.

Appraisals completed of large commercial office buildings, retail stores, industrial buildings, nursing homes, motels, hotels, agricultural properties, Fish Plants, Wharves and Vacant Land. V.Day valuations for Capital Tax, Replacement Costs and Actual Cash Value for insurance purposes, appraisals for mortgage financing for sales and refinancing, estate sales, assessment appeals and various other functions.

Several years appraisal experience working as Appraisal Manager with MacKay Real Estate Limited, Appraisal Division, Wolfville, Nova Scotia and other appraisal companies in St. John's, Newfoundland, in commercial and residential work, as well as self-employed for two years with own appraisal company in Newfoundland.

CORPORATE MEMBERSHIP

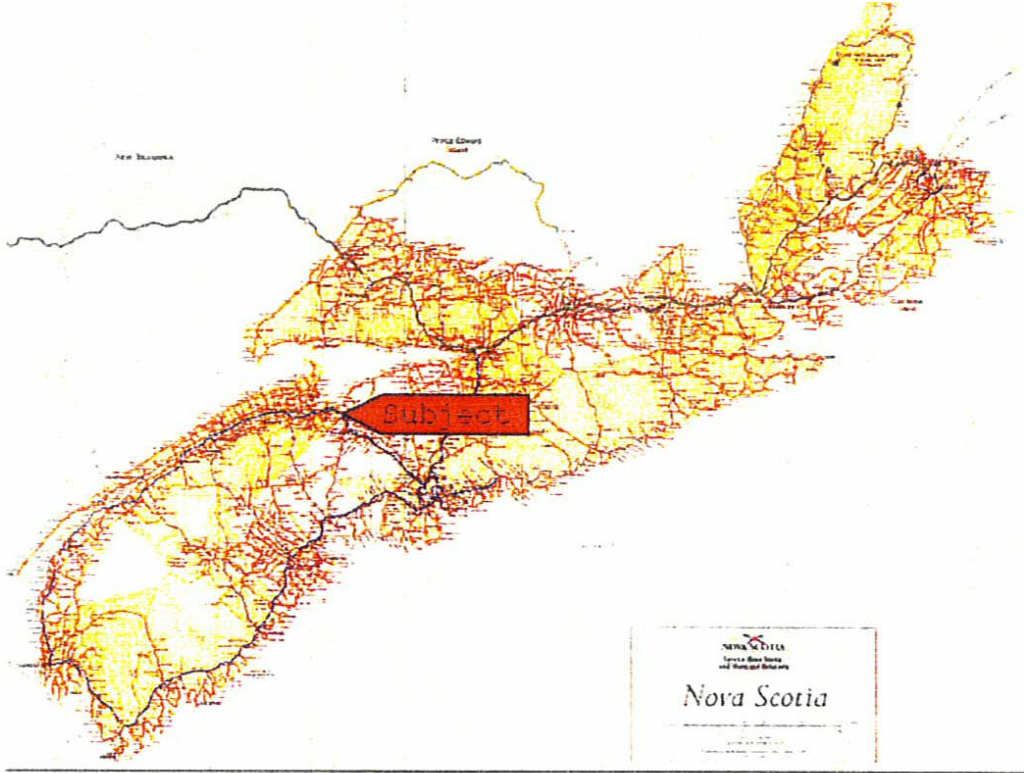
Member, Appraisal Institute of Canada, Winnipeg.

EXPERT WITNESS

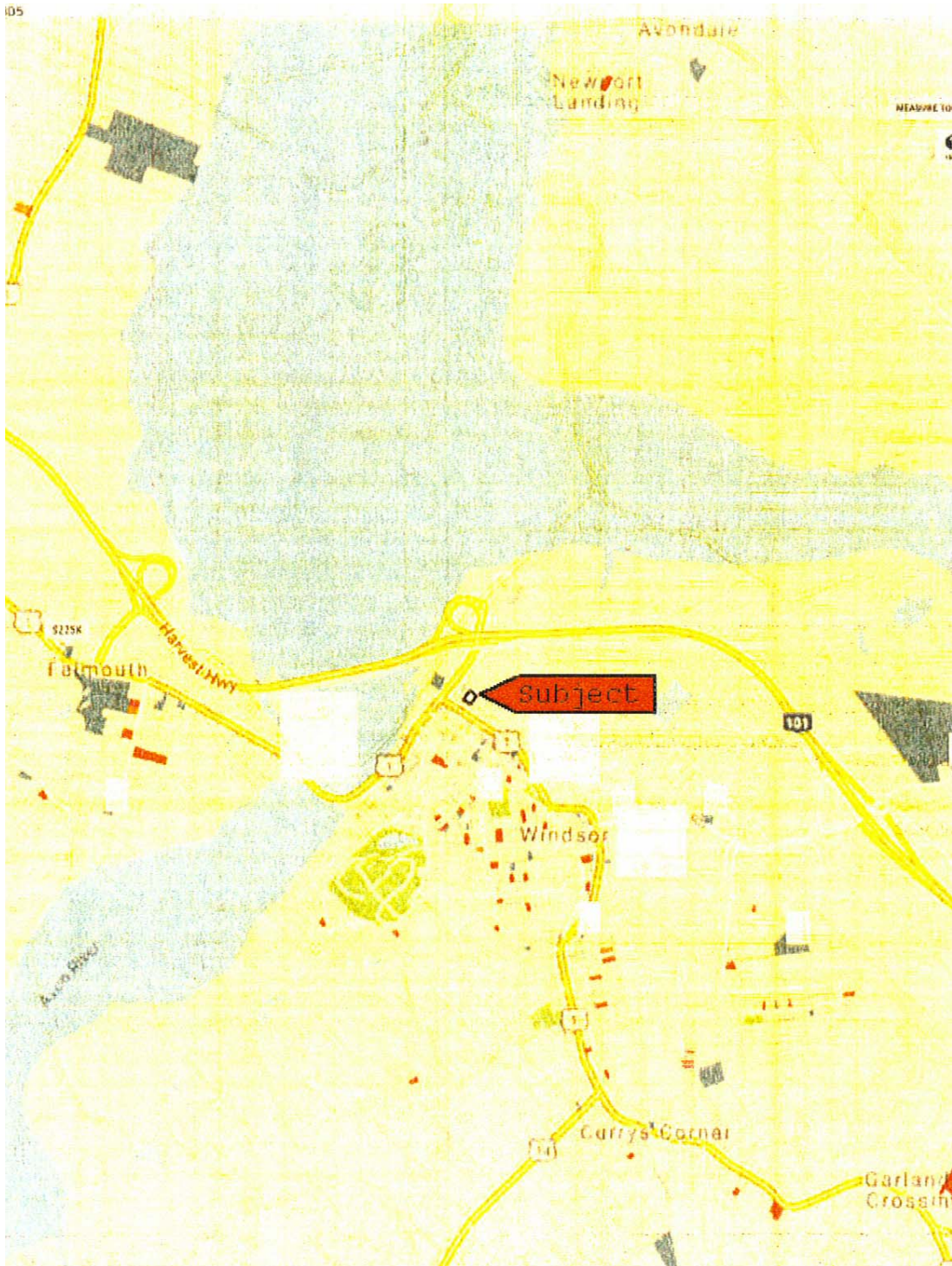
Supreme Court of Canada

PART III - ADDENDA

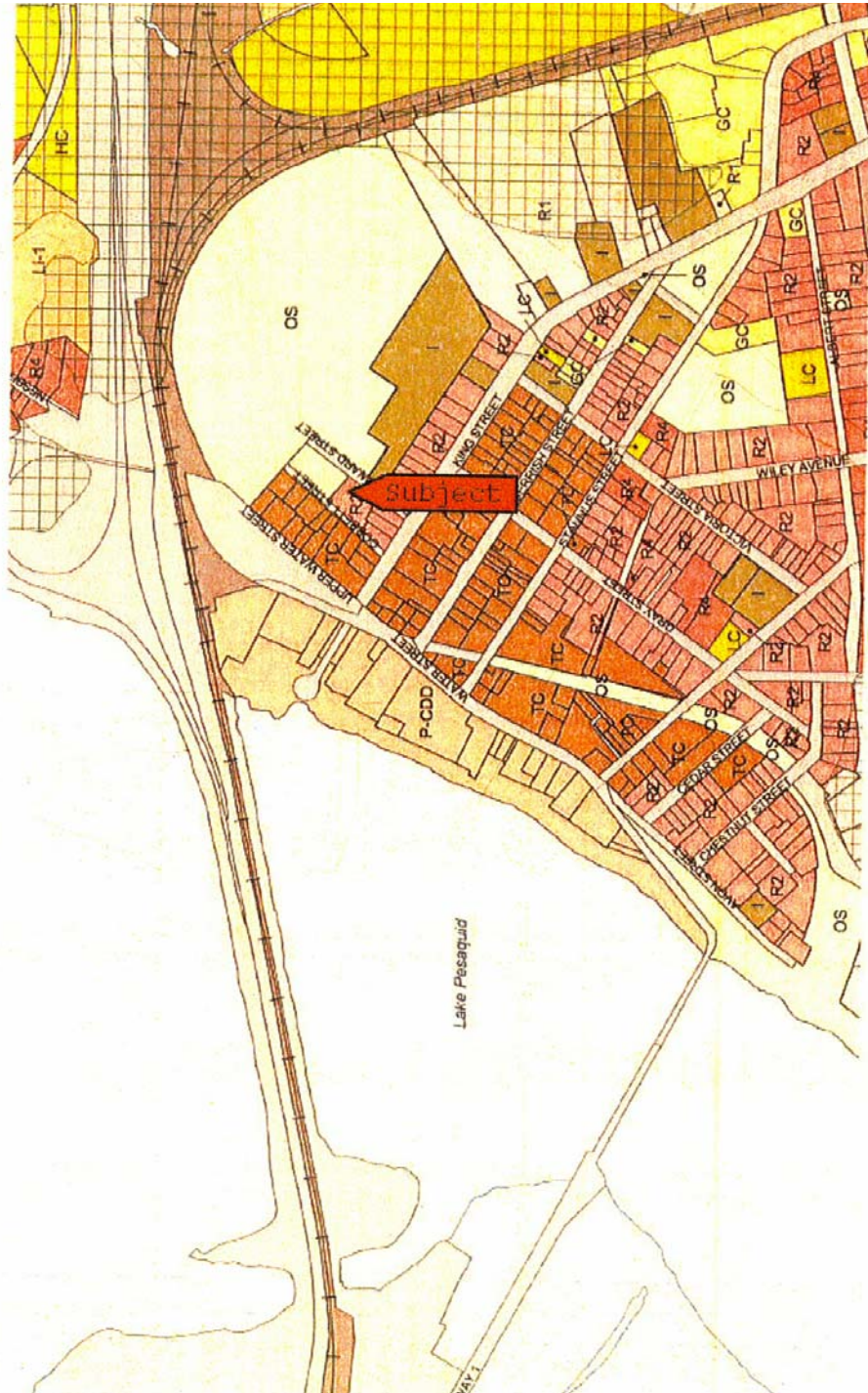
SCHEDULE "A" - AREA MAP



SCHEDULE "B" - NEIGHBOURHOOD MAP



SCHEDULE "C" - ZONING MAP



SCHEDULE "D" - ZONING REGULATIONS

9.0 TWO UNIT RESIDENTIAL (R-2)

Permitted Uses

9.1 The following uses shall be permitted in the Two Unit Residential (R-2) zone:

- Uses permitted in the R-1 zone subject to the R-1 zone requirements
- Converted dwellings to a maximum of two dwelling units
- Two unit dwellings

R-2 Zone General Requirements

(Amendment WLUB 10-01 Effective July 16, 2010)

9.2 (a) In the R-2 zone, no development permit shall be issued except in conformity with the following:

Minimum lot area	3,500 ft ² /unit (325.15 m ² /unit)
Minimum lot frontage	35 ft/unit (10.67 m/unit)
Minimum front yard	25 ft (7.62 m)
Minimum rear yard	25 ft (7.62 m)
Minimum side yard	10 ft (3.05 m)
Maximum height of main building	35 ft (10.67 m)
Maximum height of accessory building	15 ft (4.57 m)

- (b) **Exception for PID 45336773** - Notwithstanding section 9.2(a), the minimum side yard requirement for an approximately 13.6 acre parcel of land owned by Brison Developments Limited, Payzant Drive (PID 45336773) shall be 8 ft (2.44 m).

Converted Dwellings - Special Requirements

9.3 In addition to all other regulations, the following provisions shall apply to converted dwellings in the R-2 zone:

- (a) all conversions shall be limited to one additional dwelling unit;
- (b) no alterations shall change the roof line or increase the height of the existing dwelling except for the addition of dormers or structures necessary for public safety;
- (c) no alteration shall be undertaken which will extend into the front or side yard of the lot;
- (d) lot coverage of the entire structure shall be limited to 50 percent; and
- (e) parking shall be provided as required in Section 5.25 in the side or rear yard of the lot.

SCHEDULE "D" - ZONING REGULATIONS (CONT'D)

Services Required

- 9.4 A development permit shall not be issued for a new residential dwelling of two or more units in the R-2 zone where the proposed development is not serviced with Town water and sewer.

Subdivision of Semi-detached Units

- 9.5 Semi-detached dwelling units located on an approved water and sewer serviced lot may be subdivided into lots provided each dwelling unit has separate service connections and provided all applicable provisions of the Town of Windsor Subdivision By-law and this By-law are met. No side yard shall be required along the common lot boundary dividing a semi-detached dwelling.

*COMPLETE SUMMARY APPRAISAL
ON THE SUBJECT PROPERTY
VACANT LAND LOCATED AT
65 FORT EDWARD STREET, WINDSOR,
HANTS COUNTY, NOVA SCOTIA*

*Carmquin Property Appraisals Ltd.
30 Peter Street
New Minas, NS
B4N 3C4*

*Submitted to: Town of Windsor
Submitted by: Carmel O'Quinn, AACI, P.App
Accredited Appraiser
NSREAA - Registration #243730*

Carmquin Property Appraisals Ltd.

30 Peter Street
New Minas, NS B4N 3L8
Tel: 902-681-5868
Cell: 902-679-8176
coqc@ns.sympatico.ca

Carmel O'Quinn, AACI, P.App
Accredited Appraiser
NSREAA - Registration # 243730

Wednesday, May 29, 2019

Town of Windsor
100 King Street
Windsor, NS B0N 2T0

Attn: Mr. Louis Coutinho, Chief Administrative Officer

**RE: Complete Summary Appraisal Report on the Subject Vacant Land,
PID # 45059805, Located at 65 Fort Edward Street, Windsor,
Hants County, Nova Scotia**

Dear Mr. Coutinho:

In accordance with your request, the Appraiser has carried out an inspection and completed an appraisal for the purpose of estimating the fair Market Value of the above referenced property for possible sale purposes.

Market Value is as defined on Page IX of this report and in the attached Contingent and Limiting Conditions.

This appraisal is being completed for the purpose of expressing our opinion of the Market Value of the freehold interest in the subject property, vacant land "As Is" and "As Improved" located at 65 Fort Edward Street, Windsor, as of the effective date, April 25, 2019.

The subject site is located on the north side of Fort Edward Street and the south side of Corbett Street in the Town of Windsor and is in close proximity to downtown commercial area. The site is basically rectangular shaped and level at Fort Edward Street and slopes slightly upward from Corbett Street and has an area of approximately 28,600 square foot. The site is the location of the old swimming pool for the Town of Windsor.

At the date of the inspection the site was enclosed with a chain link fence and a concrete in-ground pool with approximately 4,788 square feet and various depths from four to eight feet, is still in place and is empty and has been vacant for ten or more years. There is also a concrete block building with approximately 1,645 square feet on the site which was used as a pool house and is also vacant.

Wednesday, May 29, 2019

Town of Windsor

Attn: Mr. Louis Coutinho, Chief Administrative Officer

There is a gravel driveway at the east side of the site. The fence was locked at the inspection date and the pool and pool house were measured on the exterior of the fence and the measurements are approximate and subject to legal verification. The site area has been obtained from the GIS Land Registry and is approximate and subject to legal verification.

The client has requested the value of the subject site in its "As Is" condition with the vacant in-ground pool and pool house and the "As Improved" value with the pool removed and the site filled in and ready for development. As a result of the investigation and analysis, it is the Appraiser's opinion that the Market Value of the subject property, "As Is" and "As Improved" as vacant land only, subject to there being no contamination of any kind to the site, to legal verification of the site and to the Contingent and Limiting Conditions listed in this Report, as of the effective date, April 25, 2019 is as follows:

"AS IMPROVED"	= \$ 191,000.00
"AS IS "	= \$ 43,000.00

We trust that the enclosed Report is satisfactory and should you require any further clarification or additional information, please contact the undersigned.

Respectfully submitted,



Carmel O'Quinn, AACI, P.App
Accredited Appraiser
NSREEA Registration # 243730

PHOTOGRAPHS OF SUBJECT PROPERTY



VIEW OF SUBJECT SITE LOOKING TOWARD CORBETT STREET



VIEW OF SUBJECT SITE LOOKING TOWARD FORT EDWARD STREET

PHOTOGRAPHS OF SUBJECT PROPERTY



STREET VIEW LOOKING EAST ON FORT EDWARD STREET



STREET VIEW LOOKING WEST ON FORT EDWARD STREET

**CARMQUIN PROPERTY APPRAISALS LTD.
CONTINGENT AND LIMITING CONDITIONS
(To be attached to all Appraisal Reports)**

1. This Report is prepared at the request of Mr. Louis Coutinho, Chief Administrative Officer with the Town of Windsor, Nova Scotia for the purpose of an Appraisal as of April 25, 2019 to assist in estimating the Market Value of the subject property "As Is" and "As Improved" as vacant land, for possible sale purposes. It is not reasonable for any person, other than the Town of Windsor, to rely upon this Appraisal without first obtaining written authorization from the client and this Appraiser. There may be qualifications, assumptions or Limiting Conditions in addition to those set out below relevant to that persons' identity or their intended use.

The Report is prepared on the assumption that no other person will rely on it for any other purpose and that all liability to all such persons is denied.

2. While expert in appraisal matters, the Author is not qualified and does not purport to give legal advice. It is assumed that:
 - a) The site information as obtained from the GIS Land Registry is accurate and is subject to legal verification;
 - b) title to the property is good and marketable;
 - c) there are no encroachments, encumbrances, restrictions, leases or covenants that would in any way affect the valuation, except as expressly noted herein;
 - d) the existing use is a legally conforming use which may be continued by any purchaser from the existing owner;
 - e) rights of way, easements or encroachments over other real property and leases or other covenants noted herein are legally enforceable;
 - f) the final estimate of value of the subject site is subject to there being no contamination of any kind to the site and to legal verification of the site area and measurements.

Because these assumptions have been made, no investigation, legal or otherwise, has been undertaken which would verify these assumptions except as expressly noted herein.

3. The Author is not a qualified surveyor. Sketches, drawings, diagrams, photographs, etc., are presented in this Report for the limited purpose of illustration and are not to be relied upon in themselves.

Carmquin Property Appraisals Ltd.
Contingent of Limiting Conditions (cont'd)

4. The Author is not qualified to give engineering advice. It is assumed that there are no patent or latent defects in the subject improvement, that no objectionable materials such as Urea Formaldehyde Foam are present and that it is structurally sound in need of no immediate repairs, unless expressly noted within this Report. No soil tests have been done, nor have tests been done of the heating, plumbing, electrical, elevator, or other systems and for the purpose of this Report, they are assumed to be in good working order.
5. No investigation has been undertaken with the local zoning office, the fire department, the building inspector, the health department or any other government regulatory agency unless such investigations are expressly represented to have been made in this Report. The subject property must comply with such government regulations and if it does not comply, non-compliance may affect the Market Value. To be certain of compliance, further investigations may be necessary.
6. Neither possession of this Report nor a copy of it carries with it the right of publication. All copyright is reserved to the Author and is considered confidential by the Author and their client. It shall not be disclosed, quoted from or referred to, in whole or in part, or published in any manner, without the express written consent of the Appraiser. This is subject only to confidential review by the APPRAISAL INSTITUTE OF CANADA as provided in the Code of Ethics, Standards of Professional Conduct and Standards of Professional Practice of the Appraisal Institute of Canada.
7. Market data has been obtained, in part, from documents at the land registry office, or as reported by the Real Estate Board. As well as using such documented and generally reliable evidence of market transactions, it was also necessary to rely on hearsay evidence. Except as noted herein, a reasonable attempt has been made to verify all such information.
8. Because market conditions, including economic, social and political factors, change rapidly and, on occasion, without warning, the Market Value expressed as of the date of the Appraisal cannot be relied upon to estimate the Market Value as of any other date except with further advice of the Appraiser.

Carmquin Property Appraisals Ltd.
Contingent of Limiting Conditions (cont'd)

9. *The compensation for services rendered in this Report does not include a fee for court preparation or court appearance, which must be negotiated separately. However, neither this nor any other of these Limiting Conditions is an attempt to limit the use that might be made of this Report should it properly become evidence in a judicial proceeding. In such a case, it is acknowledged that it is the judicial body which will decide the use of the Report which best services the administration of justice.*
10. *It is assumed that there is no contamination to the subject site. While no evidence of contamination was noted, should any contaminants exist, the final estimate of value contained in this Report may not reflect the actual value of the property.*
11. *It is imperative that the reader or any other interested party be aware that the Appraiser did not inspect the premises for fire detection or smoke detection systems, or for the presence of Carbon Monoxide Detectors, nor did the Appraiser inspect the condition of such equipment, if present. The Appraiser takes no responsibility whatsoever for the lack of, or condition of, detection devices that may be located on the premises, nor does the Appraiser warrant compliance in any manner of such equipment, if present.*
12. *The Appraiser is not qualified to comment on environmental issues that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air. Unless expressly stated, the property is assumed to be free and clear of pollutants and contaminants, including, but not limited to moulds or mildews or the conditions that might give rise to other, and in compliance with all regulatory environmental requirements, government or otherwise and free of any environmental conditions, past, present or future, that might affect the market value of the property appraised. If the party relying on this report requires information about environmental issues, than that party is cautioned to retain an expert qualified in such issues. We expressly deny any legal liability relating to the effect of environmental issues on the market value of the property appraised.*

Carmquin Property Appraisals Ltd.
Contingent of Limiting Conditions (cont'd)

13. *DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*
- a) *Buyer and seller are typically motivated;*
 - b) *both parties are well informed or well advised and acting in what they consider their own best interest;*
 - c) *a reasonable time is allowed for exposure in the open market;*
 - d) *payment is made in terms of cash in Canadian dollars or in terms of comparable financial arrangements comparable thereto; and*
 - e) *the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

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PART I - PREFACE

SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS

ADDRESS: 65 Fort Edward Street, Windsor,
Hants County, Nova Scotia.

TYPE: "As Is" and "As Improved" Vacant Parcel
of Land. PID # 45059797

SITE AREA: 28,600 square feet

ASSESSED OWNERS: Town of Windsor

ZONING: OS - Open Space

HIGHEST AND BEST USE: "As Improved" Development of the site
with a zoning change similar to the
adjacent site.

ASSESSED VALUE: \$ 219,300.00 - 2019
Account # 04657101

TAXES: Tax Exempt

EFFECTIVE DATE OF APPRAISAL: April 25. 2019

DATE OF INSPECTION: April 25, 2019

FINAL ESTIMATE OF VALUE: "AS IMPROVED" = \$ 191,000.00
"AS IS " = \$ 43,000.00

TERMS OF REFERENCE**SCOPE OF THE APPRAISAL**

The scope of the Appraisal encompasses the necessary research and analysis to prepare a Report in accordance with the intended use, the Canadian Standards of Professional Practice of the Appraisal Institute of Canada and the Canadian Uniform Standards of Professional Practices of the Appraisal Foundation. In regard to the subject property, this involves the following steps:

1. The subject site was inspected by the Appraiser on April 25, 2019 during working hours and photographs were taken at that time. Information concerning the property was obtained from the client.
2. Regional and neighbourhood data were based on information available on the Province and Communities in the Appraisal Library of Carmquin Property Appraisals Ltd. This information was originally obtained from the Town of Windsor, Municipality of the County of Hants and from other sources. The zoning, assessment and services for the subject were obtained from the Town Planning Department, office Zoning Maps and Regulations Library and from the applicable government and municipal departments.
3. The data concerning the area of the subject site was obtained from the GIS Land Registry and is subject to legal verification.
4. In estimating the Highest and Best Use for the subject property, an analysis was made of data compiled in the three steps noted above. In addition, a market analysis was completed of similar type land to help determine the best use of the property. The zoning for the subject site is presently OS - Open Space. The adjacent vacant site is zoned R2- Two Unit Residential and the property is located in an area of Windsor which is developed with the Fort Edward Park and single family and multi unit residential dwellings.
5. In developing the approach to value, the market data utilized was taken from the data collected in the office files of Carmquin Property Appraisals Ltd., and from other appraisers, realtors, property managers or other persons familiar with the subject market.
6. After assembling and analyzing the data defined in this Scope of the Appraisal, a final estimate of Market Value was made "As Is" and "As Improved".

TERMS OF REFERENCE (cont'd)**PURPOSE OF THE APPRAISAL**

The purpose of this Appraisal is to provide the client with an estimate of the Market Value "As Is" and "As Improved" of the subject vacant land located at 65 Fort Edward Street, Hants County, Nova Scotia, as at the effective date, April 25, 2019.

FUNCTION OF THE APPRAISAL

The function of the Appraisal is to provide the client with an estimate of the Market Value "As Is" and "As Improved" of the subject vacant land located at 65 Fort Edward Street, Hants County, Nova Scotia, as at the effective date, April 25, 2019 for possible sale purposes.

PROPERTY RIGHTS APPRAISED

The property rights being appraised are those of Fee Simple Interest, which is free and clear of all encumbrances, charges or restrictions other than those mentioned in this Report.

DEFINITION OF MARKET VALUE

Market Value is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in Canadian dollars or in terms of comparable financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

TERMS OF REFERENCE (cont'd)**HISTORY OF THE SUBJECT PROPERTY**

The subject land was at one time the location of the Town of Windsor public in-ground swimming pool which has been closed down for ten or more years and is in a dilapidated condition. The town is in the process of selling the property. It is understood that the subject has not been listed on the market or privately over the years.

MORTGAGES, LIENS OR ENCUMBRANCES

The property is being appraised on the basis that there are no mortgages, liens or other encumbrances claimed against them.

EFFECTIVE DATE OF THE APPRAISAL

The subject property was inspected on April 25, 2019 and this is considered to be the effective date of the Appraisal.

EXPOSURE TIME

The value is estimated as if the subject property was to be exposed for sale on the open market in a manner typical for this class of property for at least six to twelve months prior to the effective date of the listing.

REGIONAL DATA

The subject property is located in the Town of Windsor, Hants County, Nova Scotia. The Province of Nova Scotia, located on the Eastern Atlantic Seaboard, is actually a peninsula connected to the remainder of Canada by 27 kilometres of land. The Island of Cape Breton is joined to mainland Nova Scotia by the Canso Causeway.

The Province has a total area of 54,400 square kilometres and according to information obtained from Statistics Canada 2006 Census, Nova Scotia has a population of 913,462 residents. The Province is divided into five geographical regions, with Halifax as the capital. One of these geographical regions, where the subject property is located, is the Annapolis Valley, which is world famous as a farming area. The climate is suited for the growing of all types of vegetables and produce, with apples being the speciality. (Refer to Schedule "A" - Area Map in the Addenda)

NEIGHBOURHOOD DATA

The subject site is located on the north side of Fort Albert Street and the south side of Corbett Street and in close proximity to the downtown commercial area in Windsor and close to all amenities. Over the past few years the town has expanded its commercial development onto Wentworth Road with an Atlantic Super Store, a second Tim Hortons, MacDonalds and a new Super 8 Motel. Windsor is the county seat for Hants County and has a population of approximately 3,700. The Town of Windsor has a Business Development Centre which was formed to assist residents of the area in establishing a library of relevant data related to the establishment of small businesses in the Windsor-West Hants area. The twinning of the 101 Highway to the Cities of Halifax and Dartmouth has made the town more attractive for new residents and businesses. There are two Industrial Parks in the town, The Town of Windsor Industrial Park and the Windsor-West Hants Industrial Park. Both parks are centrally located, easily accessible and provide serviced lots and mini-malls for new and existing buildings. Opportunities are available in various sections of the Town for further commercial development which lies in close proximity to downtown commercial area. (Refer to Schedule "B" - Neighbourhood Map in the Addenda)

ASSESSMENT AND TAXES

From information obtained from the Town of Windsor, Assessment Department it is understood that the subject property is assessed on the 2019 Assessment Roll as at base date January 1, 2018 at account # 04656792 for \$ 219,300.00.

From information obtained from the Town of Windsor, Tax Department it is understood that the subject site is owned by the town and is tax exempt.

SERVICES

From information obtained from the Town of Windsor, it is understood that the subject property is located in an area which is serviced with town water and sewer.

Other services provided to the site include paved roads, street lights, snow removal, garbage collection and police and fire protection.

ZONING

From information obtained from the Town of Windsor Planning Department, it is understood that the subject site is located in an area of the town which is zoned O2- Open Space. (Refer to Schedule "C" Zoning Map and Schedule "D" Zoning Regulations in the Addenda)

O2- OPEN SPACE

Permitted Uses

25.1 The following uses shall be permitted in the Open Space (O2) zone

- . Cemeteries
- . Historic sites and Museums
- . Outdoor recreation uses
- . Parks and playgrounds
- . Uses, buildings and structures necessary for the prevention of floods, soil erosion and other related activities.

Abutting Zone Requirements

25.2 Where a lot in the OS zone abuts any other zone, no building shall be erected within 4 ft.(1.22m) of the abutting side of the rear lot line.

PART II - ANALYSIS AND CONCLUSIONS

HIGHEST AND BEST USE

Highest and Best Use, as defined by the Appraisal Institute of Canada, is "that use which is most likely to produce the greatest net return in monies or amenities over a given period of time". Net return may involve net income as from an investment property, or satisfaction and amenities as from a residential property.

Many factors and appraisal principals become a consideration in determining the Highest and Best Use of a property such as current zoning, physical characteristics, neighbourhood trends, present usage and profitability.

The concept of Highest and Best Use recognizes that land can change over a period of time and the optimum use of a site is determined by need or demand at any given period of time. Other factors of consideration in the analysis of Highest and Best Use are government regulations, supply and demand, productivity, contribution, competition and public opinion.

The subject approximate 28,600 square foot site is located on Fort Edward Street and on Corbett street at the rear. The site is located in an area of Windsor which is zoned O2 - Open Space and the area is developed with residential dwellings and the Fort Edward Historic Park and is in close proximity to the downtown commercial area.

Based on the information provided, and after giving consideration to all factors concerned, it is the Appraiser's opinion that the Highest and Best Use of the subject site is "As Improved" with the site of the old in-ground public pool filled in and the zoning of the site changed the same as the abutting land and ready for development as an R2- zoning for duplex dwellings.

SITE VALUATION AND ANALYSIS

In estimating the value of a site, there are four basic methods of valuation depending upon the type and use of the site, as well as the available market evidence. These methods include:

1. The Comparative Sales Method
2. The Abstraction Method
3. The Development Method
4. Land Residual Method

The usual method of valuing undeveloped land, and the most used, is the Comparative Sales Method, which is the comparison with similarly zoned land in an area similar to the subject or in another comparable area, which has recently sold on the market. Information is also analysed from the past record of sales of similar sites and from land which is presently listed for sale on the Real Estate Market.

This Comparative Sales Approach is based on the idea that an informed purchaser would pay no more for a site than the cost of acquiring one of equal attractiveness and utility on the open market.

In estimating the value of the subject vacant parcel of land, the Appraiser has considered all relevant factors including:

1. Size, location and zoning.
2. Supply and demand of vacant land.
3. Recent sales and asking prices of vacant land similar to the subject.
4. Other factors considered necessary.

In analysing the Market Value of the subject site, an investigation was undertaken of the real estate market for recent sales of residential and other land in the subject and similar areas.

The following sales were acquired and analysed, and adjustments were applied to reflect the variations from the subject site. These sales are thought to give the greatest degree of comparability to the subject.

DIRECT COMPARISON APPROACH

In valuing a site by the Direct Comparison Approach, land values are obtained from land sales which have occurred in the subject or similar areas. Adjustments are applied to the comparables to reflect variations from the subject for site size, location, zoning, utility and topography.

LAND SALES

Item	Subject	Comparable 1	Comparable 2
Address	66 Fort Edward Street, Street, Windsor	54 Woodworth Road, Kentville	245-247 Victoria Street, Windsor
Vendor or Purchaser	PID # 45059797	PID # 55048698	PID # 45056690
Sale Price	N/A	\$19,500.00	\$40,000.00
Sale Date	N/A	05/03/2019	10/24/2018
Lot Size	28,600 sf	10,010 sf	6,000 sf
Sale Price per SF	N/A	\$1.95	6.67
Zoning	O2 - Open Space	Residential	R2- Two Unit Residential
Comments	The subject site is improved with an older in-ground pool which has been closed for ten years or more and was the public swimming pool for the Town of Windsor. The subject is being appraised "As Is" with the pool and "As Improved" with the pool removed and the site filed in ready for development.	Comp One is a lot in Kentville in a residential zoned area and in close proximity to the Valley Regional Hospital. Inferior in location and lot size and superior in zoning "As Is" .	Comp Two is a R2-zoned lot in Windsor area. Similar in location and inferior in lot size and superior in zoning "As Is" .

THE COST APPROACH (cont'd)**LAND SALES (cont'd)**

Item	Comparable 3	Comparable 4	Comparable 5
Address	Unit # 3 Town Road, Falmouth	Lot 14 Woodman Road, Wolfville	7270 Highway # 1, Coldbrook
Vendor or Purchaser	PID # 45339116	PID # 55509608	Not available
Sale Price	\$62,000.00	\$127,000.00	\$405,000.00
Sale Date	09/19/2018	09/11/2018	06/21/ 2016
Lot Size	16,592 sf	19,716 sf	265,298 sf
Sale Price per SF	\$3.74	\$6.44	\$1.53
Zoning	Residential	Residential	C1- Highway Commercial
Comments	Comp Three is a residential lot in Falmouth which lies in close proximity to the west of Windsor. Inferior in location and lot size and superior in zoning "As Is" .	Comp Four is a large lot in an executive subdivision in the Town of Wolfville in close proximity to the downtown area. Similar in location and inferior in lot size and superior in zoning "As Is" ..	Comp Five is a large acreage site in Coldbrook zoned Commercial which was improved with a hotel. There was a fire in the hotel which burnt down and only a small one storey section of the building remained and is to be removed from the site. Inferior in location and superior in lot size and zoning "As Is" .

THE COST APPROACH (cont'd)**SUMMARY**

Of the land sales analyzed, those listed are the most recent and offer the best indication of value for the subject site. The value ranges of the five sales analyzed before adjustments range from \$ 1.53 to \$ 6.67 per square foot. Comparable Two is located in the subject area and is superior in zoning which is R2- Two Unit Residential. The subject is being appraised "As Is" with the closed in-ground swimming on the site and "As Improved" with the pool removed and the site cleaned up and ready for development. The subject site has road frontage on two streets and is zoned O2- Open Space and has limited permitted uses.

It is the Appraiser's opinion that the existing older swimming pool and pool house appears in poor condition and should be removed as it appears to be a safety issue and will only deteriorate more as the years go by. The site should be filled in and levelled off and the zoning to be changed to R2- Two Unit Residential similar to the abutting land at 36 Fort Edward Street or if the zoning is left at O2- Open Space then a install a public playground could be built on the site. The present condition of the property is a negative feature for the properties saleability as a potential purchaser would have to invest any where from \$ 50,000 to \$ 100,00.00 to clean the site up to get ready for development.

Adjustments were applied to the comparables to reflect the differences from the subject for site size, location, utility and zoning. It is the Appraiser's opinion that the price per square foot most applicable to the subject site "As Is" is \$ 1.50 and "As Improved" would be is \$ 6.67.

LAND VALUE: (rounded)

"As Improved"	28,600 sf	X \$ 6.67/sf	= \$ 191,000.00
"As Is"	28,600 sf	X \$ 1.50/sf	= \$ 43,000.00

RECONCILIATION AND FINAL ESTIMATE OF VALUE

The indicated value of the subject vacant site has been obtained from comparable vacant land sales in the subject and surrounding areas. Based on the data analysed in this Report, it is the Appraiser's opinion, subject to the Contingent and Limiting Conditions listed in this Report, to there being no contamination of any kind to the subject site, and to legal verification of the site area and measurements, that the final estimate of value "As Is" and "As Improved" as of the effective date, April 25, 2019 is:

"AS IMPROVED"	= \$ 191,000.00
"AS IS "	= \$ 43,000.00

Respectfully submitted



Carmel O'Quinn, AACI, P.App
Accredited Appraiser
NSREEA Registration # 243730

CERTIFICATE OF APPRAISER

The Appraiser hereby certifies:

- 1) That I personally inspected the subject property of this Complete Summary Appraisal Report on April 25, 2019 and that I have investigated and considered all factors affecting its value.
- 2) That I have no past, present or contemplated interest in the property that is the subject of this Report and that I have no personal interest or bias with respect to the parties involved.
- 3) That to the best of my knowledge and belief, all of the information reported in this Report is true and factual data has been verified where possible.
- 4) That this Complete Summary Appraisal Report has been made and the Report rendered in conformance with the Code of Ethics and the Canadian Uniform Standards of Professional Appraisal Practices of the Appraisal Institute of Canada.
- 5) That this Report is subject only to the Contingent and Limiting Conditions, whether such conditions are imposed by the terms of this assignment or by the Appraiser.
- 6) That neither the terms of employment nor the compensation from rendering my opinion in this Report are contingent upon value found, nor anything else than the delivery of this Report.
- 7) No one provided professional assistance to the person signing this Report.
- 8) The Appraiser has fulfilled the requirements of the Appraisal Institute of Canada Continuing Professional Development program for designated members and is recertified.

CERTIFICATE OF APPRAISER (cont'd)

- 9) That the Final Estimates of Value "As Is" and "As Improved" of the subject vacant land, as defined elsewhere in this Report, as of the effective date, April 25, 2019, subject to there being no contamination of any kind to site, to verification of the site area and to the Contingent and Limiting Conditions listed in this Report, is as follows:

"As Improved" = \$ 191,000.00
"As Is" = \$ 43,000.00



Carmel O'Quinn, AACI, P.App
Accredited Appraiser
NSREEA Registration # 243730

QUALIFICATIONS OF CARMEL O'QUINN, AACI, P.App**BACKGROUND**

Born in Grand Falls, Newfoundland and educated at Windsor, Grand Falls and St. John's, Newfoundland.

EDUCATION AND PROFESSIONAL BACKGROUND

College of Trades and Technology, St. John's, Newfoundland, Diploma in Appraisal/Assessment Technology.

Memorial University of Newfoundland, St. John's, Newfoundland, five credits.

Appraisal Institute of Canada, Accredited Appraiser Canadian Institute, AACI plus the P.App. for Professional Appraiser

APPRAISAL EXPERIENCE

Presently self-employed as Carmquin Property Appraisals in New Minas, Nova Scotia as a Fee Appraiser having a wide variety of appraisal functions. Appraisals of commercial, industrial, agricultural and residential properties. Experience in other functions in the appraisal of properties such as consultancy, research work, compiling comparable data banks for commercial and residential appraisals, market analysis, computer programming and data entry.

Appraisals completed of large commercial office buildings, retail stores, industrial buildings, nursing homes, motels, hotels, agricultural properties, Fish Plants, Wharves and Vacant Land. V.Day valuations for Capital Tax, Replacement Costs and Actual Cash Value for insurance purposes, appraisals for mortgage financing for sales and refinancing, estate sales, assessment appeals and various other functions.

Several years appraisal experience working as Appraisal Manager with MacKay Real Estate Limited, Appraisal Division, Wolfville, Nova Scotia and other appraisal companies in St. John's, Newfoundland, in commercial and residential work, as well as self-employed for two years with own appraisal company in Newfoundland.

CORPORATE MEMBERSHIP

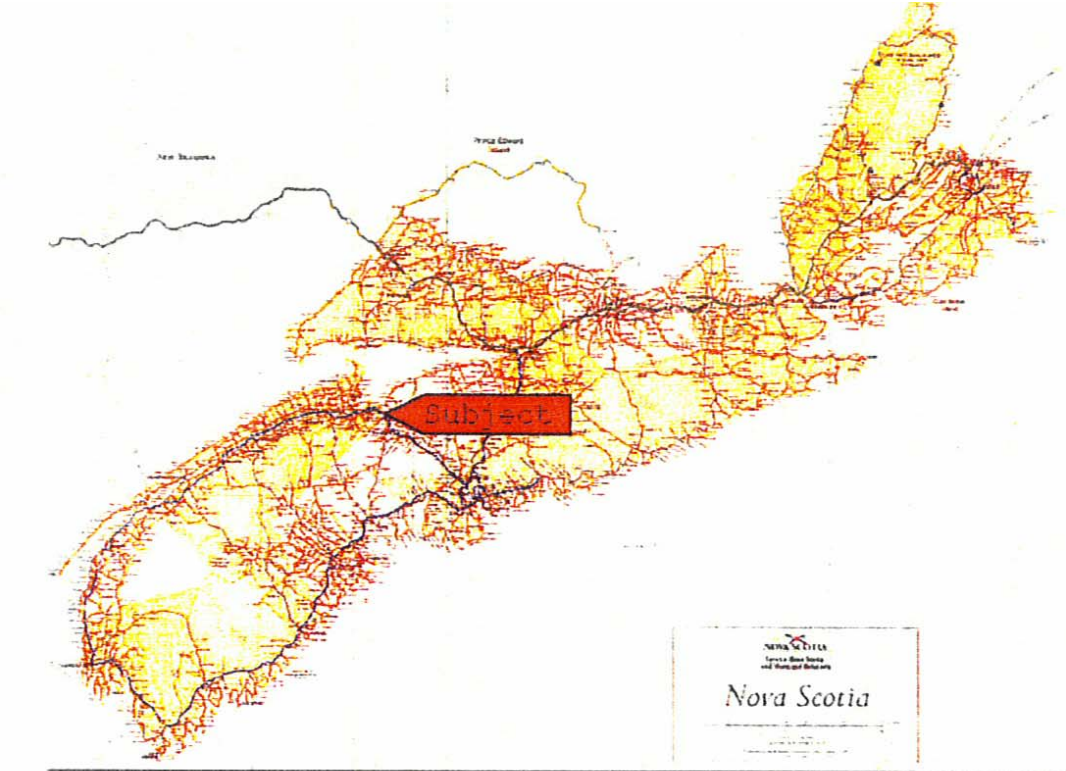
Member, Appraisal Institute of Canada, Winnipeg.

EXPERT WITNESS

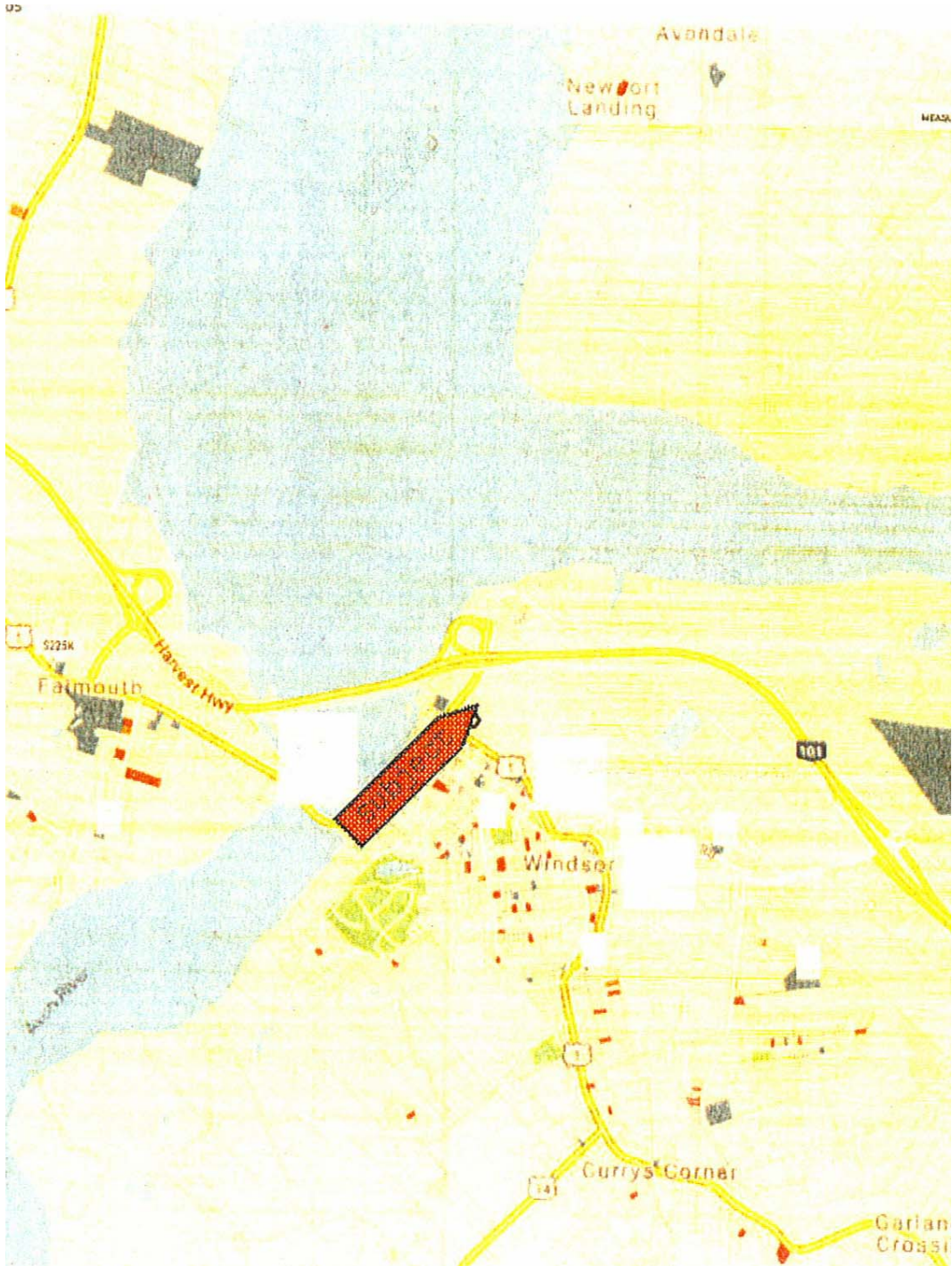
Supreme Court of Canada

PART III - ADDENDA

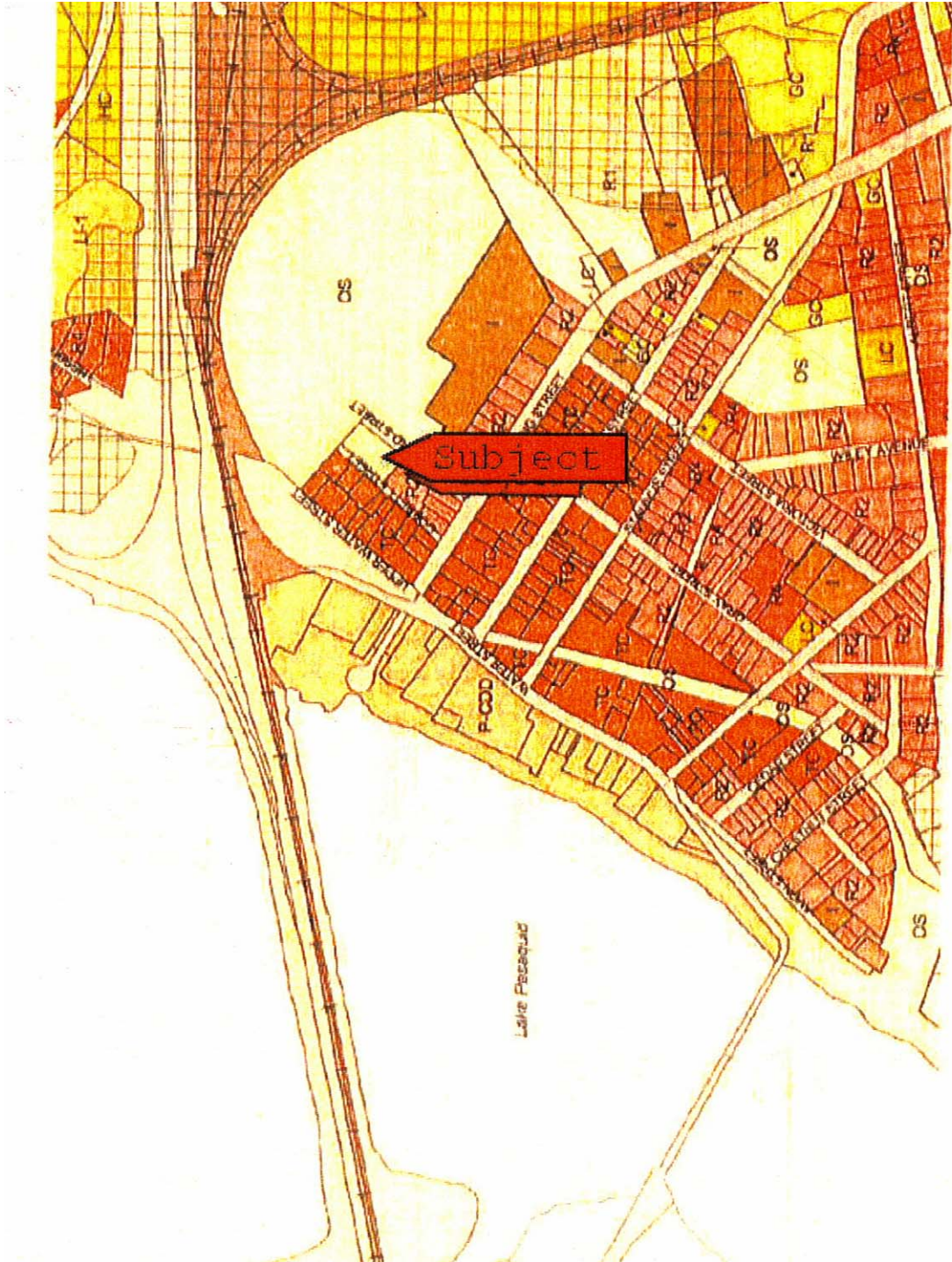
SCHEDULE "A" - AREA MAP



SCHEDULE "B" - NEIGHBOURHOOD MAP



SCHEDULE "C" - ZONING MAP



SCHEDULE "D" - ZONING REGULATIONS

25.0 OPEN SPACE (OS)

Permitted Uses

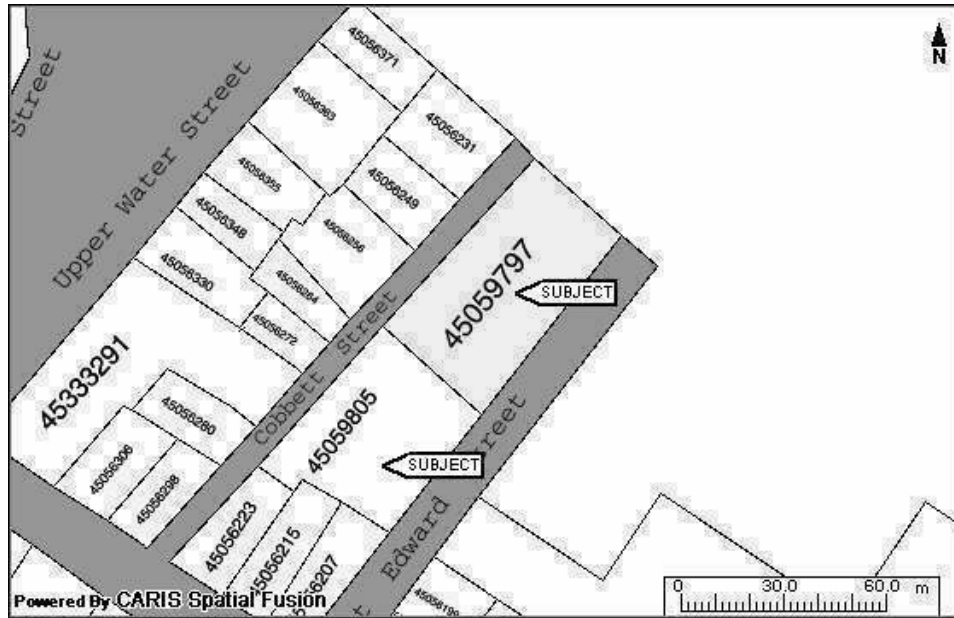
25.1 The following uses shall be permitted in the Open Space (OS) zone:

- Cemeteries
- Historic sites and museums
- Outdoor recreation uses
- Parks and playgrounds
- Uses, buildings and structures necessary for the prevention of floods, soil erosion and other related activities

Abutting Zone Requirements

25.2 Where a lot in the OS zone abuts any other zone, no building shall be erected within 4 ft (1.22 m) of the abutting side or rear lot line.

APPRAISAL OF



LOCATED AT:

65 AND PID 45059805 FORT EDWARD STREET
WINDSOR, NS B0N 2T0

FOR:

TOWN OF WINDSOR
PO BOX 158, 100 KING STREET
WINDSOR, NS B0N 2T0

BORROWER:

TO ESTIMATE HYPOTHETICAL VALUE R4 ZONE

AS OF:

September 16, 2010

BY:

JACKLYN PARKER
NSREAA Registration No. 267870

JACKLYN PARKER APPRAISALS LIMITED
JACKLYN PARKER CRA
PO BOX 3600
WINDSOR, NS B0N 2T0

October 11, 2010

TOWN OF WINDSOR
LOUIS COUTINHO
PO BOX 158, 100 KING STREET
WINDSOR, NS B0N 2T0

Address of Property: 65 AND PID 45059805 FORT EDWARD STREET
WINDSOR, NS B0N 2T0

Market Value: \$ 195,000. 00 R4

In accordance with your request and authorization, an investigation, analysis and appraisal report on the above referenced property has been completed for the purpose of estimating Market Value.

After careful consideration of all factors that affect value, the Market Value is determined to be as referenced above

This estimate is subject to the limiting conditions attached to this report and to which the reader's attention is specifically directed.

Should you require further assistance or clarification as to any portion of this report, please contact me.

I certify that I have no interest, present or contemplated in the subject property appraised.

Yours truly,


JACKLYN PARKER
CRA

LIMITED APPRAISAL - RESTRICTED RESIDENTIAL APPRAISAL REPORT

LENDER/CLIENT: TOWN OF WINDSOR	ADDRESS OF PROPERTY: 65 AND PID 45059805 FORT EDWARD STREET	APPRaiser: JACKLYN PARKER
ADDRESS: PO BOX 158, 100 KING STREET WINDSOR, NS B0N 2T0	City: WINDSOR Prov. NS Postal Code B0N 2T0	ADDRESS: PO BOX 3600 WINDSOR, NS B0N 2T0
TEL: () 798-6675	APPLICANT: TO ESTIMATE HYPOTHETICAL VALUE R4 ZONE	TEL: (902) 798-2288 FAX: 369-2056
LEGAL DESCRIPTION: PID 45059797 AND PID 45059805, Registry of Deeds, Hants County, NS		
MUNICIPALITY or DISTRICT: Town of Windsor, NS		
ASSESSMENT: LAND _____ IMP _____ TOTAL As If Vacant YEAR _____ TAXES\$ _____ YEAR _____		
PURPOSE OF APPRAISAL: To estimate the market value <input checked="" type="checkbox"/> or _____ INTENDED USE OF APPRAISAL: Hypothetical Market Value		
PROPERTY RIGHTS APPRAISED: FEE SIMPLE <input checked="" type="checkbox"/> LEASEHOLD _____ CONDOMINIUM _____ COOPERATIVE _____ OTHER (Specify) _____		
OCCUPIED BY: OWNER _____ TENANT _____ VACANT As If Vacant		
HIGHEST AND BEST USE: <input checked="" type="checkbox"/> As Improved _____ NOTE: IF HIGHEST & BEST USE IS NOT THE CURRENT USE - SEE COMMENTS UNDER SUBJECT PROPERTY DESCRIPTION		

NEIGHBOURHOOD DESCRIPTION

NATURE OF DISTRICT: <input checked="" type="checkbox"/> RESIDENTIAL _____ RURAL _____ COMMERCIAL/INDUSTRIAL _____ MIXED _____	TREND OF DISTRICT: <u>Steadily</u> IMPROVING _____ DEVELOPING _____ STABLE _____ DETERIORATING _____	CONFORMITY OF SUBJECT: AGE _____ SIZE _____ NEWER _____ OLDER _____ SIMILAR _____	SUPPLY: <input checked="" type="checkbox"/> GOOD _____ FAIR _____ POOR _____	DEMAND: <input checked="" type="checkbox"/> GOOD _____ FAIR _____ POOR _____	AVERAGE PROPERTY AGE: DISTRICT: New TO 100 YEARS IMMEDIATE AREA: 25 TO 100 YEARS
DISTANCE: ELEMENTARY SCHOOL <.5 km TO: JUNIOR SECONDARY 10 km (Bussed) HIGH SCHOOL <.5 km	PUBLIC TRANSPORTATION: Kings Transit	PRICE RANGE OF PROPERTIES IN DISTRICT: GENERAL: \$ 75-300,000.00+ IMMEDIATE AREA: \$ 75-300,000.00+			
SUMMARY: Including apparent adverse influences in area, if any (e.g. railroad tracks, commercial/industrial properties, unkempt properties, major traffic arteries, hydro facilities, landfill sites, etc.)					
Windsor's central location provides close proximity to all of the major urban centres in central Nova Scotia. The Town is located immediately adjacent to Highway 101, one of Nova Scotia's major limited access thoroughfares.					
IS NEIGHBOURHOOD CONSIDERED TO HAVE GOOD MARKET APPEAL? <input checked="" type="checkbox"/> YES _____ NO					
COMMENTS: There are no adverse influences in the area. Property values are stable with no known or anticipated negative trends that would negatively affect market values. The twinning of the 100 series highways continues between the valley and Halifax regions.					

SUBJECT PROPERTY DESCRIPTION

ZONING DESIGNATION: As If R 4	SITE DIMENSIONS: NA	SITE AREA: 45,400 Sq.Ft.	TOPOGRAPHY: Level/Slope
ESTIMATED AGE: N/A YEARS	CURB APPEAL: <input checked="" type="checkbox"/> GOOD _____ AVERAGE _____ FAIR _____ POOR _____	EXTERIOR CONDITION: N/A GOOD _____ AVERAGE _____ FAIR _____ POOR _____	EXTERIOR FINISH: N/A BRICK VENEER _____ SOLID BRICK _____ STONE VENEER _____ SOLID STONE _____ STUCCO _____
PARKING: _____ GARAGE _____ CARPORT _____ DRIVEWAY _____	ROOFING MATERIAL: N/A ASPHALT SHINGLE _____ WOOD SHINGLE _____ TAR & GRAVEL _____ SLATE _____		
COMMENTS: See Attached Addendum..			

COMPARABLE MARKET DATA

ITEM	SUBJECT PROPERTY	NO.1	NO.2	NO.3
ADDRESS	65 AND PID 45059805 FORT E S WINDSOR, NS	Lot 211 FRASER DRIVE WINDSOR, NS	LOT 207 BURGESS CRESCENT WINDSOR, NS	1A GRAY STREET WINDSOR, NS
DATE OF SALE		05/28/2009	06/25/2010	02/19/2008
SALE PRICE		38,000	34,900	49,000
SITE SIZE	45,400 Sq.Ft.	10,860 Sq.Ft.	6664 Sq.Ft.	11,305 Sq.Ft.
SIZE L.F.A.				
AGE/CONDITION	as if vacant lot	vacant lot	vacant lot	vacant lot
STYLE	R 4 Residential	R 1 Residential	R 1 Residential	R 4 Residential Potential
ROOMS/BEDROOMS/BATHS				
BASEMENT				
GARAGE/PARKING				
\$ per Sq.Ft.		3.4990792	5.2370948	4.3343653
REASONS FOR CONCLUSIONS: See Attached Addendum				

SUBJECT HISTORY OF SALES/TRANSFERS/LISTINGS: **The Annapolis Valley MLS confirms that the subject property has not been offered for sale.**

OPINION OF VALUE

I HAVE CARRIED OUT AN INSPECTION OF THE SUBJECT PROPERTY FROM THE STREET, ANALYZED THE APPLICABLE DATA AND CONSIDERED ALL RELEVANT FACTORS. IN MY OPINION, THE PROPERTY IS ESTIMATED TO HAVE A VALUE RANGE:

OF \$ **195,000.00 R4** TO \$ **195,000.00 R4** AS OF **September 16, 2010**

NOTE TO READERS: THIS IS A LIMITED APPRAISAL PREPARED IN ACCORDANCE WITH STANDARDS OF PROFESSIONAL PRACTICE OF THE APPRAISAL INSTITUTE OF CANADA. IDENTIFICATION AND EXPLANATION OF DEPARTURES IS INDICATED BELOW.

THIS DOCUMENT IS A RESTRICTED APPRAISAL REPORT IN THAT IT CANNOT BE UNDERSTOOD PROPERLY WITHOUT ADDITIONAL INFORMATION IN THE WORKFILE OF THE APPRAISER. THE ADDRESSEE OF THIS DOCUMENT HAS BEEN ADVISED REGARDING THE LIMITATIONS OF THIS TYPE OF REPORT AND HAS AGREED TO AND IS AWARE OF THESE RESTRICTIONS. DUE TO THE LIMITATION OF THIS REPORTING METHOD IT IS NOT INTENDED FOR USE BY THIRD PARTIES.

USPAP DEPARTURE DISCLOSURE

<input type="checkbox"/> Rule 1.2(a)	<input type="checkbox"/> Rule 1.2(d)	<input type="checkbox"/> Rule 1.3(b)	<input type="checkbox"/> Rule 1.4(c)	<input type="checkbox"/> Rule 1.4(f)	<input type="checkbox"/> Rule 1.4(i)
<input type="checkbox"/> Rule 1.2(b)	<input type="checkbox"/> Rule 1.2(e)	<input type="checkbox"/> Rule 1.4(a)	<input type="checkbox"/> Rule 1.4(d)	<input type="checkbox"/> Rule 1.4(g)	
<input checked="" type="checkbox"/> Rule 1.2(c)	<input type="checkbox"/> Rule 1.3(a)	<input type="checkbox"/> Rule 1.4(b)	<input type="checkbox"/> Rule 1.4(e)	<input type="checkbox"/> Rule 1.4(h)	

EXPLANATIONS:

LIMITED APPRAISAL - RESTRICTED RESIDENTIAL APPRAISAL REPORT

SCOPE OF THE REPORT:

The client has specifically requested a Limited Appraisal to be reported in a Restricted Report format. The information and conclusions are limited by the scope of this type of appraisal as follows:

1. An inspection of the subject property from the street has been made.
2. No inspection has been made of the interior of the subject property.
3. Sales data and listing information have been obtained from data sources considered to be reliable.
4. The cost approach has been excluded in this appraisal.
5. No registry office search has been performed and the property is assumed to have a marketable title and is free and clear of all encumbrances, including leases, unless otherwise noted.
6. Sales information of physically similar properties has been gathered and analyzed on the basis that the subject is in average condition and that there are no physical or functional conditions within the interior of the property that would adversely affect the conclusions contained in this report, unless otherwise stipulated herein.

DEFINITION OF MARKET VALUE

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.

ASSUMPTIONS AND LIMITING CONDITIONS:

The Certification that appears in this restricted residential appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser will not give testimony or appear in court concerning this appraisal unless required to do so by due process of law.
3. The appraiser has noted in the appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the street inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
4. The appraiser obtained the information, estimates and opinions that were expressed in this report from sources considered to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
5. The appraiser will not disclose the contents of the appraisal report except as provided for by the provisions of Uniform Standards of Professional Appraisal Practice (USPAP).
6. The appraiser has based the appraisal and valuation conclusion on the assumption that, even though only a street inspection has been made, the interior and exterior condition are assumed to be typical for this type of property, unless otherwise noted in the report.

Comment on the efforts taken to obtain, and the source of interior and exterior inspection information. The value established presumes that the site has been remediated and that the land is ready for R4 development.

7. The appraiser has agreed to enter into the assignment as requested by the client named in the report for the use specified by the client which is stated in the report, which calls for things that are different from the work that would otherwise be required by the specific guidelines of the USPAP. The client has agreed that the performance of this limited appraisal and the restricted report format is appropriate for the intended use.

Other:

APPRAISER'S CERTIFICATION: I certify, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The unreported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in this property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favours the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics of the Appraisal Institute of Canada.
6. I have made a street inspection of the property that is the subject of this report. If a supervisory appraiser has signed the report, that person has indicated on the report whether they did or did not make a street inspection of the appraised property.
7. No other person has provided me with significant professional assistance in the completion of this appraisal assignment.

Note: The Appraisal Institute of Canada has a Mandatory Recertification Program for designated members. As of the date of this report, all designated signatories to this report have fulfilled the requirements of the program.

SUPERVISORY APPRAISER'S CERTIFICATION:

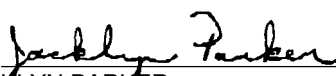
If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: "I directly supervised the appraiser who prepared the appraisal report, have reviewed the report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certification, and am taking full responsibility for the appraisal and the appraisal report."

PROPERTY IDENTIFICATION

Address 65 AND PID 45059805 FORT EDWARD STREET City WINDSOR Pr. NS Postal Code B0N 2T0
Legal Description PID 45059797 AND PID 45059805, Registry of Deeds, Hants County, NS

Final Estimated Value Range as of September 16, 2010 is from \$ 195,000.00 R4 to \$ 195,000.00 R4
(effective date of appraisal)

APPRAISER

Signature 
Name JACKLYN PARKER
Designation: CRA: AACI:

Street Inspection Date: September 16, 2010
Date Signed: October 11, 2010

SUPERVISORY APPRAISER(if applicable):

Signature _____
Name _____
Designation: CRA: _____ AACI: _____

Street Inspection: Yes: _____ No: _____
Street Inspection Date: _____
Date Signed: _____

LIMITED APPRAISAL - RESTRICTED RESIDENTIAL APPRAISAL REPORT

This Limited Departure Disclosure is part of a Limited Appraisal made according to the binding requirements and specific guidelines of the Uniform Standards of Professional Appraisal Practice (USPAP). The USPAP permit departures from some sections of the USPAP that are classified as specific guidelines. The USPAP places the burden of proof on the appraiser to decide before accepting an assignment which calls for something so limited as to mislead or confuse the client or other intended users of the report. The appraiser must advise the client that a Limited Appraisal may not be as reliable as a Complete Appraisal, and that the report will clearly identify and explain the departures. The client must agree that the performance of a Limited Appraisal would be appropriate.

I am satisfied that the Limited Appraisal I performed is not so limited as to mislead or confuse the client or other disclosed intended users of the report. I have indicated below those USPAP specific guidelines from which I have departed. I have prominently disclosed in the appraisal report that this is a Limited Appraisal and that I have not performed all of the items of the appraisal process for a Complete Appraisal, and that a Limited Appraisal may be less reliable than a Complete Appraisal.

INDICATE DEPARTURES AND EXPLAIN BELOW

- Standard Rule 1-2 (a) "adequately identify the real estate, identify the real property interest, consider the intended use of the appraisal, consider the extent of the data collection process, identify any special limiting conditions, and identify the effective date of the appraisal:"
- Standard Rule 1-2 (b) "define the value being considered: if the value to be estimated is market value, the appraiser must clearly indicate whether the estimate is the most probable price: (i) in terms of cash; or (ii) in terms of financial arrangements equivalent to cash; or (iii) in such other terms as may be precisely defined; if an estimate of value is based on sub market financing or financing with unusual conditions or incentives, the terms of such financing must be clearly set forth, their contributions to or negative influence on value must be described and estimated, and the market data supporting the valuation estimate must be described and explained:"
- Standard Rule 1-2 (c) "consider easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, by-laws, or other items of a similar nature:"
- Standard Rule 1-2 (d) "consider whether an appraised fractional interest, physical segment, or partial holding contributes pro rata on the value of the whole:"
- Standard Rule 1-2 (e) "identify and consider the effect on value of any personal property, trade fixture or intangible items that are not real property but are included in the appraisal:"
- Standard Rule 1-3 (a) "consider the effect on use and the value of the following factors: existing land use regulations, reasonably probable modifications of such land use regulations, economic demand, the physical adaptability of the real estate, neighbourhood trends, and the highest and best use of the real estate:"
- Standard Rule 1-3 (b) "recognize that land is appraised as though vacant available for development to its highest and best use and that the appraisal of improvements is based on their actual contribution to the site:"
- Standard Rule 1-4 (a) "value the site by an appropriate appraisal method or technique:"
- Standard Rule 1-4 (b) "collect, verify, analyze, and reconcile: (i) such comparable cost data as are available to estimate the cost new of the improvements (if any); (ii) such comparable data as are available to estimate the difference between cost new and the present worth of the improvements (accrued depreciation); (iii) such comparable sales data, adequately identified and described, as are available to indicate a value conclusion; (iv) such comparable operating expenses data as are available to estimate the operating expenses of the property being appraised; (v) such comparable operating data as are available to estimate the operating expenses of the property being appraised; (vi) such comparable data as are available to estimate rates of capitalization and/or rates of discount."
- Standard Rule 1-4 (c) "base projections of future rent and expenses on reasonably clear and appropriate evidence:"
- Standard Rule 1-4 (d) "When estimating the value of a leased fee estate or a leasehold estate, consider and analyze the effect on value, if any, of the terms and conditions of the lease(s):"
- Standard Rule 1-4 (e) "consider and analyze the effect on value, if any, of the assemblage of the various estates or component parts of a property and refrain from estimating the value of the whole solely by adding together the individual values of the various estates or component parts:"
- Standard Rule 1-4 (f) "consider and analyze the effect on value, if any, of anticipated public or private improvements, located on or off the site, to the extent that market actions reflect such anticipated improvements as of the effective appraisal date:"
- Standard Rule 1-4 (g) "identify and consider the appropriate procedures and market information required to perform the appraisal, including all physical, functional, and external market factors as they may affect the appraisal:"
- Standard Rule 1-4 (h) "appraise proposed improvements only after examining and having available for future examination; (i) plans, specifications, or other documentation sufficient to identify the scope and character of the proposed improvements; (ii) evidence indicating the probable time of completion of the proposed improvements; and (iii) reasonable clear and appropriate evidence supporting development costs, anticipated earnings, occupancy projections, and the anticipated competition at the time of completion:"
- Standard Rule 1-4 (i) "all pertinent information in items (a) through (h) above shall be used in the development of an appraisal:"

Departure Explanations: SR 1-2(c) There were no apparent easements.

ADDENDUM

Borrower: TO ESTIMATE HYPOTHETICAL VALUE R4 ZONE

File No.: 20100914

Property Address: 65 AND PID 45059805 FORT EDWARD STREET

Case No.:

City: WINDSOR

Province: NS

Postal Code: B0N 2T0

Lender: TOWN OF WINDSOR

Condition of the Improvements

The Land Registry indicates the Town of Windsor owns two parcels of land located adjacent to one another, identified by the Land Registry as PID 45059797 and PID 45059805.

PID 45059797

The property, identified by the Land Registry as PID 45059797, Registry of Deeds, Hants County, NS contains 28,600 Sq.Ft..

The property is located with road frontage on the west side of FORT EDWARD STREET and the east side of COBBETT STREET. The land is level with the roadway at FORT EDWARD STREET, sloping downward to COBBETT STREET.

There was not a Legal Description available to the appraiser. Lot size dimensions have been estimated utilizing the Land Registry sketches. The approximate distance between COBBETT AND FORT EDWARD STREETS is 118 feet, suggesting that the property offers an approximate 227 feet of road frontage.

The site is presently developed with the former, now abandoned WINDSOR OUT DOOR POOL. There is an L shaped concrete pool and an adjacent concrete pool house. The more northerly portion of the property is developed with an abandoned tennis court.

PID 45059805

This property, identified by the Land Registry as PID 45059805, Registry of Deeds, Hants County, NS contains 16,800 Sq.Ft..

The property is located with road frontage on the west side of FORT EDWARD STREET and the east side of COBBETT STREET. The land is level with the roadway at FORT EDWARD STREET, sloping downward to COBBETT STREET.

There was not a Legal Description available to the appraiser. Lot size dimensions have been estimated utilizing the Land Registry sketches. The approximate distance between COBBETT AND FORT EDWARD STREETS is 130 feet, suggesting that the property offers an approximate 130 feet of road frontage.

The site is presently developed with a flat gravel parking lot.

Although presently, Windsor-West Hants Planning Department confirms other zoning designations, the appraiser was advised that the subject property is to be analyzed as if it had achieved an R4 Residential Four zoning designation.

Permitted uses are included with in the addendum of this report.

Comments on Sales Comparison

The appraiser has analyzed three comparable sales considered to be similar to the subject property.

Every effort has been made to secure comparable sales that have occurred with in the recent three months preceding the effective date of this appraisal. Use of sales which have occurred beyond the optimum period will indicate that more recent sales were unavailable. The lack of more current sales does not mean that adverse neighbourhood conditions exist. By the expansion of the time frame, sales with the most similar characteristics and best indicators of value can be utilized.

Despite the careful selection of data, the heterogeneous nature of the real estate market dictates that cumulative adjustments may exceed ideal gross adjustments, especially when there have been a relatively low volume of recent sales to select from with in the subject and similar neighbourhoods.

Sources of market evidence includes the local real estate boards including the Annapolis Valley Real Estate Board as well as access to five other Real Estate Boards through out the province, realtors, and sellers and buyers active in the market place.

Final Reconciliation

HYPOTHETICAL MARKET VALUES

In conclusion the final estimate of value is determined to be \$192,950.00 Residential 4 Lot 45,400 Sq.Ft.+/- , rounded to \$195,000.00.

The value established is a Hypothetical Value. For purposes of this appraisal report, the appraiser has analysed the value of the subject property as if the zoning at the subject property were Residential Four. A different value conclusion might result but for this hypothesis.

The appraiser assumes that there are no adverse environment concerns at the subject property. The value established presumes that the site has been remediated and that the land is ready for R4 development.

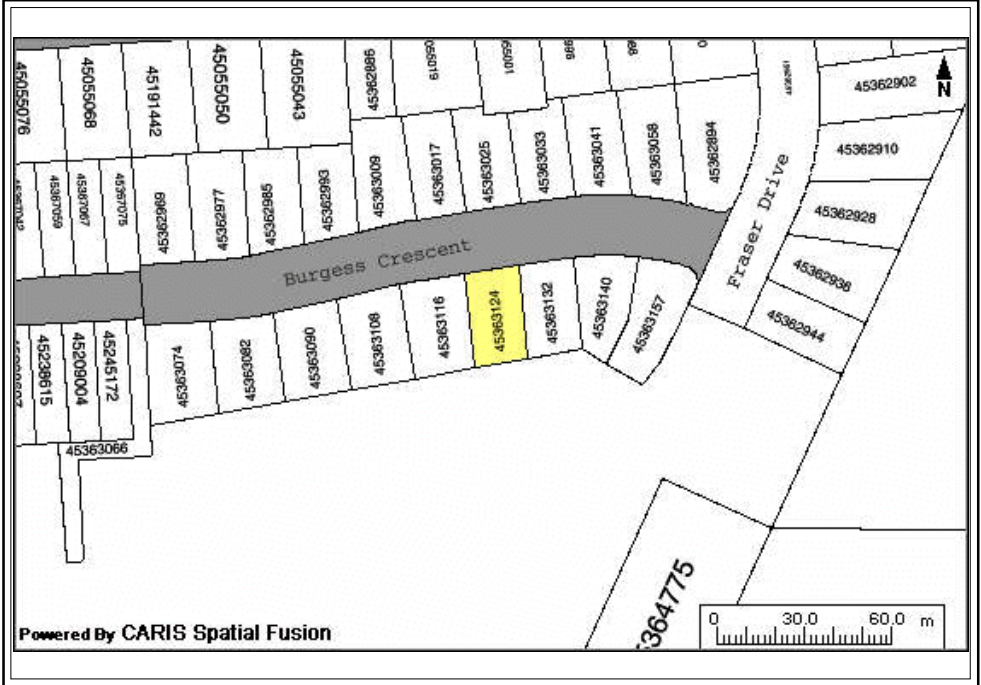
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: TO ESTIMATE HYPOTHETICAL VALUE R4 ZONE	File No.: 20100914
Property Address: 65 AND PID 45059805 FORT EDWARD STREET	Case No.:
City: WINDSOR	Prov.: NS P.C.: B0N 2T0
Lender: TOWN OF WINDSOR	



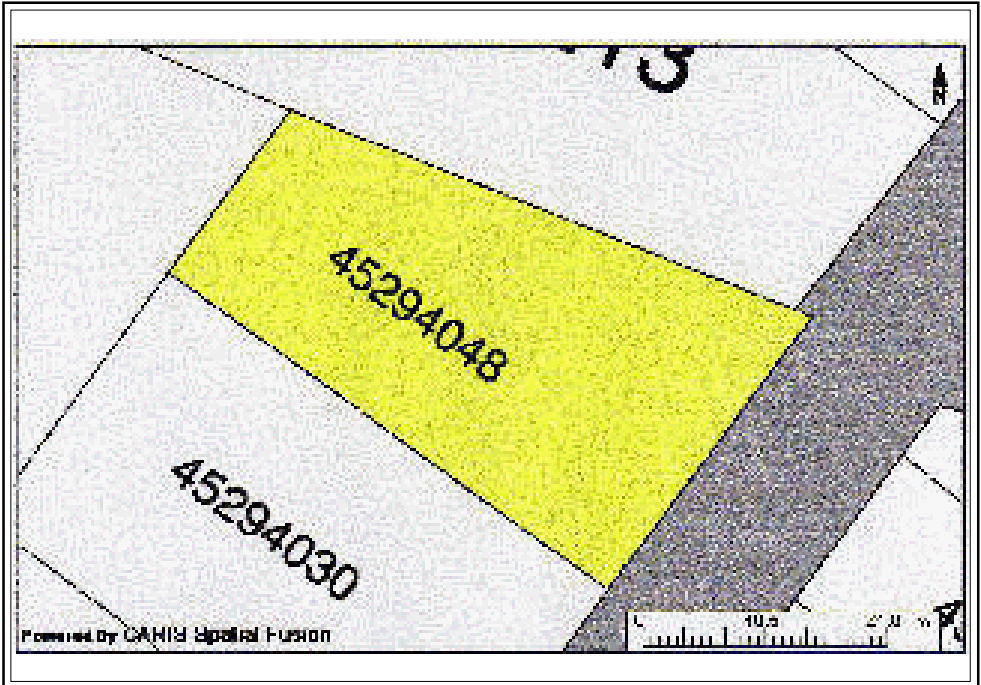
COMPARABLE SALE #1

Lot 211 FRASER DRIVE
 WINDSOR, NS
 Sale Date: 05/28/2009
 Sale Price: \$ 38,000



COMPARABLE SALE #2

LOT 207 BURGESS CRESCENT
 WINDSOR, NS
 Sale Date: 06/25/2010
 Sale Price: \$ 34,900



COMPARABLE SALE #3

1A GRAY STREET
 WINDSOR, NS
 Sale Date: 02/19/2008
 Sale Price: \$ 49,000

Borrower: TO ESTIMATE HYPOTHETICAL VALUE R4 ZONE
Property Address: 65 AND PID 45059805 FORT EDWARD STREET
City: WINDSOR
Lender: TOWN OF WINDSOR

File No.: 20100914
Case No.:
Prov.: NS P.C.: B0N 2T0



Tennis Court



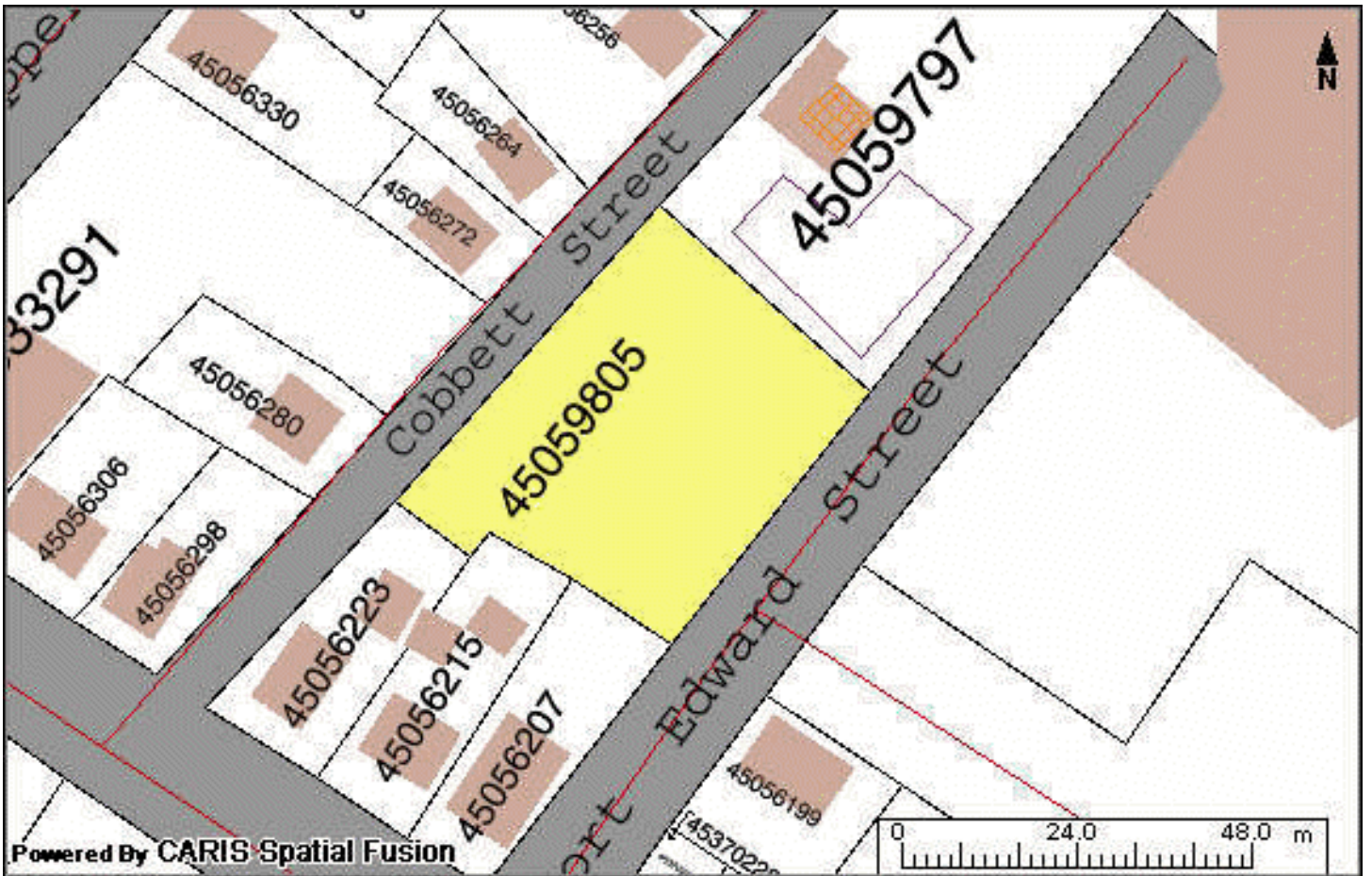
pool



View From Cobbett Street

PLOT MAP

Borrower: TO ESTIMATE HYPOTHETICAL VALUE R4 ZONE	File No.: 20100914	
Property Address: 65 AND PID 45059805 FORT EDWARD STREET	Case No.:	
City: WINDSOR	Prov.: NS	P.C.: B0N 2T0
Lender: TOWN OF WINDSOR		



LOCATION MAP

Borrower: TO ESTIMATE HYPOTHETICAL VALUE R4 ZONE	File No.: 20100914	
Property Address: 65 AND PID 45059805 FORT EDWARD STREET	Case No.:	
City: WINDSOR	Prov.: NS	P.C.: B0N 2T0
Lender: TOWN OF WINDSOR		



Borrower: TO ESTIMATE HYPOTHETICAL VALUE R4 ZONE

File No.: 20100914

Property Address: 65 AND PID 45059805 FORT EDWARD STREET

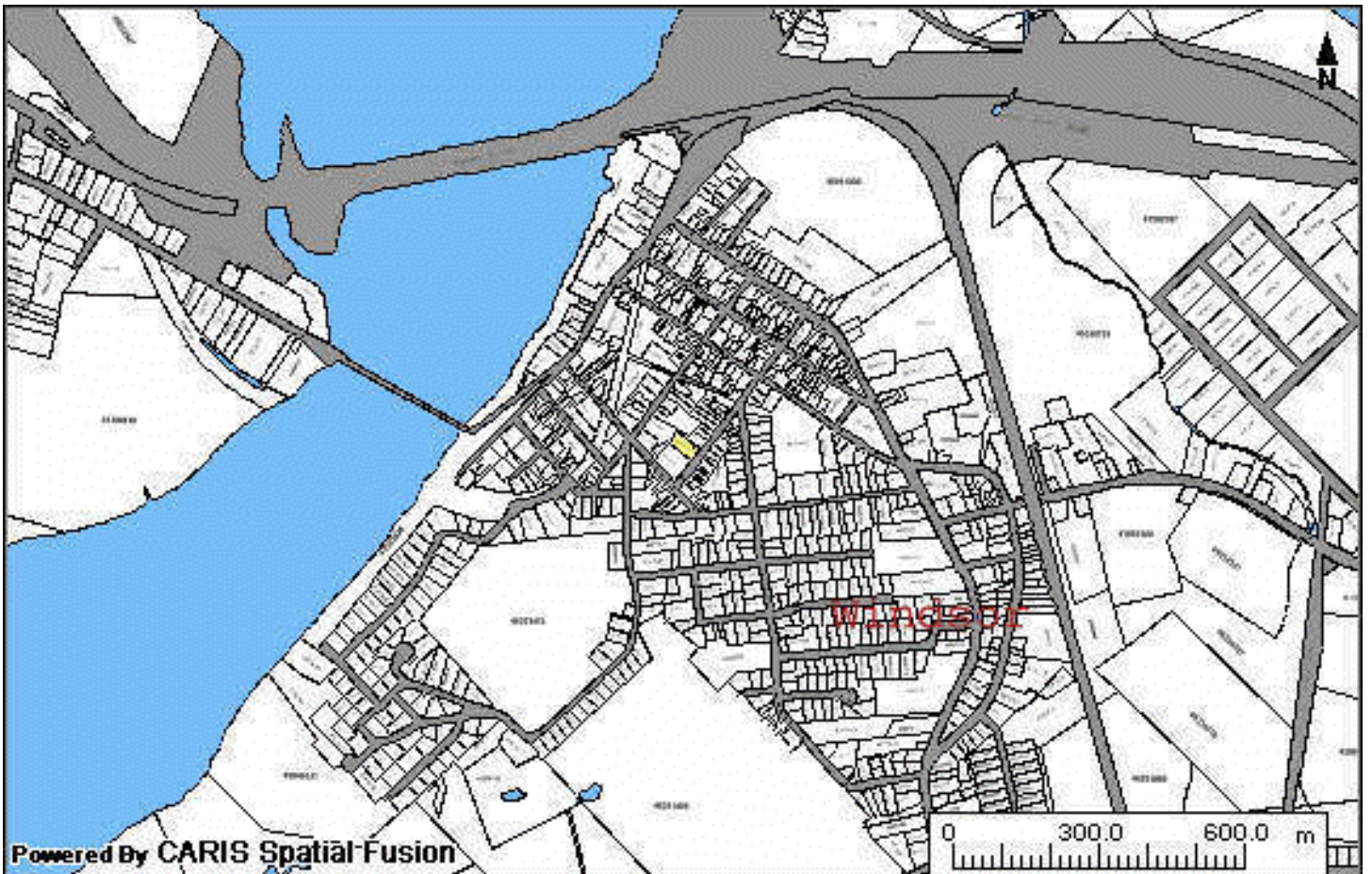
Case No.:

City: WINDSOR

Prov.: NS

P.C.: B0N 2T0

Lender: TOWN OF WINDSOR



11.0 HIGH DENSITY RESIDENTIAL (R-4)

Permitted Uses

11.1 The following uses shall be permitted in the High Density Residential (R-4) zone:

- Uses permitted in the R-1 zone subject to the R-1 zone requirements
- Uses permitted in the R-2 zone subject to the R-2 zone requirements
- Uses permitted in the R-3 zone subject to the R-3 zone requirements
- Boarding and rooming houses
- Dwellings with more than 6 units
- Grouped dwellings
- Residential care facilities providing care for 5 or fewer persons

R-4 Zone General Requirements

11.2 In the R-4 zone, no development permit shall be issued except in conformity with the following:

		Dwellings with more than 6 units, Boarding Houses, Residential Care Facilities	Grouped Dwellings
Minimum lot area		10,000 ft ² (929.00 m ²) for the first 4 dwelling units <i>plus</i> 1,500 ft ² (139.35 m ²) for each additional unit	3,000 ft ² (278.70 m ²) for each dwelling unit
Minimum lot frontage		100 ft (30.48 m)	100 ft (30.48 m)
Minimum front yard		35 ft (10.67 m)	
Minimum rear yard		35 ft (10.67 m)	
Minimum side yard	one side	15 ft (4.57 m) or ½ the height of the main building, whichever is greater	
	other side	5 ft (1.52 m)	
Maximum height of main building		3 storeys	
Maximum height of accessory building		15 ft (4.57 m)	

Landscaping

11.3 In the case of grouped dwellings and buildings with three or more units, outdoor parking and service areas shall be screened from the street and adjacent residential properties through the use of landscaping or opaque fencing.

Grouped Dwellings

11.4 In addition to the requirements of Section 11.2, the following special provisions shall apply to grouped dwellings:

- (a) the minimum distance between grouped dwellings shall be 20 ft (6.10 m) or ½ the height of the higher of any two adjacent buildings, whichever is greater; and
- (b) the maximum number of units in an attached grouped dwelling shall be eight.

Recreational Space

11.5 Recreational space shall be provided as required in Section 10.5.

Services Required

11.6 A development permit shall not be issued for a new dwelling of two or more units in the R-4 zone where the proposed development is not serviced with Town water and sewer.

Parking

11.7 Required parking may be provided on a lot other than the lot on which the use is located by development agreement subject to Policy 4.11.3 of the Municipal Planning Strategy.

Fort Edward Street
Archaeological Resource Impact Assessment
HRP A2022NS013



Prepared for: West Hants Regional Municipality
Prepared by: Jonathan Fowler
23 February 2022

EXECUTIVE SUMMARY

In late 2021, the West Hants Regional Municipality retained Northeast Archaeological Research Inc. to conduct a Phase 1 Archaeological Resource Impact Assessment of two contiguous properties at 36 and 65 Fort Edward Street, Windsor, for the purpose of evaluating their archaeological potential.

Our study examined recorded archaeological sites in the Maritime Archaeological Resource Inventory (MARI), published histories, aerial photography, and archival records (cartographic and documentary) from local, national, and international repositories. A pedestrian survey was conducted on 12 February 2022 to examine surface conditions and collect survey points to assist in georeferencing historical maps.

Our assessment concludes that these properties very likely contain archaeological resources associated with Mi'kmaw, Acadian, and British activities dating from the early colonial period and possibly earlier. This meeting point of major rivers and terminus of major portage routes linking the Fundy system to the Atlantic coast was long inhabited by the Mi'kmaq and their ancestors. By the mid-18th century, the Mi'kmaq regularly frequented a trading post (or truckhouse) adjacent to the properties in question. It was one of only six posts in the region that functioned as part of the 1760-61 Treaties of Peace and Friendship between the Mi'kmaq and the British Crown.

In 1722, the Acadians built a parish church just uphill from the two properties. The British demolished it to make way for Fort Edward in 1750. Between 1755 and 1763, Fort Edward functioned as a prison for hundreds of Acadians caught up in the deportations.

Significant fort infrastructure was located outside the ramparts and 18th century maps indicate that some of these structures stood in the properties in question. The two properties are part of the viewplanes Parks Canada identifies as essential to the commemorative integrity of Fort Edward National Historic Site. From 1765 and up to recent times, the two properties were the site of the Windsor Agricultural Fair, Canada's oldest, which was designated a national historic event by the Historic Sites and Monuments Board of Canada in 1935.

Construction on these properties in the 20th century has likely impacted the integrity of some archaeological resources, but material cultural evidence is almost certainly still present, some in secondary contexts.

Based on these findings, it is recommended that any future construction activities on these properties be subject to a thorough Phase 2 Archaeological Resource Impact Assessment, including engagement with the Mi'kmaw and Acadian communities. Viewplanes essential to Fort Edward's commemorative integrity should be respected. The phase 2 archaeological assessment would benefit from archaeological geophysical prospection, subsurface testing, and monitoring of mechanical excavations.

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1.0 INTRODUCTION

In late 2021, the West Hants Regional Municipality retained Northeast Archaeological Research Inc. to conduct a Phase 1 Archaeological Resource Impact Assessment of two contiguous properties, 36 and 65 Fort Edward Street, in Windsor (**Figure 1**). This assessment finds that the properties very likely contain significant archaeological resources relating to Mi'kmaq, Acadian, and Anglo-American communities and traditions. This report describes investigations conducted under Category C Heritage Research Permit A2022NS013 and is formatted according to reporting procedures prescribed by the Nova Scotia Department of Communities, Culture, Tourism, and Heritage.¹



Figure 1: Study area location map. The two properties in question are enclosed by the dashed yellow lines. SOURCE: Google Earth, February 2016.

¹ Reporting Procedures, Archaeological Resource Impact Assessment (Category C): <https://cch.novascotia.ca/sites/default/files/inline/documents/archaeologicalresourceimpactassessmentc.pdf>

2.0 DEVELOPMENT AREA

Biophysically, the development area is part of the Carboniferous Lowlands Theme Region (511 Windsor Lowlands) (Davis and Browne 1996, 2:10). Surficial geology maps place Fort Edward Hill in a silty till plain (ground moraine) whose topography is characterized as “[f]lat to rolling, [with] few surface boulders,” and in which the till is “thick enough to mask bedrock undulations.” These materials, furthermore, “generally provide the best agricultural land in the province, moderate drainage and stoniness; [and] moderate to good buffering capacity for acid rain because of transported calcareous bedrock components” (Stea, Conley, and Brown 1992). As we will see, this soil’s ability to support agriculture contributes directly to a major aspect of the study area’s heritage significance. The underlying bedrock consists of Windsor Series rock (limestone, gypsum, shale, and sandstone) associated with the Mississippian, or early Carboniferous, period (Cann, Hilchey, and Smith 1954, 8–9).

2.1 Indigenous presence

The Windsor area is situated in the traditional Mi’kmaw district of *Sipekne’katik* (Sable and Francis 2012, 21). Historic period Mi’kmaw inhabitants referred to the Avon River estuary as *Pesikitk* (“to flow splitwise”), referencing the confluence of the Avon and St. Croix rivers, each of which connected to major portage routes linking the Minas Basin and greater Fundy system to the Atlantic Coast.²

There is no direct archaeological evidence of ancient human activity in Fort Edward’s immediate neighbourhood recorded in the Maritime Archaeological Resource Inventory (MARI), but this almost certainly reflects the incomplete coverage and/or lack of archaeological surveys rather than the extent of the actual archaeological resource.³ In other words, the absence of evidence in this case is certainly not evidence of absence.

A major Indigenous village dating mainly to the Maritime Woodland Period has been identified at St. Croix (BfDa-01) (Deal 2016, 91). This well-studied site has in fact revealed artifacts spanning 3000 years, encompassing the Late Archaic, Maritime Woodland, Proto-historic, and early historic periods, making it one of the most long-lived Indigenous habitation sites in the region. It is also a rare example of a site possessing well-dated contexts and abundant palaeobotanical evidence, allowing important inferences to be drawn about the local ecology and foodways (Deal 2016, 121–25; Milner 2014).

² Mi’kmaw Place Names Digital Atlas, <https://placenames.mapdev.ca/>

³ As we will see below, there is antiquarian testimony of at least one Mi’kmaw cemetery near Fort Edward Hill, but the sites in question have not been registered in the MARI.

Less well-preserved Indigenous sites and isolated finds have been recorded at the head of tide on the Avon River, at BfDb-09 and BfDb-22 respectively, the latter suggesting an Archaic presence. Further Archaic evidence has been traced on the upper reaches of the West Branch Avon River (BfDb-03) and at the source of the Avon at Falls Lake and Mockingbird Lake, where a complex of Indigenous sites spanning the Archaic and Maritime Woodland period is recorded (e.g. BfDb-12-18, 20-21).

Although Parks Canada's archaeological excavations at Fort Edward have not revealed material cultural evidence of Mi'kmaw sites⁴ (e.g. Ferguson 1987), only a small area has been excavated to date and it is focused mainly on the ground enclosed by the 1750 British fort. At a minimum, the MARI evidence demonstrates that the upper reaches of the rivers converging at Windsor sustained settlement by the Mi'kmaq and their ancestors for millennia. Passing this way countless times, their habitual movements through the landscape in part explain the British government's desire to militarize Pesikik in the mid-18th century. We will return below to the subject of historic period Mi'kmaw activity at Fort Edward Hill and its vicinity.

2.2 French presence

In the 1680s, French farming families from Port-Royal began moving to the Minas Basin area (Les Mines), their activities at Pesikik beginning with Étienne Rivet and Marie Comeau, who settled across the Avon River near Mount Denson (Fowler 2001; 2006b). Within a decade or so, immigrants were dyking the tidal marshes along each of the major rivers in this district (Duncanson 1983; Clark 1968; R.-G. LeBlanc 2005). The Acadians, in keeping with their generally positive relations with the Mi'kmaq, retained the Mi'kmaw place name, which appears in colonial-era documents in French and English as Pigiguit, Pisiquid, and Pisiquit. Colonial records from the French regime demonstrate that the Mi'kmaw presence at Pesikik persisted after the arrival of the Acadians. The 1687-88 census of Gargas, for example, which was almost certainly incomplete, counts 50 Mi'kmaq among the 114 French inhabitants of Les Mines (Morse 1935, 145-49). The symbology of a 1737 map suggests wigwams at Pesikik (**Figure 2**), while a 1748 account of the country notes that 300-400 Mi'kmaq make the journey from the Atlantic coast to see the French priest at Pesikik.⁵ By this time, there were two Acadian parish churches in the district: Sainte-Famille at Falmouth, established in 1698, and Notre-Dame-de-L'Assomption at Fort Edward Hill, established in 1722 (Bujold 2004, 68-71).

⁴ Robert Ferguson, Parks Canada Archaeologist (retired), personal communication 24 January, 2022.

⁵ Anon. 1748. "Mémoire sur l'Acadie," Archives nationales d'outre-mer (ANOM), COL C11D 10, p.3.



Figure 2: Detail of a 1737 map of Acadie appearing to show wigwams in the Pesiktk area. The portage route connecting Pesiktk to Kjiptuk (the great harbour), the future site of Halifax, is labelled as a *chemin*. It was an Acadian drove road at this time. At lower right. SOURCE: Anon. 1737. "Carte de la coste du N[ord] et du S[ud] de l'Arcadie et de l'île St Jean," Bibliothèque nationale de France (BNF), département Cartes et plans, GE SH 18 PF 132 DIV 2 P 13/1. A cruder and perhaps slightly older version of this map exists, and it shows similar symbology: Anon. 1737. "Carte des côtes de l'Acadie, Iles Royale, St Jean..." BNF, département Cartes et plans, GE SH 18 PF 132 DIV 2 P 13.

An ecclesiastical summary census of the French population of Pesiktk counts 150 families in 1731.⁶ The population reportedly exceeded 1600 in 1737 but appears to have dropped sharply after the founding of Halifax in 1749, when perhaps as much as half of the Acadian population departed for new settlements in French controlled territory (R.-G. LeBlanc 2005, 170–71; Johnston 2004, 67). The inhabitants no doubt found the British military presence challenging, particularly after 1750, when Charles Lawrence established Fort Edward on the site of the parish church of Notre-Dame-de-L'Assomption (Fowler and Ferguson 2010). The British deported 981 Acadians from Pesiktk in 1755, using Fort Edward as a base of operations and a prison (R.-G. LeBlanc 2005, 171).

⁶ Anon. 1731. "État de l'Acadie pour le gouvernement ecclésiastique," ANOM, COL C11A 107, pp. 235-236.

There is no evidence of colonial-era French domestic activity on Fort Edward Hill. Pesikik is relatively well mapped in the 18th century, and abundant cartographic and documentary evidence places the village sites elsewhere (Fowler 2001). Some of these sites have been explored archaeologically (Deal 2001; Fowler 2005; 2006b; 2006a; 2013; Preston 1991). **Figure 3** summarizes most of the known locations of Acadian hamlets in the area. Although imperfect⁷, the evidence is sufficiently complete to probably discount Fort Edward Hill as a site of intensive domestic activity.⁸ As noted above, however, the hill was the site of the parish church of Notre-Dame-de-L'Assomption.

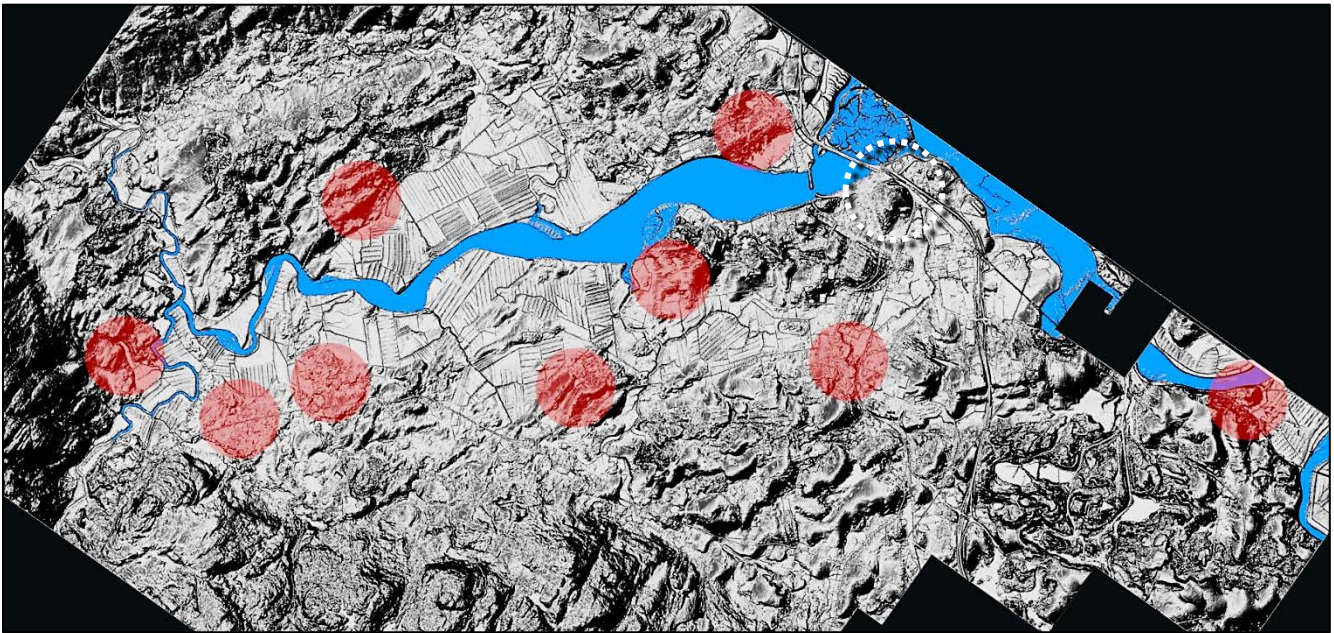


Figure 3: Map of most of the known pre-Deportation Acadian hamlet sites near Fort Edward as derived from historical and archaeological evidence and plotted on 2018 LiDAR hillshade. Fort Edward is highlighted by a dashed white circle at upper right. SOURCE: Province of Nova Scotia.

While the establishment of a British garrison at Fort Edward in 1750 certainly upset the status quo, it also brought opportunities. The troops required provisions and firewood, and colonial records contain many references to Acadians supplying these needs before 1755. Edward Cornwallis hired Acadian labourers to cut a road from Halifax to Pesikik in late 1749 (Halifax's Windsor Street is its terminus) (Akins 1895, 19; MacKenzie 2002, 175), and by approximately 1752 Joshua Mauger, a Jersey-born merchant, shipowner, and eventual politician, had established a

⁷ This is the subject of an upcoming research publication (Fowler in prep.)

⁸ However, it should be noted that most of the mapping allowing us to plot pre-Deportation Acadian villages post-dates the establishment of Fort Edward in 1750, which may have erased some features of the Acadian landscape.

trading post – or truckhouse⁹ – on the slope next to Fort Edward (Chard 1979) (**Figure 4**). Mauger traded in slaves and in Caribbean sugar and was already the official victualler to the Royal Navy in Nova Scotia by this time; the appearance of his truckhouse at Fort Edward coincides with the establishment of his rum distillery in the Halifax suburbs (Chard 1979). The soldiers’ thirst for rum was unquenchable, and Mauger was nothing if not enterprising.



Figure 4: British officer John Hamilton painted this view of Fort Edward from the west in 1753. The truckhouse complex is shown as a palisaded enclosure at left (circled). SOURCE: “View of Fort Edward on the Piziquid River, Nova Scotia.” Library and Archives Canada (LAC), Acc. No. 1996-361-3.

The truckhouse also catered to Acadian and Mi’kmaq clients and was administered by Isaac Deschamps, an English immigrant thought to be of Swiss heritage, after about 1754. When Mauger departed Nova Scotia for England in 1760, Governor Lawrence brought Deschamps into government employment (**Figure 5**). The Fort Edward truckhouse from this period played an official role as part of the Crown’s treaty obligations to the Mi’kmaq (Wicken 2002, 198–200).¹⁰

⁹ Truck, from the French *troquer*, meaning to shop, barter, exchange, derives from the medieval Latin *trocare*. In 18th century British America, the term truckhouse denoted “a store-house for trading with Indians; also, any storage building.” *Oxford English Dictionary*.

¹⁰ Treaty scholarship and jurisprudence treat this subject extensively, for the truckhouse provisions inform questions today surrounding Mi’kmaq access to markets, for example in the moderate livelihood fishery.

Some historical context is needed to understand this development and its heritage significance.

As White has shown in his study of the French Empire in the Great Lakes region, the French state lacked the power necessary to impose its will in North America. It therefore sought to achieve its political aims instead through a complex network of alliances with Indigenous peoples. These alliances followed the logics, metaphors, and customs of the country more than European norms. Political influence in the Indigenous context was partly a function of largesse. Governor de Beauharnois and Intendant Hocquart explained it in a 1730 letter to a home government that perennially griped about the expense: “You know, Monseigneur, that all the [Indigenous] nations of Canada regard the governor as their father, which in consequence, following their ideas, he ought at all times to give them what they need to feed themselves, clothe themselves, and to hunt” (White 1991, 180). A similar system developed in the Atlantic region, where in the early 18th century Louisbourg became the main source of diplomatic gifts and trade goods. Many historians with justification see Louisbourg’s final capture by Anglo-American forces in 1758 as having consequently dealt a severe blow to the Mi’kmaq economy (Dickason 1971; MacFarlane 1938; Upton 1979, 57; Reid 2004, 678).

The Treaty of Peace and Friendship of 1752, negotiated by Chief Jean-Baptiste Cope and Nova Scotia Governor Thomas Peregrine Hopson, was the first of its kind in our region with a truckhouse provision, and it is an early sign of a Mi’kmaq community’s effort to establish economic stability independent of the imperial French cause. The British agreed by this treaty to build a truckhouse at Shubenacadie (Akins 1869, 673), but the rapid return of hostilities appears to have prevented its construction. Informal trade at Mauger’s private truckhouse at Pesikik may have fulfilled this function intermittently until peace was formally reestablished in 1760.

The treaties of 1760-61 finally established a lasting peace between the Mi’kmaq and the British Crown. With the French Empire in North America essentially eliminated, Mi’kmaq leaders now saw regulated access to the British market as an

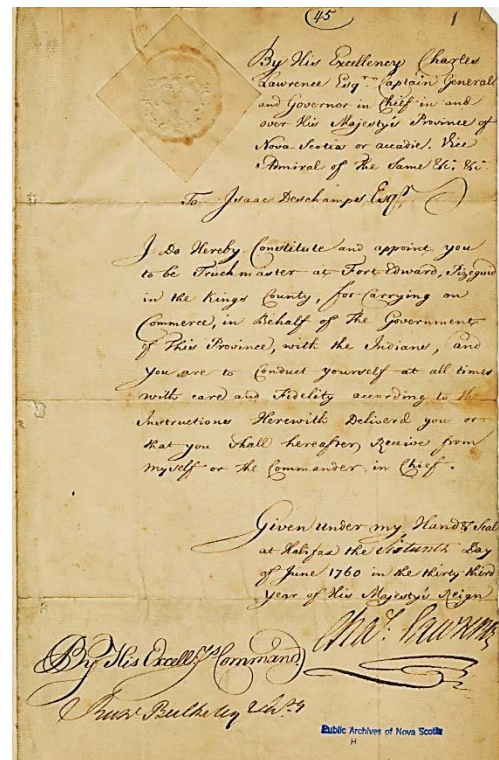


Figure 5: Commission appointing Isaac Deschamps truckmaster at Fort Edward, “for Carrying on Commerce, in Behalf of the Government of this Province, with the Indians.” NSA, MG 1 vol. 258 no. 1.

essential part of their community's economic wellbeing; thus, it became a condition for peace. The Cope-Hopson truckhouse provision from the 1752 Treaty reappeared in an elaborated form as British officials committed to establishing a network of government-regulated truckhouses across the region. Six were set up in total, each overseen by a government-appointed truckmaster (Hutton 1983, 65).¹¹ ***The Fort Edward truckhouse and Isaac Deschamp's role there are consequently a significant – if generally forgotten – element of the Treaty relationship between the Mi'kmaq and the British Crown.***

Deschamps was an intelligent observer, and we are fortunate that many of his papers survive in the Nova Scotia Archives and the British Library. They have considerable ethnohistorical value and illuminate many aspects of early colonial life that are otherwise unattested.¹² He maintained a careful record of Acadian prisoners held at Fort Edward through the Seven Years' War, for example, who he appears to have assisted in provisioning.¹³ Underscoring the significance of his role as truckmaster in the treaty context, in 1763 he also left a valuable record of Mi'kmaq families whose "Summer Residence is in the neighbourhood on the River Piziquid and Gaspero." Their names are presented in **Table 1**.

¹¹ These included Henry Green at Fort Frederick on the Saint John River; Philip Knaught (Knaut) and A.D. Widerholt at Lunenburg; William Nevil Woseley at the Eastern Battery (Dartmouth); and Erasmus James Philips at Annapolis Royal. Another post was established at Chignecto (Lewis n.d.). In 1760, Moses Delesdernier, another Swiss immigrant, was also licensed as a truckmaster at Fort Edward (Cuthbertson 1983); Eaton states he held this post since 1757 (1915, 93).

¹² His comments on Acadian agriculture, which he observed first-hand, is a good example. "Copy of a paper written by Chief Justice Isaac Deschamps on the cultivation of the Land in Nova Scotia by the Acadian French Inhabitants – written about 1785." NSA, MG 15 vol. 2 no. 43.

¹³ There are several such lists. This example from 1762 numbers 320 individuals: "List of French prisoners at Fort Edward, Windsor, Nova Scotia with the number in each family and numbers victualled." NSA, MG 1, vol. 258 no. 20, pp. 110-113.

Table 1: Mi'kmaq in the Vicinity of Fort Edward, 1763

"Indian Tribe of Amquaret now hunting between Cornwallis and the River between the two places on the Annapolis Road and there Summer Residence is in the neighbourhood on the River Piziquid and Gaspero."

Captain	<i>Joseph Bernard</i>	1 boy, 1 girl
	<i>Pierre Bernard</i>	
	Barth ^y Amquaret	2 boys
	Barth ^y Amquaret	Sen ^r [?]
	Pierre Amquaret	
	Paul Amquaret	
	Philippe Amquaret	2 boys, 1 girl
	<i>Joseph Dugas</i>	
	<i>Francois Michel</i>	1 girl
	Simon Amquaret	
	Blaize Amquaret	
	Jean Argoumatine	1 boy, 2 girls
	Joseph Argoumatine	
	<i>Jos. Denis</i>	

"Tribe of Nocout now hunting on Kenecoot River in the Township of Newport, Summer residence there also."

Captain	Joseph Nocout	1 boy, 1 girl
	Bartholemew Nocout	2 boys, 3 girls
	Thomas Nocout	1 boy
	Paul Segoua/Segona	1 boy
	Paul Biskerone	1 boy, 2 girls
	Francois Segoua/Segona	
	Janvier Nocout	
	Francois Nocout	1 boy, 2 girls
	Claude Nocout	
	Charles Nocout	
	Rene Nocout	
	Jacques Nocout	
	Lewis Nocout	
	Chas Segona	
	Michel Thoma	
	Joseph Thoma	
	Philippe Nocout	
	<i>Louis Michel</i>	

SOURCE: Isaac Deschamps Papers (1750-1800), NSA MG 1 Vol. 258 No. 8, 20 December 1763, p. 20.

2.3 Anglo-American presence

The 1755 Deportation of the Acadians brought significant changes to Pesikitt. The British policy of population replacement introduced New England immigrants to the area (commonly called Planters in the language of the day), and Falmouth and Newport Townships were established in 1760 (Duncanson 1983; Gwyn 2010; Duncanson 1985; Longley 1961).

While the new townships were created primarily for immigrant families, much of the land on the south side of the Avon River was set aside for the British elite in Halifax (Loomer 1996, 59–61). This area became known as the Councillor’s Grant (**Figure 6**), and it was by this process that several planners and perpetrators of the 1755 Deportation subsequently reaped the spoils. This has fed the notion – especially amplified in francophone historiography – that the Acadian removal was a naked land grab.¹⁴

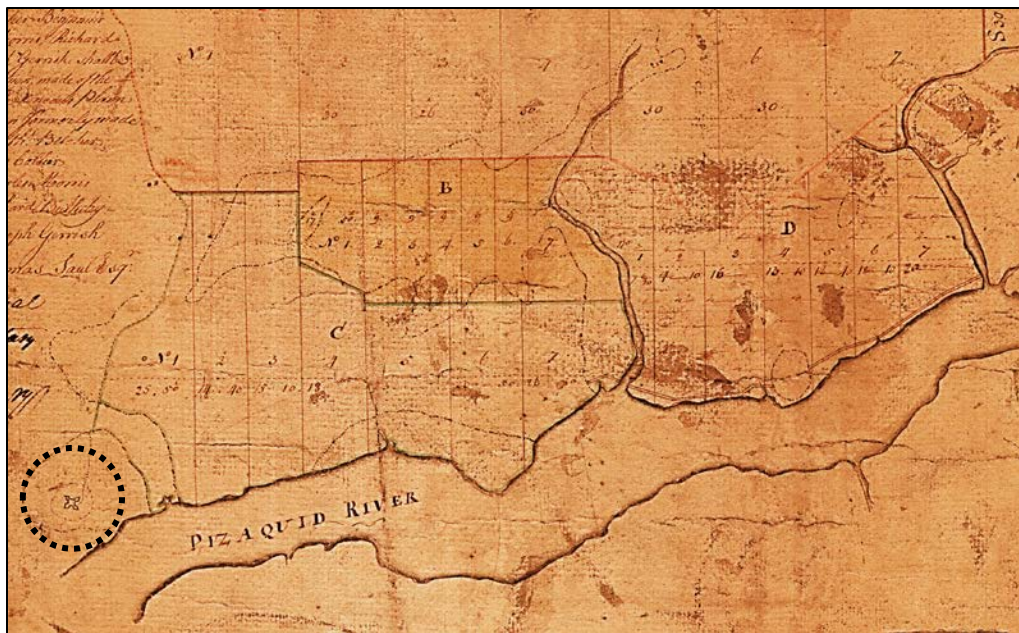


Figure 6: Detail of part of the Councillors’ Grant of former Acadian lands at Pesikitt (north at bottom, Fort Edward circled at lower left). The proprietors named are Jonathan Belcher, John Collier, Charles Morris, Richard Bulkeley, Joseph Gerrish, and John Cunningham (for Thomas Saul). Collier and Belcher were on the Executive Council that decided to deport the Acadians in 1755, while the latter, in his role as Chief Justice, rendered an opinion verifying the policy’s legality. Charles Morris, though not a councillor in 1755, strongly advocated the deportation policy and was one of its principal planners (Johnston and Kerr 2004, 49; Faragher 2005, 520). SOURCE: Anon. 19 August 1761. Untitled. Nova Scotia Crown Land Information Management Centre (CLIMC), Hants County Portfolio no. 16.

¹⁴ The appropriation of Acadian lands by government officials drew opprobrium even in the 18th century. Based on the testimony he received, the Reverend Dr. Andrew Brown condemned the councilmen-grantees for profiting off “the share they had taken in the expulsion of the French inhabitants” (Brown 1819, 96). This state of affairs was not at all unique to Pesikitt (Fowler 2012).

Nova Scotia's governor and council resolved to reorganize and incorporate this area as the Township of Windsor in late 1764, its ties to the metropolitan elite emphasized by its initial inclusion in the County of Halifax. A public market was declared to be held every Tuesday on "Fort Hill, where Fort Edward now stands," and public fairs were established on the third Tuesday of May and third Tuesday of October each year (Murdoch 1866, 2:444). The by now well-established truckhouse on Fort Edward Hill had clearly made this location a logical commercial hub for the area, and the annual fair – now the Windsor Exhibition – would continue to be held on the hill, *in the study area*, well into the 20th century.

Fort Edward remained a military post throughout this period, declining in importance during times of peace, and hastily refurbished in wartime. The fort was strengthened at the beginning of the American Revolution, for instance, and again during the War of 1812 (Tulloch n.d.). During the former conflict, it was garrisoned by a detachment of the 84th Regiment of Foot (Highlanders), under the command of Capt. Allan Macdonald, whose wife, Flora MacDonald (**Figure 7**), is well known for her role in spirited away Prince Charles Edward Stuart (Bonnie Prince Charlie) after the collapse of the Second Jacobite Rebellion in Scotland in 1746.¹⁵ Touring Windsor with her husband, the Lieutenant-Governor, shortly after the War of 1812 had been declared, Lady Sherbrooke found Fort Edward once again "in a dilapidated state..." (Haliburton 2011, 69). According to a report on the fort's condition that year, even the blockhouse – today the only surviving fort building – was in bad repair, and not the "smallest vestige" of the powder magazine, formerly located in the southeast bastion, could be discerned.¹⁶



Figure 7: Flora Macdonald (1722-1790), painted by Allan Ramsay in 1749, shortly after her release from the Tower of London for her role in the Second Jacobite Rebellion. Perhaps she was unrepentant, for the white rose in her hair is a Jacobite symbol. SOURCE: Ashmolean Museum, WA1960.76.

A report on ordnance land in 1856 revealed that only the blockhouse, officers' quarters, one soldiers' barracks, and a provision store remained.¹⁷ Although these

¹⁵ Many of the members of the 84th Regiment became settlers in Hants County at the conclusion of the war, and members of the Fort Edward garrison were granted land in Douglas Township (Duncanson 1989)

¹⁶ LAC 1812 "Major Crawford's report on the State of Fort Edward, Windsor, Nova Scotia" LAC, R2513-540-5-E. Volume/box number: 20.

¹⁷ National Archives (UK), W.O. 55, v1558, part 6, Report on ordnance lands, 1856, f 84.

four building appear on an 1879 map of the town of Windsor (**Figure 8**), the store house and soldiers' barracks would soon be demolished.

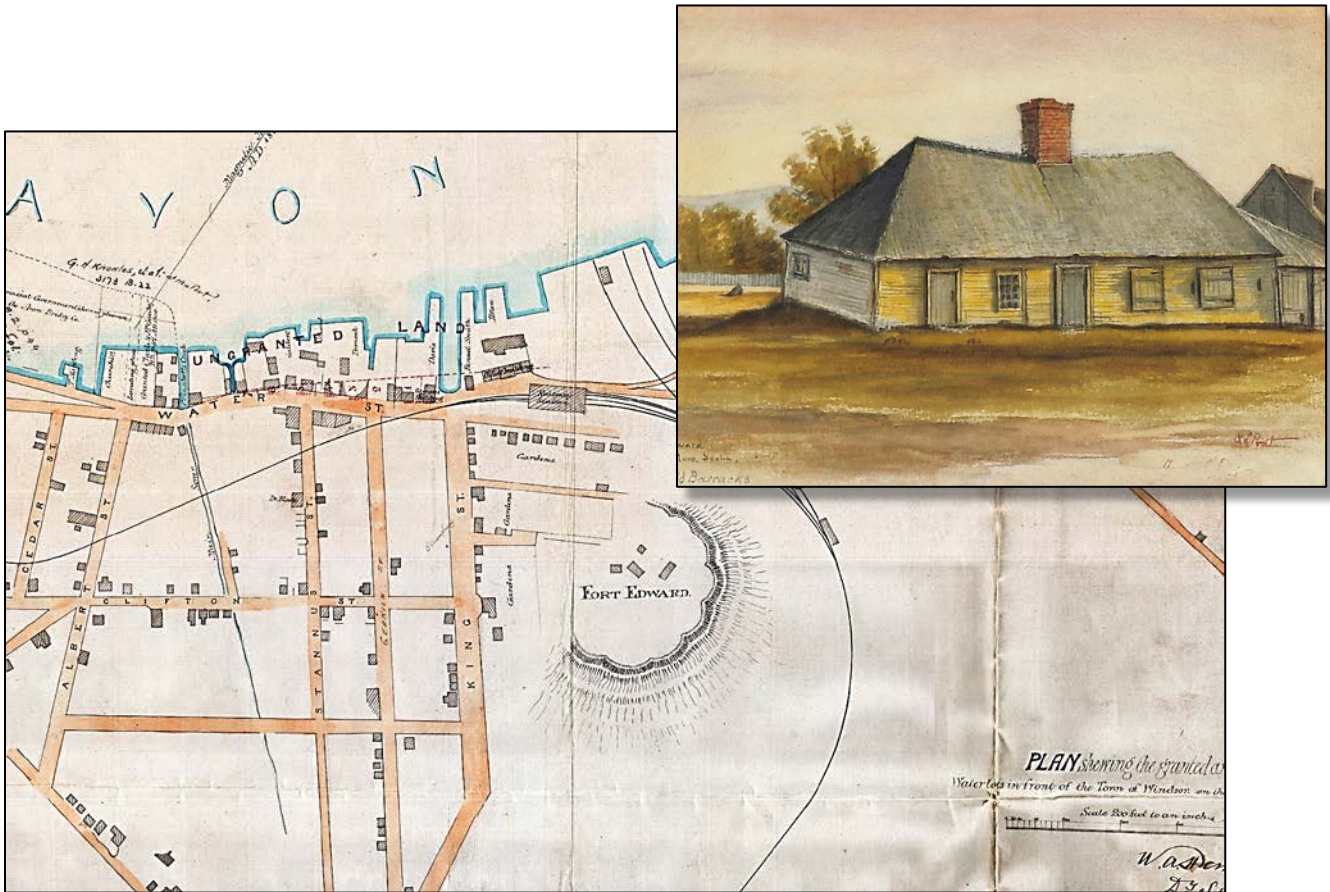


Figure 8: Detail of a map showing the Town of Windsor and four standing buildings at Fort Edward in 1879. North at upper right. Inset: Watercolour of the old soldiers' barracks painted ca. 1880 by Annie L. Pratt. The north-facing gable end of the provision store can be seen at right, behind the soldiers' barracks. This may be the only extant image of the latter building. SOURCE: W.A. Hendry and D.Y. Sw... 1879. "Plan shewing the granted and ungranted Water lots in front of the Town of Windsor on the Avon River." CLIMC, Hants Portfolio no. 026; Nova Scotia Museum.

In 1903, the grounds were leased to the Windsor Golf Club and the officers' quarters were used as a club house. The lease was revoked during WWI, when the fort was used as a training area for troops, at which time the officers' quarters functioned as a quarantine hospital (Tulloch n.d.: 9). Among the soldiers stationed here were the men of the Jewish Legion, including David Ben-Gurion, who would later become Israel's first prime minister (Beanlands 2014). The officers' quarters survived until 1922, when they were destroyed by fire (**Figure 9**). The golf course lease was renewed before and after WWII and was finally terminated in 1973 (Tulloch n.d., 10).



Figure 9: The burning of the 18th century officers' quarters in progress (top); and the building in ruins (bottom) in 1923. SOURCE: NSA, Photographic Collection; NSA, Photographic Collection Acc. No. 7586.

3.0 STUDY AREA

The study area consists of two contiguous properties (PIDs 45059805 and 45059797) at 36 and 65 Fort Edward Street (**Figures 10**). The foregoing discussion highlights the pertinent historical and archaeological context, and the following sections examine the archaeological potential and heritage value of these properties.

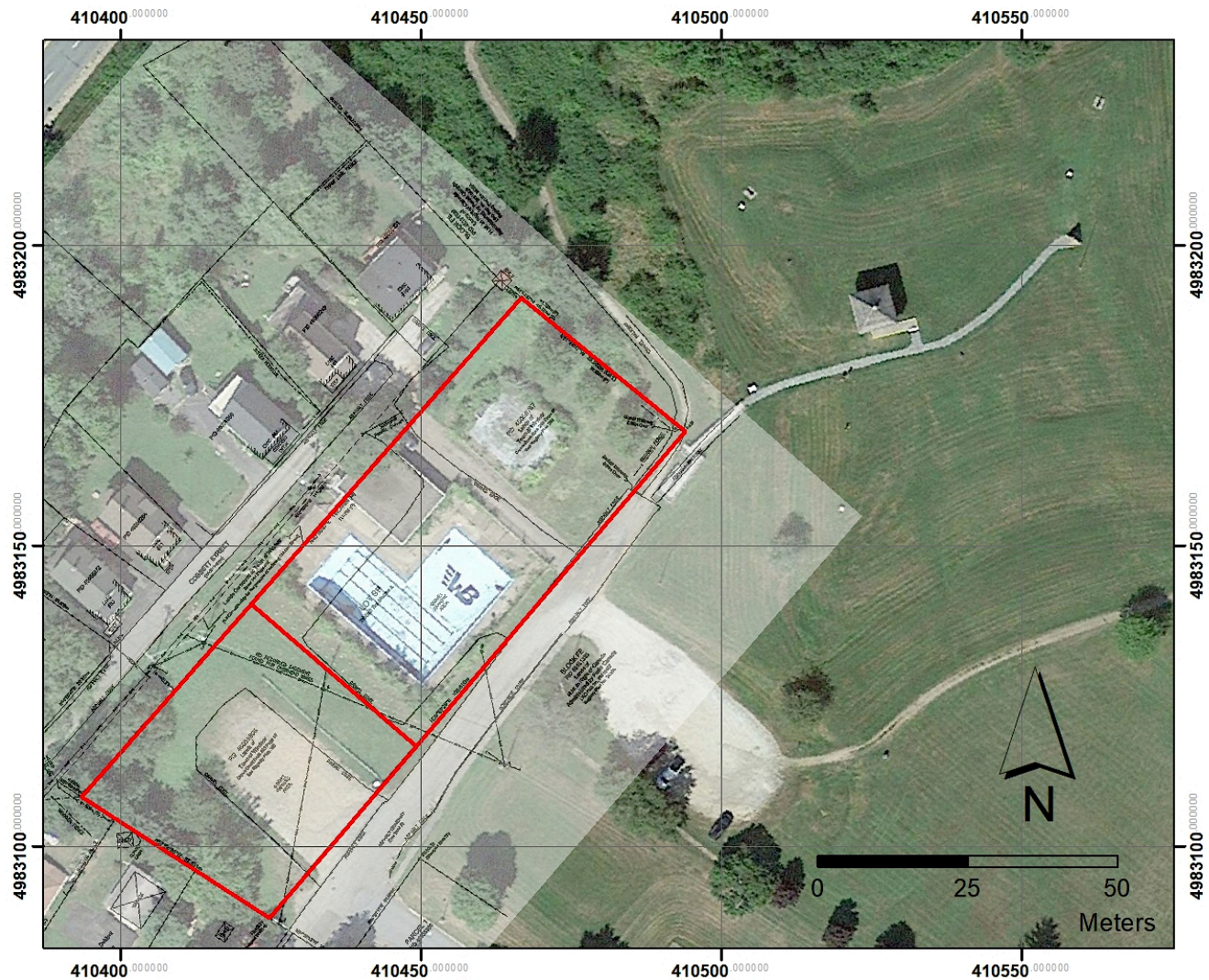


Figure 10: The study area (outlined) as indicated by a new survey plan dated 15 February 2022. The smaller of the two contiguous properties is PID 45059805 and the larger is PID45059797. SOURCE: West Hants Regional Municipality and Google Earth 2015.

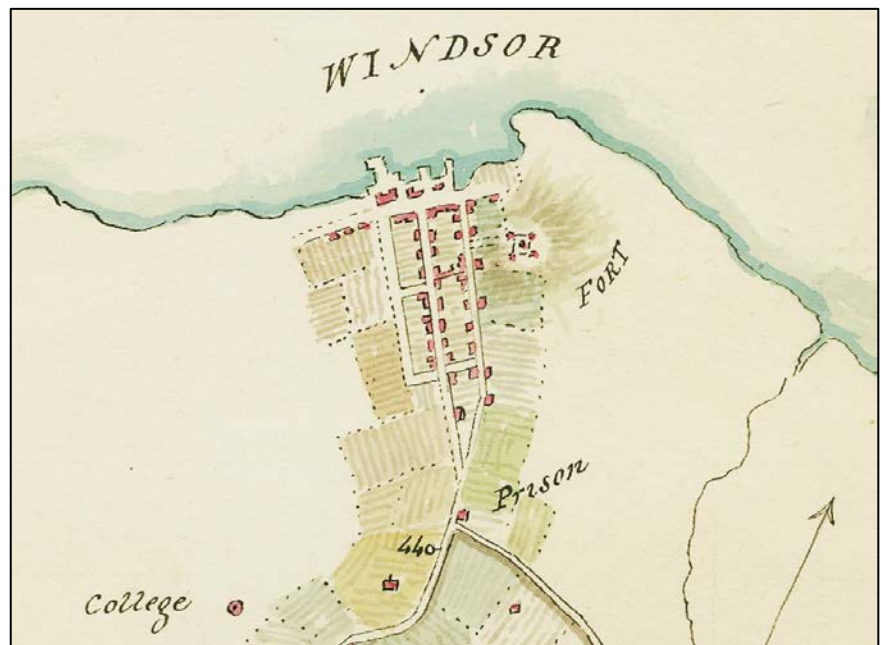
The study area occupies part of the space between the British fort on the hilltop and the planned settlement of Windsor that developed below it to the west (**Figure 11**). Eighteenth century Windsor, in this context, may be recognize as an

offshoot of Fort Edward and its associated truckhouse, which had before the arrival of the New England Planters in 1760 constituted a regional demographic, military, and commercial centre.

This historical relationship between Fort Edward and Windsor is perhaps not very much appreciated today, but it is a Nova Scotian example of an ancient settlement pattern. In the Roman period in Western Europe, for instance, civilian communities often took root outside the gates of permanent military installations (e.g. Mattingly 2006, 170–72). Their residents, attracted and then sustained by imperial coin, supplied the garrisons with goods and services. Long after the soldiers had gone, the civilian settlements remained. Many of Europe’s great cities owe their origins to this process, though in Nova Scotia perhaps the closest example is Annapolis Royal, which also grew up alongside the timber and turf, star-shaped fort now known as Fort Anne.

Fort Edward’s proximity to the town it spawned has methodological significance for the present investigation because Windsor’s durable street grid – and particularly the intersections, which have generally not moved since the mid-18th century – facilitates the georeferencing of colonial-era maps, an essential process for plotting archaeological features in and around the study area.

Figure 11: Fort Edward and Windsor in the Regency period, showing the relationship between Fort Edward and the town that grew up at its feet. Methodologically, the resilience of the town’s street pattern offers ground control points (the intersections) for georeferencing old maps. SOURCE: John Elliott Woolford 1817-18, “Surveys of the Roads from Halifax to Windsor and from Halifax to Truro.” Sheet 10: Mile 44: Windsor. NSA Map Collection: 15.1.



4.0 METHODOLOGY

The evidence presented in this report was gathered and collated through a straight historical methodology, relying on cartographic and documentary resources in Canada, the United States, and France. Additional information was gleaned from archaeological site reports, the MARI, aerial photographs, and published literature. A pedestrian survey was conducted on February 12, 2022, to assess surface conditions and gather survey points to assist in the process of georeferencing historical maps and plans.

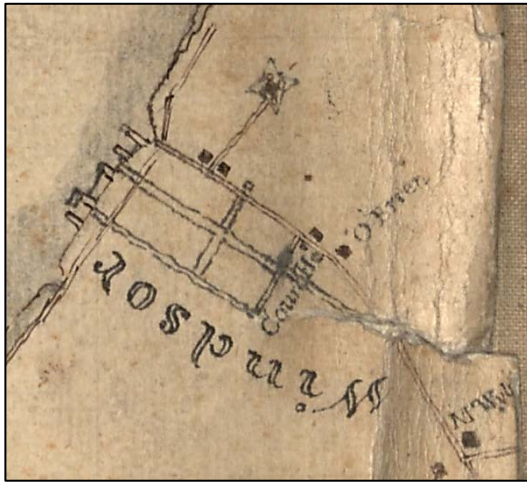


Figure 12: Detail of a map of Windsor in 1829. This map's scale is too small to be of use in this analysis. SOURCE: William Mackay 1834. "The Great Map of Nova Scotia." NSA Map Collection: The Great Map C 14.

Historical mapping plays an important role in the analysis that follows. Fort Edward and its environs have been mapped many times over the centuries, but not all of these maps are useful for our purposes (consider the small-scale rendering in Figures 6 and 11, above), or the early 19th century map in **Figure 12**, at left. Fortunately, several larger-scale plans survive. Georeferencing these maps in a Geographic Information System (GIS) with the assistance of ground control points, such as the intersections of nearby streets, Fort Edward's bastions, and the blockhouse itself (which has not moved since 1750), allows map features of archaeological interest to be plotted on the modern

landscape with reasonable accuracy (Chapman 2006; Rumsey and Williams 2002).¹⁸

Mapping and aerial photography was scanned and processed in GIMP 2.10.24 and ArcMap 10.6.1 software. Base mapping for the GIS at a scale of 1:10,000, was obtained from the online DataLocator service provided by the Nova Scotia Department of Natural Resources.¹⁹ Historical aerial photography was obtained from the National Air Photo Library in Ottawa, and raw LiDAR data (.laz files) were downloaded from the Province of Nova Scotia's Elevation Explorer website.²⁰

¹⁸ The accuracy with which these features can be plotted on the modern surface is difficult to determine without archaeological validation (i.e. excavation), as errors in the manuscript maps cannot be quantified independently. Root Mean Square (RMS) errors in the georeferenced historical maps and aerial photos generally range between 1.7 to 4.1 metres.

¹⁹ Datalocator <https://gis8.nsgc.gov.ns.ca/DataLocatorASP/main.html>

²⁰ Elevation Explorer <https://nsgi.novascotia.ca/datalocator/elevation/>

LiDAR data (**Figure 13**) were processed using Surfer 23 by Golden Software to create digital bare earth models, allowing variations in relief to be quantified.

Background information concerning traditional Mi'kmaw land use and cultural memory was requested from the Archaeological Research Office of the KMKNO on January 18, 2022.

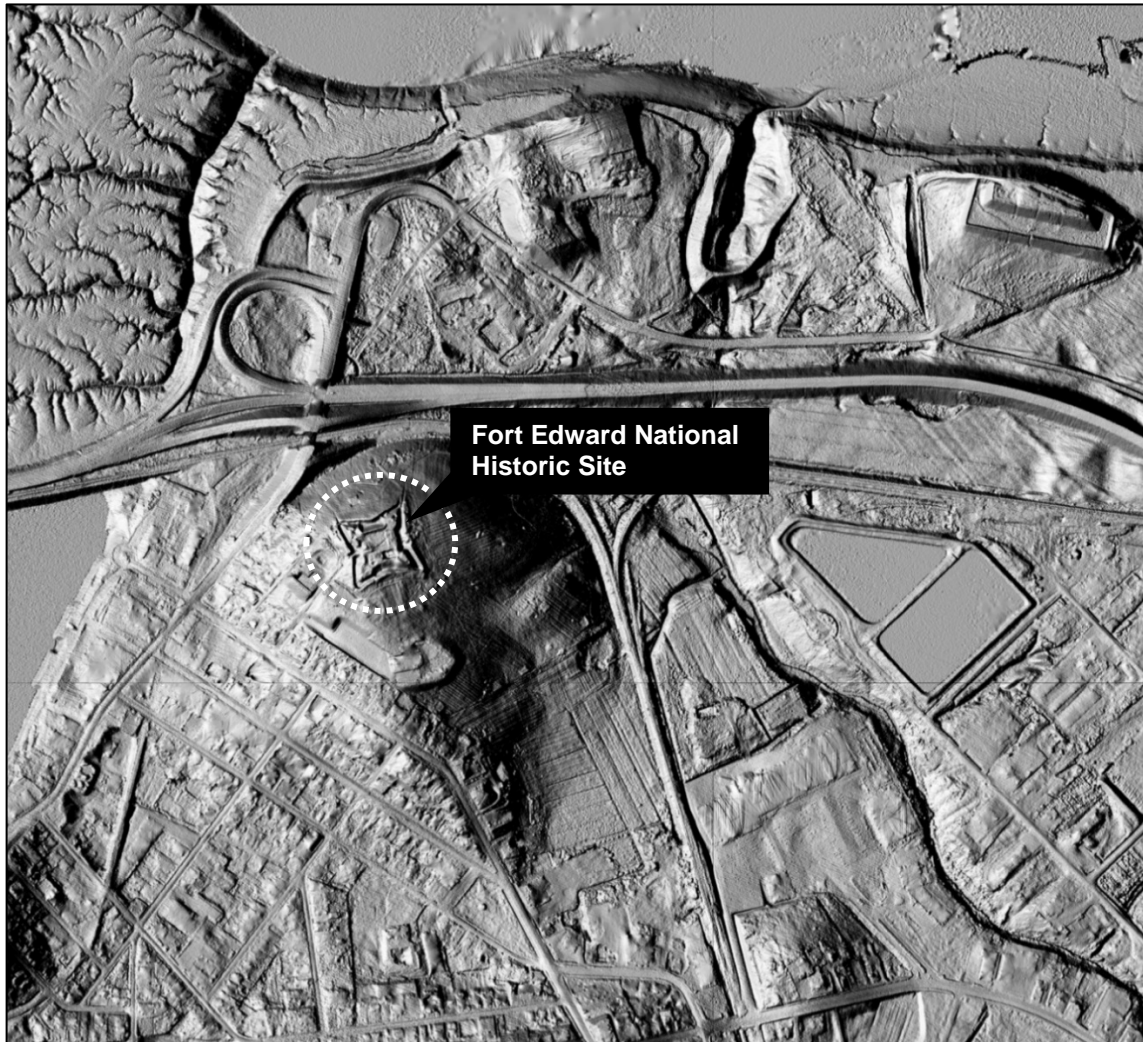


Figure 13: Bare earth LiDAR hillshade model of the confluence of the Avon and St. Croix rivers showing Fort Edward (circled). LiDAR data allows minor variations in relief to be measured, facilitating archaeological site prospection. SOURCE: Province of Nova Scotia (2011).

The nature of potential impacts to the study area is not yet known as the municipality intends this ARIA to provide a high-level scan of archaeological resource potential. The land has not yet been sold and construction activities by a potential buyer have yet to be formalized.

5.0 RESOURCE INVENTORY

Four major themes or traditions are associated with potential archaeological resources in the study area. In chronological order, they are:

- The Acadian Parish Church of Notre-Dame-de-L'Assomption;
- Fort Edward and its associated infrastructure;
- The truckhouse; and
- The Agricultural Fair

Each is now examined in sequence.

5.1 The Acadian Parish Church of Notre-Dame-de-L'Assomption

The Acadian parish church, established in 1722, was demolished by British forces in June of 1750 during Fort Edward's construction. Joshua Winslow records explicitly that Acadian labourers "pulled down the mass house and levelled our block house and laid out the ground for a fort" (Webster 1936, 16).²¹ A ripple of reaction appears in French records where, in describing Pesiktk in 1753, it is said that "les Anglais y ont fait bâtir un fort dans le lieu même ou était autrefois une Eglise sous le titre de l'Assomption" (Abbé de l'Isle-Dieu 1890, 72).²²

In 1997, Parks Canada archaeologists conducted cultural resource management excavations beneath the blockhouse floor and exposed a layer of charcoal and burnt daub slighted by the trench into which the blockhouse foundation had been laid (Fowler and Ferguson 2010, 70–72) (**Figure 14**). Given the prevalence of daub in pre-Deportation Acadian architecture (Crépeau and Christianson 1995), including its association with what appear to be the archaeological remains of the parish church of St-Charles-des-Mines at Grand-Pré National Historic Site (Fowler



Figure 14: Archaeological features beneath the blockhouse floor excavated by Parks Canada archaeologists in 1997 and likely associated with the parish church of Notre-Dame-de-L'Assomption. SOURCE: Parks Canada.

²¹ Loomer states that "In the British period, a building at Fort Edward was used as a Mass house for the Acadians after their chapel had burned, apparently about 1752. There is no other indication of a Mass house on Fort Edward [hill?]" (1996, 40). The first statement is unreferenced and therefore difficult to assess, while the second appears to be false.

²² Translation: The English built a fort there in the same place where the church of L'Assomption previously stood.

2020), it is very likely that this layer belongs to the Acadian church.

Our program of magnetic susceptibility survey at Fort Edward in 2014 sought to map archaeological features inside the fort, including the probable remains of the Acadian church. The results clearly demonstrate that 18th century architectural remains survive here, and that magnetic susceptibility is a viable method for mapping these features in high resolution. They also suggest a roughly rectangular building was partly superimposed by the blockhouse (**Figure 15**), located approximately 30m from the northern end of the study area (Fowler, Beanlands, and Ferguson 2016).

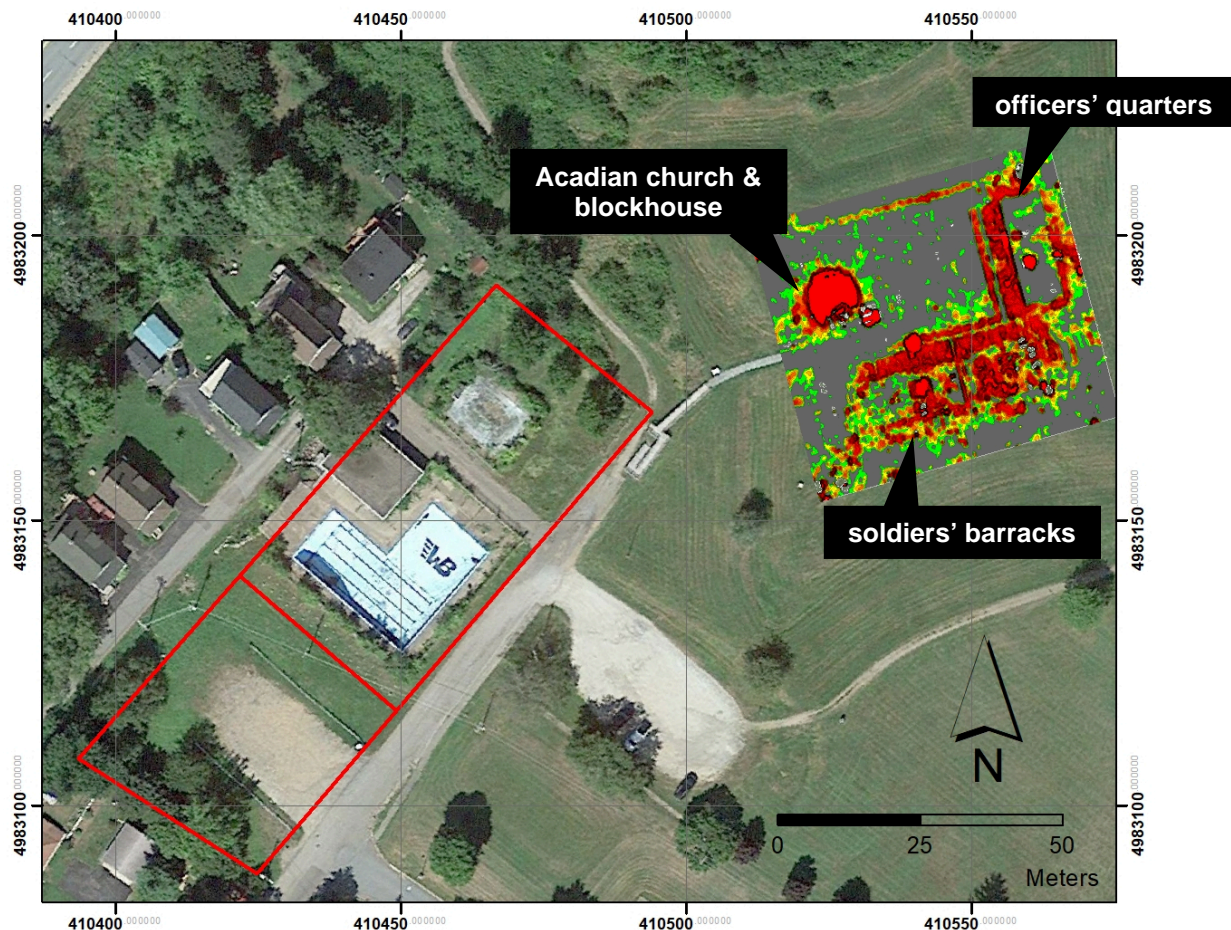


Figure 15: Magnetic susceptibility map of the interior of Fort Edward showing the vanished soldiers' barracks, officers' quarters, and, extending from beneath the blockhouse, the remains of what may be the Acadian parish church of Notre-Dame-de-L'Assomption, approximately 30m from the northern edge of the study area (outlined in red). SOURCE: Google Earth 2015.

It is difficult to clearly determine the boundary of the Acadian ecclesiastical site at this stage. The remains of the church appear to have been located, but if there was a priest's house nearby, its location is not yet known. Such a dwelling was

present at nearby St-Charles-des-Mines at Grand-Pré (e.g. Winslow 1883, 71) and at the mother parish of St-Jean-Baptiste at Port-Royal (**Figure 16**).



Figure 16: Detail of a 1686 map of Port-Royal (Annapolis Royal) showing a priest's house, cemetery, and other landscape features around the Church of St-Jean-Baptiste. The Church of Notre-Dame at Pesiktk may have had a similar "ecclesiastical landscape" setting. SOURCE: Bibliothèque nationale de France, département Cartes et plans, GE SH 18 PF 133 DIV 8 P 2.

The precise location of the Acadian cemetery is also something of an open question. Colonial-era maps and documents, as well as antiquarian and later sources, reference a cemetery on a small marsh island north of Fort Edward Hill, bordering the river (Hind 1889, 2; Loomer 1996, 39; Shand 1979, 7).²³ Several 18th century documents and maps offer supportive evidence. For example, it appears as "Burying Island" on a 1762-63 map of land grants at Pesiktk.²⁴ Hind's statement that this was an Acadian cemetery has been perpetuated by later writers but is conjectural. The area in question (**Figure 17**) is located approximately 350m from the site of the parish church – a uniquely long distance from a church in the context of known Acadian ecclesiastical sites²⁵ – and is separated by a tidal

marsh that would have flooded twice daily in the pre-Deportation period, complicating ritual access.²⁶ While the "Burying Island" may have been the Acadian parish cemetery (insufficient evidence exists at present to test this hypothesis, and the area has been significantly transformed by both natural and cultural processes), it is perhaps more likely to have been a Mi'kmaw cemetery, as its situation in the landscape matches that of other documented Mi'kmaw cemeteries at marsh islands near river mouths in the southern Minas Basin (e.g. BgDb-6 at Avonport (Whitehead 1993, 73) and Starr's Point (Herbin 1911, 16). If this is so, then it raises a serious possibility that the Acadian cemetery may be somewhere nearer the church, at a location yet to be identified on Fort Edward Hill.

²³ E.g. Charles Morris. "A Plan of Lands in the Township of Windsor in the County of Halifax..." NSA V7 230 Windsor, Nova Scotia.

²⁴ Anon. n.d. [1762-63]. "A Plan of Part of the Lands Belonging to the Honourable Richard Buckley Esq." CLIMC Hants County Portfolio no. 14. Although undated, this map must have been drawn in 1762-63 based on the career timelines of the officeholders listed on the document.

²⁵ The Acadian cemetery at Grand-Pré is approximately 30m from the parish church (Fowler 2020); the distance between the parish church and cemetery at Port-Royal (Annapolis Royal) is about the same.

²⁶ Hind (1889, 17) seems to suggest the Acadians had dyked this area, but of this we are uncertain.

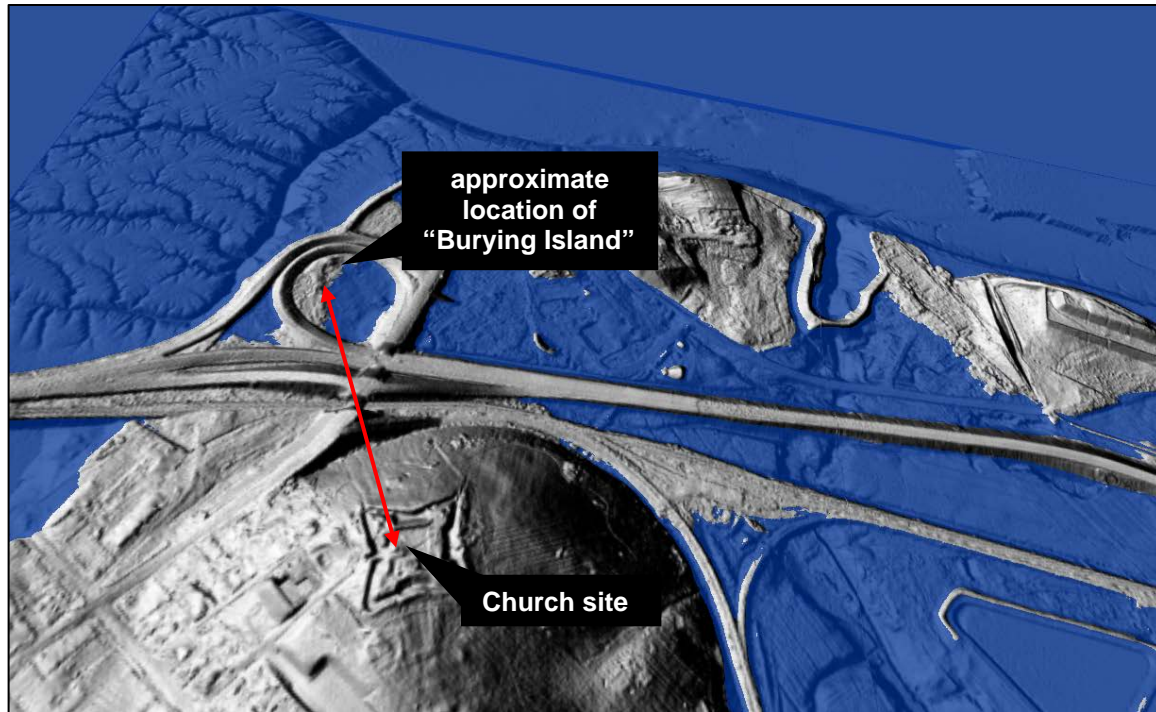


Figure 17: 3D LiDAR model with simulated tidal flooding showing the ca. 350m distance separating the known Acadian church site from the “Burying Island” identified by Henry Youle Hind as the parish cemetery. The distance seems too great for this to have been an Acadian cemetery. This area appears recently to have been substantially altered by the Highway 101 twinning project. SOURCE: Province of Nova Scotia (2011).

Another antiquarian tradition rooted in Hind’s scholarship places a Catholic mission and Mi’kmaq cemetery at Curry’s Corner, near the intersection of King Street and Highway 14:

Many Indian dead were brought here from afar, and there are those now living in Windsor who have heard their fathers describe the solemnities of an Indian’s burial in this ancient place of sepulture . . . [D]uring recent years, the pick, the spade and the plough have again and again turned up bones and skulls and memorials of love, or bitter, but hopeless, strife (Hind 1889, 2).

Hind’s account describes bodies “swathed in long rolls of birch bark...” (Hind 1889, 2), while an earlier description of the discovery mentions human remains associated with woolen garments, clay tobacco pipes, and coffins fastened with copper nails (Anon. 1886), dating the site to the colonial era.

An Acadian hamlet is known to have stood in this location. Hind refers to it as “Landryville”, but period maps associate it with the Trahan family.²⁷ Whoever lived there, the association raises the possibility that this cemetery may have been Acadian, perhaps a successor to that on Fort Edward Hill. If so, like other Acadian cemeteries, this one may well have served the Mi’kmaw community as well. Hind places a “mission chapel” here “within 100 yards” of the unmarked cemetery (also Loomer 1996, 270–71).²⁸

At present, uncertainties surrounding the chronologies and cultural associations of the “Burying Island” and Curry’s Corner cemeteries complicate the archaeological resource inventory on Fort Edward Hill as it relates to the Acadian church. Is there a missing Acadian cemetery somewhere on Fort Edward Hill? Indeed, there is at least one well-attested but unmarked cemetery on its slopes.

5.2 Fort Edward

Fort Edward’s archaeological resources extend beyond the footprint of its ramparts (Tulloch n.d., 3), and this fact is clearly demonstrated by early maps. Wight’s 1757 plan, for example (**Figure 18**), which is the earliest large-scale map of Fort Edward, depicts a number of structures on the western slope in or near the study area, including hay yards, the commanding officer’s stable, bullock houses, and “Soldiers Hutts,” the latter of which, the cartographer admits in his legend, “should be nearer the Glacis.”

A 1779 plan also shows activity in and around the study area (**Figure 19**). One building stands squarely in the northernmost of the two lots on Fort Edward Street, while another straddles the property line next to today’s Cobbett Street. A third building can be seen in what is today the national historic site parking lot, beyond which the officers’ garden occupies an area measuring approximately 1650 square metres (ca. 1.7ha or 0.4 acres).

²⁷ E.g. Charles Morris. 1755. “A Chart of the Sea Coasts of the Peninsula of Nova Scotia.” British Library (BL) Maps K.Top.119.58; Charles Morris. 1755. “A Chart of the Peninsula of Nova Scotia.” BL Maps.K.Top.119.57.

²⁸ Hind, Henry Youle. 1889. “Inquiries Into the History of the Acadian District of Pisiquid.” Halifax: Nova Scotia Historical Society. NSA MG 100 vol. 256 no. 19.

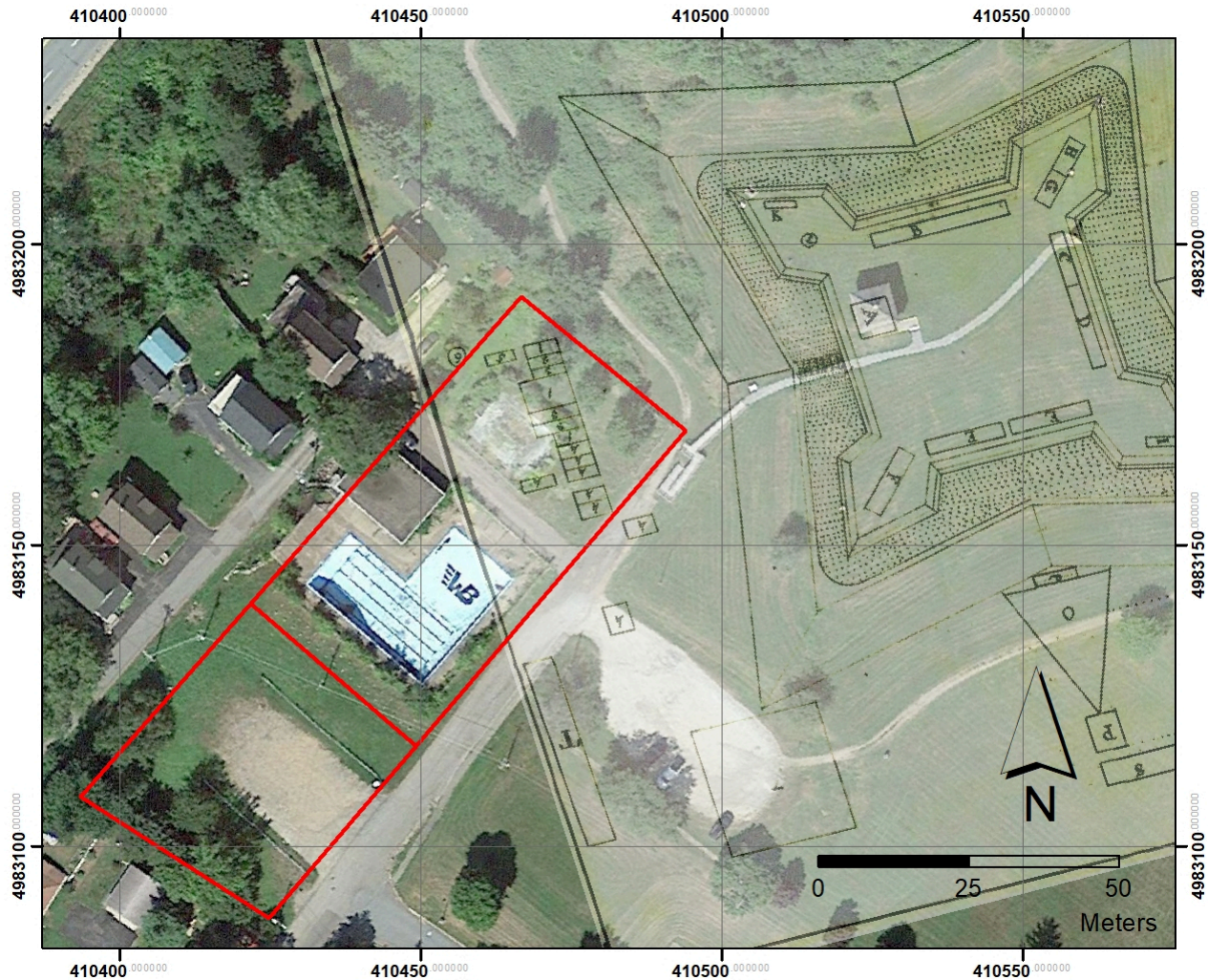


Figure 18: Georeferenced 1757 plan of Fort Edward showing military infrastructure in the study area. These include hay yards, the commandant's stable, bullock houses, and soldiers' huts. SOURCE: Edward Wight. 1757. "An Exact ground Plan of Fort Edward at Pesaquid taken from a survey and Laid down by a scale of 60 feet to an inch." William L. Clements Library, Brun Add. 240.

These maps strongly suggest the presence of archaeological resources associated with Fort Edward in the northernmost of the two properties comprising the study area.

The other major extramural site of archaeological interest and sensitivity associated with Fort Edward is the garrison cemetery, which, being unmarked, has been lost. It is the final resting place of an unknown number of soldiers who died while stationed at the fort, and it also holds the remains of many civilians.²⁹

²⁹ A record in the collection of the West Hants Historical Society lists 19 individuals – apparently all civilians – buried at Fort Edward between 1777 and 1794. Anon. n.d. "Windsor Burials at Fort Edward."

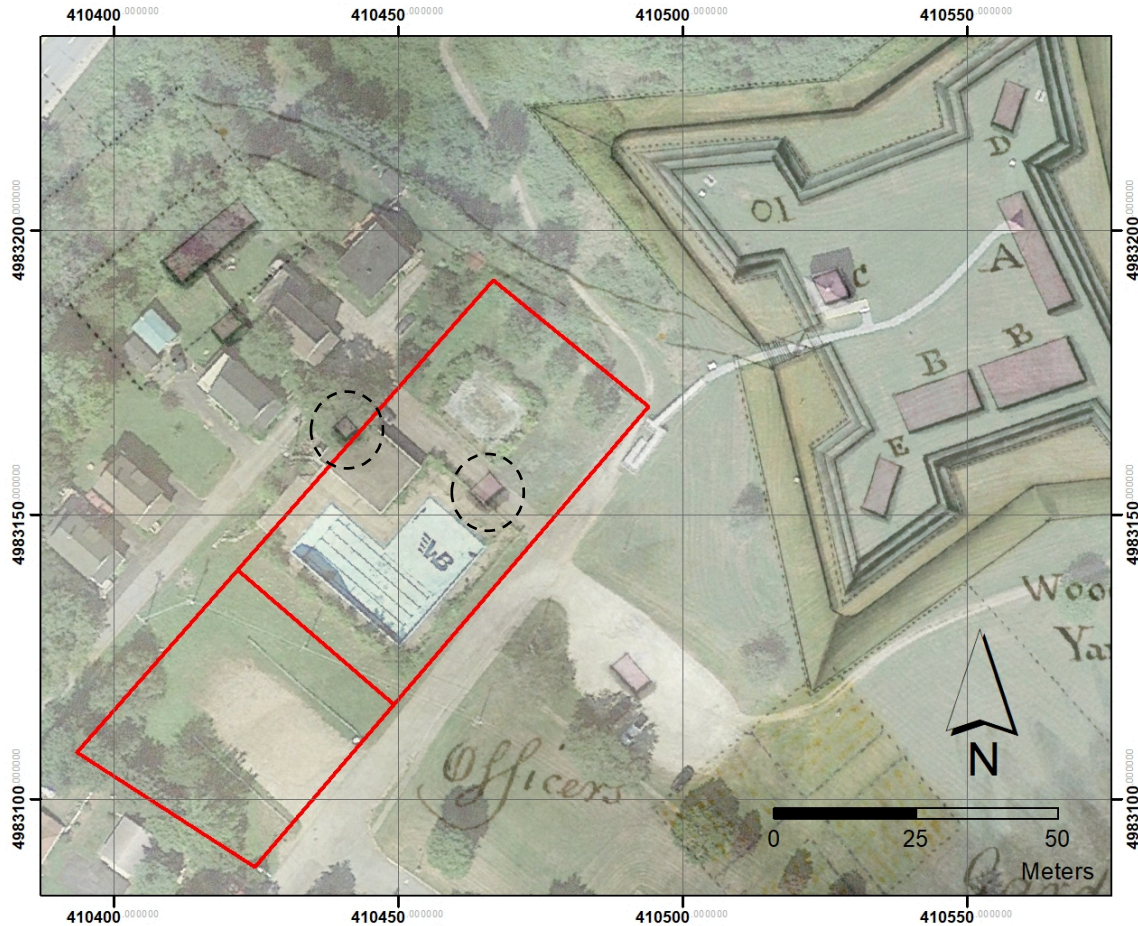


Figure 19: Georeferenced 1779 plan of Fort Edward showing buildings in the study area (circled). SOURCE: W. Spry. 1779. "A Plan of Fort Edward in Nova Scotia." William L. Clements Library 8398.

The garrison cemetery attracted the interest of antiquarians in the 19th century, and Hind, for example, refers to "the grand old willows which partly enfold the old military burial ground" on Fort Edward Hill (Hind 1889, 18). These trees were drawn and photographed many times during this era (e.g. **Figure 20**). Fortunately, a 1929 oblique aerial photograph captures their location in the landscape before they disappeared, allowing the cemetery's general location to be determined with the aid of GIS.

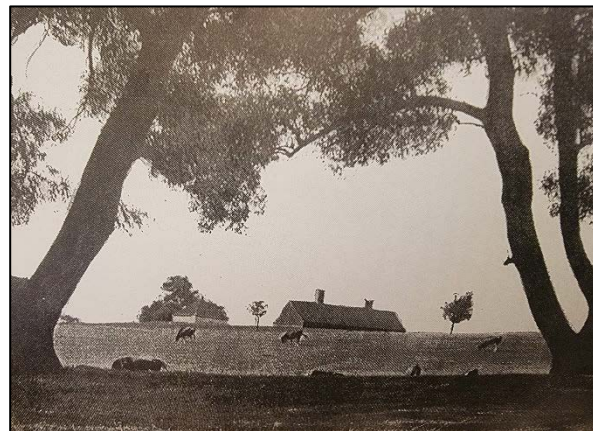


Figure 20: Site of the garrison cemetery and associated willows shown in an old photograph. The blockhouse and officers' quarters can be seen in the distance, suggesting a location downslope and to the east-southeast (Loomer 1996, 5).

Figure 21 shows the probable site of the garrison cemetery, and further research with the aid of LiDAR evidence will certainly clarify this picture.

This subject requires further analysis, but preliminary findings place the garrison cemetery well outside the study area, on the opposite side of Fort Edward Hill. This is perhaps doubly relevant in the context of this ARIA because the garrison cemetery may occupy the site of the older Acadian parish cemetery. The reasons for the uncertainty surrounding the Acadian cemetery's location are outlined above, as is Fort Edward and Windsor's similarity to Fort Anne and Annapolis Royal. At Fort Anne, the British garrison and townspeople reused the Acadian cemetery, and the same pattern may have been followed here at Fort Edward.



Figure 21: A 1929 aerial photo showing the old willow trees associated with the cemetery. SOURCE: National Air Photo Library (NAPL) A1236-83.

5.3 The Truckhouse

The truckhouse has attracted scholarly interest for some time (Loomer 1996, 15, 46, 62; Shand 1979, 12). An archaeological survey in 1989 recorded a site, BfDa-04, The Loomer Site, at what was thought to be its location, at the foot of Fort Edward Hill along Water Street. According to the MARI, however, artifacts collected here date from the late 19th to early 20th centuries.

Until recently, John Hamilton’s painting (Figure 4, above) provided the best locational evidence for the truckhouse. Wight’s 1757 plan, however, also shows it (Figure 22), albeit at the wrong location.

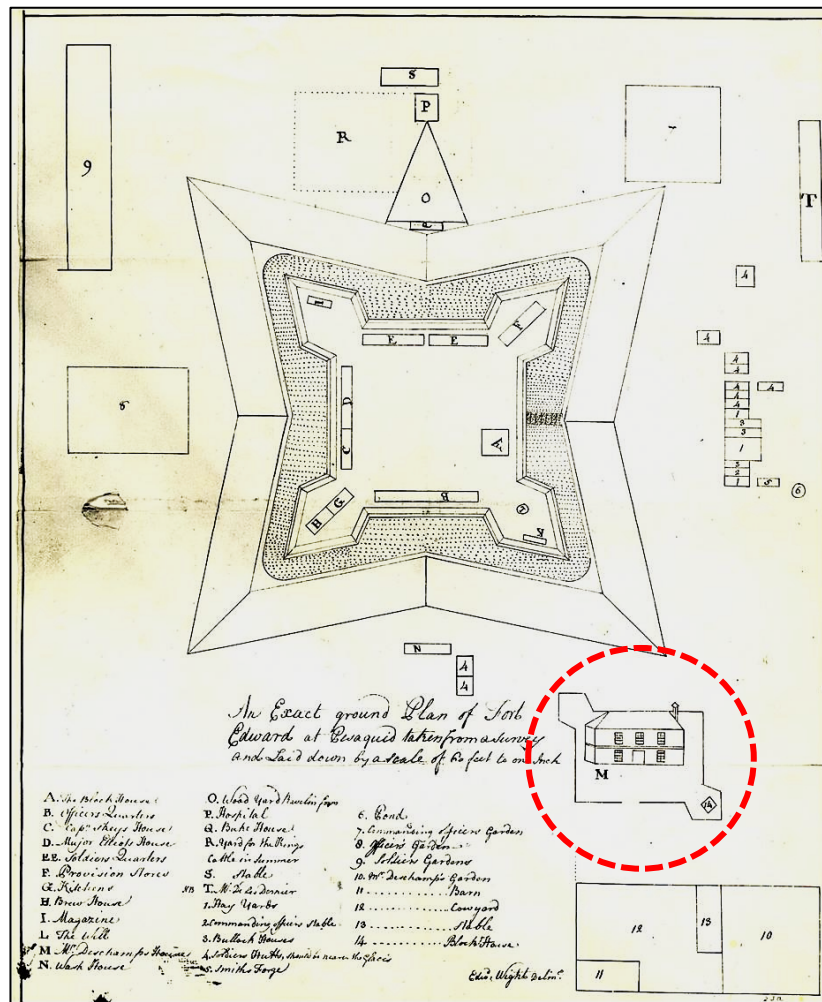


Figure 22: Edward Wight’s 1757 plan of Fort Edward appearing to show the truckhouse compound occupying a position roughly in line with the fort’s western bastions (North is at the bottom of the map). The actual location as proved by more carefully surveyed cadastral maps is more to the west, and likely just off the righthand side of Wight’s page. Perhaps, lacking room, he just nudged it over slightly. SOURCE: Edward Wight. 1757. “An Exact ground Plan of Fort Edward at Pesaquid taken from a survey and Laid down by a scale of 60 feet to an inch.” William L. Clements Library, Brun Add. 240.

Archival maps of better quality allow us to determine the location of the truckhouse with confidence. It was located across Cobbett Street to the northwest of the study area, on land that has since the 19th century been subdivided into residences (Figure 23).

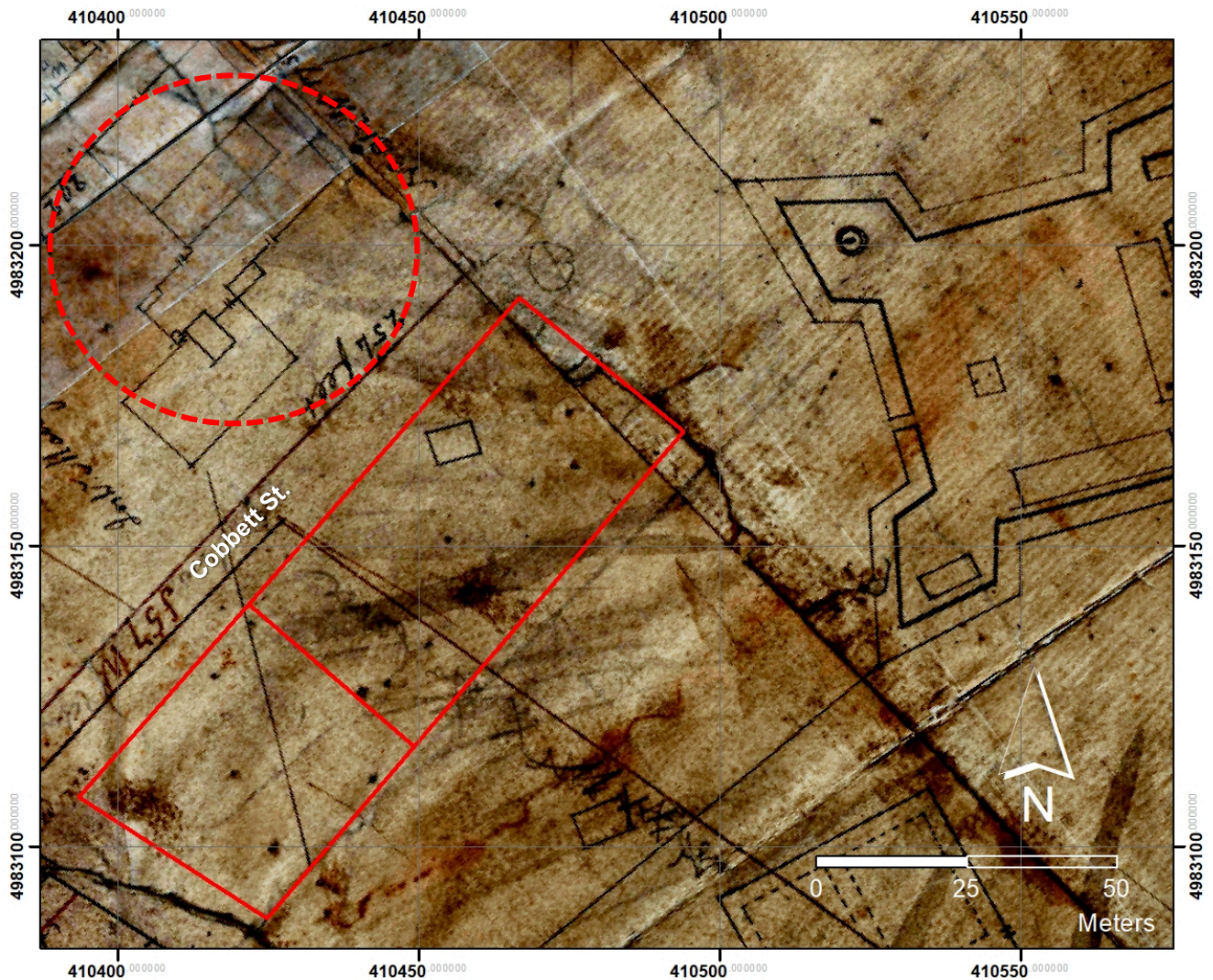


Figure 23: A cadastral plan showing the location of the truckhouse (circled) in reference to Fort Edward and the study area (outlined). The site is presently across Cobbett Street. This map is undated but contextual clues place it in perhaps the 1760s. As in Figure 19, above, which shows the 1779 map of Fort Edward, we see a building unambiguously placed in the study area.

5.4 The Agricultural Fair

The study area was a market centre through the later 18th, 19th, and early 20th centuries, for it was here that the previously mentioned agricultural fair was held. Period maps – and especially fire insurance plans – depict infrastructure relating to

the fair at this location (**Figure 24**).³⁰ By early 20th century, the “Exhibition Grounds” contained many buildings and other architectural features, including: five rows of horse stalls and an equal number of livestock stalls to the north of a judging ring. The judging ring and an associated building are located roughly where the Parks Canada parking lot stands today, and a large armoury stood on what is still Department of National Defence property to the south. The latter building served as a barracks and mess for part of the Jewish Legion, whose members trained at Fort Edward during WWI (Beanlands 2014).

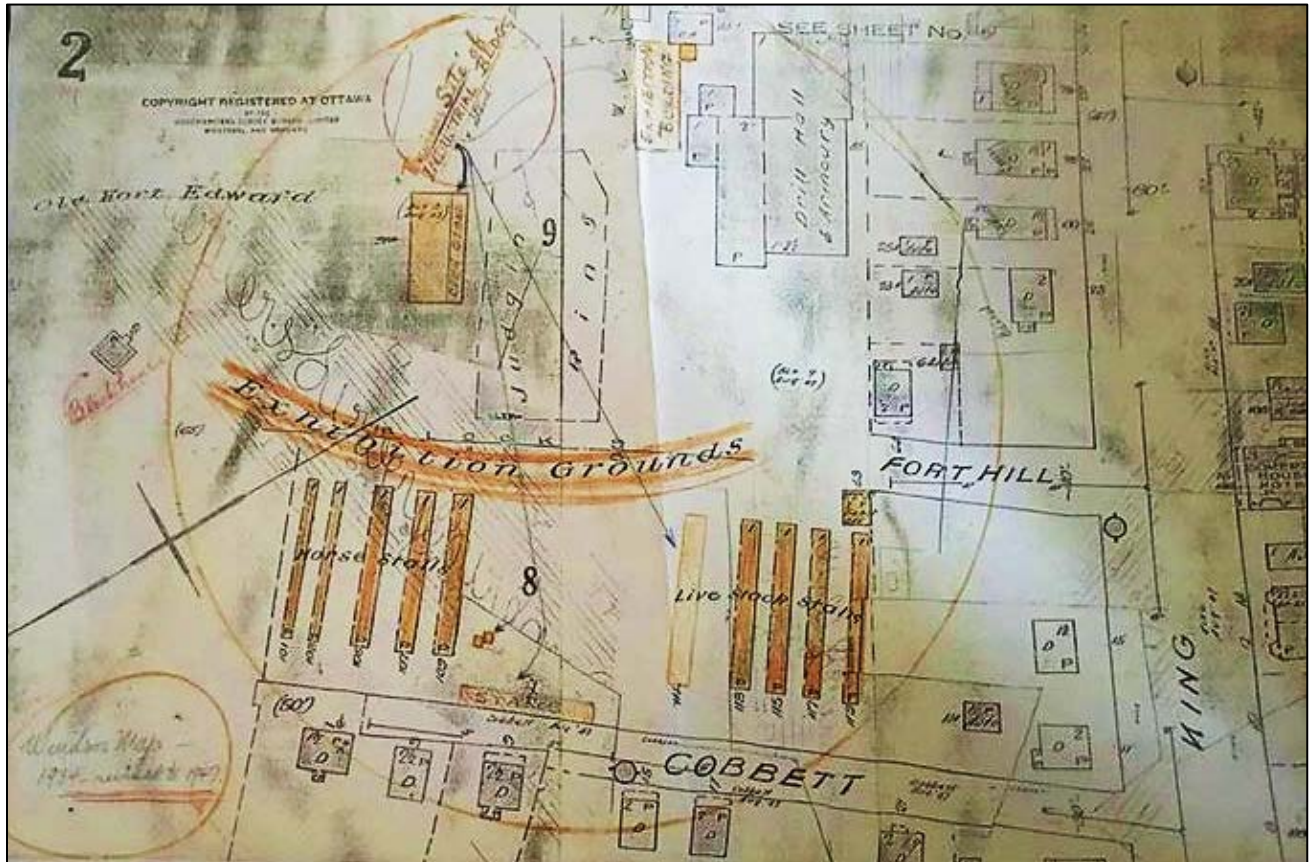


Figure 24: A 1934 (revised 1947) fire insurance plan showing the “Exhibition Grounds” in the study area. SOURCE: West Hants Historical Society.

Many of these structures appear on the earliest aerial photographs of Windsor (**Figure 25**). These photographs supplement the evidence from fire insurance plans and allow architectural features to be plotted with confidence with the aid of GIS (**Figure 26**). These structures were removed when the Windsor Exhibition relocated to its present location, and in 1967 the Town of Windsor established the Windsor Centennial Pool in their place.

³⁰ I was unable to obtain a scanned version of this map from the West Hants Historical Society to georeference, and the fire insurance plans in the Nova Scotia Archives (1899 and 1914) did not depict any of this infrastructure.

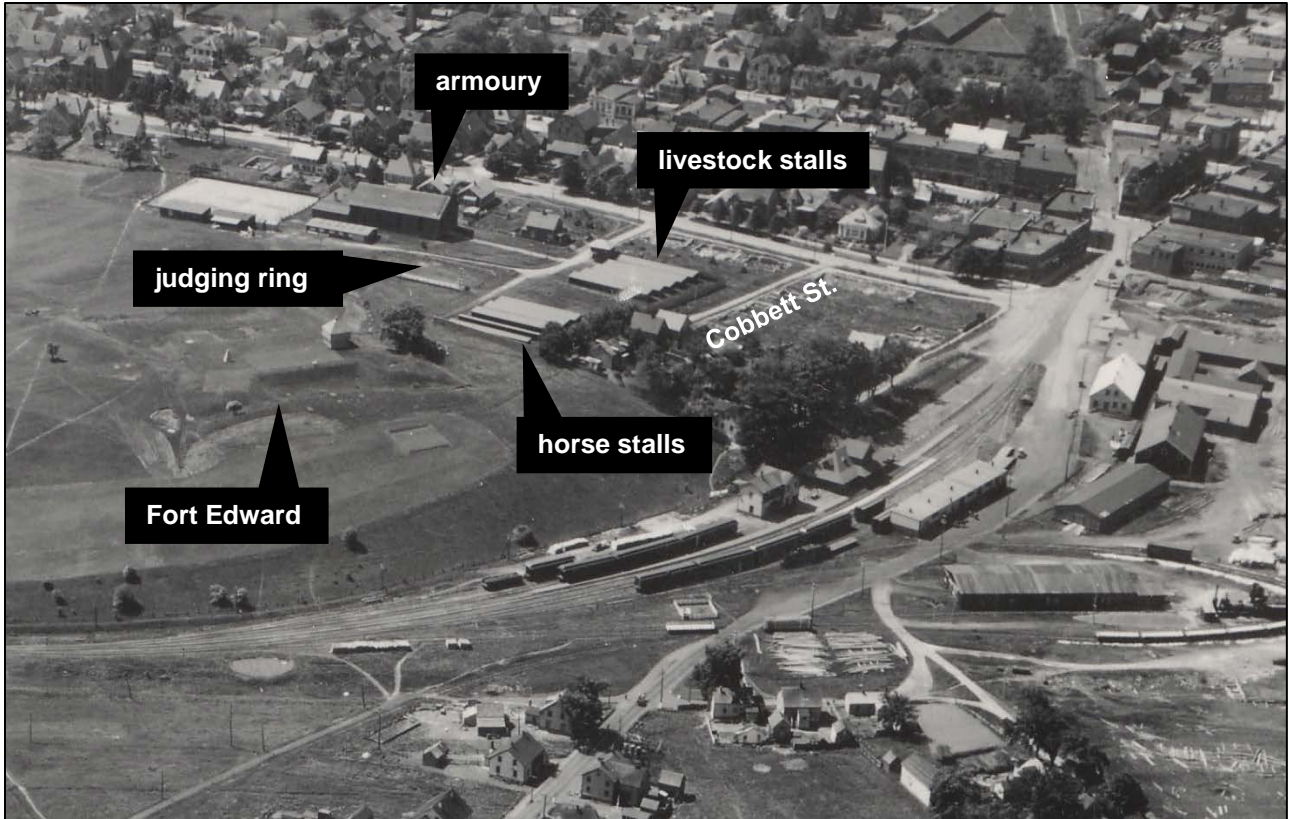


Figure 25: Fort Edward and the Exhibition Grounds from the north. SOURCE: NAPL A1236-83.

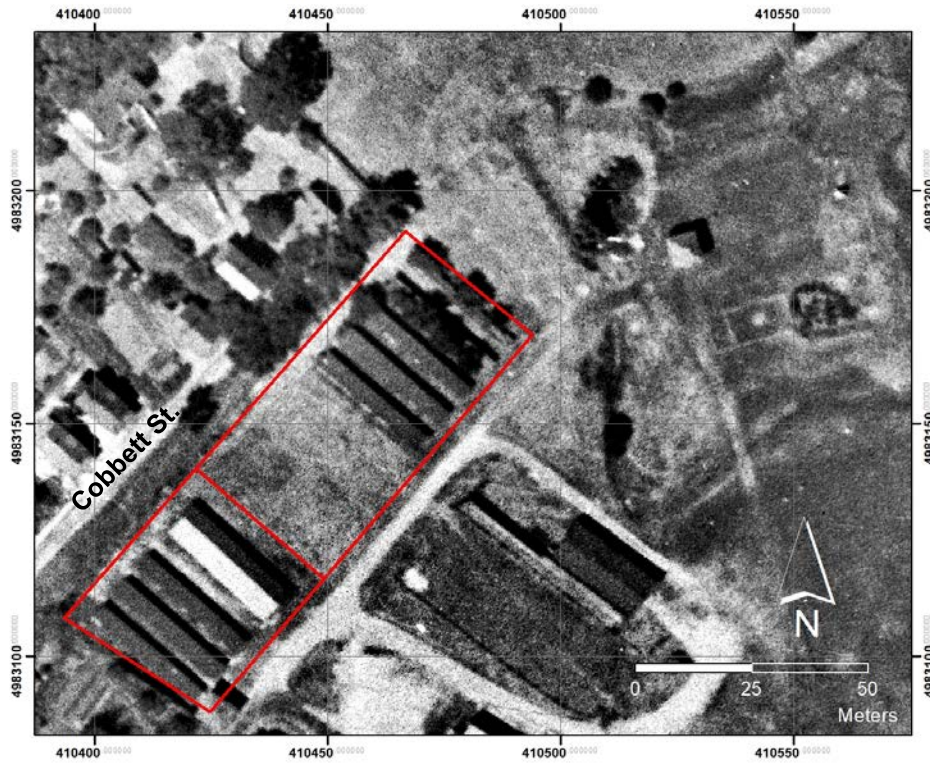


Figure 26: A 1945 aerial photograph of Fort Edward georeferenced to the modern landscape showing the exhibition grounds and nearby buildings. SOURCE: NAPL A8725-013.

6.0 RESOURCE EVALUATION

The approach to resource evaluation favoured here is grounded in the literature of archaeological (e.g. Green and Doershuk 1998; Tainter and Lucas 1983) and critical heritage studies (e.g. Harrison 2010). It is attentive to plural and even divergent regimes of value in assessing heritage objects and places, while emphasizing the inherent value of research potential and knowledge creation.

The key findings are as follows:

6.1 Extramural fort features and the historic place

Documented and potential archaeological resources in the study area have direct relevance to the commemorative integrity of Fort Edward National Historic Site; Parks Canada identifies viewplanes from the fort as critical to the site's commemorative integrity.

As the study area is adjacent to Fort Edward National Historic Site, and historical maps show associated 18th century structures in the study area, a consideration of the significance of these likely archaeological features begins with the rationale underpinning Fort Edward's commemoration. Interestingly, these reasons were not clearly stated by the Historic Sites and Monuments Board of Canada when it initially proposed Fort Edward as a national historic site in 1919. The board addressed this oversight in the 1990s, however, by deciding that the designation should "commemorate [Fort Edward's] role in the struggle for predominance in North America, 1750-1812" (Marineau 1998, 6).

Parks Canada identifies several distinct cultural resources supporting Fort Edward's commemorative integrity; in other words, "those resources that were instrumental in, or integral to, the designation of national significance." Not surprisingly, the 1750 blockhouse and the surviving ramparts are counted among these features. However, the primary cultural resource listed in the national historic site's Commemorative Integrity Statement is the *historic place* itself, defined as consisting of both "the lands within the boundaries of Fort Edward National Historic Site and its viewplanes toward the Avon and St. Croix rivers," the latter of which, "give tangible evidence of the reasons for the establishment of the fort at the confluence of the rivers" (Marineau 1998, 7). The statement goes on to observe that protecting the site's Level 1 cultural resources – among which the historic place and viewplanes are of critical importance – is key to ensuring Fort Edward's commemorative integrity "is not impaired or under threat" (Marineau 1998, 7–8).

6.2 Elevated heritage significance via a network of national historic sites and events

Documented and potential archaeological resources both in and adjacent to the study area have high heritage significance in reference to a local network of national historic sites and designated events of national historic significance.

Resource evaluation in this case takes further meaning by the study area's connection to Grand-Pré National Historic Site and The Landscape of Grand Pré World Heritage Site. The latter's basis for inscription on UNESCO's World Heritage List rests on the following criteria:

Criterion (v): The cultural landscape of Grand Pré bears exceptional testimony to a traditional farming settlement created in the 17th century by the Acadians in a coastal zone with tides that are among the highest in the world. The polderisation used traditional techniques of dykes, aboiteaux and a drainage network, as well as a community-based management system still in use today. The resultant rich alluvial soil enabled continuous and sustainable agricultural development.

Criterion (vi): Grand Pré is the iconic place of remembrance of the Acadian diaspora, dispersed by the Grand Dérangement, in the second half of the 18th century. Its polder landscape and archaeological remains are testimony to the values of a culture of pioneers able to create their own territory, whilst living in harmony with the native Mi'kmaq people. Its memorial constructions form the centre of the symbolic re-appropriation of the land of their origins by the Acadians, in the 20th century, in a spirit of peace and cultural sharing with the English-speaking community.³¹

Grand-Pré National Historic Site's designation is justified because:

- it was a centre of Acadian activity from 1682 to 1755;
- it commemorates the Deportation of the Acadians, which occurred at Grand-Pré in 1755; and
- it commemorates the strong attachment that remains to this day among Acadians throughout the world to this area, the heart of their ancestral homeland and symbol of the ties which unite them (Parks Canada 2012, 7).

³¹ UNESCO Committee Decisions, 36 Com 8B.27, Cultural Properties - Landscape of Grand Pré (Canada) <http://whc.unesco.org/en/decisions/4798>

Although geographically separate, Fort Edward and Grand-Pré are closely linked historically and through modern heritage and tourism. Both sites occupy estuarine settings and have histories of Indigenous and Acadian settlement and intermingling. Their narratives are particularly tightly bound by the 1755 Deportation of the Acadians, a designated event of national historic significance. Lieut.-Col. John Winslow, whose capture and deportation of the Acadians from Grand-Pré inspired Longfellow's *Evangeline: A Tale of Acadie* (and the subsequent memorial acts culminating in the creation of Grand-Pré National Historic Site and The Landscape of Grand Pré UNESCO World Heritage Site), actually began his campaign against Acadian civilians in the Minas Basin at Fort Edward. It was to Fort Edward that he and his soldiers were initially sent from Chignecto in August 1755. Only after arriving did he receive further orders to base his operations at Grand-Pré (Winslow 1884, 241–43).

Isaac Deschamps, the Fort Edward truckmaster, spoke French fluently and facilitated communication between British officials, the garrison, and the Acadians throughout the middle years of the 18th century. In 1755, he translated the infamous Deportation Order into French. The documents read on September 5th to the assembled Acadian men and boys by John Winslow at Grand-Pré (**Figure 27**), and by Alexander Murray at Fort Edward were, according to Winslow himself, “put into French” by Isaac Deschamps (Winslow 1883, 90).

Figure 27: Historical reconstruction artwork depicting John Winslow reading the Deportation Order to Acadians at the parish church in Grand-Pré on September 5, 1755. A similar scene took place at Fort Edward at the same time. Both texts were translated into French by truckmaster Isaac Deschamps. SOURCE: Claude Picard 1986. “The Deportation Order.” Parks Canada.



6.3 A Pre-Deportation Acadian religious site

The pre-Deportation Acadian church of Notre-Dame-de-L'Assomption has been documented and archaeologically attested approximately 35m from the study area.

The study area is thus part of an as-yet poorly understood ecclesiastical site, whose archaeological resource inventory has yet to be properly studied. While there is good reason to place the associated cemetery outside the study area, the boundaries of the church site and the locations of its architectural and landscape features (e.g. priest's house) have yet to be determined.

The Acadian diaspora is a population exhibiting a high degree of interest in heritage and genealogy. The presence of a church site at this location represents a significant cultural resource and a potential driver of additional visitation to Fort Edward National Historic Site.

6.4 A Mi'kmaw Treaty site

The truckhouse was an important site of interaction between the Mi'kmaq and the British, and in 1760 it became a formal part of the Treaty relationship.

The Fort Edward truckhouse borders the study area to the northwest and is one of six such posts established in the region as part of the British Crown's commitments to the Mi'kmaq through the Treaties of Peace and Friendship of 1760-61. None of these other sites is commemorated. In a time of reconciliation, the presence of the truckhouse and its associated archaeological features adjacent to – and perhaps partly in – the study area represents a highly significant and valuable cultural resource.

6.5. The site of Canada's oldest agricultural fair

The study area occupies part of the grounds upon which Canada's oldest agricultural fair was held since 1765. The fair continues to operate at another location, constituting an authentic and community-based example of living heritage.

The market and agricultural fair grew out of the pre-existing commercial relationships between the British, Acadians, and Mi'kmaq at Fort Edward Hill. Abundant evidence places 19th and early 20th century fair infrastructure in the study area (**Figure 28**). The fair continues to exist today in the form of the popular Windsor Exhibition, which has since relocated to another site. Being the oldest event of its kind in Canada, the Windsor Agricultural Fair has been designated as an event of national historic significance.



Figure 28: Historical scenes from the agricultural fair. Top: the festival atmosphere, 1947; middle: horse teams in the judging ring, 1940; bottom: a sign of continuity of practice? Mi'kmaw participants with wigwam on a parade float going up Fort Edward Street, 1935. SOURCES: West Hants Historical Society: 28.7.07.83, 92.843, 12.7.23.10.

6.6 Potential economic benefits of heritage resource mobilization

While cultural value is often sufficient to justify the conservation of heritage resources, it is important to recognize that heritage resources can also drive significant economic activity.

Recent decades have seen the establishment and consolidation of a ‘heritage industry’ (Lowenthal 1985). A significant component of the broader tourism industry, the heritage industry articulates with a range of public- and private-sector organizations including art galleries, museum, and historic sites. The heritage sector also supports and is supported by workers in a variety of fields, ranging from heritage professionals (conservators, curators, interpreters, planners, researchers) to workers in the food, hospitality, and retail sectors. The United Nations notes that the tourism industry has outpaced global economic growth for the nine consecutive years prior to the arrival of the COVID-19 pandemic, and in 2019 was valued at \$3.5 trillion (USD), accounting for 4% of world GDP (United Nations World Tourism Organization 2021, 5). Tourism Nova Scotia estimates the value of overall provincial tourism revenue in 2019 to be \$2.64 billion (CDN) (Tourism Nova Scotia 2022).

The most recent published data on visitation at Fort Edward demonstrates the extent to which visitation patterns correspond to the historical narrative and heritage site linkages outlined above.³² “When asked what other locations and attractions the respondent had visited or was planning to visit that day, 37% indicated Grand-Pré NHS, and 28 % and 26% respectively indicated Port-Royal and Fort Anne.” Visitor motivations included experiencing “a new place/local people/explore (33%), to explore family ancestry, heritage, and landmarks (30%), and to observe/learn at their own pace (20%)” (Parks Canada 2016, 10).

The archaeological resources here and nearby could potentially attract large numbers of visitors who are already exploring the related network of heritage sites linked to Highway 101. Annual Averaged Daily Traffic (AADT) volume westbound on Highway 101 between Exits 5A and 6 at Windsor equalled 7,965 vehicles between 2015 and 2019, or approximately 2,900,000 vehicles per year (Nova Scotia Department of Transportation and Infrastructure Renewal 2021, 109). And while the volume of traffic on Highway 101 is gradually increasing, visitation at Fort Edward has declined from “approximately 3,000 visitors in the year 2000 to 1,100 in 2015” (Parks Canada 2016, 11). If more creativity and effort were devoted to mobilizing the extraordinary heritage resources outlined here, the broader community might benefit significantly, both culturally and financially.

³² 2009-10 data revealed that “80% of visitors are Canadian and 13% American. Of the Canadian audience, 32% are from Nova Scotia (21% of respondents were on a day-trip from Halifax), 17% from Ontario, and the remainder from the rest of Canada” (Parks Canada 2016, 10).

7.0 RESULTS AND DISCUSSION

Taken in its entirety, the evidence gathered to date shows that the study area, though it may be legally defined as two distinct and separate properties, remains nevertheless part of the archaeological landscape and heritage environment of Fort Edward National Historic Site of Canada:

- A pre-Deportation Acadian parish church stood approximately 30m north of the study area. Although there is reason to place the Acadian cemetery elsewhere, this ecclesiastical site is not well evidenced and its proximity to the study area raises the need for archaeological vigilance.
- The study area's proximity to Fort Edward also implicates it in considerations of the fort's views of the Avon River, which Parks Canada states are essential to the national historic site's commemorative integrity.
- Several 18th century maps place buildings and other extramural architectural features associated with Fort Edward unambiguously within the study area.
- The Mauger-Deschamps truckhouse, a significant site in Windsor's commercial heritage and a locus at which part of the Treaty relationship between the British Crown and the Mi'kmaq was fulfilled, was adjacent to the study area, across Cobbett Street. Some of the activities centered on the truckhouse may have "spilled over" to the study area, and indeed the best 18th century map of the truckhouse places an unidentified building in the study area.
- Aerial photographs and mapping show structures associated with the Windsor Agricultural Fair, a designated event of national historical significance, unambiguously within the study area.

Potential archaeological features associated with structures depicted on historical maps and aerial photographs are plotted in **Figure 29**. All of the structures noted on historical maps and aerial photographs are located outside the footprint of the large swimming pool built in the 1960s. It is noteworthy that the legend on Edward Wight's 1757 map of Fort Edward indicates the "Soldiers Hutts should be nearer the Glacis." How much nearer cannot be known, but it is likely that at least some of the structures he drew were located in the study area.

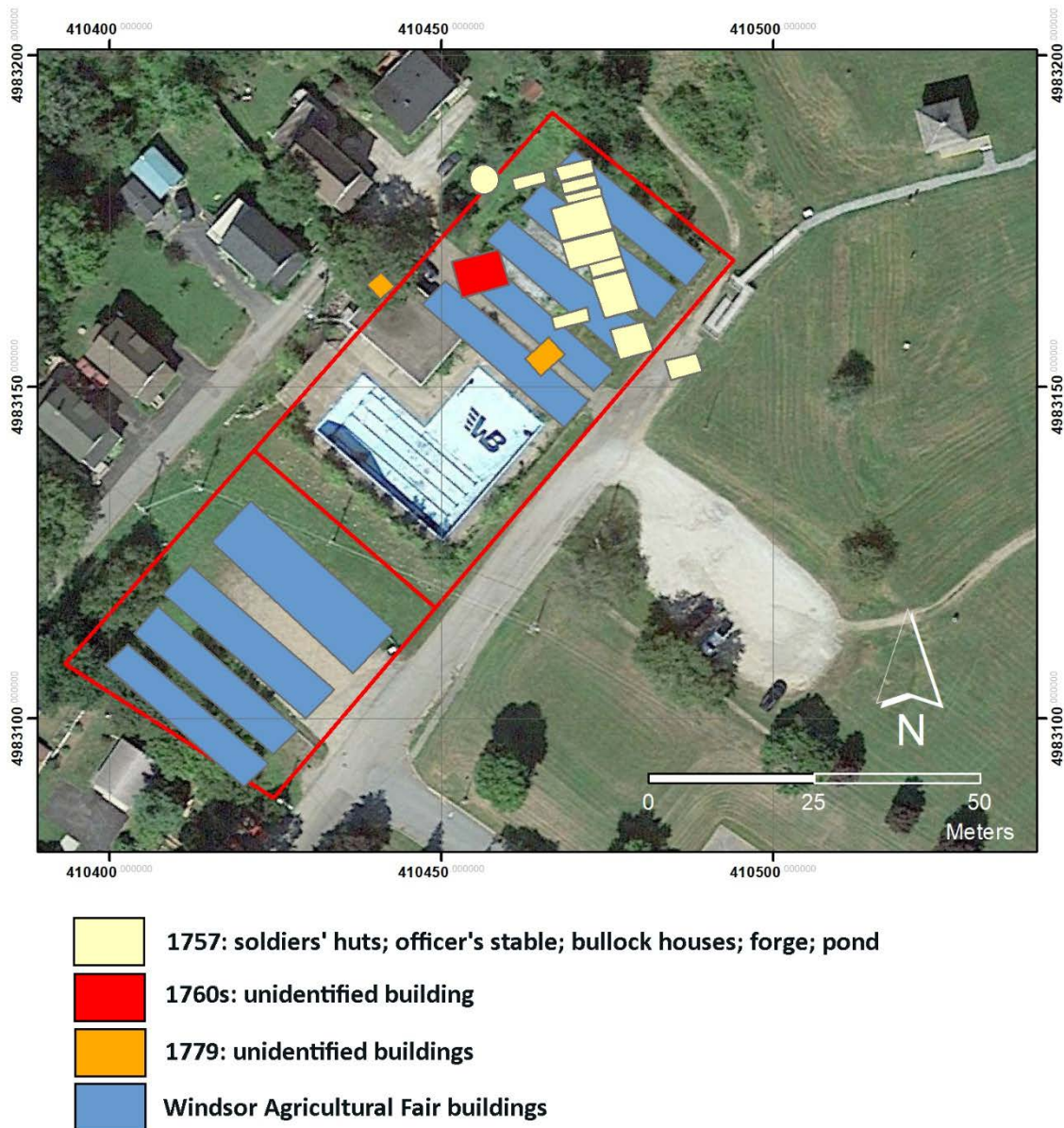


Figure 29: Archaeological potential map showing the locations of former structures identified using historical maps and aerial photographs. SOURCE: Google Earth 2015.

The integrity of these and related features is difficult to ascertain without geophysical prospection and archaeological test excavation. The study area has been significantly altered in recent decades by grading, the excavation of the pool, and the installation of associated infrastructure. In November 2019 the site was capped with imported fill.³³ LiDAR data offers some assistance in quantifying these

³³ M. Philipps to J. Fowler, 19 February 2022.

impacts (**Figure 30**).³⁴ It appears likely that material excavated from the pool in the 1960s was cast up to form berms on the west, south, and east sides of the pool. The upslope – or roughly north – side appears essentially flush with the (previously graded?) surface. ***Based on the evidence consulted to date, it appears the construction of the large swimming pool in the 1960s did not likely directly impact any of the anticipated archaeological features.***

In general, the northernmost of the two properties (PID 45059797), which is also the closer of the two to Fort Edward, appears to contain the most and earliest archaeological evidence associated with Fort Edward and perhaps the truckhouse. This area appears to have been graded, but we do not know when. It may have happened in the early colonial period, in which case early archaeological features are more likely to survive in primary context. If grading took place later, for example in the Victorian period, as part of renovations of the fairgrounds, then the earlier archaeological remains in the upslope part of the property are likely to have been negatively impacted. The more substantial buildings shown on the 1760s and 1770s maps, on the other hand, may well have received a protective blanket of sediment, enhancing their likelihood of survival to present times. If any of these buildings had cellars, wells, or privies, then these are even more likely to remain intact because of their greater depth. As loss traps, they may contain valuable archaeological deposits.

In conclusion, it should not be assumed that previous construction activities at the site, though appearing heavily disruptive, actually destroyed much of the archaeology. Contrary to appearances, significant archaeological deposits might actually survive relatively intact.

³⁴ Two sets of provincial LiDAR data are available. The first, flown in 2011 (months and days unknown) with a pulse spacing of 0.67, was collected with a REIGL Q680i. The second was collected in the summer of 2019 with a pulse spacing of 0.32 using a REIGL VQ1560i and Q780.

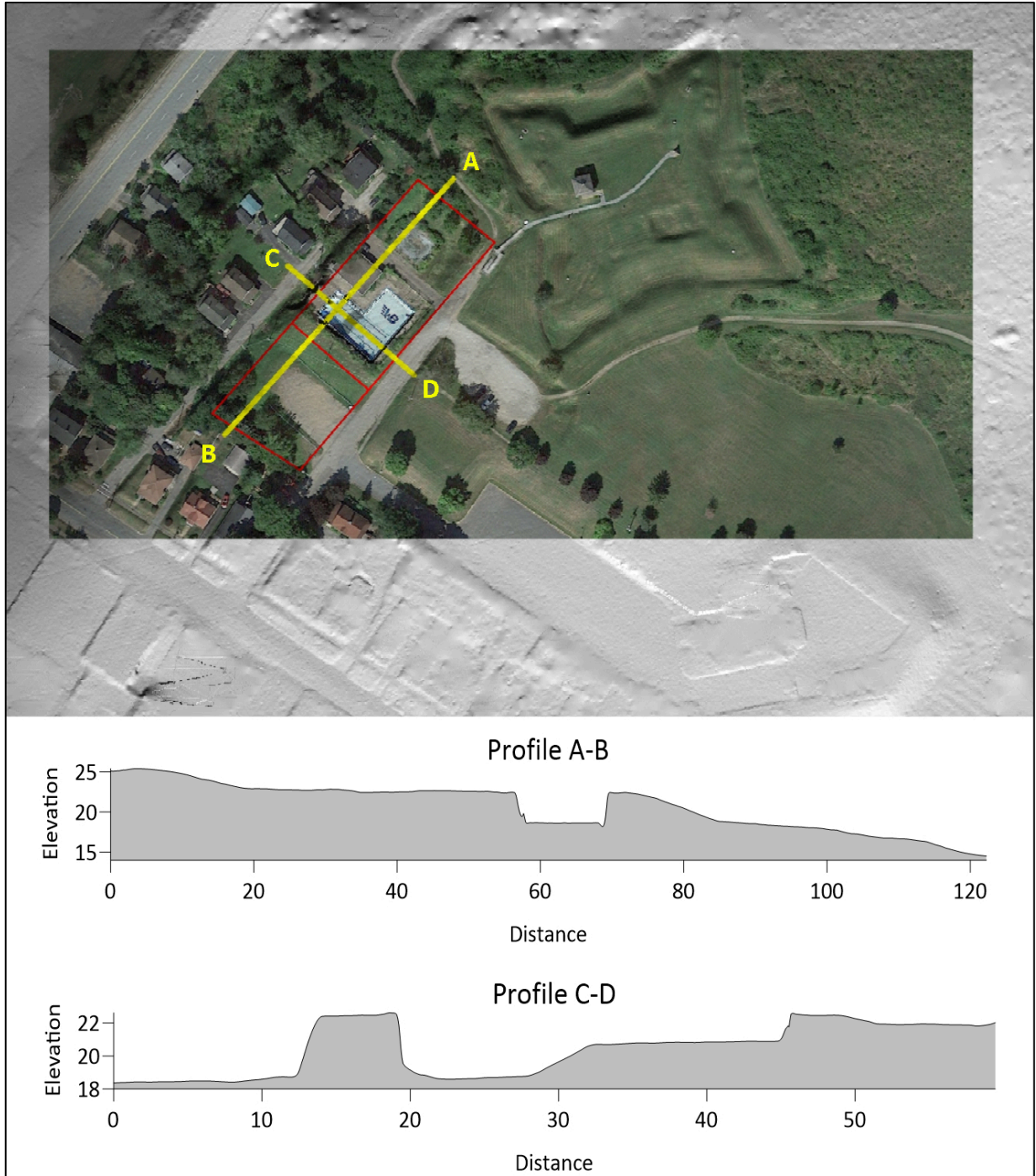


Figure 30: LiDAR data of the study area (outlined in red) and its surroundings with profiles indicating variations in relief arising from previous construction activities. Scale in metres; north at top. SOURCES: Province of Nova Scotia 2019 and Google Earth 2015.

8.0 INTERPRETATION

The primary purpose of this exercise is to assess the archaeological potential of the two properties comprising the study area. As detailed above, there is strong evidence of a range of historical activities in and adjacent to the study area, and compelling evidence that many of these activities left archaeological deposits. Despite past construction activities, there is good reason to expect that at least some of the archaeological resources inventoried here may be well preserved. Other objects and features are likely in secondary contexts. The conclusions and recommendations articulated in the next section reflect these facts and inferences, along with the considerable significance and untapped heritage resource development potential of Fort Edward National Historic Site.

Although visitation has declined in recent years, “[m]any people in the community of Windsor – area residents, members of the West Hants Historical Society, town councilors, and staff, among others – have a strong interest in the future of Fort Edward National Historic Site” and “see Fort Edward as a valuable community asset” (Parks Canada 2016, 35). Parks Canada’s most recent management plan articulates two key strategies for increasing visitation at Fort Edward National Historic Site. The first aims to *inspire the discovery of Fort Edward NHS* by:

- improving the quality of pre-trip information;
- working with others to enhance connections with “a network of national historic sites in the region;” and
- enhance visitors’ opportunities “to experience the Fort Edward view-plane and grounds.”

The second strategy aims to cultivate *shared stewardship* over Fort Edward NHS and aims to transform the site into a *community gathering place* by:

- involving “area residents, the Mi’kmaq, partners, and stakeholders” in protecting Fort Edward’s cultural resources and heritage values; and
- encouraging “area residents, the Mi’kmaq, partners, and stakeholders” to use Fort Edward NHS as a community gathering place (Parks Canada 2016, 35–36).

One is struck by the depth and richness of the heritage resources in and around Fort Edward, by their enormous potential for mobilization, and by their sadly neglected state at present.

9.0 EVALUATION OF RESEARCH

This ARIA relies on standard historical archaeological and empirical landscape archaeological methods and was informed by highly resolved and thorough cartographic, photographic, and ethnohistorical data. The MARI was consulted in order to characterize the study area's archaeological context, particularly in relation to Indigenous sites. To this end, feedback was also elicited from the Mi'kmaq Rights Initiative's Archaeology Research Division.³⁵

An extensive corpus of archival mapping was consulted, and these sources were georeferenced and collated with modern LiDAR evidence to help model archaeological potential. The exercise revealed that, not surprisingly, historical maps frequently exhibit measurement errors in addition to other distortions and omissions. These have been controlled by comparing and collating maps, and by comparing map evidence to independent sources such as land records (deeds), written documents, art, and historical photography whenever possible.

Considerations of archaeological significance and heritage value accounted for varied traditions and sought input from Parks Canada, specialists in local history and heritage, and members of Acadian and Mi'kmaq communities.

Field reconnaissance on 12 February was hampered by the presence of snow, which obstructed vision, but the site has been capped with fill and is unlikely to reveal significant visual evidence in its present state.

10.0 CONCLUSIONS AND RECOMMENDATIONS

Several conclusions and recommendations arise from this study. They range from general considerations pertaining to the value and potential communal benefit of the heritage resource, to specific steps that should be taken to safeguard archaeological resources in the event of future construction.

10.1 General Conclusions and Recommendations

As a cultural asset, the property at the centre of this ARIA – like Fort Edward more generally – represents a potentially very significant heritage resource for the West Hants Regional Municipality. This potential is perhaps not widely recognized because the site's enormously rich and multifaceted history is not very well known. Nor has this site found the kinds of champions who have advanced the cause of heritage development elsewhere along the floor of the Annapolis Valley.

³⁵ J. Fowler to T. Jacobson, 18 January, 2022; T. Jacobson to J. Fowler, 02 February 2022.

Fort Anne, which, as we have seen, is something of a sister site to Fort Edward, was the very first site designated in Canada's national historic sites system in 1917. But this development, which today anchors Annapolis Royal's heritage infrastructure and economy, was nearly doomed by local businessmen who wanted to level to fort's ramparts for commercial development. Heritage activists fought to rescue it from destruction through the late 19th and early 20th centuries, and again in the 1970s, when the town fell on hard times and a plan was again floated to level to fort to build housing (Moody 2014, 214, 303).

Across the Annapolis River, Port-Royal National Historic Site's prominence owes much to its association with the heroic career of Samuel de Champlain, the Father of New France. The Port-Royal Habitation reconstruction began with a small group of passionate heritage advocates lead by Harriet Taber Richardson and Loftus Morton Fortier, who attracted the support of local and international politicians and other leaders (including the governors of Massachusetts and Virginia, the American ambassador to Canada, and the President of Harvard University). They raised significant funds through private donations before the project was adopted and completed by the Canadian federal government in the 1930s (Schmeisser 2001, 4–12).

Grand-Pré National Historic Site, meanwhile, though stewarded by Parks Canada, is a cultural treasure of the Acadian people, who have played a significant part in its development and management for over a hundred years. An Acadian descendant, John Frederic Herbin, in 1907 bought the land that would become the heart of the national historic site and world heritage site, and the funds to build the iconic memorial church in 1924 were raised by donations from Acadians across Canada and the United States (Fowler and Noël 2017, 53; B. LeBlanc 2003, 121). Each of these sites has enjoyed, and continues to benefit from, an active constituency of promoters both outside and inside the official heritage system. *In each case, community members and local governments made the crucial investments of time and money to initiate heritage resource development projects that were subsequently adopted and reinforced by federal investment.*

Fort Edward, meanwhile, despite extraordinary and varied heritage resources, has been comparatively neglected, to the detriment of the local culture and economy.

A period of reflection and meaningful dialogue with partner organizations, especially Parks Canada, and local and descendant communities (e.g. Mi'kmaq, Acadian), seems warranted in determining the best future course of action with respect to these properties.

10.2 Archaeological Heritage Mitigation During Future Construction

Should construction take place on the properties in question, it is recommended that:

1. The entire study area be subject to a Phase 2 ARIA in advance, with the exception of the deepest portions of the former swimming pool footprint. The Phase 2 assessment should include:
 - a. Sub-surface testing and possibly geophysical prospection to assess the nature of archaeological deposits and soil disturbance; and
 - b. Special attention focused on the areas where 18th century maps show buildings (see Figure 29, above). Although this area has been artificially terraced, the impact of terracing on archaeological resources has not necessarily been destructive, and even archaeological materials in secondary context can have value.
2. Any future constructions planned for these properties should respect Fort Edward's viewplane of the Avon River, which Parks Canada identifies as essential to maintaining the site's sense of historic place and commemorative integrity.

Despite these precautions, should mechanical excavation encounter archaeological evidence, it is recommended that contractors temporarily pause the work and contact John Cormier, Coordinator of Special Places at the Nova Scotia Department of Communities, Culture, Tourism and Heritage: (902) 424-6475 and/or john.cormier@novascotia.ca.

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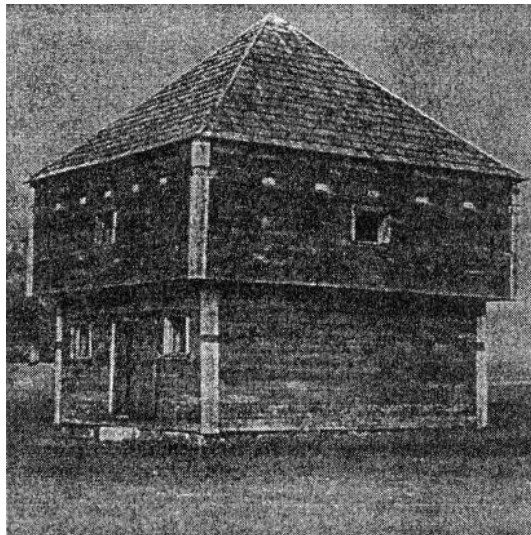
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FORT EDWARD

NATIONAL HISTORIC SITE

COMMEMORATIVE INTEGRITY STATEMENT



January 1998

APPROVAL PAGE

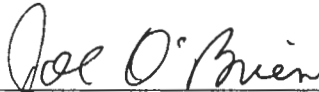
Fort Edward National Historic Site Commemorative Integrity Statement

Approved by:



Thomas E. Lee
*Assistant Deputy Minister
Parks Canada*

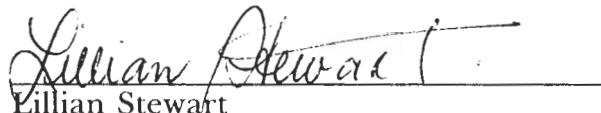
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The following individuals participated in the development of the Fort Edward Commemorative Integrity Statement:

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December 1997

INTRODUCTION

Definition and Purpose of Commemorative Integrity

Parks Canada administers an internationally renowned “Family of National Historic Sites” on behalf of all Canadians. Parks Canada’s most important responsibility concerning these sites is to ensure their commemorative integrity. The purpose of this document is to define commemorative integrity as it applies to Fort Edward National Historic Site. The document is a tool that will assist managers in decision-making. The Commemorative Integrity Statement (CIS) also provides a basis for assessing Parks Canada’s level of achievement in fulfilling its mandated responsibilities.

In order to ensure commemorative integrity, or to evaluate whether a site possesses commemorative integrity, one must have a clear idea of what commemorative integrity is in a site-specific context. It describes the health or wholeness of a national historic site. Commemorative integrity also provides concrete, practical direction for the planning, management and operation of a site. Commemorative integrity addresses four key concerns:

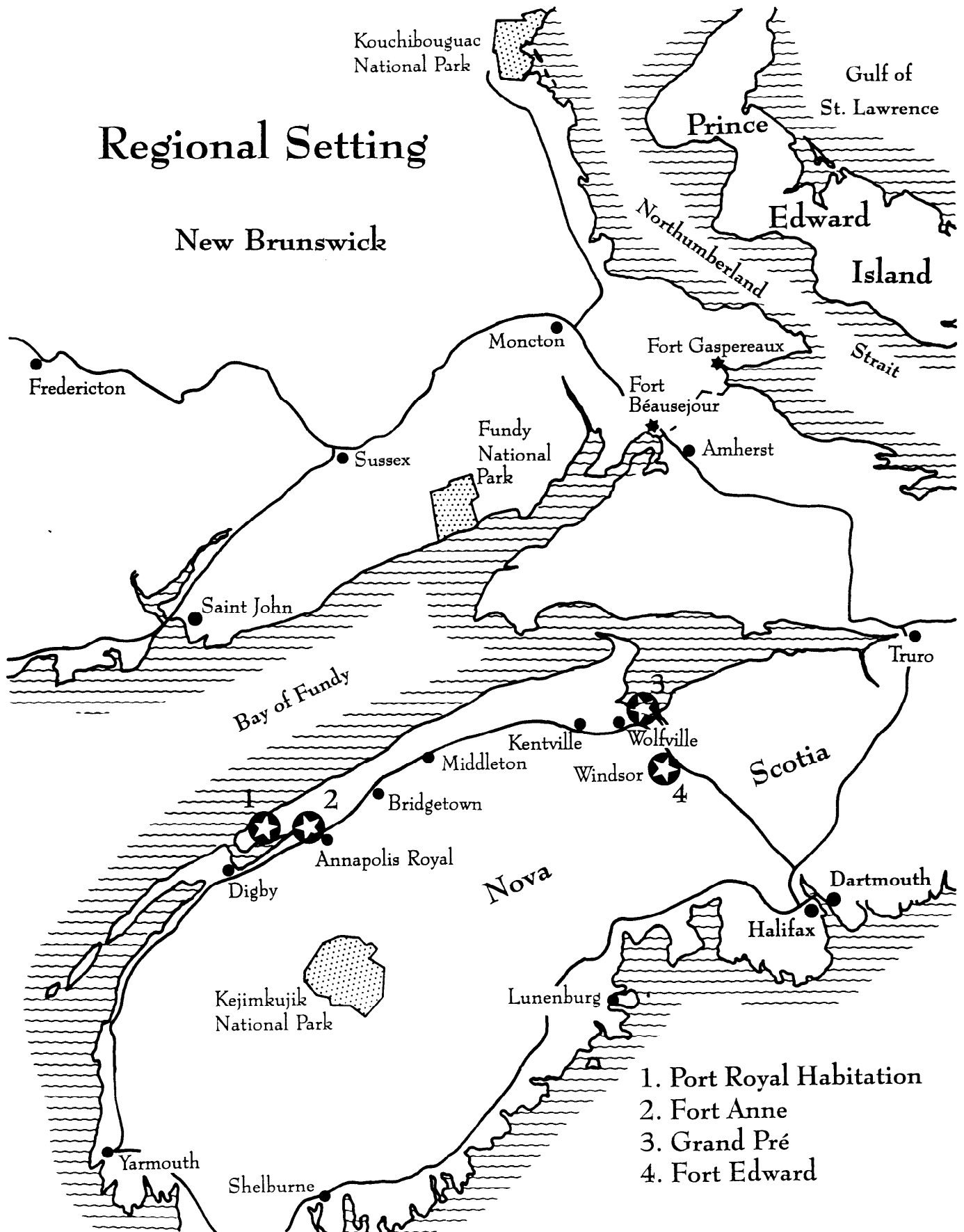
- it focuses our management decisions on what is most important;
- it ensures that there is an awareness of the whole site, not just the individual resources;
- it is one of the Parks Canada’s Business Plan accountabilities along with service to clients and efficient use of public funds;
- and it is the basis for reporting to Canadians on the state of the national historic sites.

According to policy, a national historic site will possess commemorative integrity *when the resources that symbolize or represent its importance are not impaired or under threat, when reasons for its national historic significance are effectively communicated to the public, and when its heritage values are respected by all whose decisions or actions affect the site.*

NATIONAL HISTORIC SITES OBJECTIVES

The Minister of Canadian Heritage is responsible for recognizing and commemorating persons, places and events of national historic significance in Canada. This mandate is detailed in Parks

Regional Setting



1. Port Royal Habitation
2. Fort Anne
3. Grand Pré
4. Fort Edward

Canada's Guiding Principles and Operational Policies (1994) and the National Historic Sites Policy. The objectives of these policies provide the basis for achieving Parks Canada's mandate within the National Historic Site Program. They are:

- *"To foster knowledge and appreciation of Canada's past through a national program of historical commemoration.*
- *To ensure commemorative integrity of national historic sites administered by Parks Canada by protecting and presenting them for the benefit, education and enjoyment of this and future generations, in a manner that respects the significant and irreplaceable legacy represented by these places and their associated resources.*
- *To encourage and support the protection and presentation by others of places of national historic significance that are not administered by Parks Canada."*

The Cultural Resource Management Policy provides guidance for managers for achieving these objectives. The goal is to *"manage cultural resources in accordance with the principles of value, public benefit, understanding, respect and integrity."* This goal is reaffirmed in Parks Canada's National Business Plan, which states that Parks Canada is accountable for ensuring the commemorative integrity of national historic sites. The practice of cultural resource management requires that four elements be in place in all decision-making:

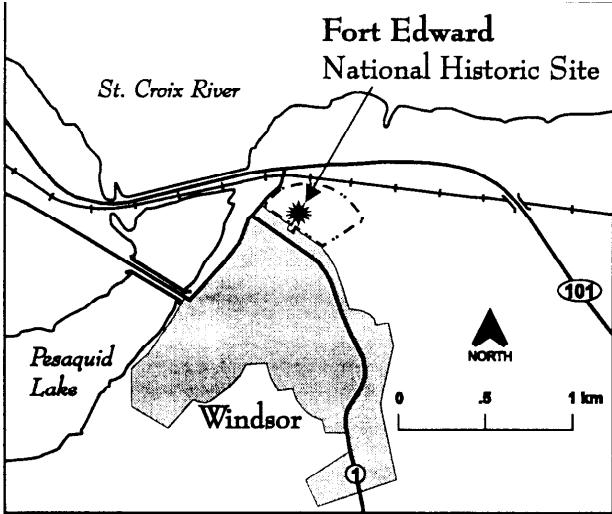
- 1) the inventory of resources,
- 2) the evaluation of resources,
- 3) the consideration of historic values, and
- 4) the monitoring and review of ongoing activities.

These activities are management requirements for defining and ensuring commemorative integrity. This document integrates the results of the first three activities.

COMMEMORATIVE INTENT

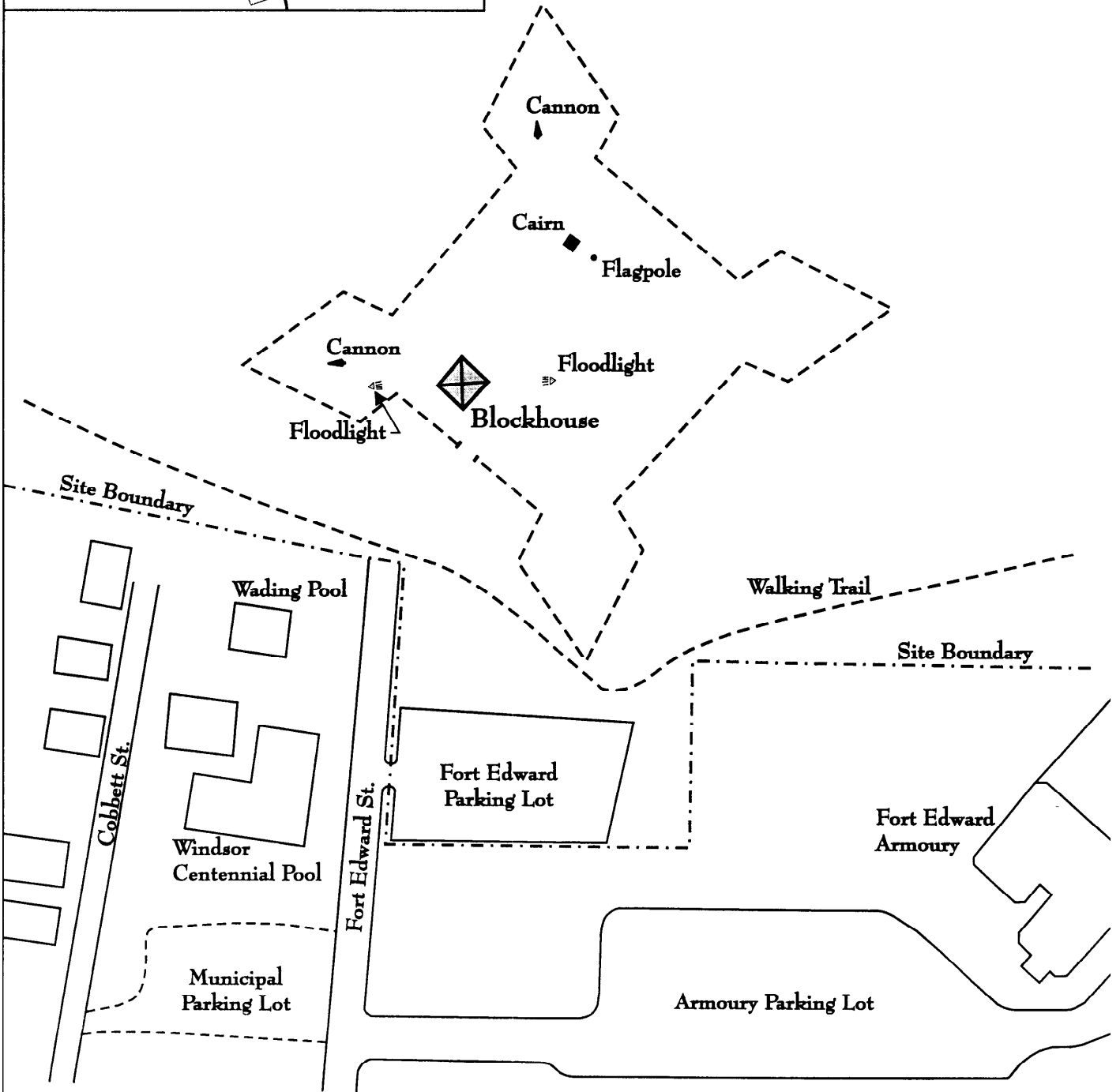
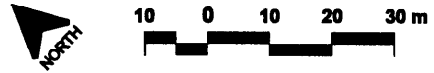
The National Historic Site

Constructed in 1750, Fort Edward was intended to help the British colonial authorities assert their authority over the Acadians and Mi'kmaq of western Nova Scotia and to secure land communications between Annapolis and the new settlement of Halifax. The fort served as the



Fort Edward National Historic Site

Existing Features and Services



centre for the deportation of approximately 1,200 Acadians from the Piziquid area in 1755. Some Acadians, however, evaded the deportation and small groups were detained at Fort Edward over the next few years.

The fort originally consisted of a number of wooden buildings set inside a palisaded square with four bastions, ramparts, a ditch, counterscarp and glacis. Buildings included the blockhouse, two barracks and a provisions storehouse. There were also a number of buildings outside the palisades.

During the American Revolution and again during the War of 1812, military authorities hurriedly repaired the fort to provide security for the Windsor area. For the most part, however, Fort Edward ceased to have much strategic significance after the end of the 7 Years War and the defences of the fort fell into disrepair. Later in the 19th century, local militia used the grounds of the fort for parade and training purposes. The fort also served as a camp and training area for troops waiting to go overseas during the First World War. The officers' quarters were used as a hospital for people with infectious diseases.

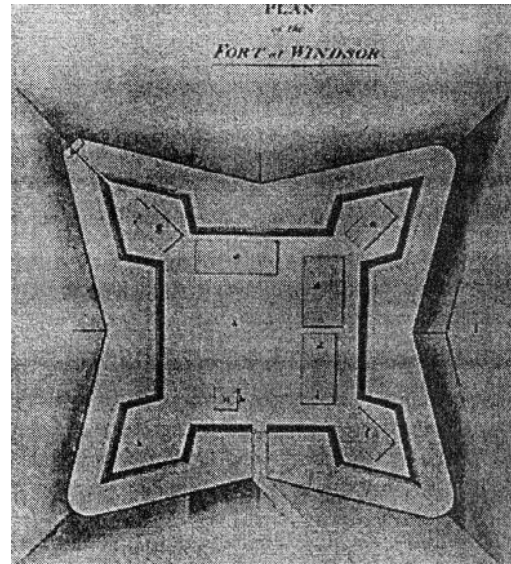
Fort Edward hill was the site of the Windsor Agricultural Fair for many years after its beginning in the 1760s. First authorized in 1764, the fair was held irregularly and ceased operations in the 1790s. It was revived when a new charter was issued in 1815.

Historic Sites and Monuments Board of Canada (HSMBC) Recommendations

In 1919, the Historic Sites and Monuments Board of Canada recommended that Fort Edward be declared of national historic significance. In 1921, the Board recommended that the entire site be acquired from the Department of Militia and Defence for commemoration as a historic site.

In 1924, the Board considered the matter of the officers' quarters, which had been badly damaged by a fire in 1922. Members of the Board were unanimous in their opinion that the structure should not be rebuilt.

In 1954, the Board recommended certain repairs to the blockhouse at Fort Edward, including changes to the exterior finish of the blockhouse, to represent its original appearance.



Plan of the fort at Windsor, 1763, National Archives of Canada.

The Board plaque at Fort Edward bears the following inscription:

"This area was well-populated by Acadians when Halifax was founded. British troops had been observing their settlements for some time before 1750 when Major Charles Lawrence built Fort Edward to forestall a possible attack on Halifax by either Acadians or Indians and to intercept their trade with Louisbourg. In 1755 a thousand Acadians were deported from the vicinity of the fort. During the American Revolution and again during the War of 1812, the fort was reinforced to protect Windsor and the road to Halifax. A garrison remained here until 1850."

In July 1995, the Board discussed Fort Edward. The minutes of the meeting state:

"As was frequently the case, until very recently, no specific reasons for recommending the designation of the fort were given by the Board in 1919. The management planning exercise for the site is currently under way and, to assist in that exercise, the program developed a draft statement of commemorative intent for the Fort for the Board review and comment."

Recommendation

Following a very brief discussion, the Board reaffirmed Fort Edward's national significance and suggested that the statement of commemorative intent proposed by the Program be adopted for the site. That is to say that Fort Edward has been designated a national historic site in order to

commemorate its role in the struggle for predominance in North America, 1750-1812.

While the Board felt that the above statement encapsulated the national significance of the Fort, it expressed the hope that some attention would be given to the site's entire history in its interpretation.

Statement of Commemorative Intent

The following Statement of Commemorative Intent flows from the recommendations of the Historic Sites and Monuments Board of Canada's recommendations and the 1995 Statement of Significance and is intended to reflect the essence of what makes this site and its assets of national historic Significance.

Fort Edward is a national historic site because of its role in the struggle for predominance in North America from 1750 to the war of 1812.

COMMEMORATIVE INTEGRITY

1. Cultural Resources that Symbolize or Represent Fort Edward's National Significance (Level I)

This first element of commemorative integrity refers explicitly and solely to those resources that were instrumental in, or integral to, the designation of national significance. "Level I" cultural resources directly relate to the commemorative intent of the site, which reflects the Historic Sites and Monuments Board of Canada recommendations of national significance.

1.1 The Historic Place

The historic place consists of the lands within the boundaries of Fort Edward National Historic Site and its viewplanes towards the Avon and St. Croix rivers. Located on a hill at the confluence of the two rivers, the site provided an excellent strategic location for the construction of Fort Edward by British forces in 1750. The topography of the site gave troops at the fort a clear view of approaching enemy forces. The topography is essentially unchanged and still affords viewplanes of the historic approaches to the fort, both by land and by water. These viewplanes help to define the historic place. Similarly the surrounding cleared lands, principally within the boundary of the site and including the glacis of the fort, were part of the original fortifications and continue to resemble their historic appearance. They too help to define the historic place.

Historic Value

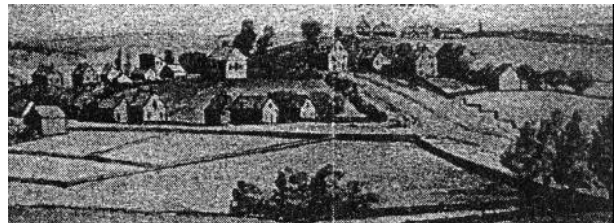
The historic place as a whole is of national historic importance because:

- it is associated with the commemorative intent of the site;
- it encompasses the site of the fort itself;
- the viewplanes from the site give tangible evidence of the reasons for the establishment of the fort at the confluence of the rivers, which was a centre of settlement, transportation and communication;
- and, the place was at the core of a centre of Acadian settlement and of Mi'kmaq activity.

Commemorative Integrity Objectives

The historic place is not impaired or under threat when:

- Fort Edward's Level I resources (identified below) are protected and managed in accordance with the principles of the Cultural Resource Management Policy;



View of Windsor from Windmill Hill, circa 1818, Dalhousie University.

Fort Edward National Historic Site

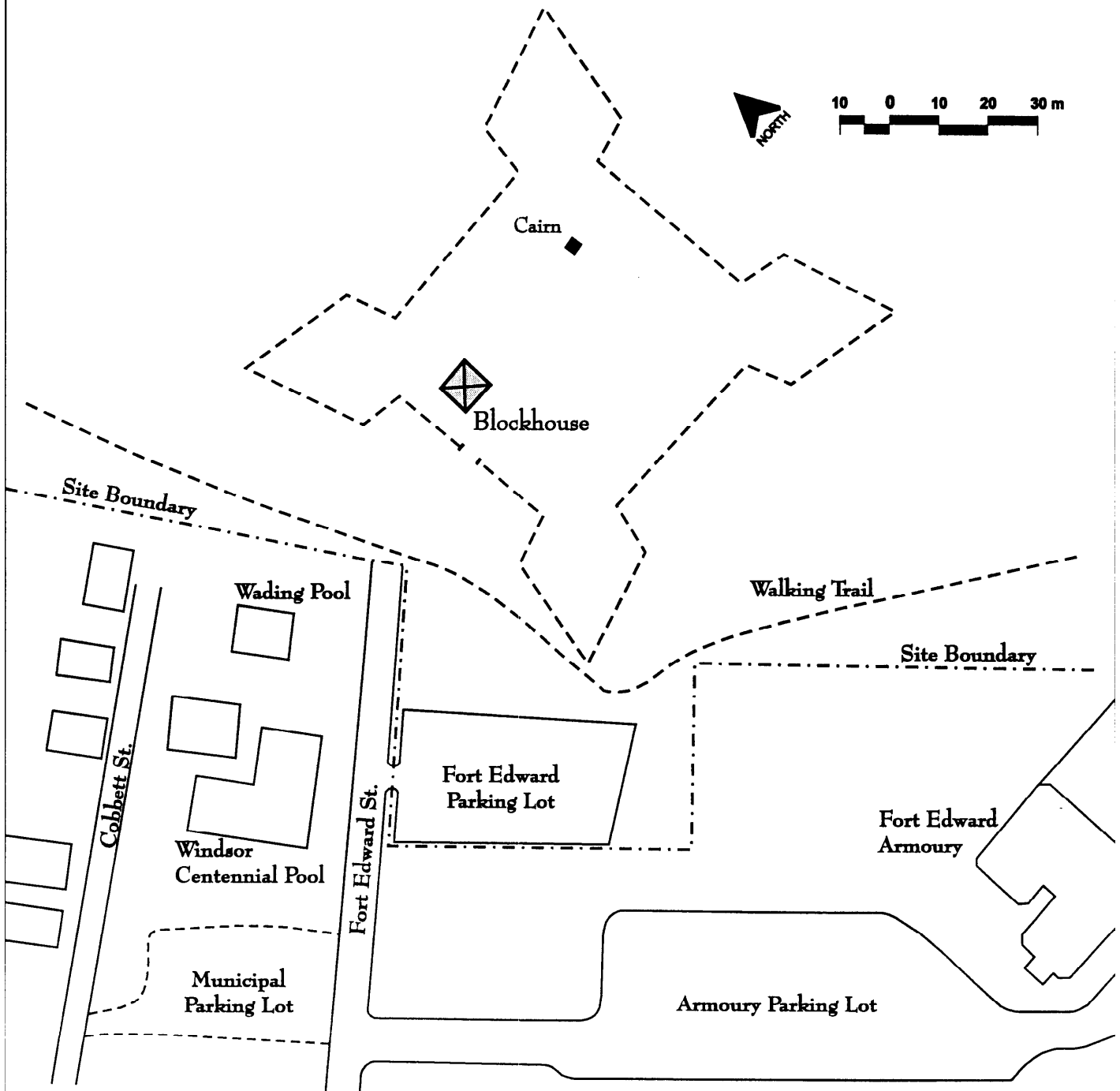
Level I and Level II Resources

Level I

- Historic Place (see other map)
- The Blockhouse
- The Trace, Glacis and Ditch
- Archaeological Collection (about 90% of the collection)

Level II

- Remnants of earth walls
- Curatorial Collection
- Archaeological Collection (about 10% of the collection)
- Plaques and Monuments



-
- the topography remains the same;
 - vegetative growth at the site does not interfere with the viewplanes;
 - viewplanes are not obscured by future development;
 - and interventions at the site are compatible with and sensitive to the heritage character of the site.

BUILT RESOURCES

1.2 The Blockhouse - 1750

The blockhouse was constructed in June 1750 and is the oldest surviving blockhouse of about 200 built in Canada. It is a small, 2-story structure, 18 feet by 18 feet on the ground floor. The frame was prepared by Acadian artisans in Halifax and then carried overland to the Windsor area by British troops. It served as the chief defensive feature of the fort during the 18th century and remained in use until the mid-19th century as an outpost for the apprehension of deserters from the garrison at Halifax. The structure underwent periodic repairs in the 19th century and renovations in the 1950s included the removal of shingles from the exterior walls and the application of heavy planks to simulate the original appearance of the squared timber walls. Some original timbers were also replaced. The blockhouse has been reviewed by the Federal Heritage Building Review Office and designated "Classified."

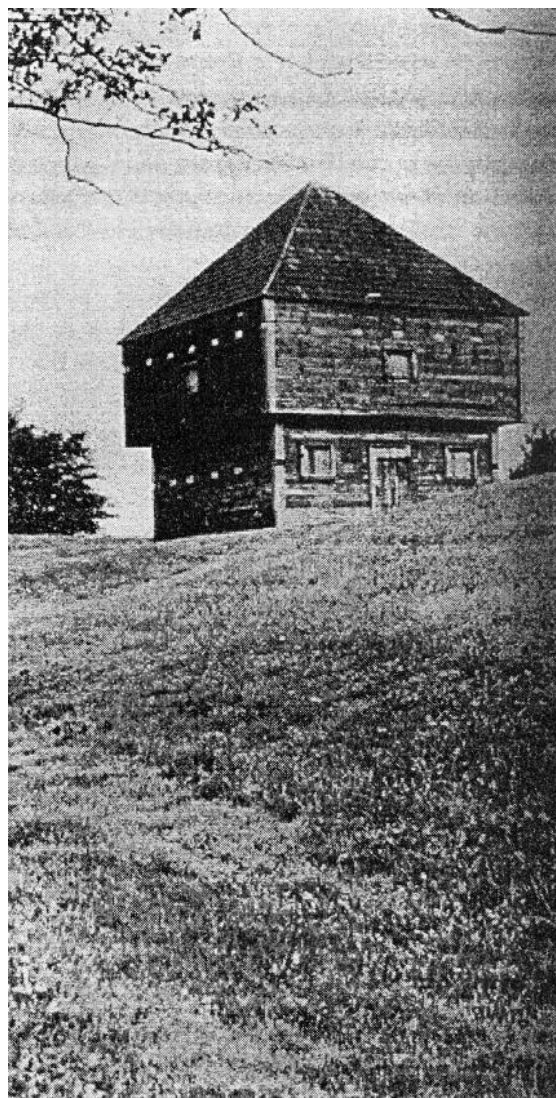
Historic Value

The blockhouse is of historic importance because:

- it is associated with the commemorative intent of the site;
- it served as a major defence facility at the fort;
- it remains on its original location;
- and it consists mostly of its original fabric.

The building also has Level II values:

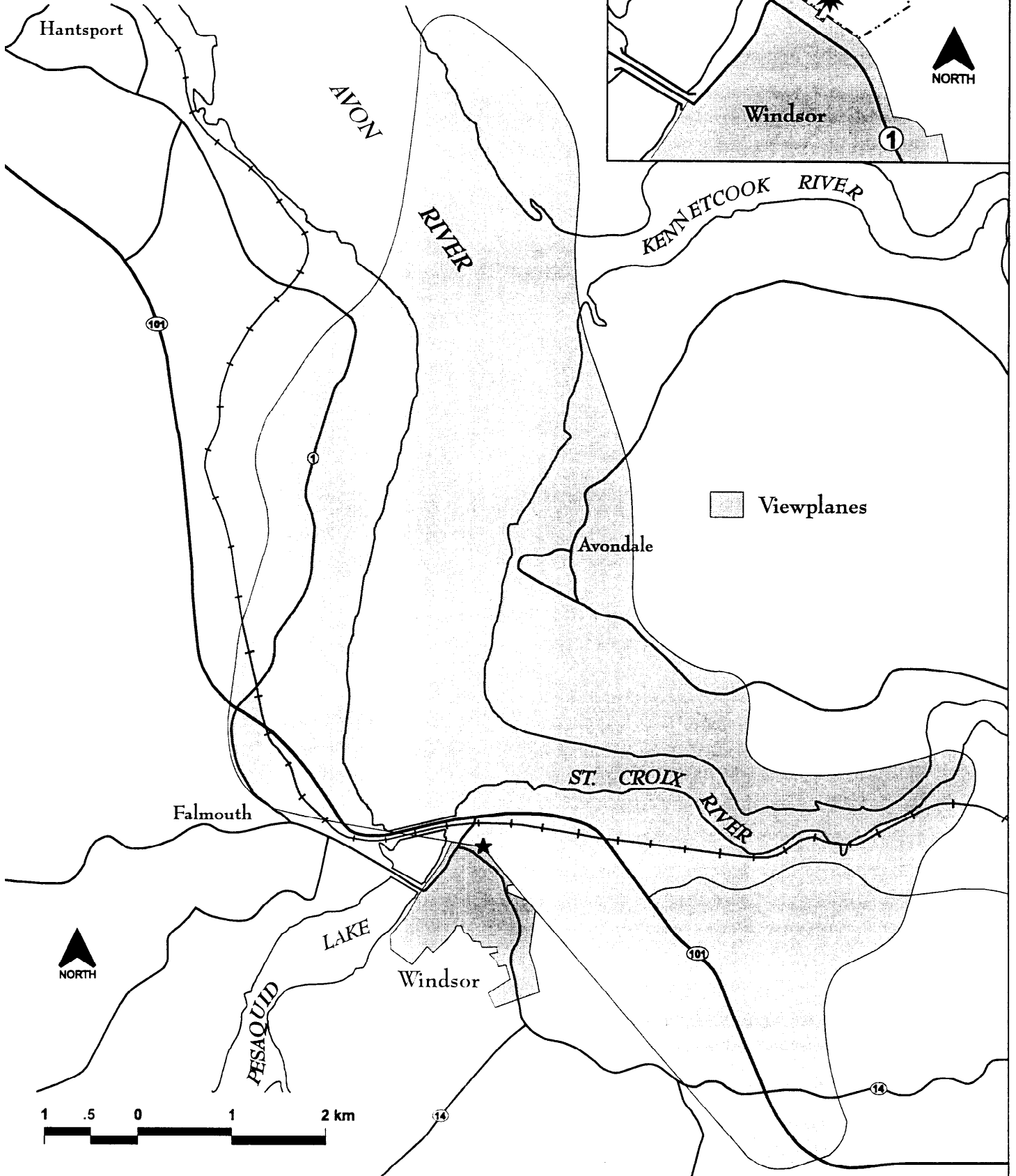
- It is a local landmark:



The blockhouse. Parks Canada.

Fort Edward National Historic Site

Historic Place, Viewplanes from the site



-
- It illustrates federal conservation policy and philosophy in the 1950s (the Federal Heritage Buildings Review Office has evaluated the building as “Classified”).

Commemorative Integrity Objectives

The blockhouse is not impaired or under threat when:

- the footprint, form and surviving original fabric are respected and protected;
- adequate fire protection measures remain in place;
- and when heritage recording is completed.

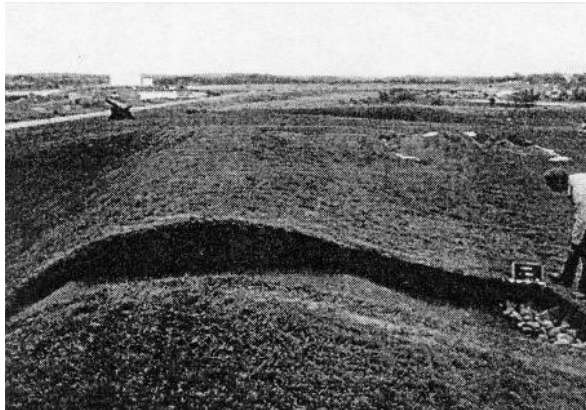
1.3 The Trace, Glacis and Ditch

These features were part of the historical earthworks and fortifications of the fort.

Historic Value

The trace, glacis and ditch as a whole are of historic importance because:

- they are in their original locations and reflect the original use of the fort;
- and they provide a sense of scale and function of the fort.



Cobblestone pavement at the foot of the parapet, Parks Canada, 1986.

Commemorative Integrity Objectives

The trace, glacis and ditch are not impaired or under threat when:

- their location, scale and scope remain the same;
- their stability is ensured;
- and any interventions respect the integrity of these features, their relationship to each other and to the blockhouse.

1.4 Below-Ground Resources

The below-ground remains of the 18th-century fort, buildings and other features on the site are

Level I. These resources fall into two categories: excavated below-ground resources that relate to the commemorative intent and known, yet unexcavated, below-ground resources that can be documented as relating to the commemorative intent. Examples of the latter are the below-ground remains of the buildings on the parade square.

Historic Value

The below-ground resources are of historic importance because of their association with the commemorated period.

Commemorative Integrity Objectives

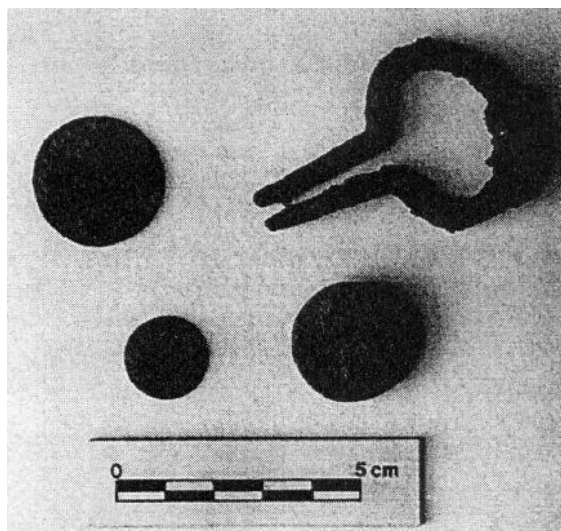
The below-ground resources are not impaired or under threat when

- their protection is ensured and they remain undisturbed except for possible archaeological excavations;
- any excavated resources are properly recorded.

COLLECTION

1.5 Archaeological Collection

About 90% of 2,500 archaeological artifacts constituting remains of household objects, building and furniture hardware, tools, parts of weapons, ammunition, uniforms and ornaments, as well as the information on records pertaining to these resources, pertain to the commemorated period and are therefore Level I. The collection also includes the faunal collection.



Artifacts from the north parapet, Parks Canada, 1986.

Historic Value

About 90% of the archaeological collection, as a whole, is of historic importance because:

- it is specific to the site;
- and it illustrates the activities, lifestyle and material culture of the commemorated period.

Commemorative Integrity Objective

The archaeological collection is not impaired or under threat when it is managed according to Parks Canada's collection management standards.

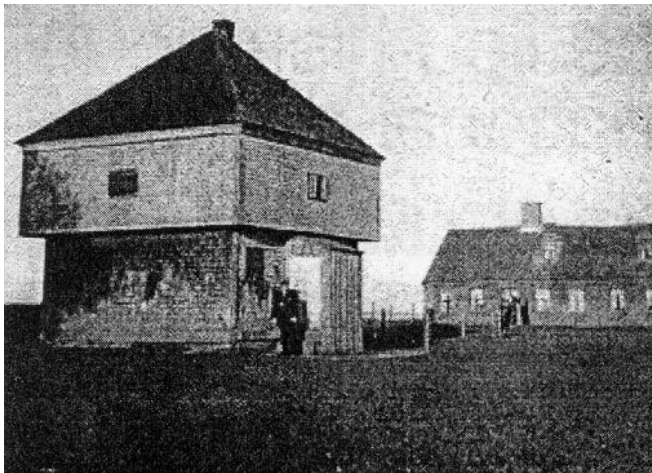
2. Reasons for the Site's National Significance

The second element of commemorative integrity relates to presentation, which facilitates public understanding of national significance. It focuses on the reasons for national historic significance and is derived from the Commemorative Intent of Fort Edward National Historic Site. The reasons for national historic significance are the basis of Level I Messages, which must be effectively communicated both to site visitors and the public.

The Level I Messages that convey the national historic significance of Fort Edward NHS are:

-
- *Fort Edward is nationally significant because of its role in the French-English-Aboriginal struggle for predominance during and after the Seven Years War.*

During the crucial years of the 1750s and early 1760s, Fort Edward represented a link in the chain of forts established by the British to assert their sovereignty in Nova Scotia. The fort's location in an area of substantial Acadian settlement and at the centre of important Aboriginal trade and communication routes gave it significant strategic value.



Fort Edward pre-1922, Parks Canada.

- *Fort Edward is nationally significant because of its role in the Deportation of the Acadians.*

Fort Edward was the centre for the deportation of approximately 1,200 Acadians from the Piziquid area in October 1755. Other Acadians, who had evaded the deportation, were detained in the fort in subsequent years.

- *Fort Edward is nationally significant because of its role in local defence during the American Revolution and the War of 1812.*

New enemies presented a threat to British control of Nova Scotia later in the 18th century. Revolution in the 13 Colonies and the later war with the new United States in 1812-14 ensured that Fort Edward remained an important part of the defences of the province.

- *The Blockhouse and the surviving physical components of the fort represent tangible evidence of the struggle for predominance.*

The sole survivor of the original buildings in Fort Edward, the blockhouse, has stood atop its hill since June 1750 and is the oldest blockhouse in Canada and one of the oldest buildings in the Maritimes. Its walls have been witness to centuries of historical events and it remains as a tangible link to the past.

The reasons for Fort Edward's national historic significance are effectively communicated when:

- all visitors and the general public are given the opportunity to understand Fort Edward's contribution to Canadian history through its role in the struggle for predominance in North America.
- all visitors and the general public are given the opportunity to understand Fort Edward's role in the Deportation of the Acadians.
- all visitors and the general public are given the opportunity to understand Fort Edward's role in the defence of British power in Nova Scotia against American raiders.
- all visitors and the general public are given the opportunity to understand that the Fort Edward blockhouse is a surviving reminder of the past.

Commemorative Integrity Objectives

- Primary importance will be given to the commemorative intent and the messages of national significance in the heritage presentation.
- The historic value of Level I cultural resources will be incorporated in the presentation of the messages of national significance.
- Heritage presentation will include measures of evaluation of the visitors' awareness and appreciation of the site's commemorative intent.
- The past will be presented in a manner that accurately reflects the range and complexity of the human history commemorated or represented at Fort Edward.
- History will be presented with integrity. This will include the representation of differing contemporary views, perspectives informed by traditional knowledge, and later interpretations. Parks Canada will not play the role of arbiter of Canada's history.

3. The Site's Other Heritage Values

This element of commemorative integrity deals with all other resources and messages that upon evaluation do not meet criteria established for Level I.

3.1 Level II Cultural Resources

Level II resources are not of national significance. However, their local or regional association, historical significance and aesthetic or environmental qualities are valued.

1. The earthworks

The Level II resources include the earth walls, situated within the ditch and aligned with the historic trace. Preliminary archaeological research suggests that some of the earthworks have been significantly altered while other areas consists of material from the commemorated period. Until more extensive excavation confirms that the majority of the earthworks are original, they have been evaluated as level II. These features illustrate the evolutionary history of the site.

Historic Value

The earthworks illustrate the evolutionary history of the site.

2. Curatorial Collection

The collection comprises approximately 8 pieces, including two 18th-century guns (four pounder, 4 ft. 6 in in length). Any records pertaining to these resources.

Historic Value

They date from the 18th and 19th centuries and are typical of the period.

3. Archaeological Collection

The collection consists of:

A) A cut stone boundary marker, inscribed with the initials W.D. (War Department) and a broad arrow. This marker is one of 12 formerly placed around the fort to delimit the military property.

B) About 10% of 2,500 archaeological artifacts constituting remains of household objects, building and furniture hardware, tools, parts of weapons, ammunition, uniforms and ornaments as well as the information on records pertaining to these resources. The collections are valued because they illustrate the activities, lifestyle and material culture of the past. The boundary marker represents a tangible reminder of the role of the site as military land.

Historic Value

- They are specific to the site;
- they illustrate the activities, lifestyle and material culture of the past;
- and the boundary marker represents a tangible reminder of the role of the site as military land.

4. Plaques and Monuments

Three plaques: one from the HSMBC commemorating Fort Edward and two from the Royal Nova Scotia Historical Society: one commemorating Flora Macdonald and one for the construction of the Blockhouse.

Historic Values

They are a tangible manifestation of the community interest in the history of the site. The plaques and monuments commemorate the role of the Military in the social and community life of Windsor.



Stone boundary marker No.7, of the British War Department, one of the 12 placed around the fort to delimit the military property, Parks Canada, 1986.

3.2 The Level II Messages

The messages communicate an awareness and appreciation of the heritage values associated with Fort Edward. These heritage values are of secondary importance, and are not directly linked to the Level I Messages and the site's commemorative intent.

The Level II Messages are:

The Blockhouse is the oldest blockhouse in Canada; one of the 10 remaining in the country.

Fort Edward is an example of military architecture including design, uses, functions of military works.

The fort is associated with the Wabanaki nation and the river system.

The story of Flora Macdonald, famed as the saviour of Bonnie Prince Charlie after the Jacobite defeat at Culloden in 1745. Flora Macdonald's husband, an officer of the 84th Regiment, was stationed at Fort Edward and Flora spent the winter of 1778-79 at Windsor, possibly at the fort.

The fort evolved in close association with the community of Windsor through various uses and functions at the site such as the Windsor Agriculture Fair (deemed of national historic significance by the Historic Sites and Monuments Board of Canada in 1935 and commemorated by a plaque in the town), a golf course and the Canada Remembers Trail.

The military used the site during World War I and had a strong presence in the town of Windsor.

Fort Edward has a thematic association with Grand-Pré and Fort Anne national historic sites in the Annapolis Valley.

The site is a member of Canada's family of national historic sites.

3.3 Objectives for Other Heritage Values

The site's other heritage values will be respected by all those whose decisions or actions affect the site when:

- Level II resources are managed according to the Cultural Resource Management Policy;
- Level II messages are communicated effectively to the public and visitors to the site, and do not overwhelm presentation of Level I messages;
- community and visitor interests and expectations are taken into consideration in any decisions concerning the management of the site;
- the development and operation of the site are integrated within the community of Windsor in ways that are consistent with the commemorative integrity of the site;
- interventions at the site are compatible with and sensitive to the heritage character of the site;
- all whose actions may affect the site, including staff, and partners, recognize the potential impact of their actions and respect the cultural resources of the site.

A P P E N D I X

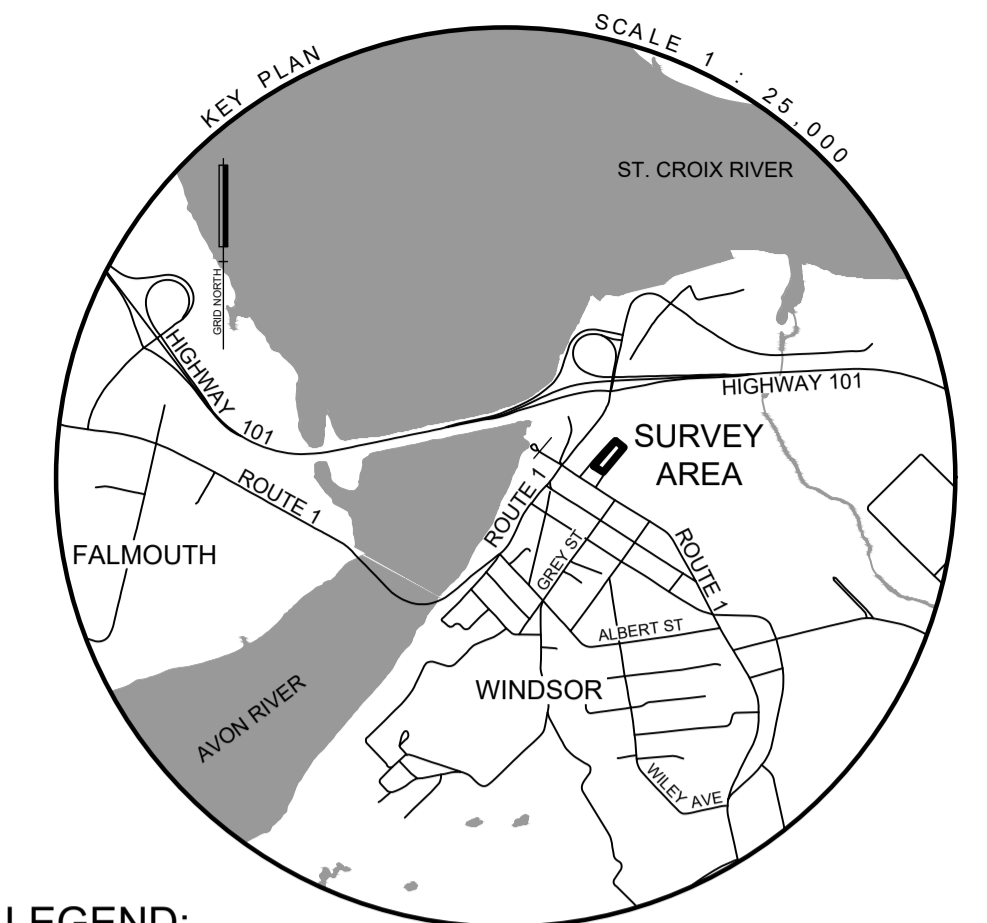
FORT EDWARD
NATIONAL HISTORIC SITE

Windsor, Nova Scotia

INVENTORY OF RESOURCES

- 1. Built Resources**
 - The Blockhouse (1750) - the oldest surviving example of this type of defensive structure in Canada (mostly original fabric) (LEVEL I)
 - The earthworks and fortifications (1750)
 - a) the trace, glacis and ditch (LEVEL I)
 - b) the earth walls (LEVEL II)
 - A parking lot (OTHER)
 - Below-ground resources (LEVEL I)
These consist of below-ground remains of buildings and fortifications, some excavated, most unexcavated. Parts of the ramparts, parade square, Northwest bastion, entrance, and surrounding grounds were excavated several years ago.
 - Below-ground utilities (OTHER)
- 2. Landscape**
 - The grounds encircling the fort (LEVEL II)
 - The Canada Remembers Trail (OTHER)
- 3. Curatorial Collection** (LEVEL II)
 - The collection comprises approximately 8 pieces, including two 18th-century guns (four pounder, 4 ft. 6 in. in length)
 - The information from the records pertaining to curatorial resources
- 4. Archaeological Collection** (90% LEVEL I - 10% LEVEL II)
 - About 2,500 archaeological artifacts constituting remains of household objects, building and furniture hardware, tools, parts of weapons, ammunition, uniforms, ornaments
 - A faunal collection
 - One boundary marker erected by the British War Department
 - The information from the records pertaining to archaeological resources
- 5. Plaques and Monuments** (LEVEL II)
 - The Historic Sites and Monuments Board of Canada plaque
 - The Royal Nova Scotia Historical Society plaque commemorating Flora Macdonald
 - The Royal Nova Scotia Historical Society plaque for the blockhouse
- 6. Exhibits** (OTHER)
 - A series of interpretive displays - exterior and interior

NAD83 (CSRS) 2010.0 2° MTM
CENTRAL MERIDIAN 64° 50'



LEGEND:

- OTHER LANDS
- - - CALCULATED TIE LINE
- PREVIOUS LOT LINES
- OVERHEAD WIRE
- x - x - FENCES
- ▲ NSHPN NOVA SCOTIA HIGH PRECISION NETWORK MONUMENT
- PLACED SURVEY MARKER
- FOUND SURVEY MARKER
- IRON BAR
- UTILITY POLE
- ← GLY WIRE
- (C); (M); (S) CALCULATED; MEASURED; SET
- (P); (D); (T) PLAN OF PREVIOUS SURVEY; DEED; TOTAL
- Fd. FOUND
- LRO LAND REGISTRATION OFFICE
- NHS NATIONAL HISTORIC SITE
- NLSL NOVA SCOTIA LAND SURVEYOR
- PID PROPERTY IDENTIFICATION NUMBER
- (CLS) CANADA LANDS SURVEY
- (RL) REDDEN & LYON SURVEYS LTD.
- (U) UNIDENTIFIED ORIGIN

BEARINGS ARE GRID DERIVED FROM GNSS OBSERVATION TO NSHPN 208601, REFERENCED TO THE NOVA SCOTIA 3° MODIFIED TRANSVERSE MERCATOR PROJECTION, ZONE 5, CENTRAL MERIDIAN 64°30' W, BASED ON THE HORIZONTAL REFERENCE FRAME NAD83 (CSRS), EPOCH 2010.0.

ALL DISTANCES SHOWN ARE GRID UNLESS OTHERWISE NOTED. GROUND DISTANCES MAY BE DETERMINED BY APPLYING A COMBINED SCALE FACTOR OF 1.000088 (AT SITE OF SURVEY)

FIELD MEASUREMENTS HAVE NOT BEEN ADJUSTED.
FIELD SURVEYS WERE CARRIED OUT BETWEEN DECEMBER 23, 2021 AND FEBRUARY 3, 2022.

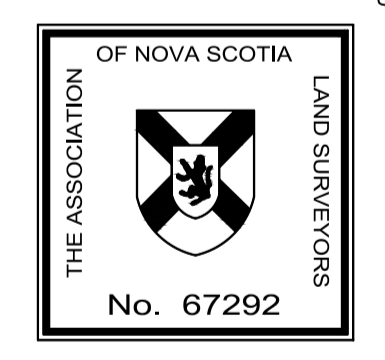
NOTES:

1. LOT IDENTIFIER SP ORIGINATES WITH THIS PLAN.
2. LOT SP IS SUBJECT TO A LEASE AS RECORDED IN BOOK 54 PAGE 552 AND A DECLARATION OF TRUST AS RECORDED IN BOOK 54 PAGE 599.
2. BOOK 54 PAGE 552 (LEASE) DESCRIBES LOT SP AS TOGETHER WITH AN ACCESS EASEMENT IN FAVOUR OF THE SUPERVISORS OF THE PUBLIC GROUNDS FOR THE TOWNSHIP OF WINDSOR AND THEIR SUCCESSORS. THE EXTENT OF THIS EASEMENT IS NOT SPECIFIED.
3. LANDS SHOWN HEREON AS LOT SP WERE GRANTED IN CROWN GRANT BOOK 263 PAGE 57 AND ARE SHOWN ON REGISTRY PLAN 380. IT IS UNCLEAR WHY THERE ARE SEPARATE PARCEL IDENTIFIERS FOR THIS PROPERTY.

SURVEYOR'S CERTIFICATE

I, LUKE J. SARGINSON, NOVA SCOTIA LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS CONDUCTED UNDER MY SUPERVISION AND THAT THE SURVEY AND PLAN WERE MADE IN ACCORDANCE WITH THE LAND SURVEYORS ACT, REGULATIONS AND STANDARDS MADE THEREUNDER.

DATED THIS 15TH DAY OF FEBRUARY, 2022
LUKE J. SARGINSON, NLS



Plan of Survey of
LOT SP
Being a Retracement of
PID 45059805 and **PID 45059797**,
Lands of
TOWN OF WINDSOR.

FORT EDWARD STREET, COBBETT STREET,
WINDSOR
COUNTY OF HANTS
PROVINCE OF NOVA SCOTIA

