

# Appendix 2: Detailed Inventory



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# Introduction

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## Inventory Organization

This document highlights the field work conducted by the Consultant Team. A full inventory of site features and analysis of opportunities has been provided for each of the 73 Municipally-owned parcels of parks and open space land.

## Top 5 Priority Park Sheets

Found in Chapter 4.0, five parks in West Hants have been highlighted based on need for park investment/upgrades:

- Falmouth Mini Park and Causeway Trail
- Avondale Wharf and Waterfront
- Irishmans Road Recreation Site
- Eldridge Road Recreation Site
- St. Croix Recreation Site

For each of the above parks, Site opportunities have further been evaluated and a “Class D” cost assessment provided. A concept plan with locations highlights the approximate locations of site opportunities.

## Inventory Sheets by Area

The remaining 68 parks are organized by the Park Planning Area they fall into within West Hants. Five Park Planning Areas were created that represent where people live and play. These Areas are defined by population, household location, geographic area, and potential to promote as a parks and open space destination.

## Additional Opportunities

Unachieved opportunities were discovered during the creation of this Plan. These are listed in Chapter 4.0 within each Park Planning Area subsection.

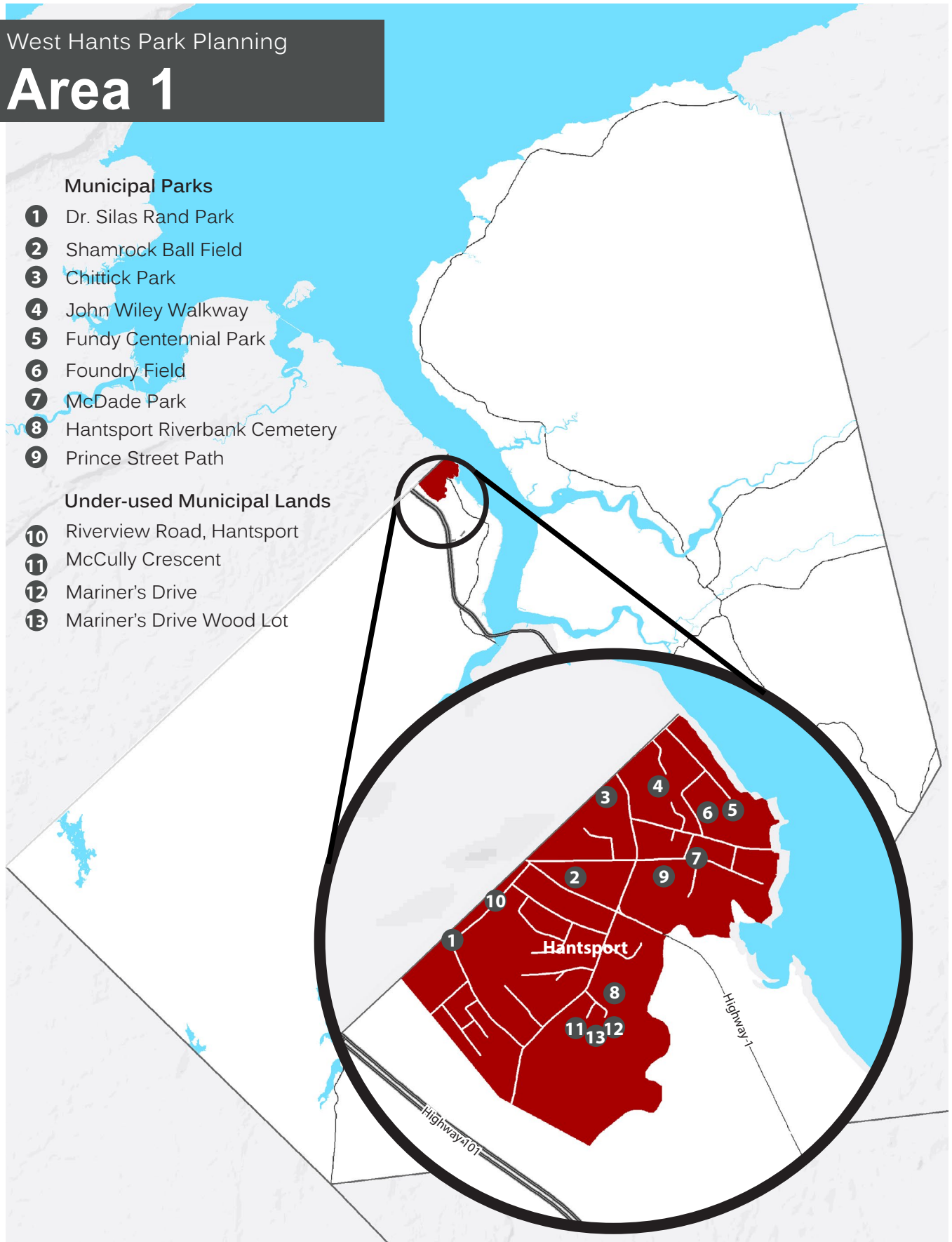
# Area 1

## Municipal Parks

- ① Dr. Silas Rand Park
- ② Shamrock Ball Field
- ③ Chittick Park
- ④ John Wiley Walkway
- ⑤ Fundy Centennial Park
- ⑥ Foundry Field
- ⑦ McDade Park
- ⑧ Hantsport Riverbank Cemetery
- ⑨ Prince Street Path

## Under-used Municipal Lands

- ⑩ Riverview Road, Hantsport
- ⑪ McCully Crescent
- ⑫ Mariner's Drive
- ⑬ Mariner's Drive Wood Lot



Data Sources: Municipality of the District of West Hants, NSTDB. TEAL Architects+Planners Inc., Google Maps.

# Dr. Silas Rand Park

## Overview

**PID:** 45062668

**Coordinates:** 45.06278, -64.1916

**Date visited:** November 26, 2015.

**Address:** Riverview Road, Hantsport.

**Classification:** Neighbourhood Park.

**Size:** 0.12 acres (0.05 ha).

**Land cover:** Managed turf with a crusher dust path.

**Topography:** Land gently sloping to the north and west.

**Maintained by:** Municipality.

**Use:** Sitting, walking.

**Access:** From Rand Street and Riverview Road.

**Parking:** Gravel pad to the north, space for 1 car.

**Signage:** Small plaque on boulder in a garden close to the intersection.

**History:** Land donated to the former Town of Hantsport from Leo and Joyce Vaughn in 1995. Park named after Dr. Silas Rand, a Baptist Missionary to the Mi'kmaq people.

Extensive history is available at the Municipal Office.

**Overlapping Management Plans:** None.

## Observations

- Low wooden fence along eastern perimeter.
- Overgrown corner garden with park history plaque.
- Gravel path filling in with grass.
- No opportunity for shade.

## Opportunities

- Park signage.
- More seating options.
- Addition of a shade tree or shade/picnic structure.
- Opportunity area for community gardening groups.



# Shamrock Ball Field

## Overview

**PID:** 45048246

**Coordinates:** 45.06578, -64.1829

**Date visited:** November 26, 2015.

**Address:** 11 School St, Hantsport.

**Classification:** Community, District Parks.

**Size:** 2.00 acres (0.81ha).

**Land cover:** Managed turf and a sand ball diamond.

**Topography:** Very flat parcel graded specifically for baseball.

**Maintained by:** Municipality.

**Use:** Baseball, softball.

**Access:** From School Street.

**Parking:** None. 28 parking spaces in adjacent school lot. Parking on road shoulder.

**Signage:** None.

**History:** This land parcel was deeded to the former Town of Hantsport in 1928 by the Hantsport Amateur Athletic Association.

**Overlapping Management Plans:** None.

## Observations

- Well maintained park and structures.
- Standing water in sand and outfield.
- Standing water behind dugouts.
- Two bleachers on site, one outside backstop on sidewalk. Both in good shape.
- Fence on top of dugouts pulling off.
- Some rusting on western bleachers.

## Opportunities

- Park signage.
- Addition of garbage receptacles by dugouts.
- Dugout upgrades (e.g. concrete patch work, improve drainage behind dugouts, painting).
- If desired, a treed buffer between residents to the south and west of the field could be planted.
- Investigate community interest and cost of field lighting.



# Chittick Park

## Overview

**PID:** 45057387

**Coordinates:** 45.06915, -64.1819

**Date visited:** November 16, 2015.

**Address:** 19 Chittick Ave, Hantsport.

**Classification:** Community Park.

**Size:** 8 acres (3.24 ha).

**Land cover:** Turfed park with gravel walking paths. Much of upper park around fountain is under tree cover. Small garden beds along road on either side of fountain. Park continues along vegetated and naturalized river channel.

**Topography:** Flat.

**Maintained by:** Municipality.

**Use:** Sitting, reflecting, walking, riparian habitat, stormwater/drainage channel.

**Access:** From Chittick Avenue.

**Parking:** Road Shoulder, parking lot behind the grocery store.

**Signage:** Brass plaque identifying memorial to fire fighters.

**History:** The park was created during the former Town of Hantsport's Centennial year, 1995.

**Overlapping Management Plans:** None.

## Observations

- Many trees damaged at bases by mower and trimmer activity.
- Upper park lit by flood lights.
- Fountain in good condition, some stone caps lifting.
- Trees and seating along upper river bed by Evangeline Trail Bridge.
- Well established shade trees.

## Opportunities

- Park signage.
- Staff education related to mowing around trees.
- Have an arborist monitor tree condition around fountain.



# John Wiley Walkway

## Overview

**PID:** 45239100

**Coordinates:** 45.07062, -64.178

**Date visited:** November 26, 2015.

**Address:** LOT GA-1 Smith Crescent, Hantsport.

**Classification:** Linear Park.

**Size:** 0.21 acres ( 0.08 ha).

**Land cover:** Managed turf with small gravel parking area at the south eastern end of the parcel.

**Topography:** Flat parcel.

**Maintained by:** Municipality; The Municipality holds a lease with the Windsor and Hantsport Railway Company for the remainder of the trail between Smith Crescent and Foundry Road.

**Use:** No signs of use, possibly used by adjacent residents for sitting, playing.

**Access:** From Smith Crescent or via trail that connects Foundry Road.

**Parking:** 2-3 spaces at the end of Smith Crescent or along road shoulder.

**Signage:** None.

**History:** This land parcel was deeded to the former Town of Hantsport in 1993 by Donald and Nancy Hussey.

**Overlapping Management Plans:** None.

## Observations

- Well maintained turf area.
- Neighbour parking RV on property.

## Opportunities

- Property serves as potential access point to rail-trail if rail line is to be converted.
- Continue maintenance.



# Fundy Centennial Park

## Overview

**PIDs:** 45045028, 45238664

**Coordinates:** 45.06922, -64.1739

**Date visited:** November 26, 2015.

**Address:** 1 Avon St, Hantsport.

**Classification:** Neighbourhood Park.

**Size:** 1.30 acres (0.53 ha).

**Land cover:** The park is divided into two parcels. The northern parcel has a tree cover of approximately 90%. Managed turf and a gravel path lead towards the shoreline. Beyond a naturalized slope is a rocky shoreline. The southern portion of the park is a managed turf area with a gravel parking lot, asphalt path and a brick paver walkway to a gazebo.

**Topography:** The property boundary on the south east corner of the southern parcel is the highest point of the two parcels. The landscape slopes to the north west, north, and north east from this high point. A very steep slope exists along the water's edge.

**Maintained by:** Municipality.

**Use:** Walking, sitting, swimming, picnicking.

**Access:** From Avon Street or from Foundry Road. A asphalt turn around available for pedestrian drop-off.

**Parking:** A gravel parking lot for approximately 10 cars.

**Signage:** No obvious signage to identify the park, use, or maintenance. A small plaque mounted on a large gypsum boulder outlines park history. An interpretive panel at the top of the wooden stairs indicate the history of shipping gypsum in Hants County.

**History:** Lands donated by USG Canadian Mining Ltd, Fundy Gypsum Company Division to the former Town of Hantsport for recreation in 1993. The park was created during the former Town of Hantsport's Centennial year, 1995.

**Overlapping Management Plans:** None.

## Observations

- Washrooms available on site; well maintained and in good shape.
- Park gazebo showing signs of weather damage.
- Wooden staircase to water in good shape.
- Time capsule marked by granite post.
- Brick pad to gazebo (and gazebo base is sunken and filling in with sediment).

## Opportunities

- Park signage.
- Need for more garbage receptacles on site.
- Renovation of gazebo needed (e.g. shingles, trim).
- Reset brick pad to gazebo.



# Foundry Field

## Overview

**PID:** 45044948

**Coordinates:** -64.17551, 45.06932

**Date visited:** November 26, 2015.

**Address:** 10 Foundry Road, Hantsport.

**Classification:** Community.

**Size:** 4.04 acres (1.63 ha).

**Land cover:** Turfed, grassed.

**Topography:** Flat.

**Maintained by:** Municipality; owned by Minas Basin Pulp and Power Company Limited.

**Use:** Sports, play, dog play.

**Access:** From Foundry Road.

**Parking:** Avon Street parking lot, along road shoulders.

**Signage:** Park name sign.

**History:** A lease agreement was developed in 2005 between the Minas Basin Pulp and Power Company Ltd. and the former Town of Hantsport to develop a soccer field for soccer players, who had previously been using the baseball pitch.

**Overlapping Management Plans:** None.

## Observations

- Well-managed property.

## Opportunities

- Continue maintenance.



# McDade Park

## Overview

PID: 45044187

Coordinates: 45.06665, -64.1761

Date visited: November 26, 2015.

Address: Prince Street, Hantsport.

Classification: Community Park, Neighbourhood Park.

Size: 0.14 acres (0.056 ha).

Land cover: Half of the parcel is managed turf with an asphalt path and the other half is a densely planted area of pine trees with turf below. Firefighter memorial established. Marker of former church also present.

Topography: A flat parcel with a raised berm occupying the north and east of the park.

Maintained by: Municipality.

Use: Sitting, walking.

Access: From Prince and Oak Streets.

Parking: None.

Signage: A small plaque identifying the park's history.

History: Park named after 19th mayor of the former Town of Hantsport, Garnet McDade.

The park sits on the original site of the Presbyterian Church (1897-1980).

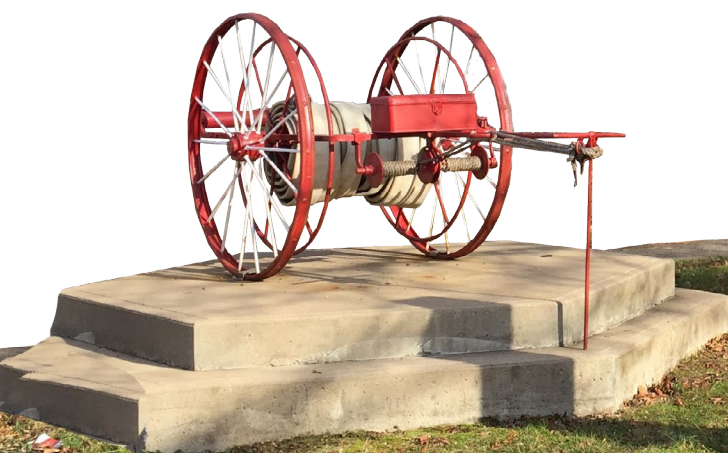
Overlapping Management Plans: None.

## Observations

- Park bench showing signs of weather damage.
- No garbage receptacles.
- Concrete block planter falling apart; overgrown with plant material.
- Large European Beech tree in south west corner a healthy specimen tree.
- Park monuments (valuable community elements, but layout has resulted in a cluttered park).

## Opportunities

- Park signage.
- Create plan to reorganize park monuments to create better use of space. Consider moving the firefighter memorial to Chittick Park.
- New coat of paint on park bench.
- Addition of garbage receptacle by park bench.
- Remove block planter from park. Plant shrubs directly into ground. No need for raised planter.



### FIREFIGHTERS VETERAN MEMORIAL

ERECTED BY THE HANTSPORT FIRE DEPARTMENT IN ITS CENTENNIAL YEAR TO HONOUR ALL THE VETERAN FIREFIGHTERS WHO SERVED THEIR COMMUNITY

HANTSPORT FIRE DEPARTMENT - VETERANS

THOMAS MORRAN	JOHN MURRAY	GEORGE TRACEY
JOSEPH MARTIN	WARREN TOMPKINS	LAVERNE ZWICKER
HERBERT MITCHNER	JOHN SCOTT	FRED SALTER
BARBARA BERTHOUD	GEORGE SCOTT	DOUGLAS GUILIER
DANIEL MURRAY	JACK HINES	CRAIG GUILIER
ALAN MURRAY	CHARLES SCHOFIELD	ROBERT BURDEN
LEE HARVEY	GEORGE COMSTOCK	STEVE TURNER
LODGE COYLE	GILBERT VESKO	TIM MORSE
LARNE'S HERRAULT	GARNET MCDADE	KEVIN GIBBET
JOHN FOLKER SR.	LEWIS IRIE	DONALD MAJEL
HARVEY FOLKER	RICHARD BISHOP	PHILLIP SCOTT
ROY STARRATT	EDWARD PEARSON	BRIAN SHAY
AGNESON SHAY	ROLAND NEWCOMB	RICHARD SHAY
REYNARD McDONALD	DOUGLAS SHAY	DOUGLAS REHBERG
LUIGIO STARRATT	PAUL DOUTHWRIGHT	CARMEN O'DELL
AL FRED SHAY	LOUIS DOUGLASS	JAMES SALTER
ALEX STEVENS	CHARLES MOUNCE	TIM HAZEL
JOHN HICKING	CHARL ALDER	DARRILL JOHNSTON
WALDO WARNER	DONALD CALDWELL	
ROBERT MURRAY	ARTHUR LONER	
	CARLETON SCHOFIELD	
	RAY RILEY	

# Hantsport Riverbank Cemetery

## Overview

**PIDs:** 45048261, 45277845

**Coordinates:** 45.06109, -64.1798

**Date visited:** November 26, 2015.

**Address:** Riverbank Drive, Hantsport.

**Classification:** Cultural.

**Size:** 9.60 acres ( 3.88 ha).

**Land cover:** A mixture of cleared (60%) and forested conditions (40%). Cleared areas composed of managed turf with memorial headstones. Forested areas primarily along slope towards the river.

**Topography:** Undulating topography with a high point within the top driveway loop. Very steep slope along forested slope down to the river.

**Maintained by:** Municipality.

**Use:** Memorial, walking.

**Access:** From Riverbank Road.

**Parking:** Along road shoulders.

**Signage:** None.

**History:** Part of this land parcel was deeded to the former Town of Hantsport in 1956 by Raymond Burgess. The other portion parcel was a parks and open space contribution from land subdivision.

**Overlapping Management Plans:** Town of Hantsport Riverbank Cemetery By-Law.

## Observations

- Well managed property with horticultural features.
- Property used as local walking trail.
- Property with view of river and agricultural land.

## Opportunities

- Create a plan for future cemetery expansion.
- Strategically plant shade and ornamental trees for shade and visual interest for visitors.
- Develop a trail loop along upper portion of slope past cemetery, along adjacent Municipally-owned land through to Mariner's Drive.



# Prince Street Path

## Overview

**PID:** 45048113

**Coordinates:** 45.06616, -64.1779

**Date visited:** November 26, 2015.

**Address:** Prince St, Hantsport.

**Classification:** Linear Park.

**Size:** 0.24 acres ( 0.09 ha).

**Land cover:** Gravel turn-around with managed turf on either side of this driveway. Trees border this long narrow parcel.

**Topography:** Gentle slope upward to the south.

**Maintained by:** Municipality.

**Use:** Walking.

**Access:** From Prince Street and HMCC.

**Parking:** None.

**Signage:** Signage indicating park surveillance.

**History:** This land parcel was deeded to the former Town of Hantsport in 1975 by Doris Harrington. The path was created during the former Town of Hantsport's Centennial year, 1995.

**Overlapping Management Plans:** None.

## Observations

- Fire hydrant at walkway entrance.
- Trees surround parcel on neighbouring properties.

## Opportunities

- Maintain connection to HMCC from Prince Street.
- Walkway signage indicating ownership/maintenance.



# Riverview Road, Hantsport

## Overview

**PID:** 45045952

**Coordinates:** 45.06459, -64.189

**Date visited:** November 26, 2015.

**Address:** Parcel C Rand Street, Hantsport.

**Classification:** Underused.

**Size:** 0.13 acres (0.05 ha).

**Land cover:** Parcel mostly treed (deciduous and evergreen) with the front half of the parcel being managed turf with a stand of trees along the street.

**Topography:** Land gently sloping to the east and north.

**Maintained by:** Municipality.

**Use:** Walking.

**Access:** From Riverview Road.

**Parking:** On Street.

**Signage:** None.

**History:** This land parcel was deeded to the former Town of Hantsport in 1984 by Harry Salter.

**Overlapping Management Plans:** None.

## Observations

- Property grading and landscaping indicates the former site of a dwelling.
- An informal walking path apparent from Riverview Drive to the tree line.

## Opportunities

- Given the close proximity to other parks and open spaces, it is recommended that there is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



# McCully Crescent

## Overview

**PID:** 45387768

**Coordinates:** 45.05938, -64.1829

**Date visited:** November 26, 2015.

**Address:** Lot Hdl-3 Holmes Hill Road, Hantsport.

**Classification:** Underused.

**Size:** 1.74 acres (0.70 ha).

**Land cover:** Property cleared, but now naturalizing with perennials. A stand of trees grows along western boundary.

**Topography:** Property sloping upward to the north and north west. A berm rises along the western edge.

**Maintained by:** Municipality.

**Use:** None.

**Access:** From McCully Crescent.

**Parking:** Along the road shoulder.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

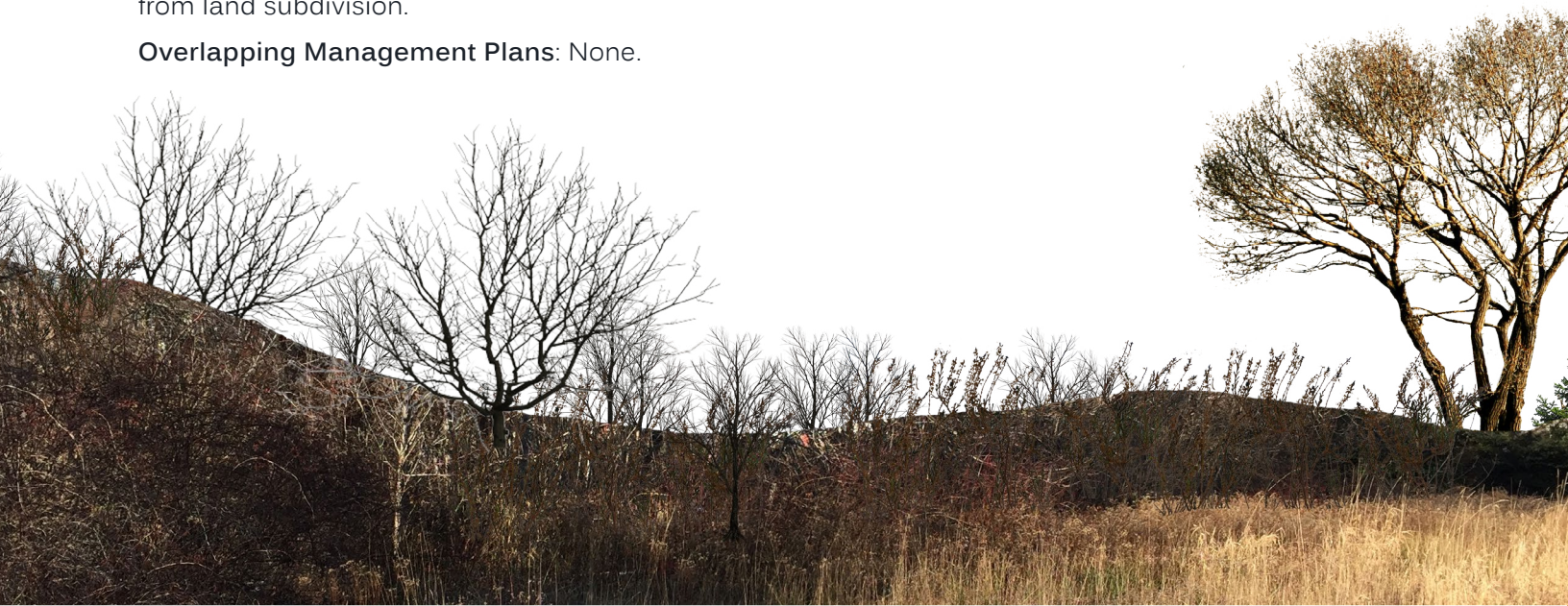
**Overlapping Management Plans:** None.

## Observations

- Little evidence of human activity on site.

## Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



# Mariner's Drive

## Overview

**PID:** 45275278

**Coordinates:** 45.05864, -64.1812

**Date visited:** November 26, 2015.

**Address:** Lot 2b (portion of) Mariner's Drive, Hantsport.

**Classification:** Underused.

**Size:** 5.70 acres ( 2.30 ha).

**Land cover:** Both treed (40%) and open land (60%). Trees limited to western boundary and along eastern slope. Open area primarily naturalized perennials species.

**Topography:** Parcel is relatively flat at its top then sloping to the east and south east. Slope becomes almost a vertical face at tree line falling towards the river.

**Maintained by:** Municipality.

**Use:** None.

**Access:** From McCully Crescent and Mariner's Drive.

**Parking:** 2-3 spaces at the foot of Mariner's Drive.

**Signage:** None.

**History:** This land parcel was deeded to the former Town of Hantsport in 2011 by the Hantsport Development Limited.

**Overlapping Management Plans:** None.

## Observations

- Evidence of walking paths from the end of Mariner's Drive.
- Young tree species beginning to colonize after land clearing.
- Slope along eastern boundary is dangerously steep.

## Opportunities

- Retain parcel as part of future parks and open space expansion (with adjacent municipally-owned land for Hantsport Riverbank Cemetery).
- Portion of property (e.g. along McCully Crescent) could be subdivided without compromising future park development on this parcel.
- Any parks and open space/trail development would require a fence along the top of the slope.



# Mariner's Drive Wood Lot

## Overview

**PID:** 45391554

**Coordinates:** 45.05908, -64.1812

**Date visited:** November 26, 2015.

**Address:** Lot Hdl-19z Mariner's Drive,  
Hantsport.

**Classification:** Underused.

**Size:** 0.20 acres (0.08 ha).

**Land cover:** White pine planted in rows,  
mixed perennial understory.

**Topography:** Land sloping to the south east.

**Maintained by:** Municipality.

**Use:** None.

**Access:** From Mariner's Drive.

**Parking:** 2-3 spaces at the foot of Mariner's  
Drive.

**Signage:** None.

**History:** White pine tree farm or plantation.

**Overlapping Management Plans:** None.

## Observations

- White pine trees planted in rows is an indicator of a former woodlot or tree farm.
- Land is accessible from Mariner's Drive should people want to walk through.

## Opportunities

- Parcel ideal for residential lot.
- Lumber from trees can be harvested for community purpose (e.g. amenity structure).
- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



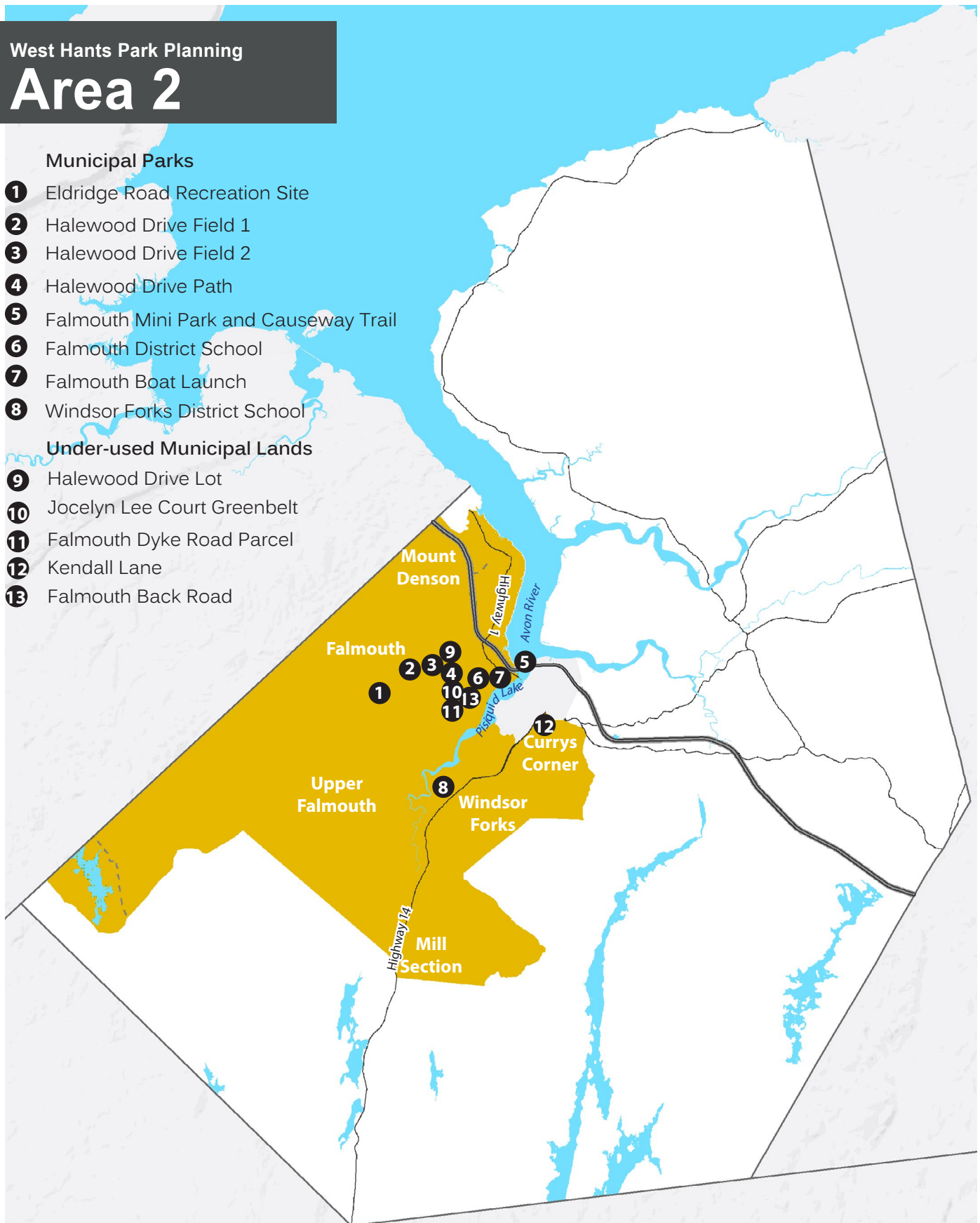
# Area 2

## Municipal Parks

- 1 Eldridge Road Recreation Site
- 2 Halewood Drive Field 1
- 3 Halewood Drive Field 2
- 4 Halewood Drive Path
- 5 Falmouth Mini Park and Causeway Trail
- 6 Falmouth District School
- 7 Falmouth Boat Launch
- 8 Windsor Forks District School

## Under-used Municipal Lands

- 9 Halewood Drive Lot
- 10 Jocelyn Lee Court Greenbelt
- 11 Falmouth Dyke Road Parcel
- 12 Kendall Lane
- 13 Falmouth Back Road



Data Sources: Municipality of the District of West Hants, NSTDB. TEAL Architects+Planners Inc., Google Maps.

# Eldridge Road Recreation Site

## Overview

**PID:** 45211836

**Coordinates:** 44.99139, -64.208

**Date visited:** November 20, 2015.

**Address:** 156 Eldridge Rd, Upper Falmouth.

**Classification:** District, Community, Neighbourhood Parks.

**Size:** 15.55 acres ( 6.29 ha).

**Land cover:** Sports complex area is primarily managed turf; gravel parking lot and roadway; remaining property forested (e.g. red and white spruce, sugar maple, white and yellow birch, red oak, balsam fir) with turf, soil, and gravel paths.

**Topography:** Fairly flat terrain with undulating places due to drainage swales and natural depressions.

**Maintained by:** Municipality.

**Use:** Soccer, tennis, basketball, walking, tug-of-war, playing (playground), picnicking, sitting, snowmobiling.

**Access:** From Eldridge Road.

**Parking:** Unmaintained gravel lot with overflow parking on grass at eastern park entrance.

**Signage:** Signage indicating maintenance

and sponsors; faded trail markings at former softball field.

**History:** Parcel was purchased in 1988 from Bernard Curry. The land was developed cooperatively between the Falmouth Community Hall Association and the Municipality of the District of West Hants.

**Overlapping Management Plans:** None.

## Observations

- Recent investment in infrastructure (e.g. tennis court surface, playground).
- Standing water on north and south length of west soccer field.
- North soccer field slow to drain.
- Former softball dugouts in fair shape, roof needs repairs.
- Parking area with standing water.
- Standing water outside play space.
- Former softball field post and chain fence rusting and leaning.
- Retaining wall around former softball field is deteriorating.

## Opportunities

- Landscaping upgrades at park entrance.
- Install signage to identify site amenities and trails.
- Correct field drainage for sports fields.
- Paint lines on basketball court.
- Repair and replace damaged boards on benches, picnic tables, bleacher seating.
- Upgrade dugout roofs.
- Redesign the layout of parking area to make more efficient and separate from people spaces.
- Install drainage and new sod around playground space.
- Install new fence along north soccer field perimeter.
- Remove wood retaining wall behind the dugouts at north soccer field perimeter. Replace with drainage swale.



# Halewood Drive Field 1

## Overview

**PIDs:** 45026259, 45226982

**Coordinates:** 44.99877, -64.1846

**Date visited:** November 26, 2015.

**Address:** 422 Falmouth Back Rd, Falmouth.

**Classification:** Neighbourhood.

**Size:** 1.11 acres (0.45 ha).

**Land cover:** Parcel is 50% forested and 50% cleared (e.g. managed turf).

**Topography:** Flat parcel with slight undulations in managed turf where water collects.

**Maintained by:** Municipality.

**Use:** Walking.

**Access:** From Halewood Drive.

**Parking:** None.

**Signage:** None.

**History:** This is a Public Works parcel which once had an open water reservoir pond. The pond was filled in when the Falmouth Water Standpipe was installed.

**Overlapping Management Plans:** None.

## Observations

- Entrance to the parcel is not clear from Halewood Drive. Drainage ditch limits access from Municipal right-of-way.
- Some maintenance completed by surrounding neighbours.

## Opportunities

- Park signage.
- Continue to own with potential for future community recreational use.
- Formalize entrance to parcel from Halewood Drive.
- Consider adding amenity features to the site (e.g. benches, trail loop).



# Halewood Drive Field 2

## Overview

**PID:** 45363264

**Coordinates:** 44.99917, -64.1813

**Date visited:** November 9, 2015.

**Address:** Parcel P-1 Halewood Drive, Falmouth.

**Classification:** Neighbourhood Park.

**Size:** 0.61 acres (0.25 ha).

**Land cover:** Primarily turf. Mixture of evergreen and deciduous tree and shrub species (planted and natural) around three sides with drainage ditch surrounding. Stormwater/drainage corridor from park to south loop of Halewood Drive.

**Topography:** Multi-purpose field is relatively flat with slight undulations. Entire western portion of property is a stormwater drainage area running from south to north.

**Maintained by:** Municipality.

**Use:** Field sports, drainage area.

**Access:** Park access from Halewood Drive.

**Parking:** No organized parking; road shoulder.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- Drainage ditch along north side of the field, access via a driveway in the north east corner of the parcel.
- Residential properties back onto park.
- Part of stormwater drainage area in neighbourhood.
- Informal trail from field through drainage area to south Halewood Drive.

## Opportunities

- Park signage indicating ownership, management, hours of use.
- Signage to identify stormwater movement on site and importance of water management for local ecology.
- Low point in south eastern portion of field requires topsoil fill.



# Halewood Drive Path

## Overview

**PID:** 45363249

**Coordinates:** 44.99886, -64.1794

**Date visited:** November 26, 2015.

**Address:** Parcel Ww-1 Aylward Road, Falmouth.

**Classification:** Linear Park.

**Size:** 0.16 acres (0.66 ha).

**Land cover:** Gravel path with managed turf shoulders. Trees planted along eastern side of path.

**Topography:** Land sloping upward towards the east.

**Maintained by:** Municipality.

**Use:** Walking.

**Access:** From Halewood Drive and Aylward Road.

**Parking:** None.

**Signage:** None.

**History:** The Halewood Drive subdivision was created in 2006 during which a waterline connection was installed between the Halewood Drive subdivision and Aylward Road. The developer established a path on top of the buried waterline to create pedestrian crossing between Halewood Drive and Aylward Road.

**Overlapping Management Plans:** None.

## Observations

- Utility poles pass through same right-of-way.
- Right-of-way not defined.

## Opportunities

- Park signage to indicate ownership and maintenance.
- Pave the path for ease of maintenance.
- Lighting attached to existing utility poles.
- If privacy becomes a concern by neighbouring residents, consider wooden post style fencing along each side rather than chain link fencing.



# Falmouth Mini Park and Causeway Trail

## Overview

**PID:** 45224458

**Coordinates:** 44.9942, -64.1474

**Date visited:** November 9, 2015.

**Address:** 2127 Highway #1 Falmouth, NS.

**Classification:** Neighbourhood, Community Parks.

**Size:** 1.55 acres (0.63 ha), Total area of provincial land in which the park occupies: 9.10 acres (3.68 ha).

**Land cover:** A mixture of turfed open areas (75%) and treed naturalized areas (25%). Paved paths and gravel parking area are part of these open areas.

**Topography:** A fairly flat parcel gently sloping from the northwest to the southeast towards the water. Steep banks to the water in the northwest cove, a more gentle slope at the picnic area.

**Maintained by:** Municipality; owned by the Province of Nova Scotia.

**Use:** Swimming, boating, walking, picnicking.

**Access:** From Evangeline Trail or multiple points in Downtown Windsor.

**Parking:** 5-10 spaces; not well defined.

**Signage:** No signage indicating park from the road. Park maintenance signage throughout the park.

**History:** The Municipality entered into a lease agreement with the Department of Transportation in the early 1980's that allowed the use of the land for recreational purposes.

In the early 1990's the Municipality and the Windsor and Area Jaycees agreed to develop the lands and create what is now the

Falmouth Mini Park.

**Overlapping Management Plans:** 2013 Trails Plan, p.55.

## Observations

- No entrance signage indicating park, use, or a map.
- Parking area in conflict with pedestrian spaces/playground.
- Many small trees, but few large shade trees on site.
- Fencing along the west side of the park is in need of replacement.
- Well maintained grounds.
- Access to water isn't clearly indicated or available.

## Opportunities

- Reconfigure parking area that makes better use of space and separates pedestrians from cars.
- Landscape park entrance to buffer from road traffic and provide an aesthetic gateway to park.
- Design and development of new trail on highway side of park for shorter secondary loop.
- Improve access to the water from the picnic area.
- Install dock for small boat access, fishing, sitting.
- Improve lighting along highway and in interior of the park.
- Design and install interpretive signage highlighting stormwater movement through the park.
- Create shade over children's play area (e.g. trees, shade structure).
- Phase out invasive species (e.g. Norway Maple).

# Falmouth District School

## Overview

**PID:** 45075108

**Coordinates:** 44.99421, -64.1664

**Date visited:** 26 November, 2015.

**Address:** 30 School St, Falmouth.

**Classification:** Neighbourhood Park, Community Park.

**Size:** 5.21 acres (2.11 ha).

**Land cover:** Large open space composed of managed turf (40%), 40% of parcel is asphalt parking and building footprint. Woodlot in southern portion of parcel occupies almost 20% of land area.

**Topography:** Land sloping to the south west.

**Maintained by:** Annapolis Valley Regional School Board.

**Use:** Walking, playing (playground), sitting, picnicking, sports (e.g. soccer, football, basketball).

**Access:** From School Street.

**Parking:** School parking lot has a capacity for approximately 30 cars.

**Signage:** On the school building.

**History:** Property is under the management of the Annapolis Valley Regional School Board.

**Overlapping Management Plans:** None.

\*No management recommendations are provided as management is at the discretion of the Annapolis Valley Regional School Board.



# Falmouth Boat Launch

## Overview

**PID:** 45192507

**Coordinates:** 44.99347, -64.1501

**Date visited:** November 9, 2015.

**Address:** 2058 Highway 1, Falmouth.

**Classification:** Linear Park.

**Size:** 3.5 acres (1.42 ha).

**Land cover:** Entire parcel is a road and vegetated right-of-way with trees, shrubs, and tall grasses growing along the driveway shoulder.

**Topography:** Relatively flat road parcel with slight slope to the east. Boat launch more steeply sloped to the water.

**Maintained by:** Municipality.

**Use:** Water access.

**Access:** From Evangeline Trail.

**Parking:** Parking for 5-10 in gravel turn around and more parking available along driveway shoulder.

**Signage:** Entrance signage, warning of boat launch conditions.

**History:** This 3.5 acre property was deeded to the Municipality in 1972 by the Dominion Atlantic Railway Company. As been used by the community as boat launch area for access to Lake Pisiquid.

**Overlapping Management Plans:** None.

## Observations

- Concrete boat launch ramp deteriorating and pieces have fallen away.
- Top of ramp paved with asphalt, in good shape.

## Opportunities

- Cut back vegetation from ramp shoulders.
- Remove existing concrete ramp and replace with gravel (short term), concrete (long term).



# Windsor Forks District School

## Overview

**PID:** 45061355

**Coordinates:** 44.94585, -64.1907

**Date visited:** November 26, 2015.

**Address:** 120 Sangster Bridge Road.

**Classification:** Community Park, School.

**Size:** 10.60 acres ( 4.29 ha).

**Land cover:** Located in an agricultural area, this property is surrounded by open fields. The back sports field is the only managed turf area. The remainder of the parcel is naturalized with trees, shrubs, and perennials (50% of land area) An asphalt paved driveway and school yard exists around the school footprint.

**Topography:** Flat, grassed.

**Maintained by:** Annapolis Valley Regional School Board.

**Use:** Walking, playing (playground), sitting, picnicking, sports (e.g. soccer, football, basketball).

**Access:** From Sangster Bridge Road.

**Parking:** 20 marked spaces.

**Signage:** Entrance signage and signage on the building.

**History:** Property is under the management of Annapolis Valley Regional School Board.

**Overlapping Management Plans:** None.

\*No management recommendations are provided as management is at the discretion of the Annapolis Valley Regional School Board.



# Halewood Drive Lot

## Overview

**PID:** 45226636

**Coordinates:** 45.00002, -64.184

**Date visited:** November 9, 2015.

**Address:** Parcel P-1 Halewood Drive, Falmouth.

**Classification:** Underused.

**Size:** 0.57 acres (0.23 ha).

**Landcover:** Wooded lot. Mixture of evergreen and deciduous plant species. Drainage ditch along the north length of the property.

**Topography:** Land sloping to the north and east.

**Maintained by:** Municipality.

**Use:** None.

**Access:** No formal access created. Access would be from Halewood Drive.

**Parking:** No organized parking; road shoulder.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- No obvious signs of access or use by residents.

## Opportunities

- Given the number of parks and open space parcels in the neighbourhood, it is recommended that there is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



# Jocelyn Lee Court Greenbelt

## Overview

**PID:** 45293016

**Coordinates:** 44.99086, -64.1776

**Date visited:** 26 November, 2015.

**Address:** Between 49 and 44 Jocelyn Lee Court, Falmouth.

**Classification:** Underused.

**Size:** 5.92 acres (2.40 ha).

**Land cover:** Parcel treed along the western boundary with the remained naturalizing with shrub and perennial species.

**Topography:** Parcel is at the top of the slope which slopes to the north west. Beyond the property line is a 20m drop to a river below. Access point at the end of Jocelyn Lee Court is a low point with undulated soil that has naturalized with perennial species.

**Maintained by:** Municipality.

**Use:** None.

**Access:** From Jocelyn Lee Court.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- Only one public access point.
- Informal walking trails observed.
- No formal access point to parcel.
- Residential properties back onto parcel
- Encroachment into municipal land apparent (e.g. land clearing, landscaping)
- Topography makes this site difficult for walking.

## Opportunities

- Retain as municipal greenbelt.
- Trail loop possible on upper side of slope.



# Falmouth Dyke Road Parcel

## Overview

**PID:** 45196268

**Coordinates:** 44.98617, -64.1796

**Date visited:** November 26, 2015.

**Address:** Parcel E Falmouth Dyke Road, Falmouth.

**Classification:** Underused.

**Size:** 0.46 acres (0.19 ha).

**Land cover:** Small parcel with 100% tree cover.

**Topography:** Land sloping to the South West.

**Maintained by:** Municipality.

**Use:** None.

**Access:** None.

**Parking:** None.

**Signage:** None.

**History:** This land parcel was deeded to the Municipality in 1978 through the parks and open space contribution from land subdivision by the Greenwood Estates Ltd.

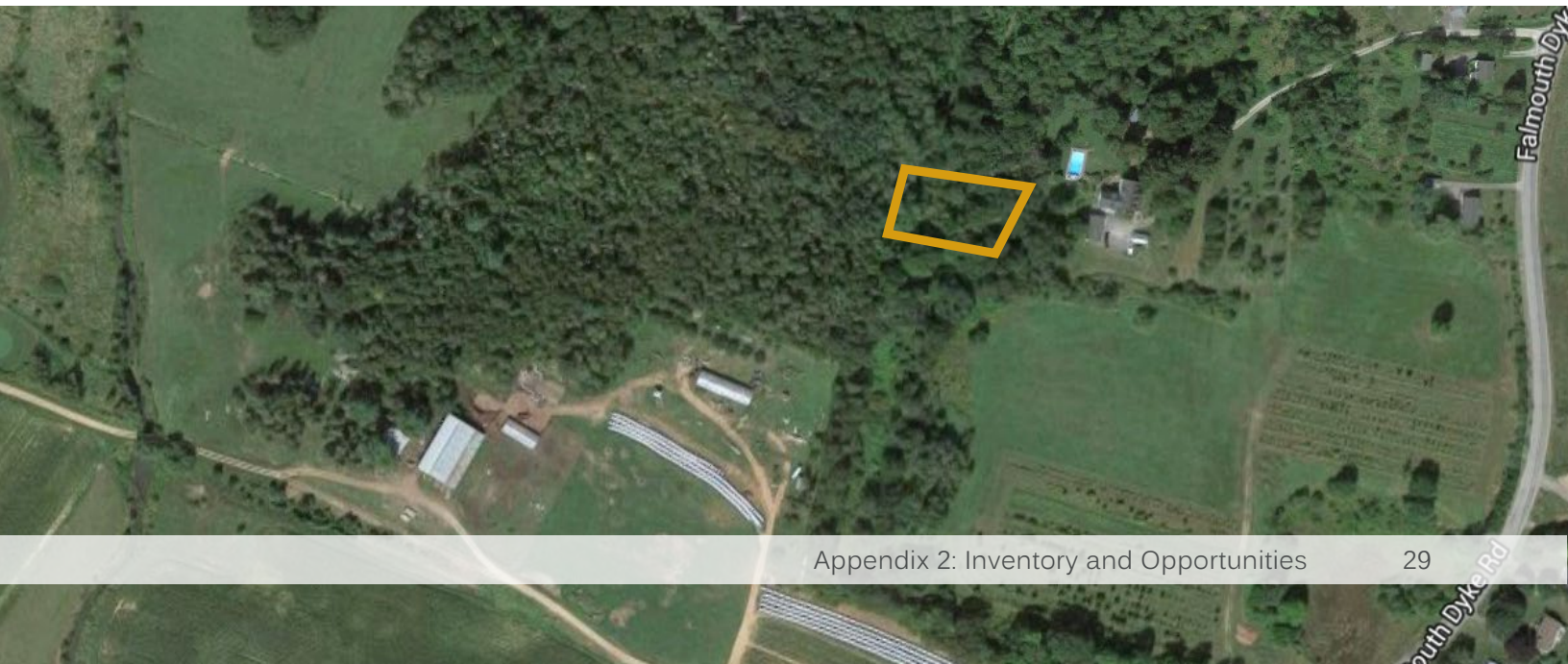
**Overlapping Management Plans:** None.

## Observations

- No access through public right-of-way.

## Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



# Kendall Lane

## Overview

**PIDs:** 45191541, 45191533

**Coordinates:** 44.97456, -64.1279

**Date visited:** November 25, 2015.

**Address:** Lot 2,3 Kendall Lane, Currys Corner.

**Classification:** Underused.

**Size:** 0.37 acres (0.15 ha) total.

**Land cover:** Managed turf.

**Topography:** Land sloping to the south and south west.

**Maintained by:** Municipality.

**Use:** No obvious signs of use.

**Access:** From Kendall Lane.

**Parking:** Parking on the road shoulder.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- Access to the site is limited due a perimeter drainage ditch.
- Not many neighbourhood park opportunities in the local area.

## Opportunities

- Park signage.
- Consider regrading a portion of the parcel to create flat accessible surface; will require wall construction and drainage.
- Opportunity for shade trees, community garden, sitting areas, playground.
- Work with Kendall Court Seniors Complex and surrounding neighbours to identify parks and open space needs.



# Falmouth Back Road

## Overview

**PIDs:** 45062676

**Coordinates:** 44.992355, -64.188832

**Date visited:** November 26, 2015.

**Address:** Lot P-1 Falmouth Back Road, Falmouth.

**Classification:** Unused.

**Size:** 1.86 acres (0.75 ha).

**Land cover:** The western-half of the parcel is forested with white pine and paper birch. The eastern-half of the parcel is occupied by a flood plain, vegetated with grass species and perennials.

**Topography:** Parcel slopes more than 5m (16.4 feet) to the north and east towards a brook below.

**Maintained by:** Municipality.

**Use:** None (other than electrical towers).

**Access:** No formal access.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- Parcel intersected by power transmission corridor and houses a transmission tower.
- Neighbouring property uses municipal parcel for personal property access and parking.
- The slope of the parcel and presence of a floodplain limits the site useability for parks and open space.

## Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



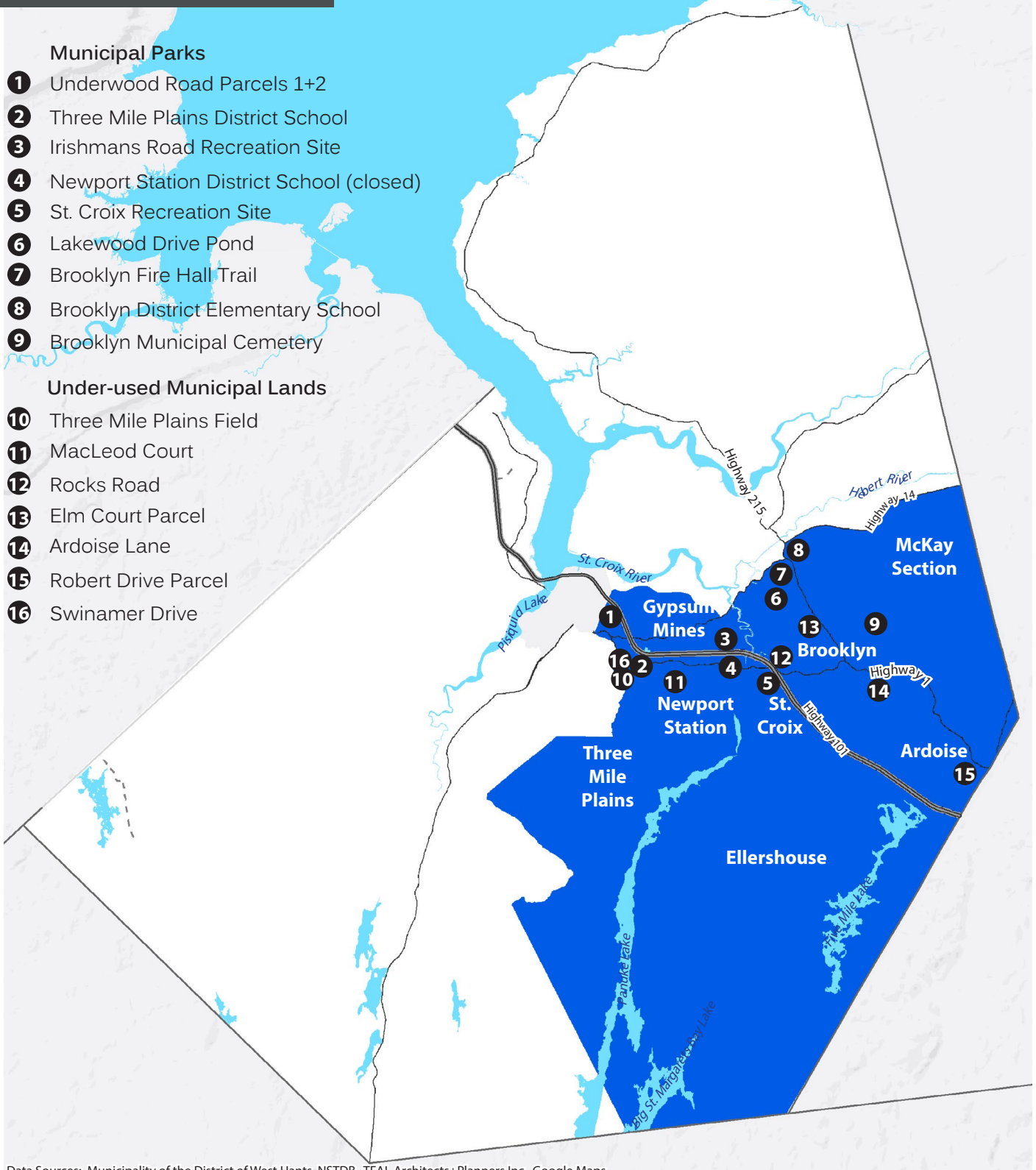
# West Hants Park Planning Area 3

## Municipal Parks

- 1 Underwood Road Parcels 1+2
- 2 Three Mile Plains District School
- 3 Irishmans Road Recreation Site
- 4 Newport Station District School (closed)
- 5 St. Croix Recreation Site
- 6 Lakewood Drive Pond
- 7 Brooklyn Fire Hall Trail
- 8 Brooklyn District Elementary School
- 9 Brooklyn Municipal Cemetery

## Under-used Municipal Lands

- 10 Three Mile Plains Field
- 11 MacLeod Court
- 12 Rocks Road
- 13 Elm Court Parcel
- 14 Ardoise Lane
- 15 Robert Drive Parcel
- 16 Swinamer Drive



Data Sources: Municipality of the District of West Hants, NSTDB. TEAL Architects+Planners Inc., Google Maps.

# Underwood Road

## Parcel 1

### Overview

**PID:** 45208188

**Coordinates:** 44.97933, -64.1065

**Date visited:** November 25, 2015.

**Address:** Lot A-1b Underwood Road,  
Garlands Crossing.

**Classification:** Neighbourhood Park.

**Size:** 0.77 acres (0.32 ha).

**Land cover:** Managed turf area occupies approximately 60% of land area, naturalized area in remaining area (40%).

**Topography:** The main gathering area of this space is a flat managed turf surface. Houses to the south about 10 feet above the open area, houses to the north at the same elevation. Mid-way through the property, a naturalized area of trees and shrubs occupies the low point of the property.

**Maintained by:** Municipality, community volunteers.

**Use:** Playing, walking, community gathering.

**Access:** From Underwood Road.

**Parking:** Available along road shoulder.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

### Observations

- Well used outdoor spaces used primarily by surrounding residents.
- Access point from Underwood Road is not defined from adjacent empty lot.

### Opportunities

- Retain parcel and develop as formal Neighbourhood Park.
- Park signage.
- Formalized access into the park (e.g. delineate public from private property along entrance).
- Work with neighbourhood to develop a park needs assessment.



# Underwood Road

## Parcel 2

### Overview

**PID:** 45365285

**Coordinates:** 44.97886, -64.1059

**Date visited:** November 25, 2015.

**Address:** Parcel Bdl-1 Jared Court, Garlands Crossing.

**Classification:** Neighbourhood Park.

**Size:** 0.96 acres (0.39 ha).

**Land cover:** Almost 50% treed. Remaining parcel is managed turf.

**Topography:** Fairly flat parcel.

**Maintained by:** Municipality.

**Use:** Playing, walking, community gathering.

**Access:** From Jared Court.

**Parking:** Available along road shoulder.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

### Observations

- Access to parcel is not obviously public.
- Well-treed parcel shared by surrounding residents.

### Opportunities

- Park signage.
- Evaluate encroachment into Municipal land by surrounding residents (e.g. tree clearing, landscaping).
- Retain as treed, naturalized area for shade, stormwater attenuation, wildlife habitat.



# Three Mile Plains District School

## Overview

**PID:** 45075470

**Coordinates:** 44.9667, -64.0941

**Date visited:** November 12, 2015

**Address:** 4555 Hwy 1, Three Mile Plains.

**Classification:** Community, Neighbourhood Parks; school.

**Size:** 38.00 acres (15.37 ha).

**Land cover:** Two parcels make up this property. To the north and south of Highway 10. The north parcel is 90% forested with a small clearing along the highway that has an ATV trail. To the south of the highway is the school property, including a pond. The school property is forested to the north and west with scattered trees along the eastern and southern boundary. Turf is managed for a sports field and play space behind the school. Asphalt driveway, parking, school yard, and building footprint occupy almost 5% of the southern parcel.

**Topography:** The school building is positioned on a high point of the south property with land sloping away in all directions. The slope to the west is steep, but more gentle to the other directions.

**Maintained by:** Annapolis Valley Regional School Board.

**Use:** Walking, playing, sitting, picnicking, sports (e.g. soccer, football, basketball).

**Access:** From Evangeline Trail.

**Parking:** Parking for 60-70 cars; most spaces occupied by school staff.

**Signage:** On the school building.

**History:** In operation since 1963. Property is under the management of Annapolis Valley Regional School Board.

**Overlapping Management Plans:** 2013 Trails Plan, p.70.

\*No management recommendations are provided as management is at the discretion of the Annapolis Valley Regional School Board.



# Irishmans Road Recreation Site

## Overview

**PID:** 45061843

**Coordinates:** 44.97263, -64.0588

**Date visited:** November 16, 2015.

**Address:** 151 Irishmans Road, Newport Station.

**Classification:** District, Community, Neighbourhood Parks.

**Size:** 172 acres (69.61 ha).

**Land cover:** Primarily a mixed forested stand of red and white spruce, hemlock, yellow birch, sugar maple and American beech. Turf is managed on two sports fields and at their perimeter and along driveways. Gravel parking areas are found at the main entrance and at the upper sports field.

**Topography:** Main road bed is relatively flat with slight incline to the north east (with drainage ditch on either side). Upper sports field to the west is 25-30 feet above main road. Lower sports field in a depression. Trail to the north of the lower sports field rises and falls with the hillside. Karst topography (i.e. sink-holes formed by soluble gypsum). Is visible in the north and west portions of the park.

**Maintained by:** Municipality. Portion leased by Glooscap Heritage Archers Association.

**Use:** Archery, walking, running, mountain biking, soccer.

**Access:** Park access from Irishmans Road.

**Parking:** 20-30 spaces along driveway and

at the second gate, 20-30 spaces at the top field, evidence of additional parking on grass shoulders and at the sport field entrances.

**Signage:** No official signage indicating "Irishmans Road Recreation Park". Signage indicating management and use and prohibiting motorized vehicle use.

**History:** The park sits on land formerly used as a Municipal landfill, which was decommissioned in 1984. The soccer fields were named the Ryan Lahey Memorial Soccer fields in 2011 in memory of Ryan Lahey.

**Overlapping Plans:** 2013 Trails Plan, p.47.

## Observations

- Entrance to the trail from the second gate is unclear.
- Free standing wall (remaining from landfill) to the north east of the lower field.
- Standing water along trail to the north of the lower field.
- Bleachers at upper field in need of upgrades (e.g. wooden boards).
- Upper parking area needs new base material. Shale is difficult parking surface.
- Area of karst topography found in the north and west areas of the park.
- Fence on the west of the upper field in need of replacement.
- Slumping observed on the west side of the upper field.

## Opportunities

- Install entrance and trail signage.
- Design and install interpretive panels to educate the community about former uses, and reclamation of former landfill lands into a recreation facility.
- Expansion of parking area at the second gate and at the upper field.
- Development of a new trail and interpretive area to learn about Karst Topography.
- New fence along the west side of the upper sports field.
- Upgrade sports field (e.g. topdressing, seeding, corrected slumping).
- Potential for additional trails



# Newport Station District School

## Overview

**PID:** 45062270

**Coordinates:** 44.96551, -64.0547

**Date visited:** November 26, 2015.

**Address:** 1989 Wentworth Rd, Newport Station.

**Classification:** Community Park.

**Size:** 19.28 acres (7.80 ha).

**Land cover:** Primarily a forested parcel (60%) with a clearing created for the school footprint, paved school yard, sports field, and playground.

**Topography:** School yard is positioned at high point on the property. Property slopes in all directions away from the school, steeply on the south side of the school and more gently to the north.

**Maintained by:** Municipality.

**Use:** Walking, playing (playground), sitting, picnicking.

**Access:** From Wentworth Road.

**Parking:** 40-50 spaces on paved school yard.

**Signage:** None.

**History:** Formerly a school property, but now under Municipal management.

**Overlapping Management Plans:** Trails Plan 2013, p.59.

## Observations

- Open area set back some distance from Wentworth Road.
- Densely forested buffer between the road and school building/playground.
- Outdoor spaces and equipment still well managed despite not being used as a school.

## Opportunities

- Close proximity to Irishmans Road Recreation Site. Explore potential to link the properties via a new trail loop.
- Explore partnerships with community groups who may be able to lease the building.
- Re-establish old and build new trails at the site.



# St. Croix Recreation Site

## Overview

**PID:** 45339231

**Coordinates:** 44.96515, -64.0255

**Date visited:** November 12, 2015.

**Address:** 54 Ball Park Rd, St. Croix.

**Classification:** District, Community, Neighbourhood Parks.

**Size:** 9.60 acres (3.88 ha).

**Land cover:** Primarily managed turf with gravel surfaces for driveway, parking, and pathways.

**Topography:** Grade level, seeded, maintained.

**Maintained by:** Municipality.

**Use:** Softball, community gathering, horse-shoe, picnicking, fishing.

**Access:** From Ball Park Road.

**Parking:** 150-200 cars possible on road shoulder, abandoned field, and gravel area to the east.

**Signage:** No entrance signage. Signage present to indicate maintenance, security, and horseshoe club, but signs are dated and in need of replacement.

**History:** Land originally owned by Aubrey Smiley and was purchased by the Crown when Highway 101 was constructed. The Crown deeded the remaining lands to the Municipality in 1975 with the stipulation that it be used for recreation purposes.

**Overlapping Management Plans:** None.

## Observations

- Out-buildings are showing signs of weather damage (e.g. water damaged wood, outdated electrical, rotting windows/trim).
- Bleacher footprints made of gypsum (unsuitable structural base).
- Field to east of ballfields is abandoned with old backstop still in place.
- Slope around east ball field bleachers too steep and inaccessible.
- Wiring on east ball field unearthed and is a tripping hazard.
- Wood decking at the top of west ball field is narrow and showing signs of rot.
- Clubhouse ramp on crumbling concrete footings.

## Opportunities

- Develop easy access to pond.
- Coordinate signage to indicate park, maintenance, usage, and wayfinding.
- Upgrade wooden out-buildings and clubhouse.
- Replace gypsum bleacher footings with more stable base.
- Install new pathways to improve site accessibility.
- Develop regrading plan for east ball field bleachers are to reduce slope or overcome slope and refine surface materials (e.g. sod instead of large gravel).
- Upgrade decking at top of west ball field observation area.



# Lakewood Drive Pond

## Overview

**PID:** 45208329

**Coordinates:** 44.9982, -64.0131

**Date visited:** November 26, 2015.

**Address:** Lakewood Dr, Brooklyn.

**Classification:** Neighbourhood Park.

**Size:** 4.01 acres (1.62 ha).

**Land cover:** A densely forested lot (deciduous and evergreen) with a large oval pond.

**Topography:** Fairly flat parcel with the banks of the pond sloping inward towards the water.

**Maintained by:** Municipality.

**Use:** Boating, skating, pond hockey.

**Access:** From Lakewood Drive.

**Parking:** Along road shoulders.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- Hockey net stored on shoreline indicated winter use.
- Access to water not cleared.
- Water collection infrastructure at roadside for Fire Department.

## Opportunities

- Improve access to water.
- Signage indicating ownership, use, and maintenance.



# Brooklyn Fire Hall Trail

## Overview

**PID:** 45060761

**Coordinates:** 45.00423, -64.0091

**Date visited:** November 26, 2015.

**Address:** 995 Highway 215, Brooklyn.

**Classification:** Community Park.

**Size:** 7.18 acres (2.91 ha).

**Land cover:** A mainly open parcel with trees and shrubs along the parcel perimeter. Managed turf along trail shoulders.

**Topography:** The centre of the parcel is a high point and sloping away from centre in all directions, more steeply to the north, west, and south.

**Maintained by:** Municipality.

**Use:** Walking.

**Access:** From western side of Fire Hall parking lot.

**Parking:** At Fire Hall.

**Signage:** Signage at north and south trailhead.

**History:** The path was developed in 2011 as an outdoor of the indoor walking opportunity that is hosted at the Brooklyn Civic Centre.

**Overlapping Management Plans:** None.

## Observations

- No benches or garbage receptacles.
- Damage by ATV use in interior of parcel.
- Trailhead in northeastern corner very steep.
- Dumping of waste in northwestern corner of parcel.

## Opportunities

- Create resting spots for sitting, picnicking, include garbage receptacles. (Clearly identifying walking and sitting areas should deter ATV use in desirable locations).
- Switchbacks or curve in trail bed would lessen the slope in some areas and create more visual interest.
- Trail bed made more accessible by using crusher dust.
- Planting of trees (native or ornamental) would provide visual interest along the trail route.
- The addition of trees and/or children's playspaces **must** be reviewed in conjunction with Fire Department Executive due to space limitations as this is a helicopter landing area.



# Brooklyn District Elementary School

## Overview

**PID:** 45060795

**Coordinates:** 45.01087, -64.0071

**Date visited:** November 26, 2015.

**Address:** 8008 Highway 14, Brooklyn.

**Classification:** Community Park, School.

**Size:** 22.78 acres (9.22 ha).

**Land cover:** Primarily a forested parcel (80%) with managed areas (e.g. school footprint, sports field, tennis courts, playground, and parking).

**Topography:** Parcel lowest at Highway 14 sloping upward to the south.

**Maintained by:** Annapolis Valley Regional School Board.

**Use:** Walking, playing, sitting, picnicking, sports (e.g. soccer, football, basketball, tennis).

**Access:** From Highway 14.

**Parking:** Parking for approximately 50 cars (school parking occupies most of the available volume).

**Signage:** Entrance signs and limited wayfinding trail signage.

**History:** Trail system in the southern portion of the parcel was developed in the early 1990s by the school Physical Education teacher. Property is under the Management of Annapolis Valley Regional School Board.

**Overlapping Management Plans:** 2013 West Hants Trails Plan, p.20.

\*No management recommendations are provided as management is at the discretion of the Annapolis Valley Regional School Board.



# Brooklyn Municipal Cemetery

## Overview

**PID:** 45062395

**Coordinates:** 44.99392, -63.9849

**Date visited:** November 26, 2015.

**Address:** 241 McKay Rd, McKay Section.

**Classification:** Cultural Park.

**Size:** 0.67 acres (0.27 ha).

**Land cover:** Forested parcel of White Pine with managed turf understory. Stone grave markers underneath trees.

**Topography:** Drainage ditch along entire southern border of parcel along road. Steep slope to the north towards the river. Undulating topography along ridge at highest point.

**Maintained by:** Municipality.

**Use:** Municipal Cemetery.

**Access:** From McKay Road.

**Parking:** One space at main gate.

**Signage:** Entrance signage present.

**History:** Previous location of the West Hants County Poor Farm, closed in 1966.

**Overlapping Management Plans:** None.

## Observations

- Well-managed property.
- Property fenced with wire fencing and wooden posts.
- Erosion on the slope on the north side of the parcel.

## Opportunities

- More noticeable signage to mark cemetery.
- Interpretive boards documenting history.
- Expansion of gravel pad at entrance for additional parking.
- Address slope erosion as necessary.



# Three Mile Plains Field

## Overview

**PID:** 45000502

**Coordinates:** 44.96446, -64.0993

**Date visited:** November 26, 2015.

**Address:** Lot 2 No 1 Hwy, Three Mile Plains.

**Classification:** Underused.

**Size:** 1.09 acres (0.44 ha).

**Land cover:** An open area with managed turf. A small stand of trees present at the southern property boundary. Northern boundary, along the drainage ditch, is naturalized with perennials.

**Topography:** Land gently sloping to the north and east.

**Maintained by:** Municipality.

**Use:** Unclear.

**Access:** From the adjacent Community Hall.

**Parking:** In the parking lot of the adjacent Community Hall.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- Well maintained parcel, but use is unclear.
- Slope too steep for field sports, but gentle enough for passive recreation.

## Opportunities

- Retain as a multi-functional space for use by community centre users.



# MacLeod Court

## Overview

**PID:** 45231586

**Coordinates:** 44.95837, -64.0828

**Date visited:** November 26, 2015.

**Address:** PARCEL P-1 MacLeod Court.

**Classification:** Underused.

**Size:** 0.18 acres (0.07 ha).

**Land cover:** Parcel covered with naturalized perennials and shrubs with some tree cover to the western boundary.

**Topography:** Slight slope to the north.

**Maintained by:** Municipality.

**Use:** None.

**Access:** No municipal access to the site.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

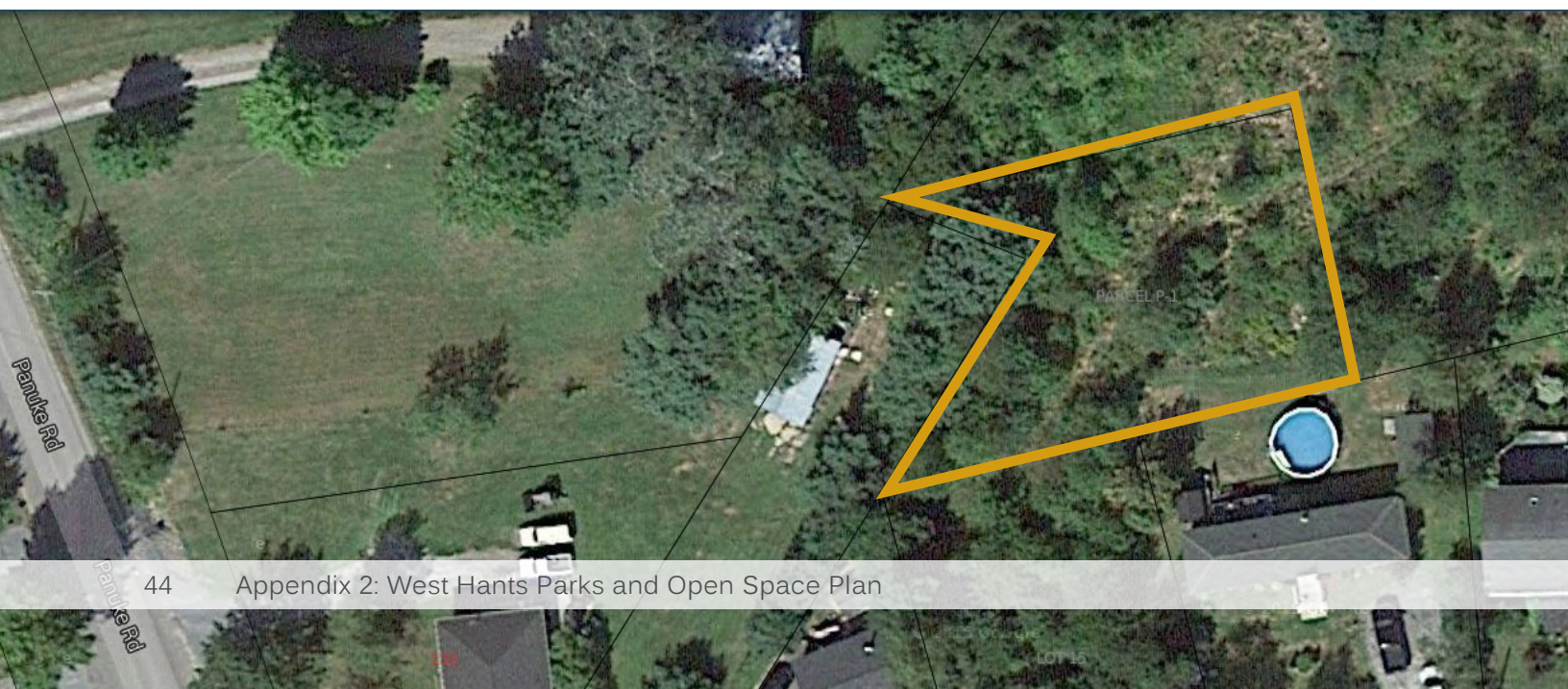
**Overlapping Management Plans:** None.

## Observations

- No access from public right-of-way.

## Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



# Rocks Road

## Overview

**PID:** 45061223

**Coordinates:** 44.96576, -64.0197

**Date visited:** November 26, 2015.

**Address:** Rocks Rd, St Croix.

**Classification:** Preservation and Production.

**Size:** 50.40 acres (20.40 ha).

**Land cover:** Approximately 50% of the parcel is forested with the remaining space being managed grassland or naturalized perennials and shrubs. A portion of the land is managed for agriculture. A dyke runs along the west, north boundary of the parcel. Thumb Hill Creek runs parallel to the dyke and then continues through the middle of the parcel.

**Topography:** A fairly flat parcel with a raised dyke and drop towards the creek's edge.

**Maintained by:** Municipality.

**Use:** agriculture, walking, swimming.

**Access:** From Rocks Road.

**Parking:** None on site; parking available at the park-and-ride area at the south east corner of the parcel.

**Signage:** None.

**History:** Land parcel originally owned by Aubrey Smiley was purchased by the Crown when Highway 101 was constructed.

The Crown deeded the remaining lands, divided into two land parcels, to the Municipality in 1975 with the stipulation that it be used for recreation purposes.

**Overlapping Management Plans:** 2013 Trails Plan, p.66.

## Observations

- Informal footpaths and ATV routes found within the property.
- Large displays of exposed gypsum cliffs.
- Evidence of agricultural activity, unsure if field is still in use.
- No signage to indicate property maintenance or usage.

## Opportunities

- Although isolated by the highway, this property is an excellent display of local geology, West Hants dykelands, freshwater ecology, and walking trails.
- Public access to the creek.
- Promote as recreation area (e.g. walking, picnicking, sitting, field sports).
- Work with the Province of Nova Scotia on possible trail connections to St. Croix Recreation Park underneath Highway 101.



# Elm Court Parcel

## Overview

**PID:** 45060779

**Coordinates:** 44.98104, -63.9936

**Date visited:** November 26, 2015.

**Address:** Parcel P-1 Elm Court, Brooklyn.

**Classification:** Underused.

**Size:** 2.00 acres (0.81 ha).

**Land cover:** Cleared parcel with forested (deciduous and evergreen) boundary to the south and forested north west corner. Shrubs and tall perennials filling in remainder of parcel.

**Topography:** Gently sloping to the east towards Highway 215.

**Maintained by:** Municipality.

**Use:** Walking, ATVing.

**Access:** From Elm Court.

**Parking:** 5-8 cars.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

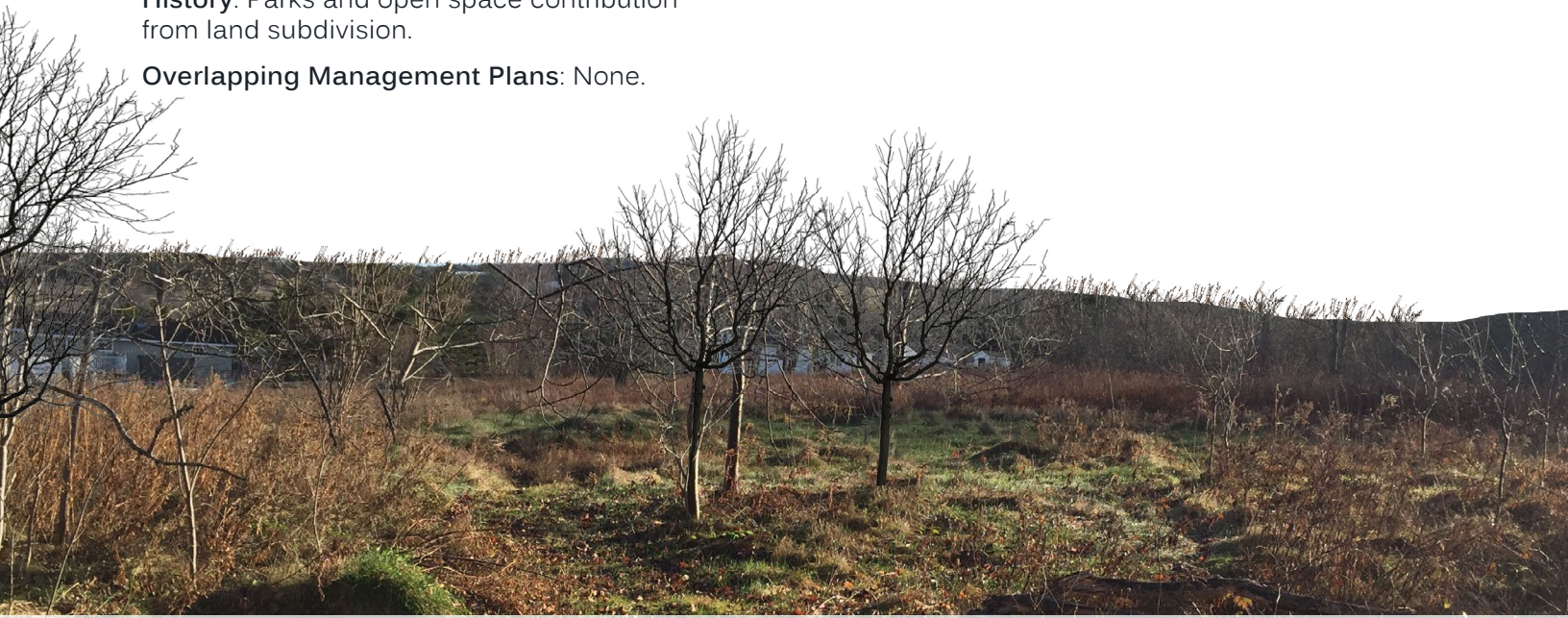
**Overlapping Management Plans:** None.

## Observations

- Gravel turn-around and shoulder used for parking.
- Two main ATV tracks well traveled by two properties on east side of parcel.
- ATV use has left parcel rutted with standing water.
- Uneven surfaces difficult for walking.

## Opportunities

- Develop as neighbourhood park for residents.
- Regrade entrance to make accessible.
- Create simple trail loop.
- Install garbage receptacles and seating area.
- Entrance signage indicating use, management, etc.



# Ardoise Lane

## Overview

**PID:** 45219284

**Coordinates:** 44.95866, -63.9529

**Date visited:** November 26, 2015.

**Address:** Lot 4 Ardoise Lane, Ardoise.

**Classification:** Underused.

**Size:** 1.16 acres (0.47 ha).

**Land cover:** Undeveloped forested lot with forested and partially cleared lots surrounding.

**Topography:** Relatively flat parcel sloping away from road. Drainage ditch at road shoulder.

**Maintained by:** Municipality.

**Use:** Walking.

**Access:** From Ardoise Lane.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

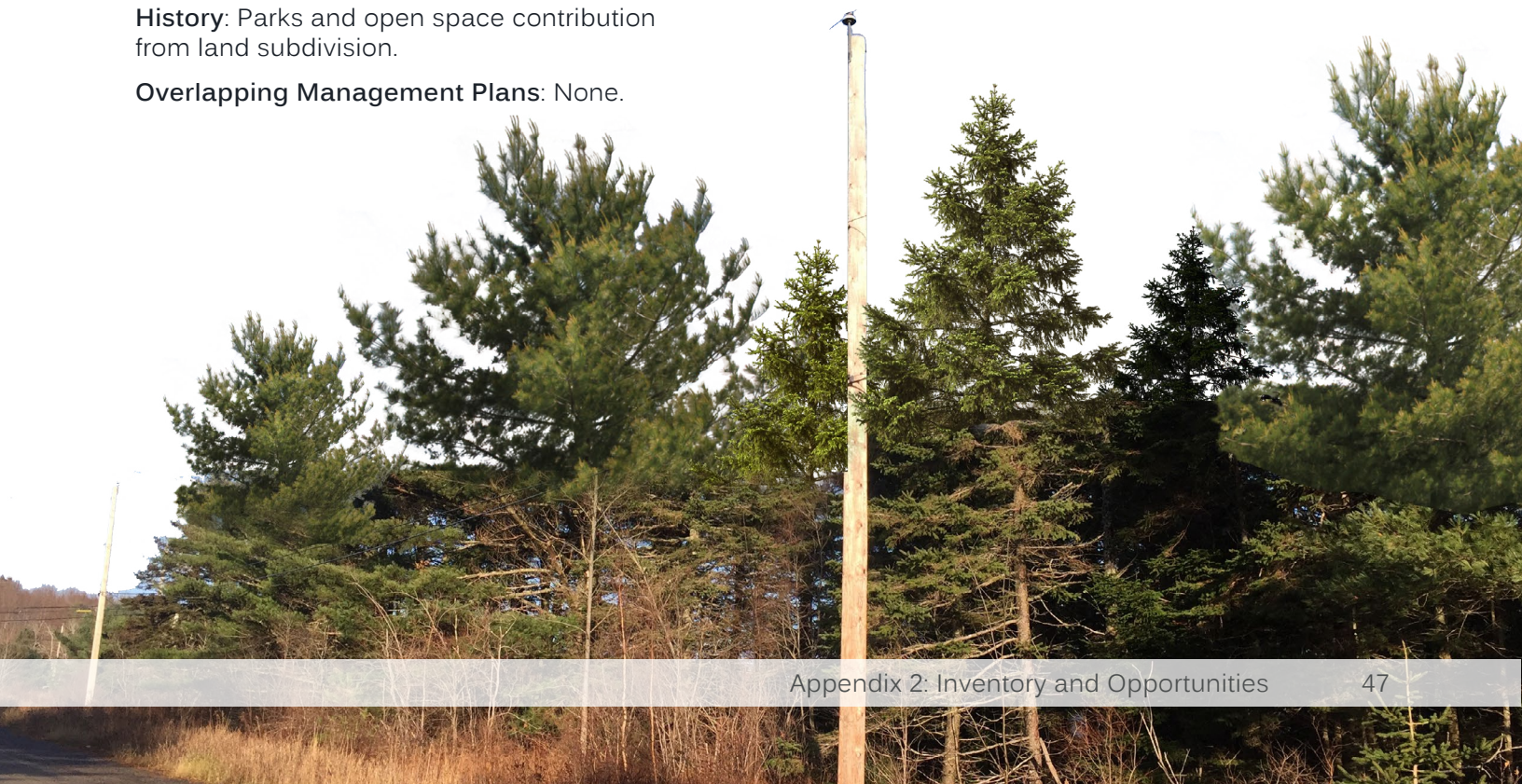
**Overlapping Management Plans:** None.

## Observations

- No obvious site access.
- Power lines and poles along drainage ditch.
- White spruce/white pine forest.
- Low population density in the surrounding neighbourhood.

## Opportunities

- Although this parcel is in an ideal geographic location for a Neighbourhood Park, this lot and its set back into a quiet residential street does not suit itself to be a well-visited park space.
- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



# Robert Drive Parcel

## Overview

**PID:** 45061181

**Coordinates:** 44.92348, -63.9047

**Date visited:** 26 November, 2015.

**Address:** 16 Robert Drive, Ardoise.

**Classification:** Underused.

**Size:** 1.20 acres (0.49 ha).

**Land cover:** Forested parcel with narrow access point from the road.

**Topography:** Parcel sloping down from road to the west.

**Maintained by:** Municipality.

**Use:** No programmed use; informal walking.

**Access:** From Robert Drive. No cleared access. Worn down foot path apparent.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- Close to the border of Forest Lakes Community.
- Well traveled ATV paths running adjacent to parcel.
- Wet and muddy conditions in low points.
- Very dense understory growth.

## Opportunities

- Work with developer at Forest Lakes Community to outline future parks and open space development in close proximity to Robert Drive parcel. This parcel could become a municipal access point to proposed open space and trails. If road access to Forest Lakes is created at the foot of Robert Drive, there would be little potential to develop as amenity space. At that time, this parcel should be considered for divestment.



# Swinamer Drive

## Overview

**PID:** 45289790

**Coordinates:** 44.966915, -64.105733

**Date visited:** November 26, 2015.

**Address:** Lot 12 Swinamer Drive, Three Mile Plains.

**Classification:** Unused.

**Size:** 0.37 acres (0.15 ha).

**Land cover:** Naturalized property with small shrubs and perennial species present. Presence of water tolerant perennial species indicate standing water in the low-point of the parcel.

**Topography:** Relatively flat parcel with a low point in the centre of the parcel.

**Maintained by:** Municipality.

**Use:** None.

**Access:** No formal access.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- Public land that feels private with arrangement of surrounding houses.
- Narrow street frontage.
- Standing water on-site.

## Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



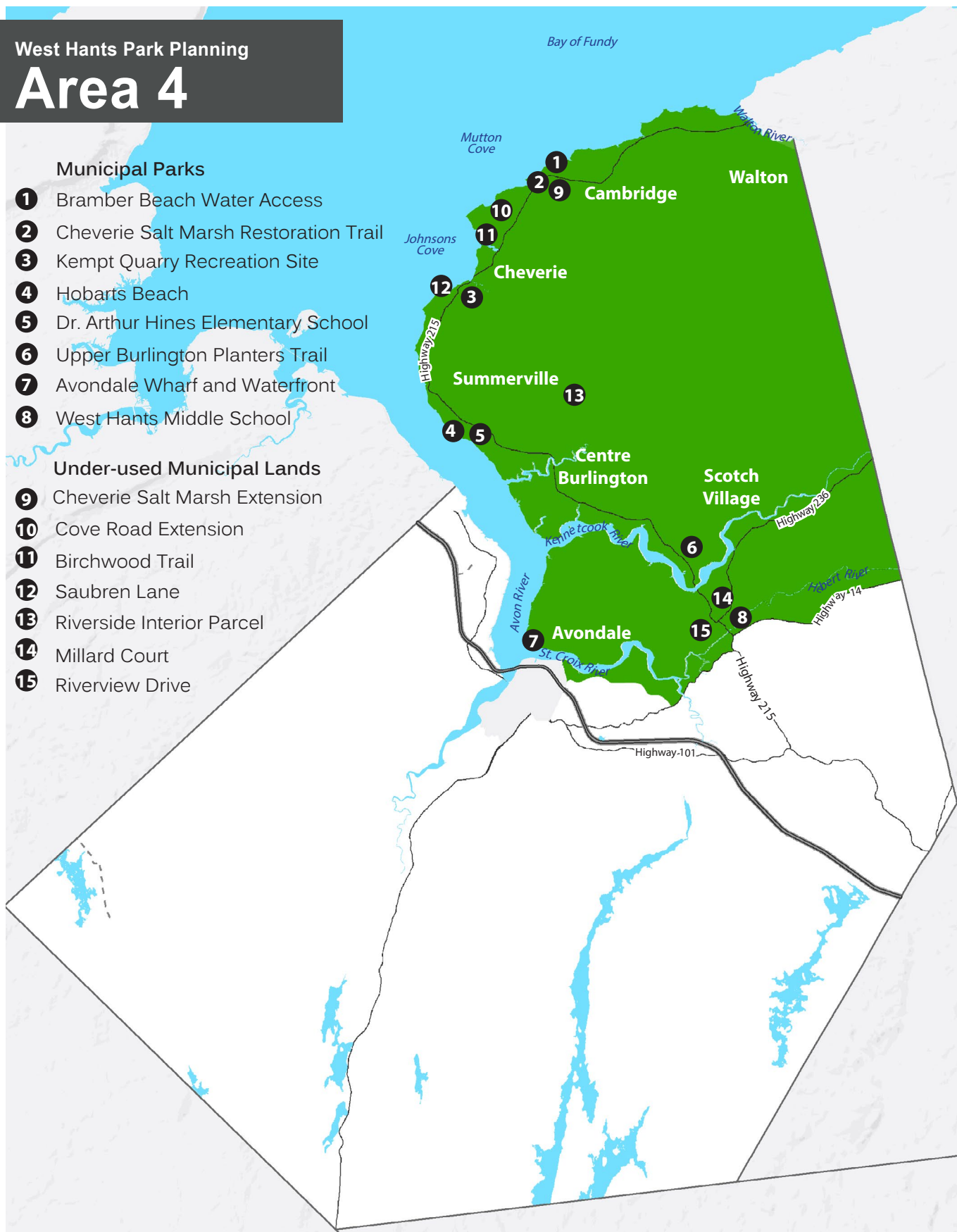
# Area 4

## Municipal Parks

- 1 Bramber Beach Water Access
- 2 Cheverie Salt Marsh Restoration Trail
- 3 Kempt Quarry Recreation Site
- 4 Hobarts Beach
- 5 Dr. Arthur Hines Elementary School
- 6 Upper Burlington Planters Trail
- 7 Avondale Wharf and Waterfront
- 8 West Hants Middle School

## Under-used Municipal Lands

- 9 Cheverie Salt Marsh Extension
- 10 Cove Road Extension
- 11 Birchwood Trail
- 12 Saubren Lane
- 13 Riverside Interior Parcel
- 14 Millard Court
- 15 Riverview Drive



Data Sources: Municipality of the District of West Hants, NSTDB, TEAL Architects+Planners Inc., Google Maps.

# Bramber Beach Water Access

## Overview

**PID:** 45154861

**Coordinates:** 45.19936, -64.1332

**Date visited:** November 16, 2015.

**Address:** No 215 Hwy, Bramber.

**Classification:** Neighbourhood, Community Parks.

**Size:** 1.50 acres (0.61 ha).

**Land cover:** Grass path leading to tidal shoreline. Grasses and perennials line the embankment towards the river and thick shrubbery imposes into the path from the private property and Crown Land to the east.

**Topography:** Parcel sloping north towards the beach and west towards the river.

**Maintained by:** Municipality.

**Use:** Walking, beach access.

**Access:** Pedestrian access from Highway 215.

**Parking:** One parking space.

**Signage:** None.

**History:** Designated a beach under the Beaches Preservation and Protection Act in 1986.

**Overlapping Management Plans:** None.

## Observations

- Standing water at trailhead (large pothole).
- Appears to be well-used by community.
- Garbage collecting on site.
- Path empties into grassed tidal area.
- Erosion apparent at northern edge of parcel.

## Opportunities

- Install entrance signage to identify ownership, uses, and to house tidal information.
- Expand parking area at trailhead.
- Regrade trail bed to improve walking surface and drainage. Raising the trail bed may be required closer to the beach.
- Monitor for illegal dumping and/or add garbage receptacle at trailhead.
- Connect to larger network of beach access points on Highway 215.



# Cheverie Salt Marsh Restoration Trail

2

## Overview

PID: 45177706

**Coordinates:** 45.16016, -64.1658

**Date visited:** November 16, 2015.

**Address:** 6500 Highway 215, Cheverie.

**Classification:** Community, District Parks.

**Size:** 8.98 acres (3.63 ha).

**Land cover:** Partially wooded parcel in between marsh and Camera Obscura. Turf trail cut into naturalized shrubs and grasses. Turf picnic area at entrance. Parking lot and driveway are compacted gravel. Wetland along southern boundary of property.

**Topography:** Northern edge of parcel is a high point that slopes to the south and west.

**Maintained by:** Municipality and the West Hants Trails Association.

**Use:** Parking, walking, picnicking, sitting.

**Access:** From Highway 215.

**Parking:** Gravel parking lot/turn-around.

**Signage:** Entrance signage for marsh. Interpretive panels and maps; roadside signage.

**History:** This parcel was purchased in 2006 by the Municipality from Lacy Calcutt and Willie McKay. The Restoration Trail is leased

by the West Hants Trails Association and the inventory and restoration of the salt marsh was initiated by the community. The local community organized the Cheverie Crossway Salt Marsh Society. Camera Obscura built by Dalhousie University Architecture students in 2012.

**Overlapping Management Plans:** 2013 West Hants Trails Plan, p.28.

## Observations

- Marsh signage visible from road, but only indicating marsh. No signage indicating direction to, purpose, or use of Camera Obscura.
- Camera Obscura doors cracked/broken preventing closure.
- Unobstructed views of water and Blomidon.
- Picnic tables and garbage receptacles sited at park entrance.
- Well maintained trail bed, vegetation, trailhead signage, boardwalk.
- Land agreement with adjacent property owner for looping trail from marsh to Camera Obscura.

## Opportunities

- Repairs to Camera Obscura internal structure (e.g. door).
- Park signage to identify Camera Obscura, maintenance, views.
- Define path (trailhead) from parking lot to Camera Obscura.



# Kempt Quarry Recreation Site

## Overview

**PID:** 45179199

**Coordinates:** 45.14055, -64.1835.

**Date visited:** November 16, 2015.

**Address:** Kempt Forest Drive, Kempt Shore.

**Classification:** Community, District Parks.

**Size:** 43.7 acres (17.7 ha).

**Land cover:** Primarily tree covered property with grassed open areas for recreation. Pond on property occupies approximately 40% of parcel. Driveway and parking is compacted gravel.

**Topography:** Fairly flat terrain with low points in the pond and lower elevations (sinkholes) in wooded area.

**Maintained by:** Municipality.

**Use:** Daily use: picnicking, swimming, sitting, trail walking/running.

**Access:** From Highway 215.

**Parking:** Large parking area with overflow parking on grass.

**Signage:** Entrance signage; sinkhole warning signage.

**History:** Decommissioned gypsum quarry. The land was deeded to the Municipality in 1976. It was developed as a recreation site in the mid 1990's, spearheaded by the community.

**Overlapping Management Plans:** 2013 West Hants Trails Plan, p.51.

## Observations

- Park signage aging and vandalized.
- Parking area not well defined which leads to parking on shoulders and grass with unsuitable base.
- Standing water in parking area.
- Boundary between trail and parking area is unclear.
- Obvious efforts to fill sinkholes with gravel.
- Dead and declining trees around picnic area.
- Trail to picnic area filling in with grass.
- Long plastic drainage pipe (beaver barrier) on surface of brook connecting to pond.
- Fire department water pumping station on west end of the pond.
- Seating and picnic tables sited on south side of the pond.

## Opportunities

- Park/trail signage and wayfinding.
- Develop visual/physical barrier between trail and parking.
- Upgrade paths to improve accessibility around the pond to picnic and swimming area.
- Install sod over exposed gravel (sinkholes).
- Consult with an arborist to evaluate tree health around amenities.
- Basic site landscaping at entrance and picnic area to improve park aesthetic.
- More opportunities for sitting around the pond.
- Maintain ice surface in winter for recreation.



# Hobarts Beach

## Overview

**PID:** 45182623

**Coordinates:** 45.09981, -64.1839

**Date visited:** November 26, 2015.

**Address:** 192 Block Wharf Rd, Summerville.

**Classification:** Community Park.

**Size:** 9 acres (3.6 ha).

**Land cover:** Sandy beach during low-tide, only rocky shoreline exposed during high-tide. Managed turf picnic and seating area to the north of the existing parking lot. Approximately 90% of the parcel is forested.

**Topography:** Block Wharf Road slopes westerly towards the beach. Parking area relatively flat. Land sloping upward to the north of the parking lot. Undulating topography from parking area to northern boundary. Steep bank sloping west towards the waters edge.

**Maintained by:** Municipality.

**Use:** Swimming, fishing, bird watching, walking, picnicking, sitting, bonfires.

**Access:** From Block Wharf Road.

**Parking:** Approximately 15-20 spaces.

**Signage:** None.

**History:** Deeded to Municipality on November 21, 1991 by Fundy Gypsum Company Limited.

**Overlapping Management Plans:** None.

## Observations

- Parking lot ill-defined from recreation areas.
- Standing water in parking lot.
- Shoreline erosion around boat launch.
- Transition from parking area to picnic area not accessible.
- Irregular grade in picnic area.
- Boat launch filled with rocks and debris limiting access to water and beach.
- Litter and illegal dumping apparent.
- Fire pits not fully enclosed by rocks.

## Opportunities

- Redesign parking lot for more efficient layout, to create a visual/physical barrier between people and cars, and to improve drainage.
- Shoreline stabilization necessary around boat launch.
- Signage at top of Block Wharf Road and at parking lot.
- Formalize fire pits with steel boxes/BBQ.
- Regrade picnic area for accessibility.
- Monitor for illegal dumping.



# Dr. Arthur Hines Elementary School

## Overview

**PID:** 45180429

**Coordinates:** 45.09831, -64.1678

**Date visited:** November 26, 2015.

**Address:** 75 Musgrave Road, Summerville.

**Classification:** Community Park, School

**Size:** 6.00 acres (2.43 ha).

**Land cover:** Managed turf with asphalt and gravel surfaces around the school.

**Topography:** Relatively flat terrain. Raised berm amphitheater in centre of parcel. Steep bank along the southern edge of the sports field.

**Maintained by:** Annapolis Valley Regional School Board.

**Use:** Playground, soccer, football, gardening, sitting, picnicking. There is an unmaintained trail that surrounds the property (Harmony Park).

**Access:** From Musgrave Road.

**Parking:** School parking for approximately 40 cars.

**Signage:** Granite park marking on east side of the school.

**History:** Under Management of Annapolis Valley Regional School Board. Friends of Harmony Park Society operates, maintains, and improves Harmony Park.

**Overlapping Management Plans:** 2013 West Hants Trails Plan, p.31.

\*No management recommendations are provided as management is at the discretion of the Annapolis Valley Regional School Board.



# Upper Burlington Planters Trail

## Overview

**PID:** 45285103

**Coordinates:** 45.04414, -64.0398

**Date visited:** November 26, 2015.

**Address:** No 215 Hwy/ Old Walton Road, Upper Burlington.

**Classification:** Community, Cultural Parks.

**Size:** 3.00 acres (1.21 ha).

**Land cover:** Approximately 50% of the parcel is managed for agricultural purposes. A fallow gravel baseball diamond to the east of the agricultural field. Shrubby perimeter along the southern border of the parcel. Forested eastern boundary and north eastern corner of parcel.

**Maintained by:** Municipality.

**Topography:** Mainly flat parcel with slight slope rising to the north towards the Community Hall.

**Use:** Agriculture, walking, sitting, basketball, baseball, education.

**Access:** From North River Road (Community Hall) or Old Walton Road.

**Parking:** None. Parking for 10 cars at the adjacent Community Hall.

**Signage:** Trail signage, interpretive panels.

**History:** This park parcel is situated on (and near) land that was once inhabited by Mi'kmaq, Acadian, Planter, and Loyalist communities. This 3.0 acre property was purchased by the Municipality in September 1998 and then leased to the Upper Burlington Community Hall Association on January 13, 2000 to be used for recreation purposes only.

**Overlapping Management Plans:** None.

## Observations

- Community Hall playground and shed on Municipal land.
- Wooden playground not structurally sound. Structure leaning and chains rusting.
- Basketball court (concrete pad) very small with chipping paint.
- Baseball diamond growing in with weeds.
- Interpretive panels in fair shape, some rotting wood, cracked panels, and water damage.
- Trail running from Community Hall along eastern border and along entire southern border.

## Opportunities

- Signage at roadside indicating trail and cultural site, signage at trailhead.
- Interpretive signage/shelter in need of structural and cosmetic upgrades.
- Weeding of gravel baseball diamond
- New or updated basketball court



# Avondale Wharf and Waterfront

## Main Parcel



### Overview

**PID:** 45171279

**Coordinates:** 45.02204, -64.1312

**Date visited:** November 26, 2015.

**Address:** 15 Belmont Rd, Avondale.

**Classification:** Community, Cultural, Neighbourhood Parks.

**Size:** 1.61 acres (0.65ha).

**Land cover:** Mostly managed turf with compacted gravel driveway and parking areas, and building footprints.

**Topography:** Relatively flat terrain sitting lower than Belmont Road at the field and at road elevation at Museum entrance. Gently sloping towards the wharf.

**Maintained by:** Primarily by community volunteers with support from the Municipality.

**Use:** Baseball, soccer, sitting, picnicking, walking, playground, bird watching, boating, fishing.

**Access:** From Belmont Road and Avondale Road.

**Parking:** No formal parking, opportunities for approximately 10-20 cars.

**Signage:** Collection of signs at Heritage Museum entrance for buildings/amenities. Newport Landing sign along road shoulder along field. Park entrance sign at southern driveway.

**History:** This area is formerly a New England Planter settlement. Due to the proximity to water, ship building was an important industry. The Wharf was divested from the

Federal Government to the Municipality in 1990 and was rebuilt by the community for \$13,000.00. In 1996, the Municipality entered into a lease agreement with the Avon River Heritage Society to allow that organization to develop a portion of the property.

**Overlapping Management Plans:** MCCAP.

### Observations

- Outdoor spaces around museum and boat house not well-defined (e.g. parking, gardens, turf).
- Sports field is well maintained. Standing water at field perimeter.
- Playground in good condition.
- Poor drainage, uneven surface, and irregular mixture of materials (e.g. soil, gravel) outside the playground and shipyard shed.
- Tide rising over wharf, boat launch, and driveway causing erosion and structural damage.
- Signage is not coordinated, should be centralized with park use, ownership, and rules identified.

### Opportunities

- Site landscape plan to identify optimal pedestrian circulation and landscaping.
- Evaluate the stability and effectiveness of dykes/berms. Further development may be necessary along river to the north and boat launch to the south.
- Engineering assessment of wharf structure.
- New park signage consistent with municipal brand and materials at park entrances.
- The Municipality should consider climate change and work with the MCCAP Committee on projects that relate to the Avondale Wharf and Waterfront.
- Work with the MCCAP Committee to address climate change effects on parcel.



# Avondale Wharf and Waterfront

## South Shoreline

7

### Overview

**PID:** 45183118

**Coordinates:** 45.02126, -64.132

**Date visited:** November 26, 2015.

**Address:** 1 Avondale Rd, Newport Landing.

**Classification:** Community Park, Production and Protection.

**Size:** 1.10 acres (0.45ha).

**Land cover:** Primarily tidal grassland with trees and shrubs growing at eastern border.

**Topography:** Slight slope from eastern edge of parcel to the water.

**Maintained by:** Not a maintained parcel, but owned by the Municipality.

**Use:** Tidal zone, wildlife habitat, no current recreational use.

**Access:** From the beach at low tide or from Avondale Wharf and Waterfront Main Parcel driveway.

**Parking:** Few potential spaces at boat launch.

**Signage:** None.

**History:** Deeded to the Municipality of the District of West Hants in 1996 by USG Canadian Mining Limited.

**Overlapping Management Plans:** MCCAP.

### Observations

- No obvious human activity on site.
- Large area covered by water during high tide.

### Opportunities

- Little recreational opportunity due to tidal flow, but valuable as wildlife habitat.
- Potential to develop a dyke/berm system to prevent flooding into southern border of Avondale Wharf and Waterfront Main Parcel.



# Avondale Wharf and Waterfront

## North Shoreline

7

### Overview

PID: 45225513

Coordinates: 45.02268, -64.1318

Date visited: November 26, 2015.

Address: 1 Avondale Road, Newport Landing.

Classification: Community Park, Production and Protection.

Size: 1.13 acres (0.46ha).

Land cover: Primarily tidal grassland with exposed sand/sediment during low tide.

Topography: River channel flowing through property. Steep grass-covered/muddy banks on either side of channel.

Maintained by: Not a maintained parcel, but owned by the Municipality.

Use: Tidal flow, wildlife habitat, boat access.

Access: From Avondale Wharf and Waterfront Main Parcel.

Parking: Parking available in Avondale Wharf and Waterfront Main Parcel and roadside,

Signage: None.

**History:** In May, 1760 the first New England Planters arrived aboard sloops Lydia and Sally. Water lot was deeded to the Municipality in 1990

**Overlapping Management Plans:** MCCAP.

### Observations

- Boat access damaged during previous weather events.

### Opportunities

- Improve access to water.



# West Hants Middle School

## Overview

**PID:** 45060787

**Coordinates:** 45.01459, -64.0103

**Date visited:** November 26, 2015.

**Address:** 8009 Highway 14, Brooklyn.

**Classification:** Community Park, School.

**Size:** 16.30 acres (6.60 ha).

**Land cover:** Mainly cleared parcel (e.g. managed turf, asphalt parking, building footprint) with tree-lined southern boundary and large forested area to the north of the school along the river.

**Topography:** Relatively flat parcel with sports field to the west in a depression. Trail extends to Newport Rink.

**Maintained by:** Annapolis Valley Regional School Board.

**Use:** Sitting, walking, sports (e.g. football, soccer).

**Access:** From Highway 14.

**Parking:** Parking for approximately 60 cars (school parking occupies most of the available volume).

**Signage:** Entrance signage and signage on building front.

**History:** Property is under the management of Annapolis Valley Regional School Board.

**Overlapping Management Plans:** None.

\*No management recommendations are provided as management is at the discretion of the Annapolis Valley Regional School Board.



# Cheverie Salt Marsh Extension

## Overview

**PID:** 45177763

**Coordinates:** 45.15626, -64.1605

**Date visited:** November 16, 2015

**Address:** Highway 215, Cheverie.

**Classification:** Underused.

**Size:** 5.25 acres (2.12 ha).

**Land cover:** Open wetland.

**Topography:** Unknown.

**Maintained by:** Municipality.

**Use:** None (currently).

**Access:** None.

**Parking:** On adjacent Municipal parcel.

**Signage:** None.

**History:** This parcel was deeded to the Municipality in 2006 by Lacy Calcutt and Willie McKay. It was purchased at the same time as the Cheverie Salt Marsh Restoration Trail land parcel.

**Overlapping Management Plans:** 2013 West Hants Trails Plan, p.28.

## Observations

- No cleared access to parcel.
- Land is in riparian area and primary land cover is wetland.

## Opportunities

- Consider how to link to existing boardwalk or if parcel is needed at all.



# Cove Road Extension

## Overview

**PID:** 45063146

**Coordinates:** 45.1897, -64.1578

**Date visited:** November 16, 2015.

**Address:** PARCEL P-1andP-2 Cove Road Extension, Bramber.

**Classification:** Underused.

**Size:** 0.73 acres (0.29 ha).

**Land cover:** Forested parcel with turf maintained at road shoulder and along northeast corner of parcel.

**Topography:** Fairly flat parcel with western edge sloping to the west.

**Maintained by:** Municipality.

**Use:** None.

**Access:** Park access from Cove Road Extension.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- No obvious signs of park use.
- Road terminates at western property boundary.
- Close proximity to public beach access.

## Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



# Birchwood Trail

## Overview

**PID:** 45182912

**Coordinates:** 45.14649, -64.1644

**Date visited:** November 16, 2015.

**Address:** Birchwood Trail, Cheverie.

**Classification:** Underused.

**Size:** 6.34 acres (2.57 ha).

**Land cover:** Forested parcel fronting on two roads with a drainage ditch.

**Topography:** Parcel sloping north from road shoulder. Small pond of standing water in northeast boundary line of parcel.

**Maintained by:** Municipality.

**Use:** None.

**Access:** From Birchwood Trail and Bayswater Drive.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- Very poor road conditions leading to parcel (i.e., grading, washouts).
- Low population density in subdivision.
- Parcel a densely forested property with no obvious signs of use or access.
- Standing water observed on site.

## Opportunities

- With large wooded residential parcels adjacent to Municipal parcel, it is unlikely that the development of public park would be well-used.
- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



# Saubren Lane

## Overview

**PID:** 45225018

**Coordinates:** 45.14967, -64.1883

**Date visited:** November 16, 2015.

**Address:** Saubren Lane, Cheverie.

**Classification:** Underused.

**Size:** 1.74 acres (0.70 ha).

**Land cover:** Primarily forested parcel with a cleared approach from Saubren Lane.

**Topography:** Flat, dry, relatively cleared of trees, unmaintained.

**Maintained by:** Municipality.

**Use:** None.

**Access:** From Saubren Lane.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- Front approach to parcel is regularly maintained by adjacent land owners.
- Signs of ATV use on the southern border of the parcel.
- Signs of previous land clearing and tree regrowth.

## Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.





# Millard Court

## Overview

**PID:** 45236601

**Coordinates:** 45.02995, -64.0171

**Date visited:** November 26, 2015.

**Address:** Lot 13 Millard Court, Union Corner.

**Classification:** Underused.

**Size:** 2.05 acres (0.83 ha).

**Land cover:** Forested parcel of spruce and birch with a shrubby and turf area near the road.

**Topography:** Land sloping to the north east.

**Maintained by:** Municipality.

**Use:** None.

**Access:** Parcel fronts onto Millard Court.

**Parking:** None; parking on the road shoulder.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- Low population density surrounding parcel.
- Signs of an informal trail and ATV activity.
- Standing water at north east corner of parcel.
- Parcel surrounded by other forested parcels.

## Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



# Riverview Drive

## Overview

**PID:** 45215290

**Coordinates:** 45.00908, -64.0214

**Date visited:** November 26, 2015.

**Address:** Lot 22 Riverview Drive, Brooklyn.

**Classification:** Underused.

**Size:** 2.75 acres (1.11 ha).

**Land cover:** Forested parcel (e.g. red and white spruce, white pine, white birch).

**Topography:** Very steep slope to the north west towards the river (30m drop).

**Maintained by:** Municipality.

**Use:** None.

**Access:** From Riverview Drive; no cleared access point.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- No signs of human access.

## Opportunities

- Little potential for water access or recreation use due to steep slope.
- Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



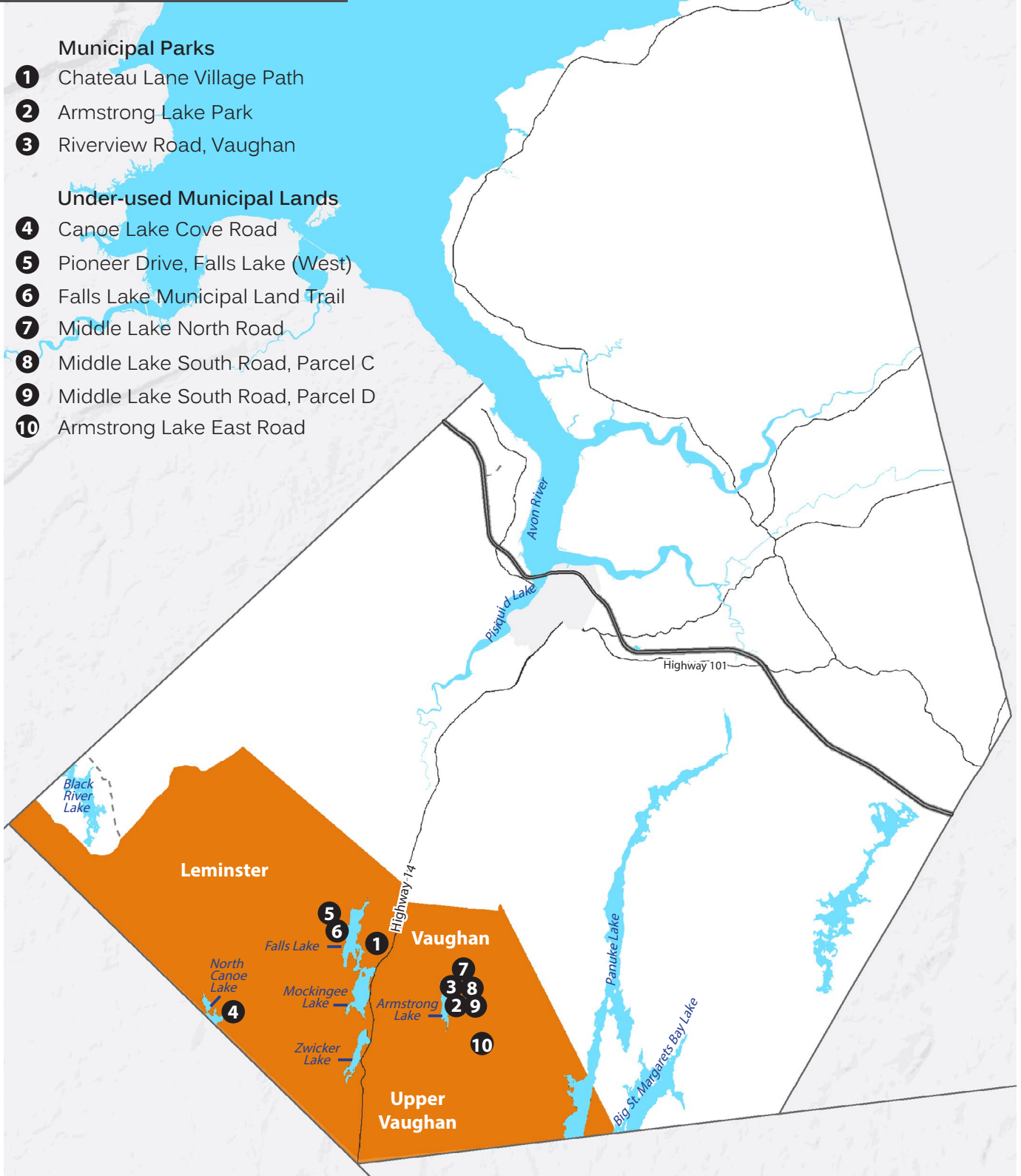
# West Hants Park Planning Area 5

## Municipal Parks

- 1 Chateau Lane Village Path
- 2 Armstrong Lake Park
- 3 Riverview Road, Vaughan

## Under-used Municipal Lands

- 4 Canoe Lake Cove Road
- 5 Pioneer Drive, Falls Lake (West)
- 6 Falls Lake Municipal Land Trail
- 7 Middle Lake North Road
- 8 Middle Lake South Road, Parcel C
- 9 Middle Lake South Road, Parcel D
- 10 Armstrong Lake East Road



Data Sources: Municipality of the District of West Hants, NSTDB, TEAL Architects+Planners Inc., Google Maps.

# Chateau Lane Village Path

## Overview

**PID:** 45214632

**Coordinates:** 44.855, -64.2267

**Date visited:** November 20, 2015.

**Address:** Lot 24 Alpine Way, Vaughan.

**Classification:** Neighbourhood Park.

**Size:** 18.50 acres (7.48 ha).

**Land cover:** Forested lot with sections of standing water.

**Topography:** Fairly flat parcel of land with slight undulations throughout. Village Path (to the north) raised above the parcel.

**Maintained by:** Municipality.

**Use:** Trail walking, ATViing.

**Access:** Through private property (Sugar Shack).

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- Two looping trails currently accessed from private property.
- Trails used by locals for walking and ATV use.
- Trails in good shape, save for a few areas deeply rutted by ATV use.
- Standing water in low points.

## Opportunities

- Installation of entrance signage, trail markers.
- Retain land and develop as formal trail loop.
- Create formal access point from surrounding roadway.
- Potential for expanded/renovated trail system on property.
- Establish partnership with Sugar Shack property owners to encourage use of trail and outdoor programs.

# Armstrong Lake Park

## Overview

**PID:** 45216538

**Coordinates:** 44.83331, -64.1931

**Date visited:** November 20, 2015.

**Address:** 640 Armstrong Lake East Road, Vaughan.

**Classification:** Community Park, Neighbourhood Park.

**Size:** 4.15 acres ( 1.68 ha).

**Land cover:** Primarily a forested (e.g. white pine, balsam fir, red spruce, paper birch) parcel with a small clearing for a park entrance along Armstrong Lake East Road.

**Topography:** Undulating topography, but generally sloping from the east to the west towards the lake.

**Maintained by:** Municipality.

**Use:** Walking, sitting, canoeing, swimming.

**Access:** From Armstrong Lake East Road.

**Parking:** Parking for 8-10 vehicles.

**Signage:** Trail and canoe launch signs. Educational signage about Loons.

**History:** Parks and open space contribution from land subdivision.

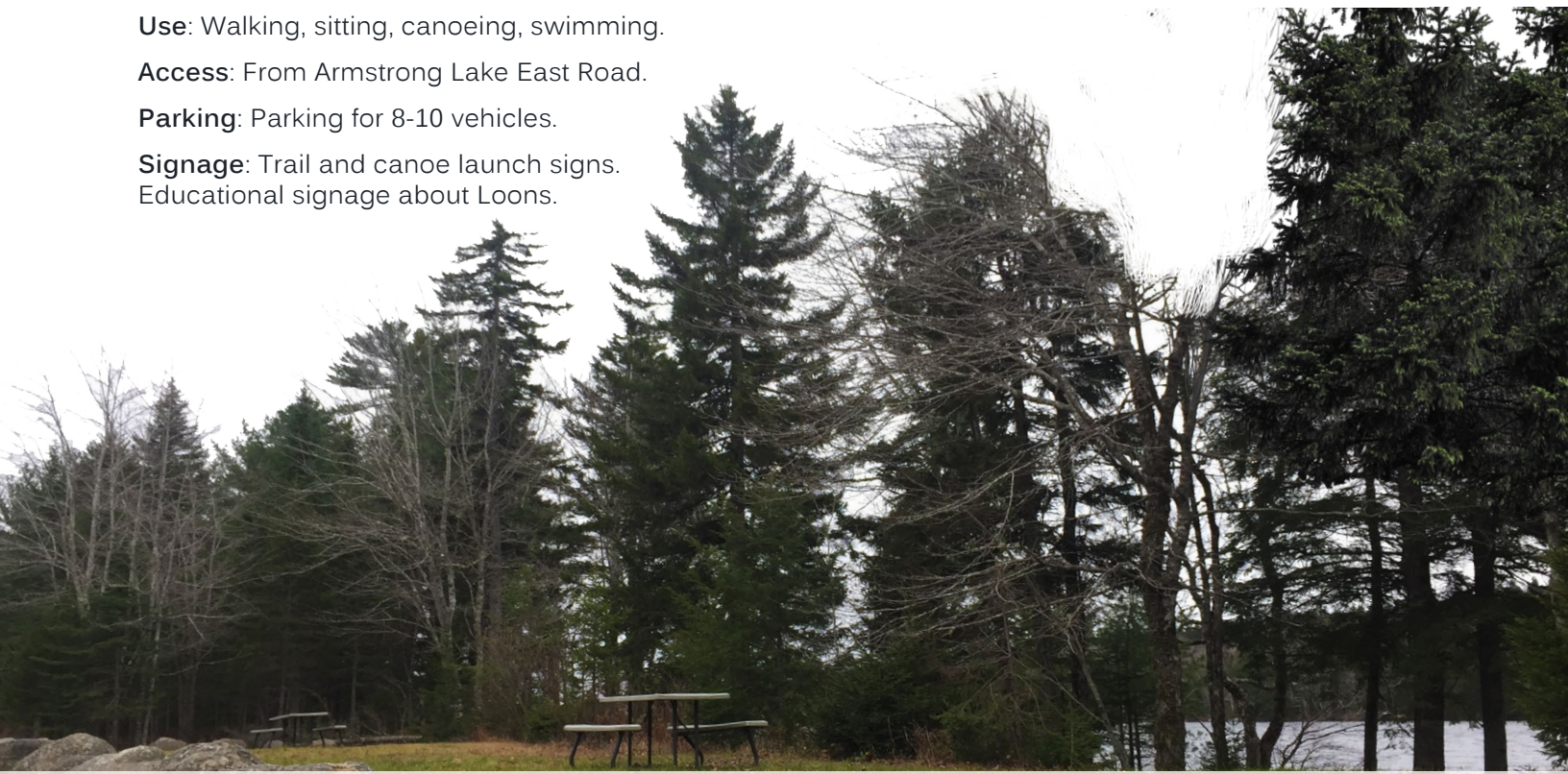
**Overlapping Management Plans:** None.

## Observations

- Loon information sign fallen over.
- Signage fastened to trees.
- Footpath naturalized, uneven surface.
- Boat launch surface uneven with large rocks.

## Opportunities

- Entrance signage.
- New interpretive signage about local wildlife (to replace Loon signage that is damaged).
- New trail/water access signage.
- New gravel surface for boat launch to improve access to water.



# Riverview Road, Vaughan

## Overview

**PID:** 45221959

**Coordinates:** 44.83702, -64.1947

**Date visited:** November 20, 2015.

**Address:** Parcel B Riverview Road, Vaughan.

**Classification:** Neighbourhood.

**Size:** 3.80 acres (1.53 ha).

**Land cover:** Marsh conditions with forested boundary to the east.

**Topography:** Land fairly flat with gentle slope to the west (towards the river).

**Maintained by:** Municipality.

**Use:** Boating, fishing.

**Access:** From Riverview Road, or by water via Armstrong Lake.

**Parking:** Gravel parking space for 1-2 cars.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

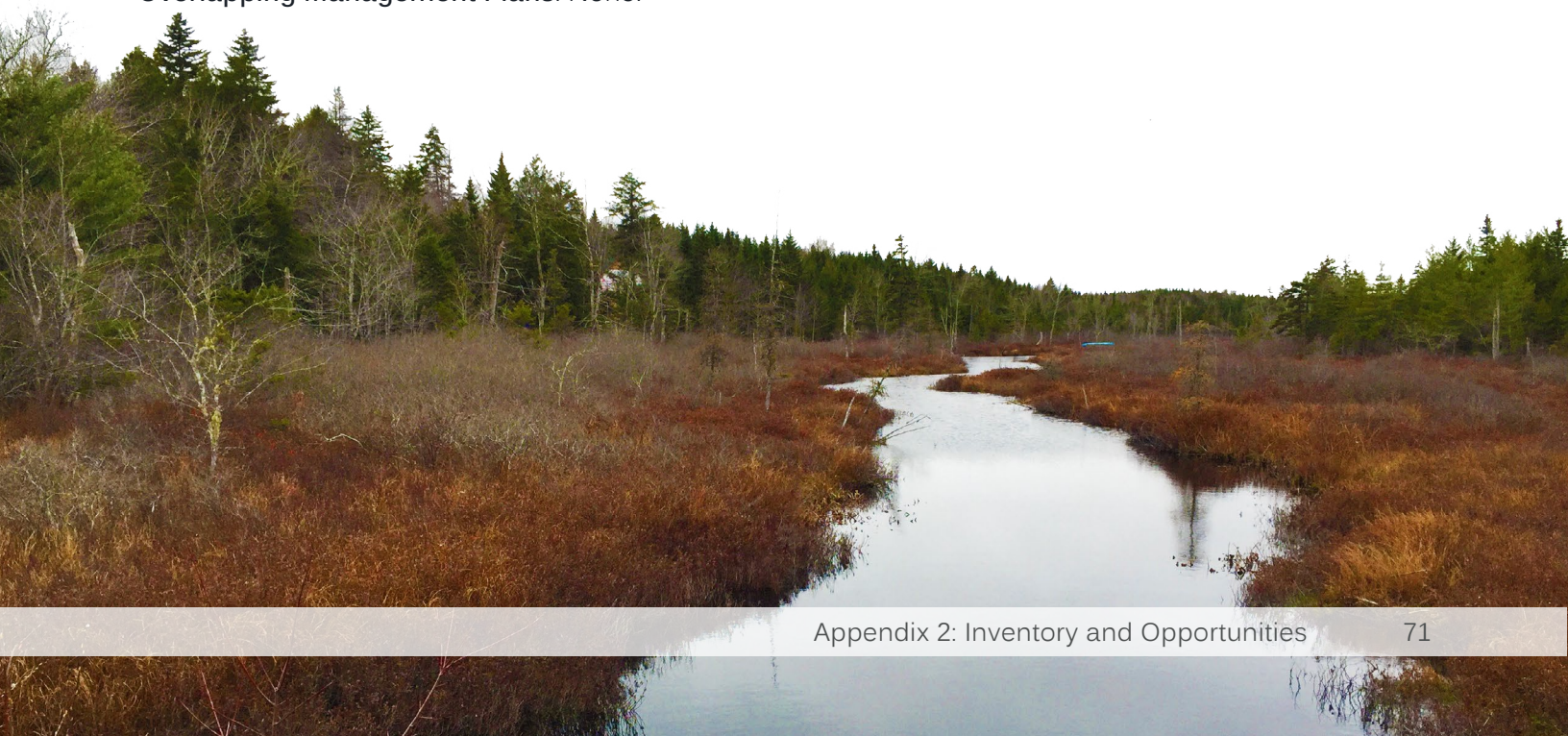
**Overlapping Management Plans:** None.

## Observations

- River connects Middle Lake to Armstrong Lake.
- Bridge a popular stopping place to view the river and the lake.
- Fresh water bog with aesthetic interest.

## Opportunities

- Retain land to protect wetland habitat and for recreation value.
- Partner with community group or NGO to highlight importance of ecosystem.
- Interpretive signage before the bridge at gravel area.
- Boardwalk or platform on the water would pair well with recreation (e.g. fishing) and interpretation.
- Park signage to signify ownership and park use.
- Formally connect parcel with Armstrong Lake Park to the south.



# Canoe Lake Cove Road

## Overview

**PID:** 45182953

**Coordinates:** 44.82312, -64.3205

**Date visited:** November 20, 2015.

**Address:** Canoe Lake Cove Road, Leminster.

**Classification:** Underused.

**Size:** 1.22 acres (0.49 ha).

**Land cover:** Parcel is 100% forested with both deciduous and evergreen species.

**Topography:** Land sloping to the south west (towards lake).

**Maintained by:** Municipality.

**Use:** None.

**Access:** From Canoe Lake Cove Road.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

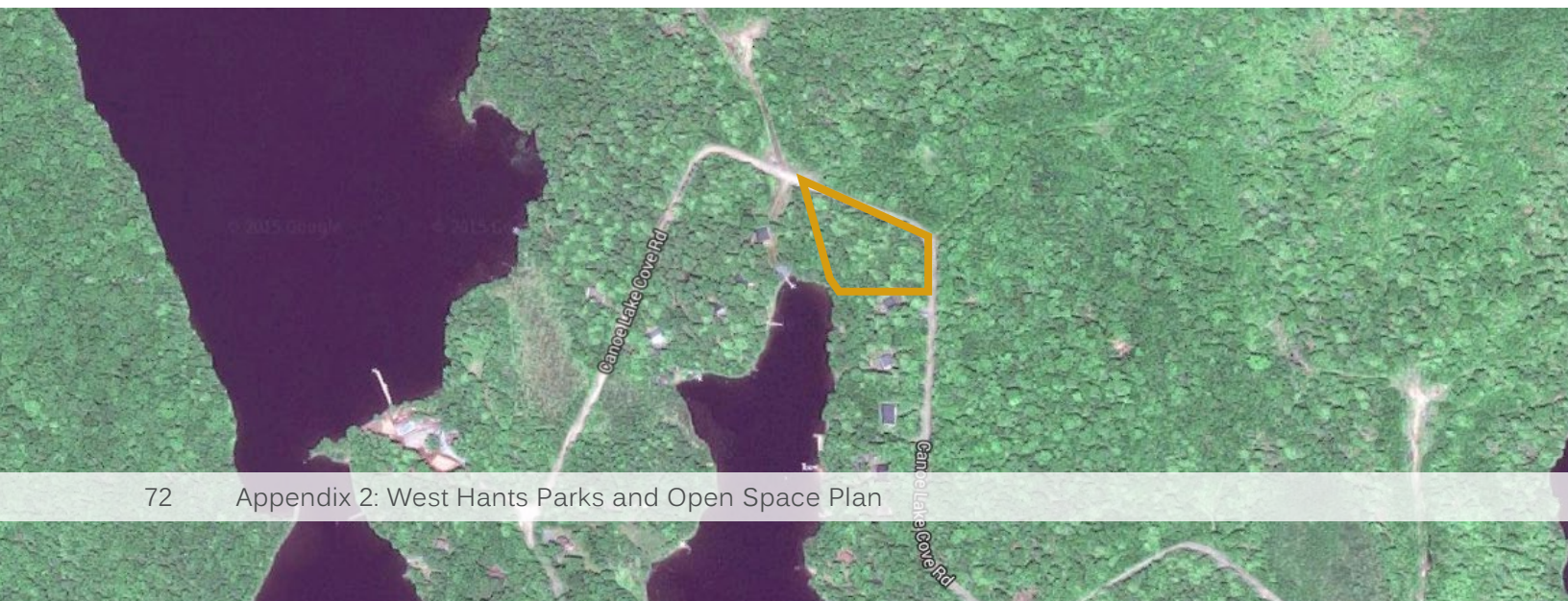
**Overlapping Management Plans:** None.

## Observations

- Parcel has small area of water frontage.
- Parcel positioned in a cove off of North Canoe Lake.

## Opportunities

- Develop public access to the lake.
- Improve/install park signage.



# Pioneer Drive, Falls Lake

## West

### Overview

**PID:** 45281664

**Coordinates:** 44.85033, -64.2535

**Date visited:** November 20, 2015.

**Address:** Pioneer Dr, Vaughan.

**Classification:** Underused.

**Size:** 11.8 acres ( 4.75 ha).

**Land cover:** Primarily forested lot (e.g. spruce, white pine, hemlock, balsam fir, maple, birch, larch). There is a pond within the parcel with brook flowing east towards Falls Lake.

**Topography:** Parcel gently sloping towards Falls Lake.

**Maintained by:** Municipality.

**Use:** None.

**Access:** From Pioneer Drive. Municipally owned connection from Levy Meadow Trail.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

### Observations

- Crescent-shaped pond in parcel.
- Running water through parcel.
- Densely forested.
- Directly across from another Municipally owned parcel.
- No sign of human activity from the road.

### Opportunities

- Trail connection opportunity to improve water access from Levy Meadow Trail.
- Subdivide or enact an easement on the remainder of the property.



# Falls Lake Municipal Land Trail

## Overview

**PID:** 45275914

**Coordinates:** 44.84927, -64.2505

**Date visited:** November 20, 2015.

**Address:** 550 Pioneer Dr, Vaughan.

**Classification:** Linear Park.

**Size:** 4.00 acres (1.61 ha).

**Land cover:** Densely forested parcel (e.g. hemlock, spruce, maple). Running water present on parcel flowing toward Falls Lake. Parcel meets ditched road and lake front.

**Topography:** Parcel gently sloping towards lake.

**Maintained by:** Municipality.

**Use:** None.

**Access:** From Pioneer Drive.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- Directly across from other Municipally owned parcel.
- Roadway cut into the property for water access.
- Garbage observed on site.

## Opportunities

- More visible park signage.
- Promote as a public water recreation area.
- Beach improvement (e.g. sand, benches, fire pit, BBQ area).
- Garbage receptacles.
- Periodic site monitoring.



# Middle Lake North Road

## Overview

**PID:** 45221868

**Coordinates:** 44.84118, -64.1925

**Date visited:** November 20, 2015.

**Address:** Parcel A Middle Lake North Road, Vaughan.

**Classification:** Underused.

**Size:** 5.35 acres (2.17 ha).

**Land cover:** Forested lot with marsh conditions and standing water.

**Topography:** Fairly flat parcel sloping towards Middle Lake.

**Maintained by:** Municipality.

**Use:** None.

**Access:** From Middle Lake North Road.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

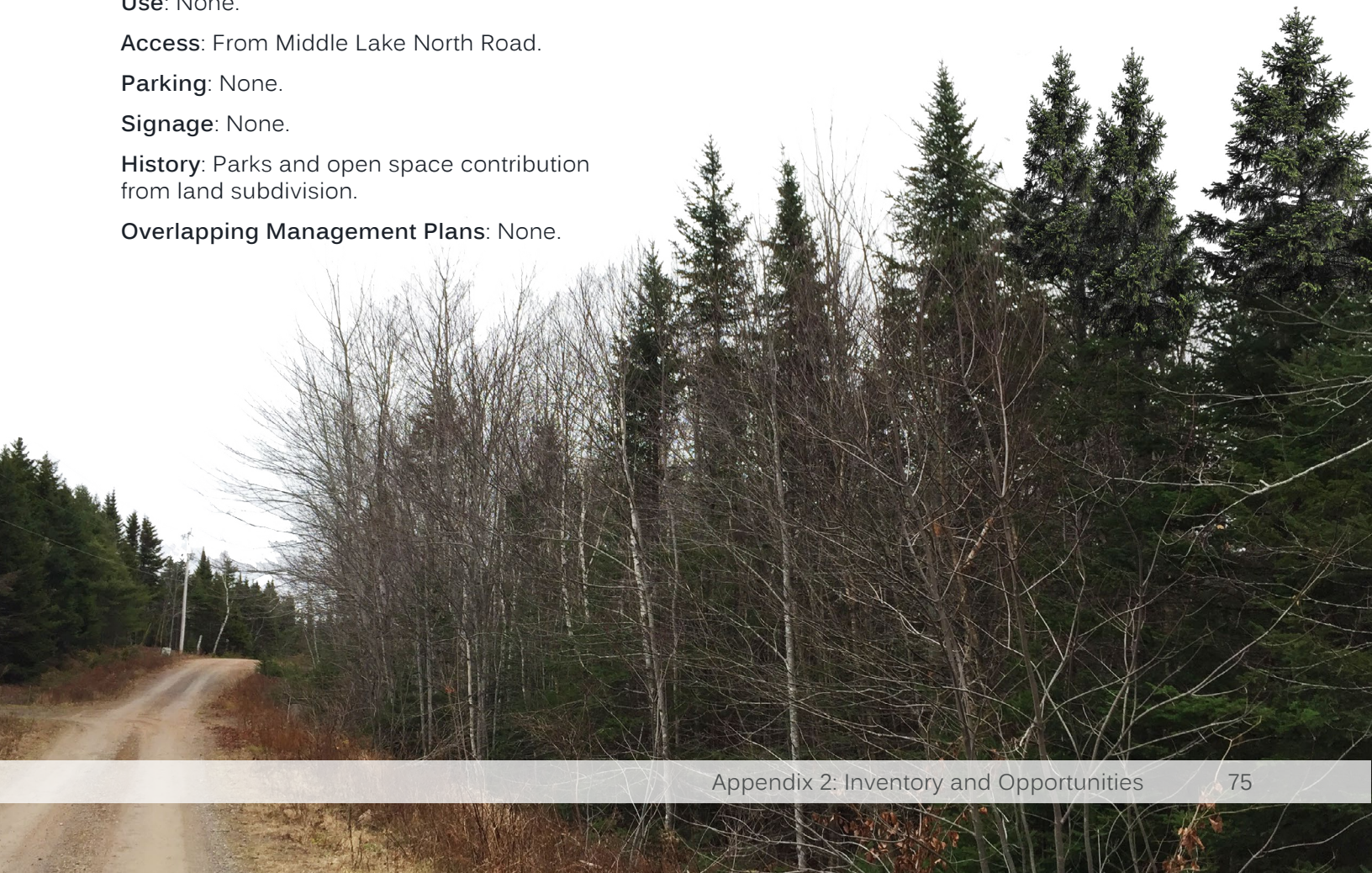
**Overlapping Management Plans:** None.

## Observations

- Difficult walking conditions due to the presence of blowdown and dense understory growth.
- Property meets Middle Lake, but no formal access created.

## Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby Municipally owned parcels for parks and open space use.



# Middle Lake South Road

## Parcel C

### Overview

**PID:** 45222049

**Coordinates:** 44.83537, -64.191

**Date visited:** November 20, 2015.

**Address:** Parcel C Middle Lake South Road, Vaughan.

**Classification:** Underused.

**Size:** 12.64 acres (5.12 ha).

**Land cover:** Spruce/birch forest with dense undergrowth at southern boundary and wetland on remainder of site. Rock outcrops evident.

**Topography:** This parcel is almost entirely wetland with little undulation in topography. Road position at a high point above the parcel.

**Maintained by:** Municipality.

**Use:** None.

**Access:** No formal access.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

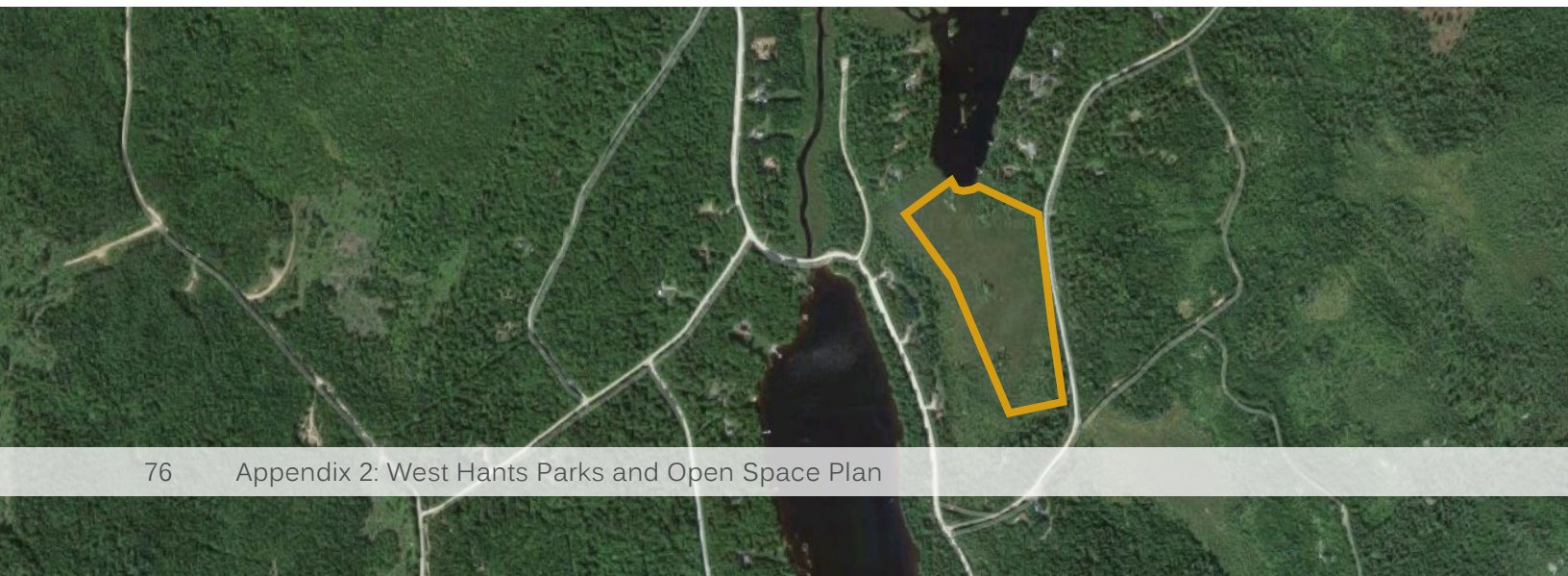
**Overlapping Management Plans:** None.

### Observations

- Wetland conditions for most of property.
- Residential properties to the north of the parcel.

### Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



# Middle Lake South Road

## Parcel D

### Overview

**PID:** 45222254

**Coordinates:** 44.83266, -64.1893

**Date visited:** November 20, 2015.

**Address:** Parcel D Middle Lake South Road, Vaughan.

**Classification:** Underused.

**Size:** 3.86 acres (1.56 ha).

**Land cover:** Spruce/birch forest with dense undergrowth and standing water. A portion of this parcel is wetland.

**Topography:** The road shoulder is a high point with land dropping off and sloping to the east.

**Maintained by:** Municipality.

**Use:** None.

**Access:** None.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

### Observations

- Topography and poor drainage makes use of this site difficult.

### Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.



# Armstrong Lake East Road

## Overview

**PID:** 45218658

**Coordinates:** 44.81883, -64.1857

**Date visited:** November 20, 2015.

**Address:** Lot 128 Armstrong Lake East Road, Vaughan.

**Classification:** Underused.

**Size:** 16.17 acres (6.54 ha).

**Land cover:** Large forested parcel with 95-100% tree cover.

**Topography:** Land sloping to the south east.

**Maintained by:** Municipality.

**Use:** None.

**Access:** From Armstrong Lake East Road; no cleared access.

**Parking:** None.

**Signage:** None.

**History:** Parks and open space contribution from land subdivision.

**Overlapping Management Plans:** None.

## Observations

- Parcel positioned behind low density residential lots.
- Drainage ditch along parcel frontage.
- Large parcel with no formal access point.
- No obvious signs of human activity on the property.

## Opportunities

- There is little potential to develop as amenity space. Divest land to fund the development of nearby municipally-owned parcels for parks and open space use.

