

# Chapter 1



*It's home.*

Robert Palmeter, 8th generation dykeland farmer

*C'est là qu'on est vraiment chez nous.*

Susan Draper Surette, Acadian

# 1.0 Identification of the Property

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## 1.a. Country

The nominated property is located in Canada.

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## 1.b. Province

The nominated property is located in the province of Nova Scotia.

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## 1.c. Name of property

The official name of the property is “The Landscape of Grand Pré.”

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## 1.d. Geographical coordinates to the nearest second

The geographical coordinates (to the nearest second) for the approximate centre of the property are:

(LAT LON NAD 83)

LATITUDE: N45° 07' 06”

LONGITUDE: W64° 18' 26”

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## 1.e. Maps and plans, showing the boundaries of the nominated property and buffer zone

### 1.e.i. Property boundary

The nominated property is situated in eastern Canada in Nova Scotia (see Map 1: *Regional Setting for the Landscape of Grand Pré Nominated Property*). The property comprises 1323.24 hectares of land protected from the waters of the Minas Basin in the Bay of Fundy by 5.53 kilometres of dykes (see Map 2: *Boundary of the Nominated Property and Buffer Zone*). It extends 4.4 kilometres east–west along Highway 1 in the northeastern corner of the County of Kings, east of the Town of Wolfville.

The boundary was assigned to include the area that has been dyked from the 1680s up to the present day, that is under the stewardship of the Grand Pré Marsh Body, and that continues to support exclusive agricultural use. It also includes the heart of the traditional settlement on the uplands and the lands that host the memorials associated with the Acadian Deportation.

The boundary of the nominated property follows, on the north side, the boundary of the marshland as defined in the designation under the *Nova Scotia Agricultural Marshland Conservation Act* (Appendix 3F). Counter-clockwise, it continues southward following the line of dykes in their middle and again follows the boundary of the designated marshland up to the point where the dykes make a westward right angle (Point 1) (the corresponding geo-coordinates for each point are listed in Table 1–1 and illustrated in Map 2). The boundary then continues straight towards the uplands, turns east and follows the Dyke Road, including the entire right-of-way. As it reaches Miner Lane, the boundary follows Miner Lane southward in the middle of the road and turns east on Old Post Road, including

the right-of-way. The boundary follows Old Post Road until it reaches Horton Cross Road. It then turns south, including the right-of-way, and turns immediately east on Middle Street including the right-of-way. It continues in a straight line towards the Gaspereau River. When the boundary meets the river, it turns north and follows the coastline up to the place called Horton Landing, where the dyke resumes (Point 2). The boundary then follows the line of dykes in their middle and the boundary of the designated marshland until it meets with the north boundary.

The boundary is defined by legal descriptions within the *Agricultural Marshland Conservation Act* (Appendix 3F), as well as by topographic features that ensure it is clearly identifiable on the ground. The boundary guides appropriate management.

#### 1.e.ii. Buffer zone

The buffer zone is an area surrounding the nominated property. It has complementary legal requirements placed on its use and development to give an added layer of protection to the property.

The nominated property of Grand Pré requires a buffer zone to ensure that the integrity of the dykelands and the continuity of its agricultural use are maintained.

The buffer zone includes a land component and a marine component. The land component includes Long Island, Boot Island and the lands surrounding the nominated property to the south, up to the boundary of the *Grand Pré and Area Community Plan* (Appendix 2J).

The buffer zone is managed through legislation and policies that add to the protection of the nominated property. The legislation and policies are described in Chapter 5.

The boundary of the *Grand Pré and Area Community Plan* encompasses four communities: the hamlet of Grand Pré at the centre, and the communities of North Grand Pré to the north, Hortonville to the east, and Lower Wolfville to the west. Starting at the southern tip of Grand Pré Road as it meets the Gaspereau River (Point 3, see Map 2 for the location of points), the boundary follows the river counter-clockwise in the middle up to its mouth where it meets the Minas Basin at the former railway bridge. Then the boundary continues northward

and follows the coastline, turns westward along Long Island and continues to follow the coastline. As it reaches the western tip of Long Island, it continues southward, still following the coastline. It then makes a sharp turn westward (Point 1) as it meets the corner of the dyke and continues westward until it meets the legal boundary of the town of Wolfville (Point 4). It turns southward following that boundary to the southern limit of the right-of-way of Highway 101. It follows this right-of-way until it intersects the western right-of-way of Martin Cross Road. It continues south on Martin Cross Road 0.07 kilometres until it meets a point opposite the southwest corner of a property, PID #55222947 (Point 5). It then continues westward along the southern limit of several properties to the southeast corner of property PID #55222897 (Point 6). The boundary turns southward on Biggs Road by the middle to Hamilton Road (Point 7), continues eastward on Hamilton Road, in the middle, to Grand Pré Road, finally continuing southward on Grand Pré Road, in the middle, ending at the Gaspereau River.

The marine component of the buffer zone extends 500 metres from the water-facing boundary of the property and, where relevant, from the land buffer zone. On the eastern side of the property, the marine component of the buffer zone begins at Point 8 and extends north along the property extending from the edge of the nominated property. It then continues eastward around Boot Island following the coastline. At Point 9, the boundary for the buffer zone follows the edge of the coastline of Long Island westward until Point 10, where it then follows the coastline of the nominated property. At Point 11 it turns westward following the edge of the area covered by the *Grand Pré and Area Community Plan*. At Point 12, the marine component of the buffer zone ends with a straight line southward, meeting with the land buffer zone. The marine component of the buffer zone includes salt marsh, beaches and mudflats.

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**1.f. Area of the nominated property (ha.) and proposed buffer zone (ha.)**

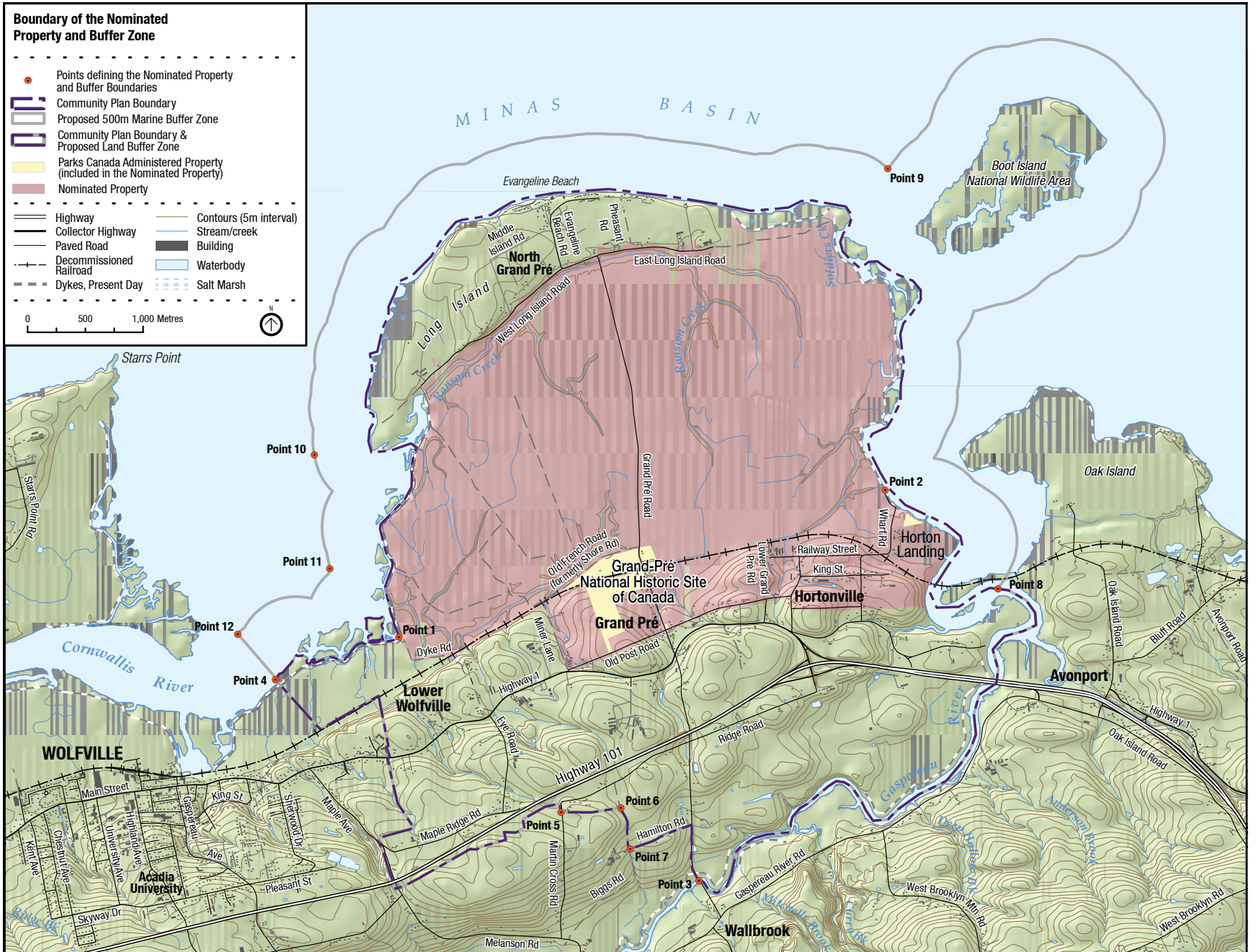
The area of the nominated property is 1323.24 hectares. The land component of the buffer zone is 1248 hectares. The marine component of the buffer zone is 945.09 hectares. The total area of the buffer zone is 2193.09 hectares.

Point	Latitude	Longitude
Point 1	N 45° 6' 12.94"	W 64° 20' 8.49"
Point 2	N 45° 6' 56.51"	W 64° 16' 57.17"
Point 3	N 45° 5' 5.97"	W 64° 18' 8.29"
Point 4	N 45° 6' 0.56"	W 64° 20' 57.13"
Point 5	N 45° 5' 24.66"	W 64° 19' 3.24"
Point 6	N 45° 5' 25.99"	W 64° 18' 39.63"
Point 7	N 45° 5' 14.62"	W 64° 18' 35.70"
Point 8	N 45° 6' 29.24"	W 64° 16' 11.87"
Point 9	N 45° 8' 26.74"	W 64° 16' 58.11"
Point 10	N 45° 7' 3.79"	W 64° 20' 43.15"
Point 11	N 45° 6' 31.89"	W 64° 20' 36.33"
Point 12	N 45° 6' 13.08"	W 64° 21' 12.30"

**Table 1-1** Geo-coordinates for pivot points for the boundary of the nominated property and buffer zone (see Map 2).



Map 1



Map 2