



FINAL REPORT

CAPE FORCHU COMPREHENSIVE MASTER PLAN

Prepared by **EDM Planning Services Ltd.** and **The Economic Planning Group**

In association with **The PR Hive**, **Robert Mellin - Architect**, and **SNC Lavalin**

Prepared for the **Municipality of the District of Yarmouth**

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SECTION 1: INTRODUCTION

1.1 Cape Forchu and Its Light Station

The original Cape Forchu Light was constructed in 1839 to guide vessels entering and leaving the busy Yarmouth seaport. It was replaced in 1961 by the existing light, built in a new 'apple core' design. The concrete hexagonal tower was painted in red and white and is almost 23 m tall. A new fog alarm building was built on the site of the old lighthouse. The Cape Forchu light was the last in Nova Scotia to be automated and destaffed in 1963. The site became a registered heritage property of the Municipality of the District of Yarmouth (MODY) in 2001 and a Provincial Heritage Site in 2003.



Photo: Postcard showing New Cape Forchu Lighthouse with the Old Lighthouse Inset (www.yarmouthhistory.ca).

The Cape Forchu light and surrounding grounds have been a significant part of the tourism offering in the Yarmouth area since the late 1800s. In the mid-1990s a group of citizens formed Friends of the Yarmouth Light Society and operated a museum, tea room and gift shop for many years.

The Municipality of the District of Yarmouth (MODY), took ownership of Cape Forchu lighthouse and the surrounding lands in 2000 as a result of federal divestiture with continued operation of the facilities by the Friends of the Yarmouth Light Society. Municipal Strategic Priorities, established in 2018, identified the development of the Cape Forchu Heritage Site as one of six strategic priorities with a key activity to meet this direction being “make Cape Forchu a world-class tourism destination.” Full operation of the site reverted to MODY prior to the 2019 tourist season.

Currently, the 19-acre (7.7 ha) site is comprised of:

- Concrete lighthouse
- Lighthouse Keepers Quarters (a restaurant and gift shop)
- The Wentzell House (built in the 1970s and currently used as site offices)
- Fog Alarm building
- Two outbuildings
- Public washrooms
- Leif Erikson Trail around the site

During 2019, the buildings were open from May through September. The Keepers Kitchen and a small gift shop, both operated by private businesses under concession arrangements with MODY, were located in the Lighthouse Keepers Quarters. A site coordinator, maintenance and summer staff were hired by MODY to oversee operations, provide visitor services (such as golf cart rides up to the lighthouse, some interpretation) and maintain the site. Cape Forchu was also the main site for the Lightkeeper’s Seafeast, a multi-element tourism experience (one of Tourism Nova Scotia’s EXCELLerator experiences), offered several times in 2019.

Marketing, including a revamped website and social media, was contracted to the Yarmouth & Acadian Shores Tourism Association (YASTA).

There is no reliable data available on the number of visitors to the Cape Forchu site, nor any information on where they come from. From word-of-mouth reports and limited data, it is clear that Cape Forchu is very popular with residents for walks, dog walking, watching the ocean and the birds and simply relaxing by the sea. Tourist visitors were primarily from the US and other parts of Canada, with a significant portion on their first visit to the site.

1.1.1 The Cape Forchu Master Plan

In fall 2019, MODY commissioned a comprehensive master plan to provide a clear path forward for developing Cape Forchu as a world-class tourist destination. A competitive bidding process resulted in the consulting team led by EDM

Planning Services with the Economic Planning Group, in association with The PR Hive, Robert Mellin-Architect and SNC Lavalin being the successful team.

OBJECTIVES

The objectives of this comprehensive master plan report address the following:

- Cast an overarching vision, mission and core values for Cape Forchu creating a “World Class Tourism Destination” which differentiates the site from similar sites
- Address land-use planning challenges including traffic volume, pedestrian safety, and environmental sustainability
- Speak to preservation of the history of the site relevant to the region
- State priorities, focus energy and resources
- List and discuss the required infrastructure investments needed to bring the vision to fruition
- Speak to possible sources of government funding
- Demonstrate that the overall activities required to follow the plan align with other municipal strategic documents

MASTER PLANNING PROCESS

The key steps followed in preparing this master plan were:

- Background review of relevant materials
- Site visit
- Community and stakeholder consultation including a project web site, workshops and discussions with tourism operators, Cape Forchu residents and heritage stakeholders, a general community open house and participation by tourism operators, Cape Forchu residents and heritage stakeholders in Design Week. Details on the consultation process can be found in Section 5 and **Appendix A**.
- Tourism industry situational analysis
- Site and Infrastructure needs and assessment
- Development of an overall vision, essence statement and values
- Development of a visitor experience strategy and identification of priority visitor experiences for Cape Forchu
- Design Week during which the consulting team worked with stakeholders to define the key elements of the Master Plan
- Preparation of the overall Master Plan and project

sheets for each key priority item

- Several meetings with the Project Steering Committee and key MODY staff
- Presentation of a draft Master Plan to MODY with comments reflected in the final Plan

SECTION 2: HISTORICAL CONTEXT

2.1 Yarmouth Area Discovery and Settlement

There is some evidence of the Vikings visiting the shores near Yarmouth around 1000CE. The Runic Stone, or Fletcher Stone, found near Yarmouth in 1812, is a quartzite slab that has what are believed by some to be Norse runes carved into it. There has been at least one other stone with almost identical carvings found nearby (which has since been lost), suggesting Leif Erikson visited the region on his discovery of North America. This is just a theory, with others suggesting the carvings are either natural, Hungarian, Welsh, Greek, Mayan, alien, or that Dr. Fletcher carved them himself. The stone is located at the Yarmouth County Museum & Archives.

The region around Yarmouth was initially inhabited by the Mi'kmaq, who called it "Keespongwitk", meaning "Land's End." The first European presence in the area was Samuel de Champlain's arrival in 1604 when he named Cape Forchu (Forked Tongue) and explored the harbour. The first settlement of the area was by the Acadians in the 1700s. Following the Acadian Expulsion in 1755, the New England Planters arrived in 1759, naming the town Yarmouth. In 1761 and following years, the New England Loyalists were offered land grants in Nova Scotia in exchange for remaining loyal to the Crown. They arrived, taking over the lands left vacant by the deported Acadians.

Originally the area was part of Lunenburg County. In 1761, it became part of Queens County, in 1784 it became part of Shelburne County, and finally became a county on its own in 1836. The description of Yarmouth County was modified in 1846. It was then divided into two districts for court sessional purposes in 1856: Yarmouth and Argyle. These two districts were subsequently incorporated as district municipalities in 1879.

TOWN INCORPORATION

The first township in Nova Scotia to introduce municipal incorporation (1856), Yarmouth was reincorporated in 1890 after repeal in 1858. The seal of Yarmouth was developed for the town's incorporation in 1891. It depicts a full-rigged sailing vessel passing the Yarmouth light with the motto "Progress" written above.

2.2 Industry and Livelihood

The rocky nature of the Yarmouth area forced settlers to look elsewhere for a livelihood. The sea provided fish as well as a highway to transport the fish to markets. The forests inland provided other trade goods in the form of lumber as well as the materials with which to build their ships. Being from Massachusetts, it was only natural that the early settlers should trade with Boston for the manufactured goods they required.

At its peak in the late nineteenth century, Yarmouth was one of the leading ship-owning ports in Canada, trading local products like timber and fish for products from Europe, New England, and the Caribbean Islands, and exchanging their goods for fine linens, molasses, salt, and rum.

SHIPBUILDING

The shipbuilding industry began in Yarmouth in 1764, when John Sollows launched the first vessel to be built in the township at Fish Point. As the skills of shipbuilding, navigation and business increased throughout the late 1700s and 1800s, so did the size of Yarmouth's fleet, and, as the fleet grew, so did the number of ports the ships visited. From 1840 to 1880, the increase in tonnage was rapid and continuous. Yarmouth ships and their captains became world-famous, and in 1879, when Yarmouth reached its peak as a ship-owning port, the town was the second largest port of registry in Canada in terms of tonnage.

The shipping industry gave rise to a number of businesses and industries, including: shipyards, boatshops, block-making shops and all the other segment industries of shipbuilding, chandlers and suppliers, repair facilities, shipsmiths and foundries.

When wooden shipbuilding declined in the late 19th century, Yarmouth's shipowners re-invested their capital into factories, iron-hulled steamships, and railways. A major industry was established in the Yarmouth Duck and Yarn Company. Dominion Textiles, the descendant of that company, was a mainstay of Yarmouth's industry until 1991. The wealth accumulated by Yarmouth's ship-owning businessmen and seafarers is still in evidence today in the

form of large elaborate houses and buildings both in the residential areas of town and along the main streets.

RAILWAYS

The town’s first railway was the locally owned Western Counties Railway which was built from Yarmouth to Digby in the 1870s. It eventually was merged into the Dominion Atlantic Railway (DAR), with a network extending into the Annapolis Valley, Halifax and Truro; the DAR later became a subsidiary of Canadian Pacific Railway (CPR). The Halifax and Southwestern Railway was built along the south shore linking Yarmouth with Shelburne, Liverpool, Bridgewater and Halifax in the early 20th century; the H&SW was eventually merged into the Canadian National Railway (CNR). Rail services were abandoned to Yarmouth in stages, beginning in 1982 (CNR) and ending in 1990 (CPR).

FISHING

Yarmouth’s proximity to rich fishing grounds also contributed to its development. The fishing industry has always formed the backbone to Yarmouth’s prosperity. Today the economy of the town is based largely on fishing and fish processing, but it has suffered with the decline in the groundfish fishery. The lobster, scallop, and herring fisheries have provided some stability in this sector. Lobster Fishing Area 34 of Yarmouth accounts for 80% of all lobster landings in Nova Scotia and 40% of Canadian lobster landings, which is about 23% of worldwide lobster landings.

Other species fished in the Yarmouth area include: clams, cod, cusk, dogfish, flounder, haddock, halibut, herring, mackerel, oysters, periwinkles, pollock, rock crab, salmon, scallops, sea cucumber, shark, and sole.



Photo: Yarmouth Light with Lobster Pot Markers. (yarmouthhistory.ca)

TOURISM + FERRIES

Tourism has been a major industry in Yarmouth since the 1880s when Loran Ellis Baker founded the Yarmouth Steamship Company. Steamship and railway promotion based in Yarmouth created the first tourism marketing in Nova Scotia. Baker’s steamships operated between Yarmouth and Boston. Freight, including blueberries and fish, was carried along with passengers. Yarmouth acted as the changeover location and became known as the ‘Gateway to Nova Scotia’.

The Cape Forchu Lighthouse has always been a significant part of the tourism offering in Yarmouth. The light itself, its 19 acres of well-groomed grounds, the view of Yarmouth’s working harbour and the drive to the Cape through the heart of an active fishing community, are all emblematic of Nova Scotia’s coastal heritage.



Photo: Seeing Yarmouth Touring Car - Early 1900s (NS Archives PH-4-1)

2.3 Cape Forchu Lighthouse

ORIGINAL LIGHTHOUSE

By the nineteenth century, the Town of Yarmouth was a booming seaport with vessels coming in and out of the harbour and therefore Cape Forchu was the ideal position for a lighthouse and foghorn. John Killam and others petitioned the Province for a lighthouse in 1836 and in 1838 the House of Assembly approved the £1000 for the project. The Cape Forchu Light, also commonly known as the Yarmouth Light, was constructed in 1839 and officially lit on January 15, 1840. The light itself stood 38.4 metres (126 feet) above sea level and 18 metres (59 feet) above ground. It was an octagonal structure made of wood and its sides were painted alternating red and white.



Photo: Yarmouth Light from the Air (yarmouthhistory.ca)

A fog bell was placed in operation near the lighthouse in 1857, and in 1869, a steam-powered fog whistle was established on the cape that sounded for ten seconds every minute during foggy weather and snowstorms and the old bell was donated to the Yarmouth Fire Department. The fog building was placed nearer to the point so that the sound could be heard further from shore, but the building's position was very exposed during winter storms, so the building was built against the cliff face and attached with heavy iron bolts. From June 30, 1873 to June 30, 1874, the whistle was in operation for 1,336 hours, requiring the burning of seventy-eight tons of coal and seven cords of wood. In 1920, a wooden bridge was built over a ravine to the fog alarm building to improve the lightkeeper's accessibility to the site. The fog alarm building was replaced in 1940 with a building immediately adjacent to the lighthouse.

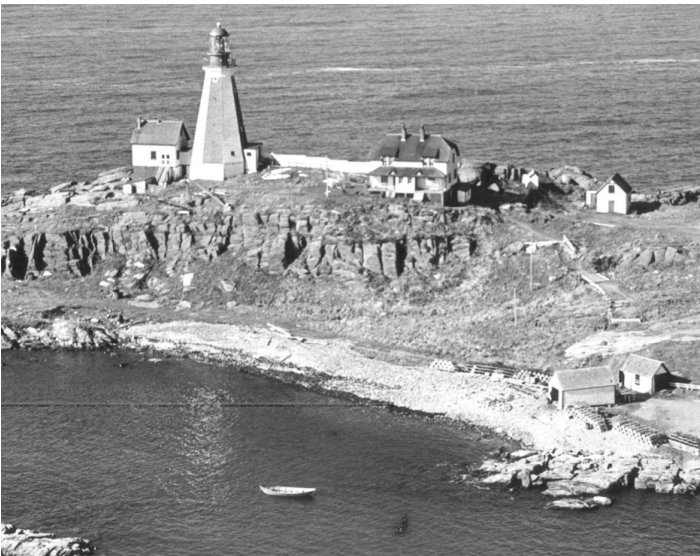


Photo: Aerial View of Cape Forchu Light Station (Cunningham, Michael. *The Life and Times of a Nova Scotia Lightkeeper.*)

The site of the lighthouse was originally an island surrounded by three bodies of water: Yarmouth Harbour, the Bay of Fundy, and the Atlantic Ocean, but in 1873, a long wooden breakwater was built between the island and the mainland to help lightkeepers travel to the fog building safely. In 1892 the old single lane wooden bridge crossing the Milton span leading to Fish Point and Cape Forchu was replaced by the iron and stone bridge which still stands today.



Photo: Wooden Bridge Spanning the Ravine to the Fog Alarm Building. (yarmouthhistory.ca)

In 1908, a second-order Fresnel lens, equipped with eight flash panels (bull's-eyes) and purchased from a manufacturer in Paris for \$38,000, was installed in the lantern room of the Cape Forchu Lighthouse. The lens floated in a vat of mercury, which made it possible for a weight-powered clockwork mechanism to revolve the 3,300-pound lens and produce a flashing light.

STORMS

Due to its location, Cape Forchu has seen many storms over the years. A few storms that have created significant damage include the following:

- October 23, 1846 - Lightning struck the lighthouse doing minor damage.
- August 19, 1848 - Lightning struck the lighthouse but it did not catch fire.
- June 22, 1869 - Lightning struck the lighthouse and several timbers, boards and shingles caught fire but were extinguished. Some of the panes of glass in the lantern were broken but the lantern itself was undamaged.
- September 7, 1893 - The residence house at Cape Forchu was struck by lightning. The mantelpiece in the living room was torn from the wall and it, as well as the furniture in the room, was set on fire.
- January 25-27, 1928 - SW gale did considerable damage to the lightstation, flooded the fog alarm building, and moved the animal bar down the hill.
- September 17, 1939 - Lighthouse hit by lightning twice and set on fire. The first bolt ran down the ground wires from the lightning rods protecting the lighthouse and outward striking a nearby fence and splintering it. A second bolt also traveled down the wires but turned inward, burning holes in the concrete foundation and setting fire to the wooden floor. Several nearby residents responded to the scene and the fire was brought under control with water carried in buckets to the lighthouse. The damage was contained in the lower part of the structure and that night the light was shining out as usual.
- 1948 - A storm busted up the wooden breakwater, rendering it unusable.
- September 1954 - Hurricane Edna brought winds of up to 160km/h in Yarmouth and it declared a state of emergency.



Photo: Cape Forchu During a Winter Storm (Cunningham, Michael. *The Life and Times of a Nova Scotia Lightkeeper.*)

NEW LIGHTHOUSE

After 123 years of service, the old Cape Forchu Lighthouse needed to be replaced. Yarmouth tourist officials received assurance from the Coast Guard that the new tower would look similar to the original and would remain practically unchanged in appearance. So there was considerable controversy when the present “apple core” tower started to take shape on the Cape in 1961 beside the historic tower. The new lighthouse stands at 22.9 meters (75 feet) and was the first “apple core” style lighthouse in Nova Scotia. The concrete hexagonal tower is painted alternating red and white like its predecessor. The additional height of the tower and the added power of the new dioptric lens added 10 miles to visibility, so that the light can be seen for 22 miles to seaward. The new fog alarm building was built where the old lighthouse had been. Electricity is provided by a cable run from the town of Yarmouth. In 1980, Cape Forchu became the monitoring station for automated lighthouses on the South Shore, using the Intrac 2000 system. In 1993, Cape Forchu was the last lighthouse in Nova Scotia to be automated and destaffed.



Photo: The Old Light Going Over (Cunningham, Michael. *The Life and Times of a Nova Scotia Lightkeeper.*)

The dwellings on the site didn't remain vacant for long as the property was leased to the Yarmouth County Tourist Association in 1995 and a group of concerned citizens formed Friends of the Yarmouth Light Society, which opened the 1912 keeper's duplex to the public in 1996.

It became a registered Heritage property of the Municipality of the District of Yarmouth in 2001 and of the Province of Nova Scotia in 2003.

A museum and tea room were located in the keeper's duplex near the tower, and a gift shop was housed in the nearby

keeper's bungalow, built in the 1970s. A decline in visitors, due partly to the 2009 loss of the Maine to Yarmouth ferry service, forced the Friends of Yarmouth Light to make some changes. In 2013, the gift shop was moved to the keeper's duplex, and the food offerings were cut back.

The new Leif Erikson trail around the lighthouse was added in the fall of 2013 for ease of exploring the land around the lighthouse.

OWNERSHIP OF THE LIGHTHOUSE

Cape Forchu Lighthouse was the first operating light station in Canadian history to be transferred to a Municipality from the Department of Fisheries and Oceans (DFO) through the Alternative Use Program on June 1, 2000. In exchange for the delivery of services, the lighthouse, land, and all the buildings were deeded to the Municipality of the District of Yarmouth by DFO in March 2001 for 1 dollar.

FRIENDS OF THE YARMOUTH LIGHT SOCIETY

The Friends have been part of the lighthouse's history since 1994, when they contacted the Canadian Coast Guard and requested proper documentation and guidance to lease the lightstation. The group's aim was to preserve the distinctive-looking lighthouse and on March 15, 1994, a lease was signed between the Yarmouth County Tourist Association and the Coast Guard to turn the lightkeeper's dwelling into a museum, which would be operated by the Friends. In May of 1996, the Friends of the Yarmouth Light Society opened for the summer. When the municipality obtained ownership of the lighthouse and its lands, the Society's lease was maintained.

The hard work of the Friends of the Yarmouth Light has ensured that there is a lighthouse to visit, and has kept the site's history and significance alive and available to the public. Many volunteers have contributed to this effort over the years, and to complement this hard work, MODY have placed a renewed focus on the property through establishing the Comprehensive Master Plan. While the Friends of the Yarmouth Light no longer have a lease for operating the property, it is hoped that the Master Plan will build upon their work, and allow MODY and the community that they serve to take Cape Forchu into the future.

SECTION 3: TOURISM CONTEXT AND SITUATIONAL ANALYSIS

3.1 Provincial Context¹

3.1.1 Overall Strategy

Nova Scotia's tourism industry is working to achieve the goal of \$4 billion in revenue identified in the "Ivany Report"² with leadership from Tourism Nova Scotia (TNS), which has aligned their efforts around four pillars. These pillars are reflected in 'Driving Export Revenue', Tourism Nova Scotia's 2018-2023 Strategic Plan. They are:

1. Attract More First-Time Visitors

First-time visitors:

- Spend more
- Are more likely to be pleasure visitors and the most likely influenced by marketing efforts
- Offer good potential for repeat visits to Nova Scotia, influenced by their first visit

2. Invest in Markets of Highest Return

Some market segments have higher value than others and these are a priority. TNS has adopted the Explorer Quotient (EQ) market segmentation tool to identify the market segments that are most drawn to what Nova Scotia has to offer and with the best potential to support increased visitation and spending.

3. Focus on World-Class Experiences

Attracting more visitors requires new ideas, new investment and experiences that align with the interests of the priority target market segments. This involves leveraging the province's assets and icons to create purchasable experiences that inspire visitation.

4. Build tourism confidence

Working to ensure that tourism stakeholders and the

community generally understands the importance of tourism.

SECTOR DEVELOPMENT

The focus is on increasing Nova Scotia's competitiveness as a destination by enhancing the quality and availability of compelling experiences. "Through crafted experiential tourism opportunities, visitors are provided with unique, entertaining, and/or educational activities that allow them to immerse themselves in Nova Scotia's rich heritage, culture and natural assets."³

EXPLORER QUOTIENT (EQ) MARKET SEGMENTATION

The EQ approach considers more than traditional demographics such as age, income and education level. Instead, "it delves into psycho-graphics to understand why people travel, why different types of travellers seek out different travel experiences and how tourism operators can engage with visitors based on their travel values."⁴

TNS has identified three priority EQ segments whose interests best align with what the province has to offer, and with the goal of increasing tourism revenues. They are:

- Authentic Experiencers
- Cultural Explorers, and
- Free Spirits.

All of these segments have some similar activity interests:

- Experiencing natural beauty
- Exploring well-known natural wonders
- Viewing coastlines and beaches
- Viewing marine life
- Viewing and visiting national and provincial parks
- Dining on local ingredients
- Interacting with locals

¹ As this report was being finalized, the COVID-19 pandemic is happening. It will have significant impacts on the global economy and one sector that is particularly vulnerable is tourism. A decline in tourism activity and shifts in short-term priorities and actions within Nova Scotia's tourism sector can be expected and some of the strategies and implications in this document may no longer be valid.

² Nova Scotia Commission on Building Our New Economy, *Now or Never: An Urgent Call to Action for Nova Scotians*, 2014.

³ Tourism Nova Scotia, *Driving Export Revenue: 2018–2023 Strategic Plan*, page 34.

⁴ *Ibid*, page 15.

Implications for Cape Forchu

- Experiences offered should be compelling, unique, entertaining, and authentically reflect the heritage, culture, and natural assets.
- The coastline and natural beauty of the site means it has strong appeal to visitors.
- Quality, local, and unique dining opportunities are important.

3.1.2 Tourism Activity in Nova Scotia

In the past five years, provincial tourist activity in Nova Scotia has grown substantially with annual visitors up from 1.89 million in 2013 to 2.41 million in 2018 with the peak occurring in 2017.

Annual data for 2019 was not available at the time this report was written but, based on year to date data to the end of October, total visitation declined slightly. Several factors have been cited in this decline - Hurricane Dorian (September visitation was down 13%), the absence of the Yarmouth-Maine ferry and the grounding of the Boeing 737 MAX 8 aircraft which negatively impacted international air arrivals.

Research⁵ over the past few years indicates success on a number of fronts in shifting the profile of Nova Scotia's visitors:

- There are more first-time visitors to Nova Scotia
- There are an increasing number and proportion of pleasure travellers
- There have been an increasing number and proportion of visitors from further away (including other parts of Canada, the United States and overseas)

All of these types of visitors tend to stay longer and spend more; they are also more likely to participate in more activities and attractions while on their visit to the province.

3.2 Tourism in the Yarmouth Area

There are no comprehensive statistics on tourist visitation to the Yarmouth area but several indicators are available.

⁵ 2017 Nova Scotia Visitor Exit Survey; <https://tourismns.ca/research/visitor-statistics/historical-tourism-activity>

The Visitor Exit Survey Communities Report⁶ profiles visitation to each tourism region in the province. Note that this data is for 2017 when the Maine to Yarmouth ferry was operating so is not valid for 2019.

- 7% of pleasure visitors to the province stayed overnight in Yarmouth & Acadian Shores
- 5% of pleasure visitors stayed at least 30 minutes but not overnight in the region
- Overall, 10% of pleasure visitors stopped for at least 30 minutes or stayed overnight in the region in 2017.

The Yarmouth & Acadian Shores region and the Eastern Shore region have the lowest levels of visitation in the province, both in the 10% range for all pleasure visitors, compared to 28% to 73% for all other regions.

Data on accommodation occupancy statistics produced by Tourism Nova Scotia illustrate the critical role that the ferry service plays in encouraging visitors to stay overnight in the area. Peak season occupancy rates in 2017 and 2018 were substantially higher than in 2019, reaching close to 80% in August of 2018 but dropping to 54% in August of 2019.

Operation of the ferry this summer (2020), as announced, and its schedule (with an early morning departure and evening arrival), should generate more room night demand for the region.

Yarmouth has had some recent success in attracting smaller cruise ships, with 4 such visits scheduled in 2019, and is on the itinerary for one European cruise company. Yarmouth & Acadian Shores Tourism Association is actively working with partners to increase cruise ship visits.

Implications for Cape Forchu

- The return of the ferry and its schedule means more visitors to the area, and more overnight stays (on arrival and before departure), suggesting opportunities for both morning and evening experiences.
- Small ship cruise markets tend to be more adventurous and interested in outdoor experiences, both positive indicators for Cape Forchu.

⁶ <https://www.tourismns.ca/research/visitor-exit-survey/visitor-exit-survey-communities-report>

3.2.1 Yarmouth & Acadian Shores Tourism Strategies

Two plans/strategies prepared for the Yarmouth & Acadian Shores Tourism Association, provide overall directions for tourism in the region.

YARMOUTH & ACADIAN SHORES BRAND POSITIONING

Extreme Group, 2015/17

Completed as part of a marketing strategy and web site development project, this initiative developed an overall brand, logo and tagline for the region and provided a brand positioning statement as well as identifying target audiences.

YARMOUTH & ACADIAN SHORES WHERE THE STARS ALIGN

There's a bit of magic in Yarmouth & Acadian Shores. This where the land meets the sea. Where English and Acadian cultures coexist. It's quiet and peaceful, yet full of adventure. And where the darkest skies let the stars shine their brightest. It's where the food is fresh and local, and the music is too. It's where everything comes together.

Target audiences were identified as:

- The Authentic Experiencer (couples, 55+); particularly interested in history, crave adventure at a slower pace with moderate activity
- The Free Spirit (single, male) – highly social, open minded, experimental high-end experiences – want unique high energy adventures

The documents described the region as being “shaped by the ocean” and a place to “explore nature and culture with room to breathe.”

The reports also identified several trends of importance to the region:

- eat local
- cycling
- posh hostels
- stay longer
- multi-generational travel

Implications for Cape Forchu

- The approach to establishing Cape Forchu as a world-class destination should fit with the regional tourism strategy and themes, so as to maximize the impacts of regional efforts to enhance tourism.

YARMOUTH & ACADIAN SHORES TOURISM DESTINATION MANAGEMENT PLAN

Brain Trust Marketing and Communications, 2018

This plan identified 4 unique themes for tourism development in the region:

- Acadian Culture
- Dark Skies
- Indigenous Narrative
- Fishing heritage/culture

The priority EQ segments identified for the region were the same as for the province overall - Authentic Experiencers, Cultural Explorers and Free Spirits.

3.3 Market Interests and Expectations and Implications for Cape Forchu

The EQ market segmentation research reveals important insights into the interests and expectations of these markets, as summarized in the table below.

The market research reveals that visitors want to experience the authentic essence of the destination, as well as looking for experiences that incorporate adventure, culture, heritage and/or cuisine. As well, Nova Scotia's priority visitor segments are prepared to spend money on experiences that capture their attention and imagination.

Implications for Cape Forchu

Insights into market interests and the identified priority market segments for Nova Scotia and the Yarmouth and Acadian Shores region, indicate that consideration should be given to the following in offering enhanced on-site visitor experiences that can elevate its profile and standing as a world-class destination and attract increased visitation:

- Experiences that are memorable and entertaining, as well as providing an opportunity for learning
- Unique dining experiences featuring regional cuisine, particularly lobster and other seafood
- Opportunities to connect with locals, and learn first-hand about the natural and cultural heritage of the area
- Opportunities to experience the coastal environment in all its forms - ocean vistas, beaches, storms, fishing vessels, sea life, etc.

TABLE: NOVA SCOTIA’S PRIORITY EXPLORER QUOTIENT (EQ) VISITOR SEGMENTS

	Authentic Explorer	Cultural Explorer	Free Spirit
General Description	Appreciate beauty of natural and cultural environments. Look for authentic engagement with destinations, away from touristy areas; like to learn about history and culture.	Love travel and seek opportunities to embrace, discover and become immersed in the culture, people and settings, off-the-beaten track. Want to participate in modern-day culture; have fun and learn.	Seek authentic local experiences – the highlights of a destination. Love luxury and high-end experiences, seek fun and excitement. Love to share, and shared experiences.
Food & Drink Preferences	Local & regional cuisine; Farmer’s markets, local producers.	Local & regional cuisine; Farmer’s markets, local producers.	Local & regional cuisine, night clubs; Fine dining, gourmet experiences.
Travel Activity Interests	<ul style="list-style-type: none"> ● Viewing natural wonders, coastlines & beaches ● Hiking trails ● Museums ● Sightseeing and soaking in the destination ● National & provincial parks ● Viewing marine & wildlife 	<ul style="list-style-type: none"> ● Viewing natural wonders, coastlines & beaches ● Heritage sites ● Cultural events ● Museums ● Festivals ● Viewing marine & wildlife ● National & provincial parks 	<ul style="list-style-type: none"> ● Viewing natural wonders, coastlines & beaches ● Viewing marine & wildlife ● National & provincial parks ● Active outdoor activities ● Shopping for gourmet foods, clothing, jewelry
Travel Values	<ul style="list-style-type: none"> ● Prefer to do their own thing ● Learning ● Nature ● Cultural immersion ● Personal development ● Away from the crowds 	<ul style="list-style-type: none"> ● Value authentic local experiences; learning ● Living history/culture – both ancient and modern ● Desire exploration, trying new things 	<ul style="list-style-type: none"> ● Authenticity ● Connecting with locals ● Experimental and adventurous activities ● Travel is a time to escape, let loose and have fun
Love Trips That...	Teach them about history; Take them away from crowds of tourists; Are not a whirlwind tour of the ‘must see’s’.	Take them to the less touristy spots; Allow them to connect with locals and fellow travellers; Are fun but teach them something as well.	Offer fun, exciting experiences with some learning on the side; Make them feel pampered through luxuries; Allow them to see all the main attractions.

3.4 Case Studies of other Lighthouse and Remote Destinations

Two lighthouse sites and one remote destination provided insights valuable to the master plan.⁷ The case studies are:

- Cape d'Or on the Bay of Fundy in Cumberland County, Nova Scotia
- Pointe au Père Lighthouse, Rimouski, Quebec
- Fogo Island, Newfoundland & Labrador

⁷ Note: The case study research was done online and from other reports.

CAPE D'OR, NOVA SCOTIA

Cape d'Or is a coastal headland on the Bay of Fundy near Advocate Harbour. The property is owned by the Municipality of Cumberland County. It has been operated since 2000 by a private business which has the responsibility of operating the facilities and maintaining the site. It is the only lighthouse in Nova Scotia with accommodations.

Visitors arrive after a 5.5km drive down an unpaved road, arriving at a parking lot and observation deck. There is a fairly steep walk along a track to get down to the lighthouse buildings. (Assistance is provided for those with mobility issues or luggage). Estimates in the master plan suggest 4,000 – 5,000 visitors a year, many of whom stay at the top. The site is open from May to November.



Photo: Sue Mathieu

The visitor experience includes:

- The parking lot and observation deck at the top. (Along with a now unused replica lighthouse).
- At the lower level, facilities include:
 - The Lightkeepers Kitchen, a fully-licensed restaurant open sometimes for lunch, and dinner but hours vary. Dinner reservations are essential and there is a set menu with 2 – 4 choices. Based on published reviews, the food quality is very high. Estimates are 1,200 visitors per year.
 - A guesthouse in the second lighthouse keeper's house on the site. This has four bedrooms, each with a private bath. Rates are \$145 per night per room, or the whole house is \$530 per night. Estimates are 400 guests per year, with 60% occupancy. Breakfast is available for guests.
 - The lighthouse with an operational foghorn
 - Telescopes
 - Washrooms
 - Interpretive trails
 - Fire pit
 - Coastal views of the Bay of Fundy, its tides and sunsets
 - A helicopter pad

The County of Cumberland recently commissioned a Master Plan¹ for Cape d'Or to direct and prioritize development of the site, expand and enhance experiences, prepare for wider promotion and also to examine infrastructure, operations and maintenance. This plan identified the following overall approach (vision):

“As a sought-after destination, Cape d'Or will be an anchor point attracting visitors for multi-day eco-tourism excursions throughout the Bay of Fundy region. Immersed in the contentment of disconnection from the modern world, visitors will fully engage with the panoramic views, the coastal ecosystem, and the cultural history. Travelers of all abilities and interests will have valuable and complete experiences rooted in the stories of the land and the local community.” (Page 43; Cape d'Or Master Plan)

¹ UPLAND, Cape d'Or Final Master Plan, April 2018

Overall, the Master Plan identifies Cape d’Or as a coastal park where visitors can eat, sleep, learn, and take tours and outdoor excursions. It does not focus on specific visitor experiences but on on-site enhancements including recommendations for interpretive installations throughout the park, upgrades to the trails, improvements to building envelopes including roofs, and adding a deck to the restaurant.

From an operations perspective, the Master Plan acknowledges that the arrangement with the operator has been in place for 20 years and places responsibility on the site operator to maintain and operate the entire site including running restaurant and guesthouse, and site maintenance. As a result, the latter has suffered; the plan recommends hiring a park manager who will be responsible for site maintenance, cleaning washrooms, engaging with visitors, and providing rides down the hill as needed. There are also recommendations around signage and identity as well as promotion.

POINTE AU PÈRE LIGHTHOUSE, RIMOUSKI, QUÉBEC

<http://www.shmp.qc.ca/index-en.html>

This lighthouse, a National Historic Site, is located at Pointe-au-Père Maritime Historic Site along with several other marine attraction elements. The site experiences are:

- The light station including:
 - The Lighthouse - Built in 1909, it is 33 m tall; the lighthouse was renovated by Parks Canada in 2017. It is the second tallest in Canada, and one of the few to still have its prism. Visitors can take a guided tour to climb the 128 steps to the top.
 - The Keeper’s House with an exhibition on lighthouses of the St. Lawrence
 - Fog Horn Shed with exhibits to learn about sound signals
- The Onondaga Submarine
 - Visitors can go aboard for a self-guided or audio tour
- The Empress of Ireland exhibit. This vessel sank

nearby in 1914, the greatest maritime tragedy of Canadian history.

- A new immersive exhibit with four zones – The Wreck, Passenger’s Memories, the Sinking and the Ship
- Includes photos videos, written testimonies from survivors and their families
- The Last Journey – a 20-minute, multimedia presentation with visual and sensory effects
- Restaurant and gift shop
- A coastal site with walking trails

The site is operated as a partnership between Parks Canada and the Site historique maritime de la Pointe-au-Père, a non-profit organization established in 1980 by a group of divers who wanted to protect artifacts related to the Canadian Empress.



Admission is charged per element with discounted prices for two or more attractions. All three elements are \$25; the lighthouse alone is \$4.

According to their website, the site gets over 50,000 visitors a year.



FOGO ISLAND, NEWFOUNDLAND AND LABRADOR

Fogo Island's economy was dependent on the cod fishery until the 1990s when the fishery collapsed. Zita Cobb was raised on Fogo Island and left for a career in technology which made her very wealthy. She returned to lead the economic transformation of Fogo Island, establishing the Shorefast Foundation which is leading the effort to establish a sustainable economy largely based on tourism and revitalizing the Island's traditional cultural activities such as storytelling, music, dance, arts and crafts to create a special place which has garnered international appeal and awards.

Initial development at Fogo Island was the Fogo Island Inn, a 29-room property that was eight years in the making. Designed to reflect buildings of Outport Newfoundland, the Inn has been awarded numerous international accolades and has an international clientele.



Photo: <https://fogoislandinn.ca/your-stay/page-gallery/>

The Inn's mission is "– to preserve longstanding traditions while establishing cultural tourism and providing the local community with better economic opportunities through social entrepreneurship. Island offers walking and hiking, traditional crafts, music, storytelling, cuisine, accommodations, built heritage (museums, churches, fishing stages, etc.)." Profits from the Inn (about 12%) are invested in the Shorefast Foundation.

Fogo Island Inn works hard to make all seasons appealing and offers guests a range of experiences that reflect the cultural heritage of Fogo Island, such as:

- Full day nature hikes

- Guided geology hikes
- Guided walks with community host
- Cabin experience - in-depth extended experience, meet with locals, enjoy a traditional meal, participate in winter activities (built around concept that locals retreat to their cabins in winter)
- Guided harbour row in a traditional punt
- Introduction to boat building
- Bottling jam
- Traditional boil up with community host
- Star gazing
- Day at the beach
- Hiking, walking, ambling
- Music and storytelling round a campfire
- Artist led workshops to encourage hands on making in variety of media
- Music/dance festival
- Beach walking and rock collecting
- Special programming around events such as Xmas, Thanksgiving, solar eclipse, Canada Day, Outport Christmas

A special emphasis is placed on cuisine featuring local and regional ingredients.

The establishment of the Fogo Island Inn has spawned a range of new and expanded businesses and associated economic development.

SECTION 4: CAPE FORCHU TODAY

4.1 Heritage Property

Cape Forchu today is central to the identity of Yarmouth. Both the Town and the separate surrounding Municipality have adopted the Lighthouse as a symbol of their community. It is used prominently in their logos, and serves as a location for celebrating the start of the commercial lobster fishery annually. It has also been recognized as a heritage property by both the Municipal and Provincial governments. It serves as a tourist attraction, and a local outdoor recreational node, used by many local residents daily, especially Leif Erikson Park. The image to the right shows the layout of the Cape Forchu site.

The character defining elements of the Heritage Property have been identified by the Provincial Department of Communities, Culture, and Heritage as part of the formal designation. They speak to the history and past use of the site. It is unique in that it is an intact Light Station, including not only a lighthouse, but the Keepers House and a Fog Alarm building. Under the Provincial designation, the following character defining elements are listed¹:

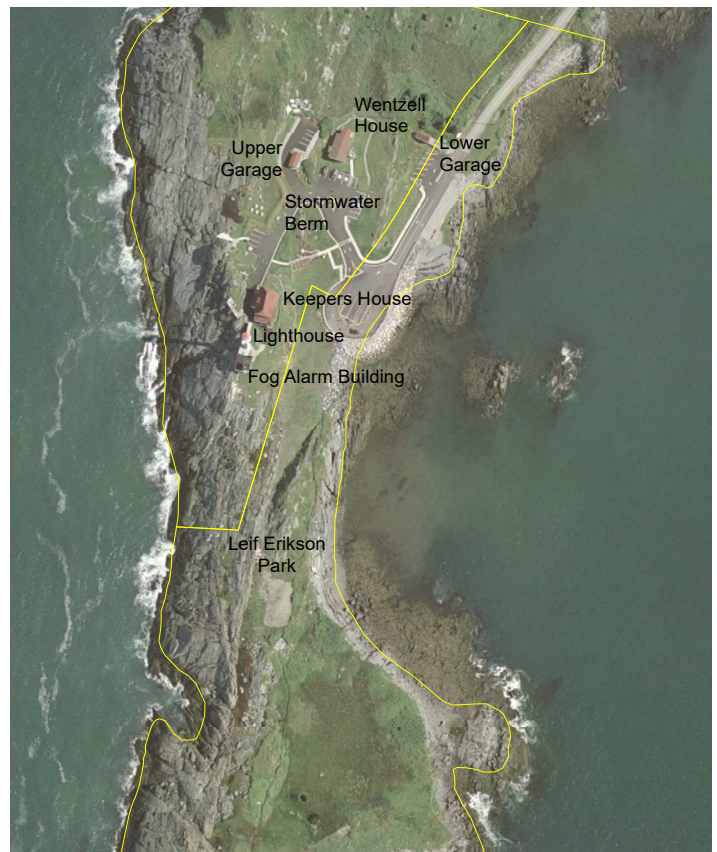
- Its location at the tip of Cape Forchu;
- The two family dwelling;
- The “apple core” style lighthouse;
- The concrete Fog Alarm Building;
- All of the structural and technical features relating to the task of light keeping present at Cape Forchu.

There is one structure called out under the designation (the two family Keepers House), as having character defining elements of its own that are considered protected which include:

- one-and-a-half storey duplex;
- one storey shed at basement level of north end;
- enclosed double entry porch on back (west) side;
- full width divided front veranda with centred enclosed entry porches on front;
- medium pitched hipped gable roof;

- centred, shed roofed wall dormer on west side;
- two symmetrically placed, shed roofed wall dormers on east side;
- symmetrical four bay façade;
- double hung sash windows with 1/1 glazing;
- paired windows in dormers;
- wood construction and shingle cladding;
- concrete foundation

The Provincial and Municipal Heritage Property designations will be a major consideration in the development of the experiences for Cape Forchu, future use of structures on the site, as well as the development of the resulting Master Plan.



4.2 Current Infrastructure

A review of available information on the condition of the site was undertaken. The following is a summary of the current site condition as provided by MODY.

¹ "Cape Forchu Lightstation." HistoricPlaces.ca - HistoricPlaces.ca, Canada's Historic Places, www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=6543&pid=0.

Wells and Potable Water Supply:

- Two drilled wells are currently active (8 inch) plus one abandoned well (quality issues) all located on the east side of Wentzell House:
 - Of the two active wells, the first was drilled in 2005 to a depth of 425'
 - ◆ Yield: 250 gpd (6 hour test)
 - The second was drilled in 2011 to 426'
 - ◆ Yield: 660 gpd (4 hour test)
 - Both wells are attached to a 3000 gallon fibreglass cistern (8' diameter X 10' length) (Dura-tech Model HL8-10);
 - They are on a switch that alternates wells for each pump request;
 - There is a water meter attached to the cistern for record keeping;
- The wells are connected to Wentzell House, then to the Keepers House via a water line under the driveway;
- The water line is believed to be in good condition; MODY believes that there may be a small leak in the feed to the Keepers House, but it has not posed any issues to date;
- Water treatment is through a sand filtration and UV system (2 years old). It is under a maintenance agreement with a local firm and functions well;
- The system works fine with occasional water deliveries during peak season. If there is any expansion to demand, a new water servicing strategy would be required.

Onsite Sewer Systems:

There are two onsite septic sewer systems on the property:

- Both were installed many years ago before MODY ownership;
- Both septic tanks are pumped regularly;
- The system at Wentzell House functions without issue, and is hooked up to the public washrooms at Wentzell House;
- The system at the Keepers House functions fine when used only for the washrooms in that building (staff use), but there is occasional damp ground when the building was in use as a restaurant. The field is located on the slope beside the cottage, which is not ideal both in slope and in cover.

Stormwater:

In 2007, a berm (see photo), catchbasin, and stormwater

pipe were installed at the top of the site to protect the newly revamped parking lot from salt water and debris being washed from the westerly direction during storms. Work included the following:

- The parking lot was redesigned to allow for motorcoach turn around and parking;
- The stormwater pipe from the berm was installed under the driveway to a second catch basin part way down the slope where stormwater is collected from the driveway area. It then proceeds to connect to the catch basins at the bottom of the slope in the turn around parking area with an outfall into the ocean. The berm appears to be providing the protection that was intended.

**Structures:**

There are five main buildings on the site: Wentzell House; the Keepers House; the Fog Alarm Building; the Lighthouse; the upper garage next to Wentzell House; and the lower garage at the first small parking area at the site entrance.

- Wentzell House:
 - Former dwelling, modern wood frame with basement and single storey;
 - Functions as an office and administration building currently;
 - Has a kitchen and a bathroom for staff use;
 - Houses the public washrooms (walk up at grade outside);
 - Wentzell House is the primary hub for the water and electrical distribution system:
 - ◆ The two wells connect first to the cistern at the house, runs through the house and connects to



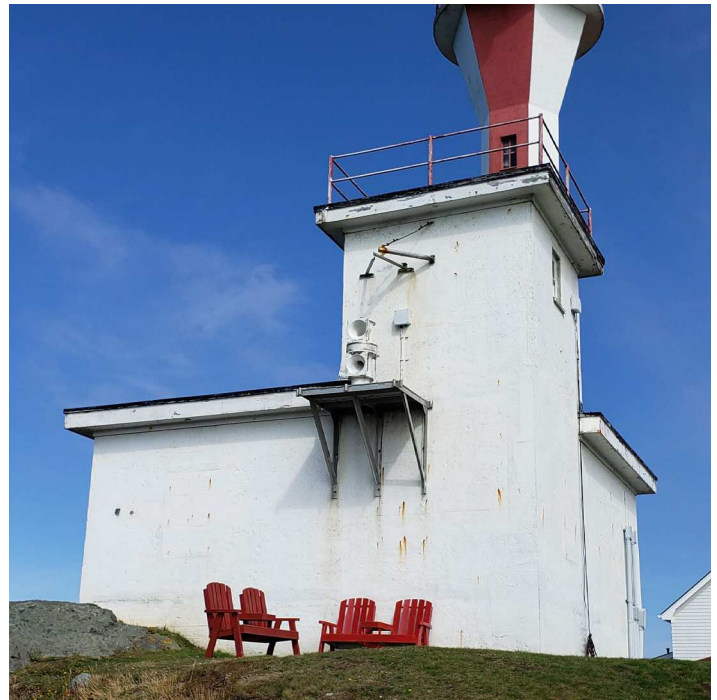
the Keepers House through a water line under the paved driveway

- ◆ Similar to the water, the electrical runs through Wentzell House and is distributed through buried electrical lines to the adjacent garage, Keepers House, the lighthouse, and fog alarm building. The municipality buried the electrical when the driveway and parking lot were revamped.
- ◆ There was accommodation for expansion with spare conduit for future electrical connections. Work was completed around 2008.

- The Keepers House:
 - This building is a former residential duplex (Keeper and his assistant), wood frame, with concrete basement;
 - The envelope of the building was renovated in 2017 (striped down to bare wood, repainted, windows and doors replaced);
 - Cost of the contract was \$241,000 plus HST;
 - The building is currently in good condition.



- The Fog Alarm Building:
 - This building is a two storey concrete structure with a flat roof, slab on grade
 - This building requires envelope work.
 - ◆ The roof is sound, but needs to be re-sealed
 - ◆ There is a window near the roof that leaks and needs replacement and repair. It has been temporarily covered with plywood and sealed for the winter.
 - ◆ Trims and facia need repair and replacement and the whole structure should be painted. There is some concrete spalling that needs repair.
 - This building contains the master electrical panel for this part of the site (known as the lightstation), and includes the lighthouse and Keepers House.



- The Lighthouse:
 - The lighthouse envelope was renovated in 2008.
 - This work included concrete spalling repair, and epoxy coating from Allcrete Restoration;
 - The lighthouse is in good condition, but the aluminum structure holding the light and viewing area needs repainting (view from the lantern room in the photo on the following page);
 - The interior of the lighthouse is in good condition, including the spiral staircase leading to the top;
 - There is a small functioning DFO light at the top.



Two field visits were made to Cape Forchu for the Master Plan. The first was in late January 2020, and involved site meetings with a number of stakeholders. The consulting team were provided access to the site buildings, including the lighthouse. All structures were visited and toured. The site has been well maintained, with the most recent renovations occurring in 2017, as noted. This renovation included a number of important repairs mostly focused on the Keepers House. The photo below shows this work in progress. The building envelope was completely renovated with new roofing, shingle repair, soffits, windows, and paint. The field visit in January confirmed that the Keepers House is in good repair externally.

- Small Garage:
 - The small garage (single car) is located next to Wentzell House (see photo);
 - Currently used for storage and a parking area for the golf cart used as a shuttle during peak season;
 - The roof was recently replaced, and the building is sound;
 - It has a concrete floor, and electrical service



Photo: Allen, Carla. "Yarmouth's Cape Forchu Lighthouse Renovations Nearing Completion." SaltWire, 22 Aug. 2017, www.saltwire.com/business/yarmouths-cape-forchu-lighthouse-renovations-nearing-completion-114558/?location=yarmouthsouth-west-nova-scotia.

- Lower Garage:
 - Located near the road on the northern bounds of the property (see photo);
 - Did have electric service until recently;
 - The electrical panel requires replacement;
 - The roof was replaced at the same time as the one on the small garage.

In late February 2020, a second, more intensive, field visit was conducted as part of Design Week, the consulting team's week based at Cape Forchu. SNC, the structural engineers on the consulting team were present, and they also visited all of the major structures on the site. While no major issues were identified with the structures, there

are a number of recommendations that they make with regard to the Keepers House and the Fog Alarm Building. The lighthouse appears to be generally in good condition, requiring mainly only code safety upgrades to the staircase. The following items have been brought forward by SNC for inclusion as future work to be done during the implementation of the master plan:

- Site Visit / Structural Formal Assessment, Visual Assessment, and Structural Assessment Report with recommendations examining/including:
 - Concrete Scanning and Corrosion Evaluation - Testing for current capacities for all foundations and walls that shows corrosion issues and cracking.
 - Architectural and Safety Code Check for the Lighthouse
 - Structural Steel Analysis & Code Checks for the Lighthouse staircase
 - Structural Assessment Letter / Report with recommendations for repairs or replacement for all three structures

denotes the special and unique character of the site. It, by definition, limits changes that can be made to both the structures and the property itself;

- *Age of the buildings and modern building code.* The age of the structures, particularly the Keepers House, make meeting modern building code challenging. Items such as the size of windows (which are protected under the heritage designation) can limit the use of a space. (For example, public spaces require a second exit in case of fire. Windows are commonly used to provide this second exit. In the case of the Keepers House, the windows on the second floor do not meet the size requirements under the building code);
- *Potable Water and Sewer.* The lack of potable water and the challenge in providing onsite sewer servicing in shallow soils with rock outcrop present make onsite sewer servicing challenging.



4.3 Asset Issues and Challenges

Cape Forchu's infrastructure is generally in good condition. In summary, the key asset challenges facing the design team for the formulation of the Comprehensive Master Plan are:

- *Accessibility and Site Terrain.* The site is steep, and difficult to climb, especially for those with reduced mobility. Accessibility is a prime consideration for the Master Plan;
- *Heritage Status.* The designation as a heritage property is both an asset and a constraint. It is an asset in that it

SECTION 5: SUMMARY OF ENGAGEMENT FINDINGS

Due to Cape Forchu's historical significance, stakeholder engagement from residents who know, live, and work on the lands is integral to developing a comprehensive master plan. The Municipality of the District of Yarmouth (MODY) and EDM Planning Ltd. engaged broad groups of stakeholders to build a locally relevant comprehensive master plan that honours the history, people and landscape of Cape Forchu. The goal for the consultation was to receive meaningful feedback and ideas from community stakeholders to support plan development and leverage Cape Forchu as a world class tourism destination. Stakeholders identified by a stakeholder mapping exercise include residents, fisherman, Cape Forchu area and other businesses, tourism operators, key individuals, visitors, municipal, provincial and federal government partners, elected officials, First Nations, first responders, community partners, business/tourism associations, and special interest groups.

The following engagement tactics took place between February 1st and March 31, 2019: Cape Forchu Master Plan website content; email and telephone inquiry responses; a Cape Forchu business and tourism session; a municipal office visit; a heritage and site tour session; a resident session; individual meetings; design week; and a general public session. At the end of design week, a Vision and Essence Statement was created and shared with the Planning Advisory Committee.

Findings from the consultations reveal that stakeholders recognize Cape Forchu's beauty, historical significance and potential. Stakeholders appreciate the ocean views and take advantage of opportunities to hike, picnic, and kayak, to name a few. They see Cape Forchu as an eco-tourism destination with its unique wildlife and geology, and want its rich history shared through storytelling.

Business and tourism operators understand it is a destination because of its lighthouse, but believe it is so much more. They praise its natural beauty, sea life, deep-sea fishing, and believe photo opportunities and tours inside the lighthouse could set it apart from other lighthouse destinations. They identified initiatives that can begin immediately such as guided tours, stargazing, stationary

binoculars, lobster boats, use of the foghorn and converting the Wentzell House into a restaurant.

Residents frequent the site to walk, bike, and sit on the rocks to take in the ocean views. Suggestions include additional dining opportunities, special events, telescopes, transportation or accommodation packages, lobster boils, fishing tours, and continued July 1 concerts. Residents see the value in tourism but want to prevent their community from becoming overrun by visitors. Additional information on the resident feedback and contribution to the project can be found in Section 5.1.

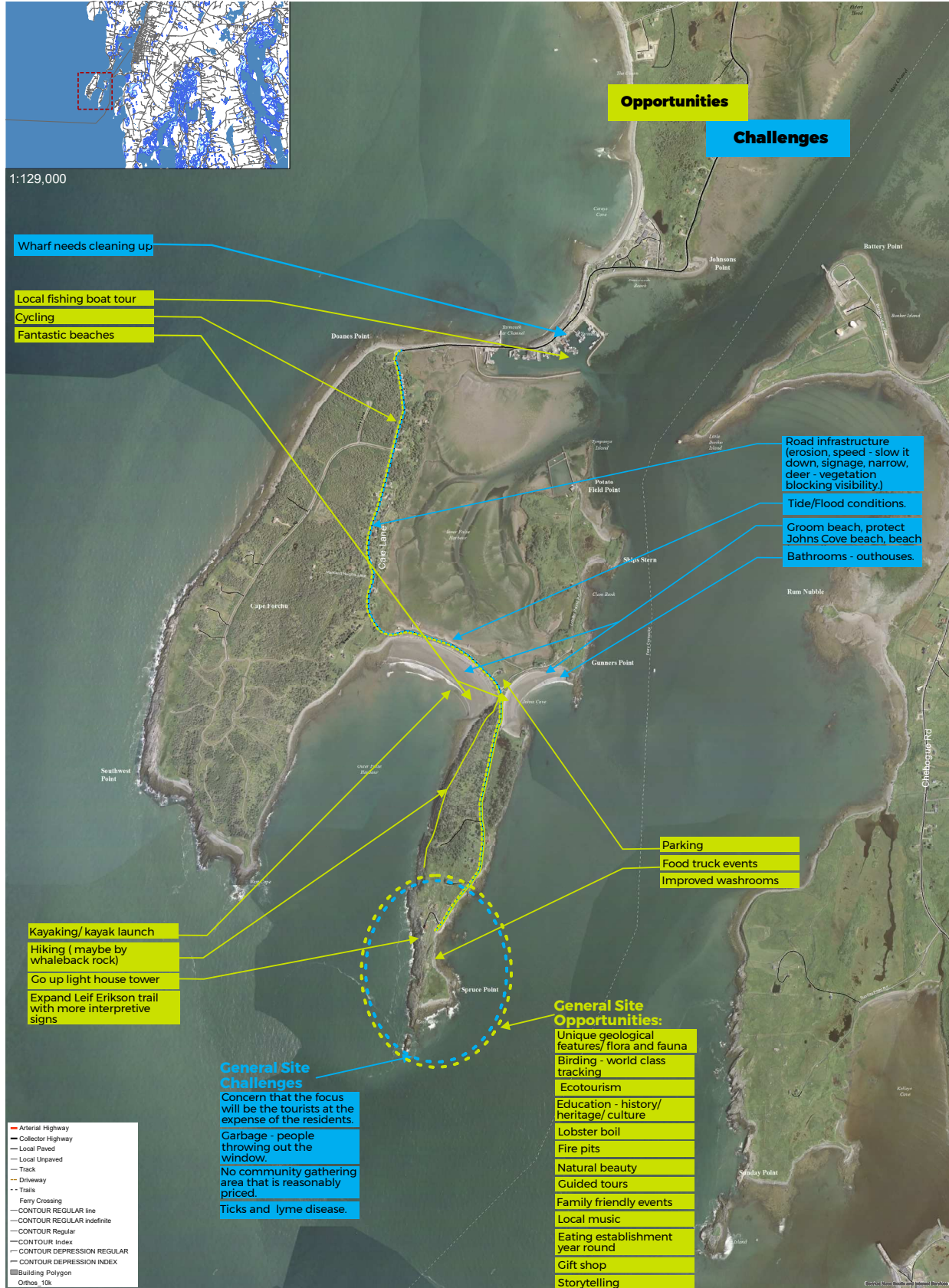
Considerations to accommodating increased visitors as noted by stakeholders include: accessibility (roads, sidewalks, transportation, signage, parking), garbage collection services, traffic-calming measures, washrooms, lighting, water supply, environmental impacts and tide/flood measures as well as beaches that need care.

Media coverage on Cape Forchu and the Cape Forchu Master Plan consultations have been positive, with coverage from Chronicle Herald, The Vanguard, Cape Breton Post and CJLS.com. A social listening scan of Cape Forchu and Cape Forchu Master Plan consultations also showed positive sentiments online.

Evaluation of the Engagement Plan is based on website trend analysis, email/telephone inquiries, information session attendance, and engagement session surveys. The full engagement report can be found in **Appendix A**.

5.1 Residents - Opportunities and Challenges

Local Cape Forchu residents provided significant feedback through the consultation process. As one of the groups directly affected by visitor use of Cape Forchu, residents identified a number of opportunities for current and future use of the site, as well as a number of challenges. Many of these items pertain to the wider community of Cape Forchu. These items have been documented on a map, which can be found on the following page.



The map shows the opportunities and challenges that the local residents provided. We have further organized the information into two further categories: comments and ideas that pertain to the property owned by MODY (the Lightstation); and a second category that included a wider community view. This was to allow for issues that are related to the project study focus property, while providing context by considering issues and opportunities that affect the wider community area and by extension have bearing and impact on the Cape Forchu Lightstation property. Local residents were helpful in providing both opportunities and challenges. The items relating to the wider Cape Forchu community area are provided as information supporting the master plan. While addressing these items is outside of the master plan scope, it was felt this information should be recorded and passed along for future reference.

WIDER CAPE FORCHU

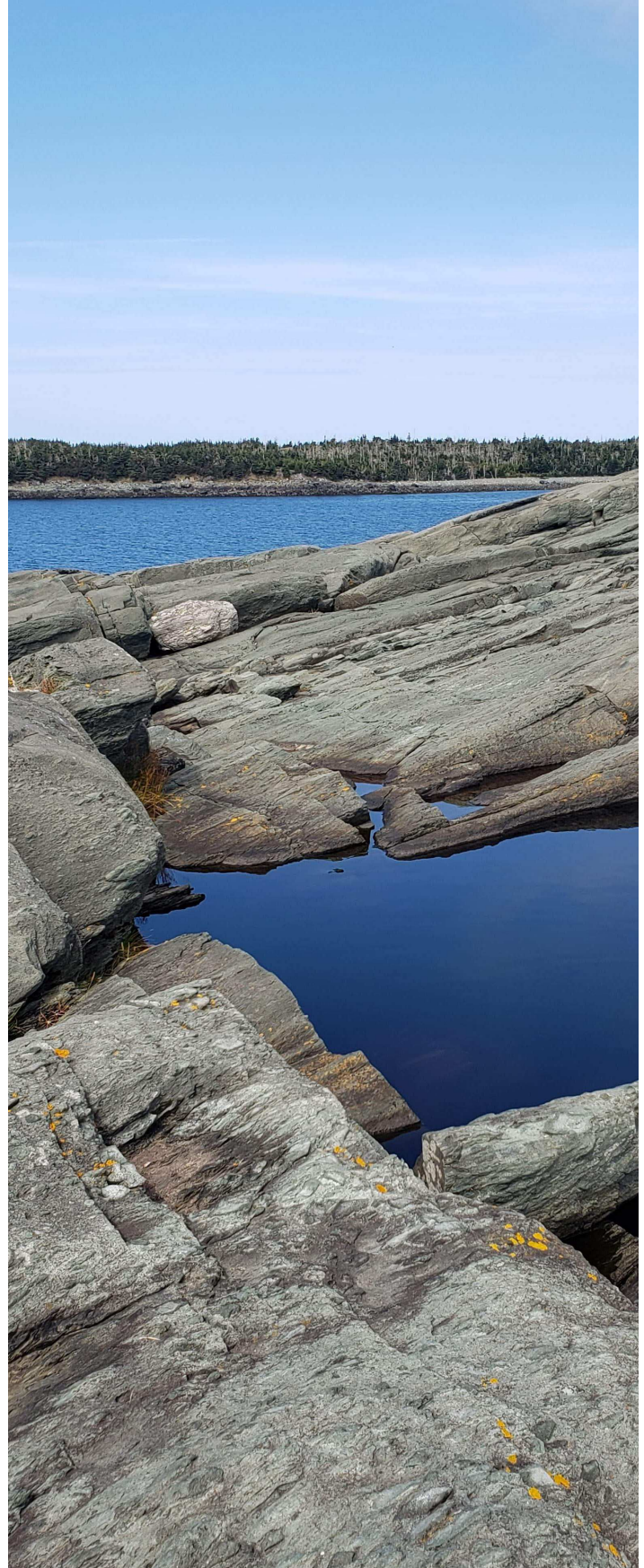
Several opportunities were identified pertaining to the wider Cape Forchu area, most relating to the outdoor recreational opportunities on Cape Forchu. Beaches and swimming, cycling, hiking, fishing, and birding were all mentioned.

Primary challenges for the wider Cape Forchu area pertained to the narrow road and associated speed issues, especially at night and on weekends. The John’s Cove and False Harbour Beaches were also mentioned as a challenge, as they are heavily used by local area residents in the summer months. Associated issues included inadequate parking, lack of garbage and recycling cans, and washroom facilities.

CAPE FORCHU LIGHTSTATION AND LEIF ERIKSON PARK

The Cape Forchu Lightstation property and Leif Erikson Park were identified as a local recreation destination, heavily used for walks, storm watching, and outdoor recreation. It is used regularly, if not daily, by many residents of the Cape. As result, residents had a number of ideas on activities that could take place there, including ocean and nature viewing, picnics and lobster boils, birding, walking, and the potential for community events and interpretations of the history and geology of the site.

The primary sites challenges mirrored the wider community concerns, focusing on visitor numbers overwhelming the capacity of the site, and garbage.



SECTION 6: OVERALL STRATEGY

The further development of Cape Forchu is one of six strategic priorities of the Municipality of the District of Yarmouth. While already well-established as a tourism attraction, the opportunity, and the goal for Cape Forchu is to expand and enhance the on-site visitor experiences, to elevate its standing and profile as a world-class tourism destination, to attract more attention in the marketplace and encourage increased visitation levels. The overall strategy, and visitor experiences, to achieve these goals are described in this section.

6.1 Vision, Essence and Values

Insights from our research and analysis, and findings from the stakeholder engagement formed the basis for a vision statement, an essence statement and core values which will guide the master plan.

DEFINITIONS

Vision – An outline of what Cape Forchu will become.

Essence Statement – Articulates the essential qualities of Cape Forchu to be considered in identifying visitor experiences, in preparing the master plan and in ongoing implementation. These features and qualities are already present at Cape Forchu and are described so that they may be preserved and enhanced through the Master Plan and its implementation.

Values – Fundamental beliefs that will guide visitor experiences at Cape Forchu.

VISION

A raw and natural landscape that awakens all senses. Ocean, rock and sky, abundant and beautiful, reflective of the area's natural and cultural history and the traditions of generations of people. Cape Forchu – honouring the past keepers of the light that continues to shine today.

ESSENCE STATEMENT

Cape Forchu, a rugged and beautiful landscape adorned by

a curious apple core lighthouse that, after hundreds of years, still guides vessels into the working Yarmouth harbour. This rocky jut into the Atlantic Ocean is a beacon for its people and all who journey here. It's a true maritime settlement with abundant nature; an endless ocean that catches the magnificent sun at dusk only to offer up incredible star-filled skies. Even when the fog rolls in, or when the wind blows fiercely, the constant crashing of the waves is awesome and soothing. Cape Forchu is a land with history and tradition that continues today. Surrounded by a thriving lobster fishery, generations of people still live on the lands and uphold the heritage and stories of their ancestors, catching and delivering seafood for the world to enjoy. Visit the lighthouse and look inside, explore the rocks and hike the trails, watch and listen to thousands of birds on their migratory path or simply just sit, breathe and be.

VALUES

The values identified for the expansion and enhancement of visitor experiences, and the overall Master Plan for Cape Forchu are:

- *Authentic* – Truly reflective of the natural and cultural heritage of Cape Forchu.
- *Sustainable* – Recognizes, respects and protects the environment of Cape Forchu and considerate of long-term financial sustainability
- *Quality, Compelling Experiences* – Visitor experiences that strive to establish Cape Forchu as a world-class tourism destination, providing memorable benefits to visitors.
- *Appealing to Residents and Tourists* – Considerate of the interests and expectations of Cape Forchu residents, regional residents and visitors to the area.
- *Accessible* – Provides a selection of experiences for visitors of varying physical, economic and social situations.

6.2 Overall Approach

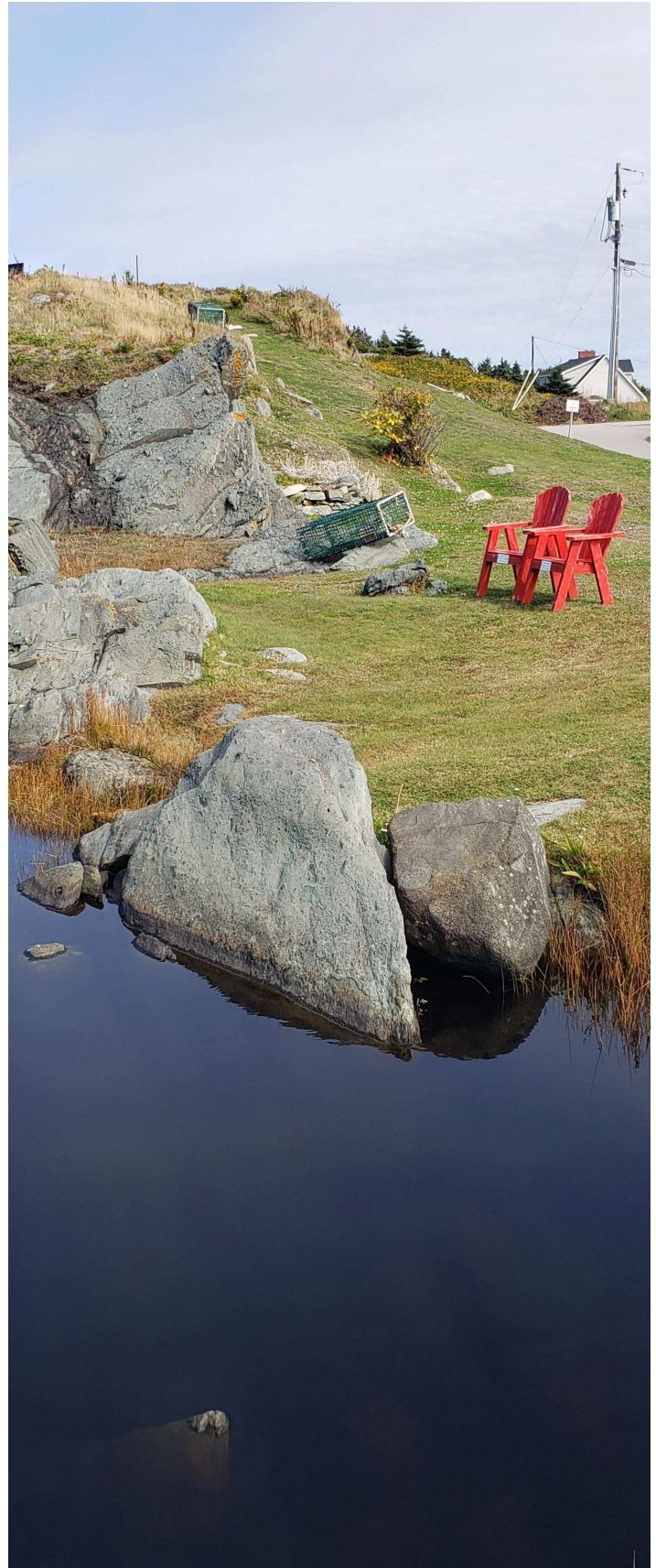
The overall approach to this master plan builds on Cape Forchu's strengths and unique selling propositions, while responding to existing weaknesses. These strengths and weaknesses, along with threats are summarized in the table below.

Cape Forchu has some very powerful unique selling propositions (USPs) – features that differentiate it from lighthouse sites elsewhere and will help to attract visitors. The USPs are related to the lighthouse itself and the site overall:

- The Lighthouse:
 - Unique apple core design
 - Structurally sound
 - A light at the top
 - Can be climbed
- Rugged and beautiful coastal site with abundant nature and expansive ocean views
- Site for migratory birds (spring and fall)
- Strong cultural heritage with extensive personal stories and old photography
- Outstanding site for scenic photography, both during the day and at night

The overall strategy is to create a variety of high quality, compelling experiences at Cape Forchu; experiences that are sufficiently different from what is available elsewhere that they will entice visitors to the site, and to the Yarmouth area so as to visit Cape Forchu. These experiences must appeal to the key target markets – the Authentic Experiencers, Cultural Explorers and Free Spirits, and offer something for everyone – residents and visitors, young and older, the adventurous and those who prefer to sit and watch the ocean.

It is important that general access to the site be free of charge both to serve resident markets and to entice visitors. Some elements can be offered for a fee but those who do not wish to pay will still be able to have a quality experience.



Cape Forchu - Strengths, Weaknesses, and Threats	
Strengths	Weaknesses
High quality coastal site with expansive ocean views	Insufficient parking
Unique apple core lighthouse that still has a light	Insufficient washroom capacity
Provincial and Municipal heritage site	Challenge with availability of potable water
Heritage buildings including the Keepers House (exterior recently restored), fog horn building and the lighthouse	Some very steep slopes particularly up to the lighthouse
Existing trail and look-offs	Existing road is narrow and in poor condition in areas with some spots prone to flooding in high tides and/or storms
Night sky combination of stars, lighthouse and ocean	Speeding on Cape Forchu road makes it dangerous for residents and pedestrians
Strong cultural heritage with extensive stories about the site, lighthouse and those who lived here	Wentzell House is in poor condition
Important site for migratory birds with large numbers stopping in the area	No opportunity to see inside or climb the lighthouse
Natural and geological features, flora, fauna	Of the three lighthouse lights in existence (2 original and 1 reproduction), none are located at Cape Forchu
Local community with a strong sense of ownership and interest in the site	Limited interpretation of cultural heritage
Winding, scenic road creates a sense of arrival	Few curated visitor experiences
Ownership and operation by Municipality of the District of Yarmouth	Keepers House building used for café and gift shop has some challenges with electricity, overall layout and capacity
Market recognition through use of distinctive photographs in tourism collateral	No reliable data on current usage or visitors
Readily available markets of visitors arriving/departing on Yarmouth to Maine ferry	Night time use creates noise, traffic on road, garbage, vandalism
Strong interest from the tourism sector in Cape Forchu as an attraction and the opportunities it presents	Garbage along the road and on the Cape Forchu site
Strong, repeat use by local and regional residents	
Café and gift shop have been operating on the site	
Great beaches nearby	
John's Cove wharf and local lobster and ground fishing fleet en route is of appeal to visitors	
Threats	
<ul style="list-style-type: none"> ● Climate change and rising water levels will impact the Cape Forchu road and the lower parts of the Cape Forchu site itself ● Disruptions to the ongoing operation of the Maine to Nova Scotia ferry ● Decline in tourism activity as a fallout from the COVID-19 pandemic 	

6.3 Visitor Experiences

Input obtained in the stakeholder consultations, and insights from research led to the development of a 'long list' of potential visitor experiences for Cape Forchu. This long list is provided in **Appendix C**.

The list was assessed considering a number of variables to determine which were the optimum experiences for Cape Forchu. Factors considered in the evaluation included:

- Contribution to elevating Cape Forchu as a world-class tourism destination, such as:
 - Extent to which the experience will differentiate Cape Forchu from other attractions
 - Extent to which the experience builds on Cape Forchu's USPs
 - Potential to offer a high-quality experience
- Overall appeal to visitors, both residents and tourists
- Fit with Vision, Essence Statement, and Values
- Do-ability given assessment of site and building conditions and factors such as the heritage designation of the site, opportunity to make necessary site improvements
- Level of capital investment required
- Potential for private sector involvement
- Appeal to niche markets such as cruise ship passengers, motor coach groups
- Level of operational support (including staff) that is likely to be required from MODY

Based on these factors, priority visitor experiences were identified for Cape Forchu; they are described below in two groups: Core Visitor Experiences and Other Experiences.

CAPE FORCHU'S CORE VISITOR EXPERIENCES

These are the experiences essential to achieving the overall goals. They are also those that require new or modified infrastructure on the site.

Climb the Cape Forchu Light

Climbing to the top of a lighthouse is an experience often asked about by visitors to Nova Scotia (and those to Cape Forchu), and offering a 'climb the lighthouse' experience at a lighthouse the height of Cape Forchu will make it unique in the province. Views from the top are expansive and spectacular – out to sea, over the rocky headland and across the Yarmouth area to Wedgeport, the Pubnicos and

beyond. The opportunity to climb the lighthouse will be a strong USP for Cape Forchu and should be featured in marketing.

There are 77 steps on the circular climb to the top taking approximately two minutes, with sufficient space at the top for 6 – 8 persons. The lighthouse tower already has windows as well as electric lights. Some remedial work will be required for safety at the top of the circular stairs where the ship's ladder leads to the light platform and a new guard rail should be installed around the opening in the top platform for the ship's ladder. A gate at the bottom of the stairs would be kept locked at all times.

Experience Details:

- Offered at set times each day with frequency varying depending on the time of year
- A fully-guided experience which will take approximately an hour
- An additional charge (\$10 per adult)
- Restrictions as to age, physical condition and ability to be established
- Insurance covered through MODY's policy (additional cost and other requirements such as waivers to be determined)
- Guidelines to be established concerning closure under certain conditions, e.g. strong winds
- Advance bookings permitted with cancellation and refund policies established
- When climbs are not in progress, the lighthouse door should be kept open (and the gate at the bottom of the stairs locked) so that visitors can look inside.

The Keepers House – An Immersive Experience

The Keepers House is envisioned as the setting for a combination of multi-media, display and first person interpretive experiences that tell stories about the cultural heritage of Cape Forchu, its people, its role as a light station, its natural attractions (wind, water, waves, storms, birds) and the heritage that surrounds it. Having this experience adjacent to the lighthouse will allow those who don't climb the tower to 'see the views', and provide an interior experience of the site of foggy or other inclement weather days.

The building is part of Cape Forchu's heritage designation

and no changes will be made to the exterior. However, the interior does not have heritage qualities and its current layout limits use options. The idea is to remove the second-floor joists and flooring, and all interior partitions on both floors. The interior will be refinished with painted white boards on the walls and ceiling, and a new wood finish will be installed on the first floor. The existing porches on the east and west sides will be retained.

Experience Details:

- A portion of the interior will be transferred into an immersive, virtual reality type 360o multi-media 'theatre' with seating capacity for about 55 persons (sufficient for one motor coach group). Bench seating would be appropriate. One or more multi-media digital productions (including sound, light, video) would be available; each lasting about 10 minutes. Themes could include:
 - Views from the top of the Cape Forchu Light over the years and in different conditions– e.g. the harbour pre-European contact, on the arrival of Champlain, during Yarmouth's peak seaport days with the harbour full of schooners, on 'dumping day', panoramic views from the lighthouse
 - Cape Forchu on calm and stormy days, the different seasons at Cape Forchu, the night sky, sunrise/ sunset
 - Life at Cape Forchu Light Station including stories about the keepers and their families. Part of this could include oral histories gathered from local residents.
 - Natural history of the site – geology, bird migrations, ocean conditions
- An area for small group storytelling – at scheduled times a day this could be first-person, 'live' storytelling or interpretive talks with local volunteers; at other times video loops of stories about the area, the history of the site, past life on Cape Forchu, etc.
- A small area of displays – old photographs, a collection of historic artifacts, exhibition panels
- A screen connected to a web-cam at the top of the lighthouse that can be manipulated remotely to allow visitors to see the live view.
- A small display inside one of the basement cisterns could be configured so visitors could see through a heavy glass panel in the floor, with the glass panel

either supported by the floor joists or by a new framed opening in the floor. This feature would further animate the visitors' experience in the lighthouse keepers house. The proposal is to eliminate the stair access to the basement and instead provide an access hatch in the floor for any servicing requirements.

- There would be a minimal charge for this experience (\$5-\$7 per adult) with a discounted price for climbing the lighthouse as well.
- This building would also house the site coordinator's office, staff space and a ticketing area.
- These experiences will be fully accessible.

The Fog Alarm Building Look Off

The Fog Alarm building is ideally situated to provide an exceptional look-off experience – across Cape Forchu, out to sea, for sunsets, etc. A lookout that will not interfere with the appearance of this concrete building is proposed. A galvanized metal stair with open metal grating for treads and landings will be installed on the north side of the building, the side facing the lighthouse, and this new stair will be supported with small galvanized framing elements. The stair should be installed in such a way that it does not interfere with the existing exterior door, requiring a slight extension or 'bridge at the top of the stair away from the building. A deck will be installed for the lookout after structural conditions of the roof have been assessed and after new roofing and flashings have been installed. A tempered glass guard will be installed around the perimeter of the lookout deck, set back from the edge to minimize the visual impact. A couple of 'pay-as-you-go' telescopes will be added for viewing.

Experience Details:

- Climb the stairs, enjoy the views
- Available whenever the site is open (there may need to be a gate at the bottom of the stairs)
- No charge
- Possibly some limitations on the number of people at one time so some on-site supervision will be required
- A short, fully accessible trail leading around to the front of the Fog Alarm building will provide access to a sheltered look-off area for those unable or unwilling to use the stairs.

Restaurant and Gift Shop

A restaurant and gift shop will be housed in a new building located just uphill (west) of the current Wentzell House building (which will be demolished). This is also a good location for new washrooms. The gift shop will be strategically placed where most of the visitors would return to their cars and the restaurant will be ideally located for servicing and deliveries. From the windows looking out to the deck along the east side of the building there are dramatic views of the ocean and the other side of the harbour.

A simple, long gable roof structure with a forty-five degree pitch roof similar to the many traditional fish sheds in the area is proposed.

Experience Details:

- A quality, licensed seafood restaurant/café operated seasonally, May through October (with later/earlier operations at the discretion of the operator)
- Seating on an outside deck with screening to protect against the elements without impacting the views, as well as interior seating
- Total seating capacity at least 65 so as to accommodate one motor-coach group and some individual travellers
- Take out picnics – with blankets, picnic spot recommendations
- Ice cream ‘window’
- Restaurant can host/cater to functions, small meetings, weddings, etc.
- Gift shop to include a variety of made in Nova Scotia and Atlantic Canada items, Cape Forchu merchandise, etc.
- The restaurant and gift shop leased to private operators with guidelines as to:
 - Season and hours of operation (some flexibility)
 - Customer service quality
 - Key performance indicators
 - Support for local business
 - Sustainable environmental practices
- These experiences will be fully accessible.

The Dining Pavilion – A Nova Scotia Foodie Destination

The Dining Pavilion is envisioned as an exceptional and distinctive Nova Scotia dining experience that will become

a sought-after destination for visitors, particularly the Free Spirit EQ segment, and a special place to spend a first or last night in Nova Scotia.

The idea is to build a seasonal restaurant pavilion with both traditional and modern character in what is one of the most impressive vantage points on the Cape, the former hay meadow along the cliffs at the north end of the site. This area provides incredible views to the south where you can see the entire edge of the westerly cliff, all the way down the point and Cat Rock. This is also a great location to view the sunset from Cape Forchu.

The Dining Pavilion will have a strong connection to the outdoors but with movable ‘walls’ to provide shelter from the elements. The Pavilion will have no electricity as a way of configuring a unique dining experience; cooking will be done on open fires (wood, charcoal, or propane) The atmosphere of this special dining experience will be enhanced by low lighting levels using kerosene lamps and candles.

We anticipate a level of service that does not presently exist in the region, celebrating local produce with the utmost attention to detail – the interior décor, the way the food is presented, the way the wait and kitchen staff are attired, and with incredibly creative design for menus, signage and web page content. All aspects of the meal will be visible to guests – the food preparation, cooking, presentation and service – all choreographed for a unique experience. Dining will be offered regularly but not daily, and by reservation only with a limited menu. The Pavilion could be booked for events and functions, such as small weddings. Servicing for the Pavilion will be provided from a path that leads from the deck of the gift shop/restaurant building.

We envision a linear geometry for the basic layout of this building, with the long axis perpendicular to the ridge of the westerly cliff. Most of the structure will be supported on wooden or steel posts that tread lightly on the landscape but are firmly anchored for wind loads and wind uplift. You enter a wind-protected porch area with a side wall that features firewood storage for the kitchen, stacked floor to ceiling. You pass along an island in the kitchen area that does not interfere with the work of the kitchen staff, and then enter the dining area where you encounter a long communal dining table. At the end of the dining space to the west there

is an unobstructed view of the sunset in the evening. Along the south wall, there are large glass areas that provide an unobstructed view of the lighthouse keepers house and the lighthouse itself. At the end of the dining area there is a lookout that cantilevers over the cliff, providing a panoramic view up and down the bay. On calm days, the dining area can be extended to the lookout. Either from a door in the north wall or from the entrance deck, there would be a bridge that leads to a wind-protected area for gathering around a fire pit. This area has a dramatic view up the bay to the isthmus between the beaches.

Operation of the Pavilion will be leased to a private operator who should have extensive culinary experience and first-class credentials. Word-of-mouth and social media 'noise' will be crucial to the success of this experience so finding the right operator will be essential.

Nature Walk and Wetlands

An enhanced Leif Erickson trail will circumnavigate the lower site area. This current accessible trail section will be extended to the ocean. Along the beach will be seating spots utilizing large logs. The central area which at one time was a wetland, will be excavated and returned to wetland status, with several small nesting islands for birds.

Interpretation will be offered via digital stations utilizing on-site wifi.

Rocky Ridge Walk

A route will be identified from the Keepers House area along the rocky ridge, taking advantage of natural conditions and routes. The route will be indicated using natural materials.

Events Lawn

A natural amphitheatre space will be created between the Keepers House and the restaurant/gift shop building. This space can be used for a variety of individual and group events, including:

- Picnics
- Concerts
- Group photographs
- Functions
- Special events

While there would be no charge for individuals to use the

space, it could be rented to groups for exclusive use.

CAPE FORCHU'S OTHER EXPERIENCES

These experiences build on the core experiences, make use of the same infrastructure and may be temporary or occasional, such as special events or guided tours. They could be offered by the site managers, the community and/or private businesses. Some would be free while others would involve fees. They include, but would not be limited to:

- Self guided (using a digital guide) or guided (for a fee) interpretive tours covering topics such as: Birds, Geology, History of the site and its residents, the Light Station, Fishing, Climate change, Photography, etc.
- Community lobster boils/bakes
- Special visitor experiences, such as the Lightkeepers Seafeast
- Artist or photographer in residence offering classes and displaying/selling their work
- Birdwatching
- Weddings and wedding photos
- Night sky interpretation programs, star navigation and photography
- Walking
- Picnicking
- Photography
- Activities such as kayaking, cycling
- Ocean viewing – there are several look off spots, with telescopes
- Food trucks at busy times or during special events

SECTION 7: MASTER PLAN

7.1 Basis for the Plan

The Cape Forchu Comprehensive Master Plan has been prepared based on three core guiding themes:

1. **Heritage Property Designations.** The entire property has been designated as a Heritage Property, both Provincial and Municipal. It is a significant site in the story of the settlement of the Yarmouth area, the area's history as an important cargo shipping port, and the world famous lobster fishery. As a registered Heritage property, there are a number of restrictions that guide any redevelopment of the site to ensure that the characteristics that make the property significant are not altered or lost.
2. **The site's importance to MODY Council.** The site has been identified as one of Council's six priorities. The focus of Council's direction is to capitalize on the significance and importance of the site's cultural heritage, and to leverage this for tourism and economic development.
3. **The feedback from the public and stakeholder groups collected as part of the Master Plan project that has led to the Essence and Vision statements.** We have identified a significant number of desired activities that the site currently hosts. We have also received a number of ideas on how the site could be used in the future, with many additional ideas and activities. We have also heard about the importance of retaining the site's character and the desire to balance visitation and local quality of life.
4. **Market opportunities and interests.** Research into Nova Scotia's visitor markets identified priority target markets and the types of experiences that appeal to them. Market interests and their expectations for unique, compelling and quality visitor experiences, along with Cape Forchu's unique selling propositions, were key to identifying the visitor experience priorities that are reflected in the Master Plan.

These three guiding themes have led to the development of the Comprehensive Master Plan. The plan was originally framed during design week (where we had excellent participation from the public and stakeholders), and has

been further refined to flesh out the details of the concepts. Each of the projects that have been identified are described in this text. We have also prepared Project Sheets for each major project. These sheets, along with a map of the elements, are also found in this section, as well as in **Appendix B**, and are a one page summary of the concept element, with details on what the project is, how it fits with the overall Master Plan, and an order of magnitude cost.

7.2 Comprehensive Master Plan

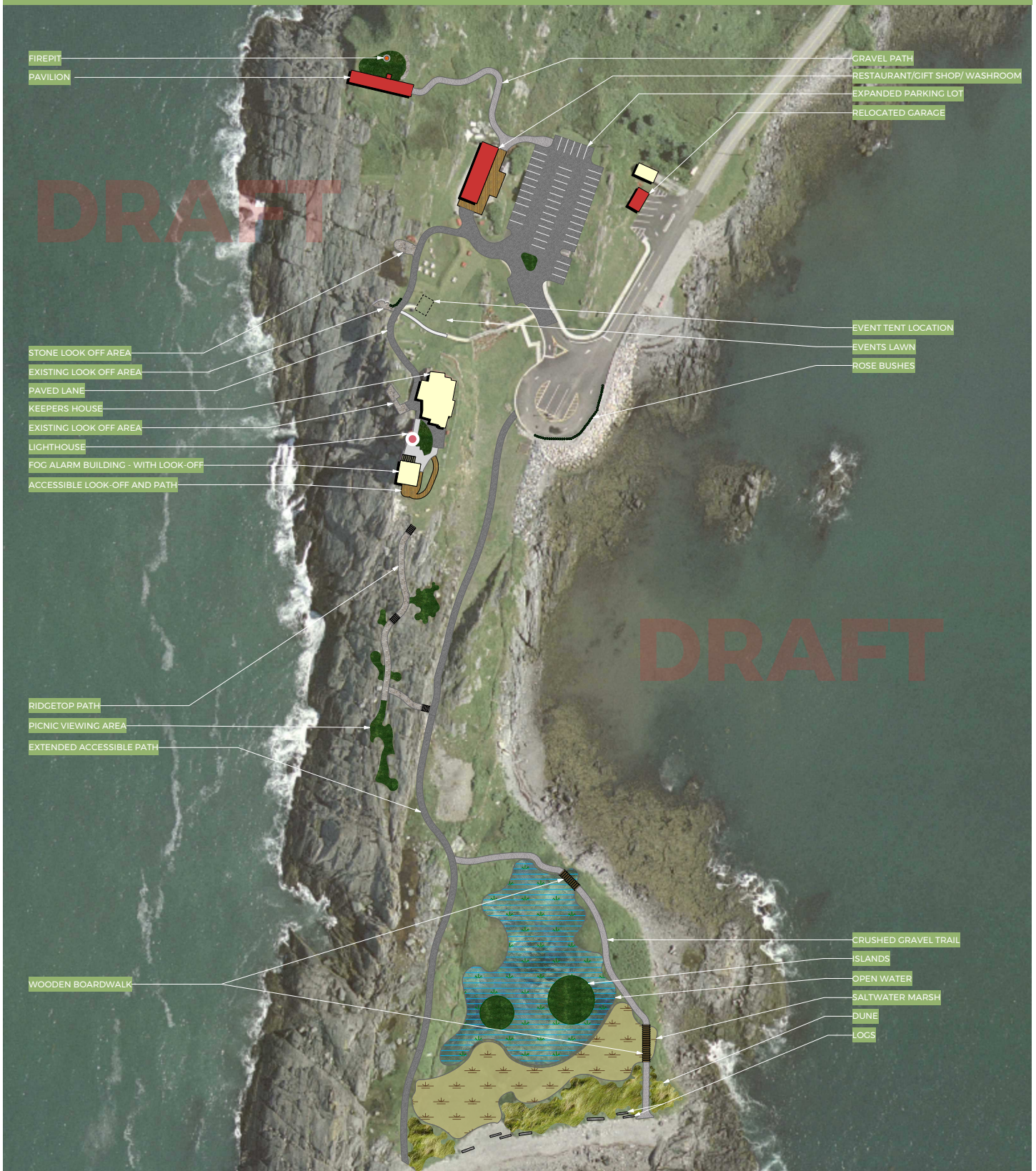
The Master Plan focuses on the site's primary identity as a complete lightstation. All of the elements of the lightstation are still present (Lighthouse, Keepers House, and Fog Alarm Building) and it remains visually much as it was at the time of its divestiture by the Federal Government as a functioning navigation aid. The Master Plan builds and augments this identity. An overview of the Master Plan can be found on the next page.

A master plan is a set of ideas developed at a conceptual level. A budget has been created for the master plan to provide "order of magnitude guidance" for the project. We have attempted to include all major hard and soft costs necessary to bring the master plan to fruition, but the budget should be considered as preliminary, and is subject to change as site investigations occur and projects are designed. The purpose of the budgets are to provide support for initial funding applications and scoping for operations planning. As the individual components of the master plan move to the design phase in future, detailed cost estimates will need to be generated. There are a few items that are known to not be considered in the budget, and these relate to government approvals and permits, associated fees, and taxes. We also know that the costs for any structural repairs identified through the recommended studies on the Lightstation structures are not yet known, and will need to be included in future.

7.2.1 A Lighthouse with a Public View

The first major element of the Master Plan is the lighthouse. Not just one of the many lighthouses dotting Nova Scotia's

CAPE FORCHU MASTERPLAN OVERVIEW



Atlantic Coast, but an “apple core” style concrete lighthouse constructed in the 1960’s. A unique style, the apple core lighthouse was the final iteration of lighthouse design in Canada. After this style, the Coast Guard moved to automated lights for navigation as newer technologies for navigation, such as LORAN and GPS, became more common, especially on board fishing vessels.

The advantage of a lighthouse made of modern reinforced concrete is that it is in excellent condition. This includes the spiral staircase that provides access to the top. The first element of the Master Plan is to make the lighthouse available to be accessed by the public. The preliminary analysis by the structural engineers is positive, in that the lighthouse appears to be in very good condition. There are a number of items that will need attention in order to make public access possible, these are all in a realistic range from a technical and cost perspective. These changes are:

- Structural analysis of the overall lighthouse and staircase condition and needed repairs made for visitor safety and comfort:
 - Corrosion and overall condition of the staircase;
 - Stair treads altered/replaced to improve the climbing experience;
 - Ship’s ladder at the top of the staircase must be modified to meet building code and improve safety:
 - ◆ Safety guard behind the ladder at the top;
 - ◆ Remedial work at the top of the circular stairs by the ship’s ladder for safe egress;
 - ◆ New guard rail installed around the opening in the top platform for the ship’s ladder
- Locked gate at the bottom of the stairs to prevent access other than during the guided experience;
- Possibly some remedial electrical and ventilation work

There are two issues that will need to be addressed by MODY before this project can be completed. First, there is the issue of the continued operation of the NavCanada daylight marker light. It is our understanding that, while the lighthouse has been divested by the Federal Government, the lighthouse continues to function as a daylight maker and also has a small 150 watt light in the lantern room that is operated and maintained by NavCanada. This function will need to be explored with NavCanada to determine how the lighthouse can be accessed by the public without interfering with the navigational function.

The second issue is that of insurance. There are many historical structures that are visited annually that allow visitors to climb to the top that are also owned and operated by government or community groups. Examples include the Peace Tower in the Parliament Buildings in Ottawa, the Statue of Liberty in New York City, and another lighthouse in Quebec. There are ways to open structures up for enjoyment by the public. It is for this reason that trained guides are required, and changes to the staircase will need to be made. We note the issue of insurance as an item to be addressed that falls outside of the Master Plan’s scope, but will need to be explored and resolved by MODY before moving forward.

This project does not require any major changes to the site to achieve, and could be the first element to be achieved as there are no prerequisites for additional site changes or other elements of the Master Plan in order to be successful.

7.2.2 Leif Erikson Salt Marsh

The second element of the Master Plan is also one that is not dependent on any other works to be completed to be successfully implemented. Leif Erikson Park was brought forward as an important and well used location for walks by locals and visitors alike. It embodies the rugged beauty of the site and is the safest location to get close to the water.

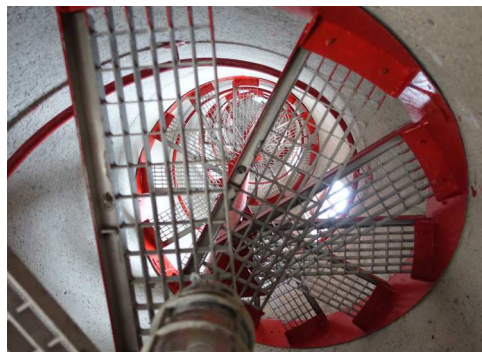
The existing loop trail configuration suits the site well, so the Master Plan does not call for major trail reconfiguration. The site has a large grassy area in the centre that was once cleared and used for baseball. It is an ideal location for the reconstruction of a salt marsh. We heard throughout the consultation process of the importance of the Cape Forchu Area to birds, particularly those migrating during spring and fall. We heard this from birding groups, who are well-established in the area and have listening stations nearby, including one on the Cape Forchu site. We also heard about bird watching from the general public and other stakeholders, an activity that both visitors and locals are interested in.

Building on this information, and the site’s likely past as a salt marsh, we proposed adding bird habitat to Leif Erikson Park. This will provide the opportunity to see migrating and local bird populations in an area that is used by people, and that the birds have chosen to visit. Certain birds are more resilient to human presence than others, and by building

Climb the Cape Forchu Light

Phase 1

1.1



Description:

Climbing to the top of a lighthouse is an experience often asked about by visitors to Nova Scotia (and those to Cape Forchu), and offering a 'climb the lighthouse' experience at a lighthouse the height of Cape Forchu's will make it unique in the province.

A climb for small groups to the top of the Cape Forchu Light offering expansive and spectacular views.

- Guided experience for a fee
- Climb the 77 circular stairs
- Use the ship's ladder to get into the light platform

Details:

Staircase

- Structural analysis of the staircase condition and necessary repairs made
- Stair treads altered/replaced to improve the climbing experience
- Ship's ladder modified to meet building code and improve safety
- Safety guard behind the ladder
- New guard rail installed around the opening in the top platform for the ship's ladder
- Locked gate at the bottom of the stairs to prevent access other than during the guided experience

Lantern Room

- Possibly some remedial electrical and ventilation work
- An agreement on the operation of the NavCanada daylight must be achieved

LOCATION

Cape Forchu Lightstation Area

RECOMMENDED PHASE

1

RELATED PROJECTS

- 5.1 The Keepers House - An Immersive Experience
- 2.2 Fog Alarm Building Look-off
- 2.3 Lightstation Accessibility Upgrades and Look-off

PREREQUISITES

None

COST ESTIMATE

\$88,000 - \$114,000 + Repairs identified in Structural Study

- Structural Study for the Keeper's House, Lighthouse, and Fog Alarm Building
- Code & Staircase Upgrades to the Lighthouse for Guided Visits
 - Architectural and Safety Code Check
 - Structural Steel Analysis & Code Checks for the staircase
 - Structural Assessment Letter / Report with recommendations for repairs or replacement

Leif Erikson Salt Marsh

Phase 2

2.1



Description:

- Accessible beach access
- Migratory bird and water fowl viewing
- Ocean viewing and picnic opportunities
- Provides a potential opportunity to obtain wetland restoration credit
- Linkages to local birding groups and community volunteers to possibly offset project costs
- Interpretation will be offered via digital stations utilizing on-site WiFi.

Details:

Trails

- Accessible Paved Trail extension to the beach
- Remainder of trails will continue to be gravel

Wood Boardwalks

- Treated wood boardwalks (10 + 15m) over the salt marsh and open water areas
- Located to provide viewing opportunities of both the salt marsh and birds

Beach

- A gravel trail will connect the beach to the accessible trail and the salt marsh
- Large logs will be placed to provide seating for viewing and picnics

Dune and Salt Marsh

- The existing dune will be restored
- The large grass area behind the dune will be excavated and an area of salt marsh will be restored
- An area of open water with two to three small islands in it to provide shelter for birds.
- Bushes and vegetative cover will be encouraged to provide habitat for a range of bird species

LOCATION

Leif Erikson Park Area

RECOMMENDED PHASE

2

RELATED PROJECTS

- 2.4 Rocky Ridge Walk
- Site WiFi

PREREQUISITES

None

COST ESTIMATE

\$221,000 - \$287,000

- Extension of Hard Surface Accessible Trail to the Beach
- Large Logs for Informal Beach Seating
- Dune and Salt Marsh Restoration with Open Water and Islands for Birds
- Salt Marsh Boardwalks
- Signage

the habitat and having people present, only the birds that are comfortable will choose to visit. Furthermore, the conceptual design of the salt marsh will provide some privacy and protection for the birds that will be present without restricting the visitor from walking the trails as usual.

The proposed concept calls for an extension of the paved accessible trail all the way to the beach, providing those with reduced mobility the opportunity to experience the ocean up close. The accessible trail will terminate at a small look off area at the beach providing a spectacular view of Cat Rock and the outer harbour.

From the accessible trail, the beach trail connection will run, much as it does now, along the top of the beach. Large logs will be placed above high water to allow for seating for picnics and viewing. Behind the beach, the dune will be restored. Behind the dune will be the salt marsh. An area will be excavated to encourage open water to accumulate. Several small islands will be built to provide habitat of low vegetative cover. The salt marsh reconstruction project should be undertaken in consultation, and preferably with the involvement of the local community, particularly the birding groups who are in the best position to provide input on the best configuration specific for Cape Forchu. This project could qualify under Nova Scotia Environment's (NSE) wetland compensation program, and coordination with them could provide MODY with valuable compensation credits that could be used by MODY itself, or provided to other levels of government who need to provide compensation for their activities.

The trail connecting back to the accessible trail on the eastern side of the park will be modified to have two boardwalks. Both will cross the salt marsh; one will cross a portion of the marsh itself, while a second will cross an area of open water. Both boardwalks will provide visitors with an up close salt marsh experience while keeping their feet dry, and birds comfortable. Boardwalks are also common in this type of setting, and are generally acceptable by NSE. The result is an addition to the Park, rather than taking anything away from its identity. It will continue to provide locals and visitors alike with the opportunity to access the beach, have stunning views, and provide an up close experience of the site's rugged beauty. It will now have an additional focus on

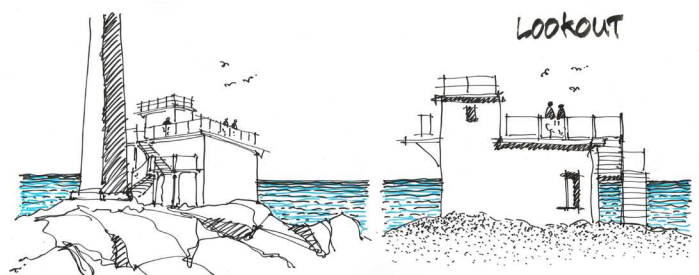
migratory birds and waterfowl who frequent the area.

7.2.3 Fog Alarm Look Off and Lightstation Accessibility

The Fog Alarm Building is a concrete structure with a flat roof which housed the Fog Alarm (fog horn) and related sensors and infrastructure. It currently serves as the primary electrical power distribution node for the Lightstation. This, and the size and configuration of the interior space, make the Fog Alarm Building unsuitable for interior public access. The building's setting on the ridge and the closest structure to the open ocean, coupled with its flat roof makes it ideally suited for a public look-off.

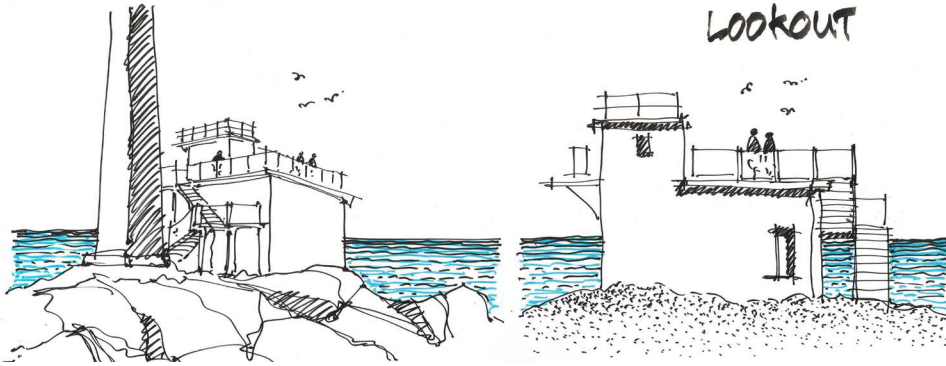
Aimed at providing an alternative means to get up high for a view, especially for those who cannot or do not want to climb the lighthouse, the Fog Alarm Look Off will be accessed via a set of galvanized steps of a complementary industrial/government facility style that will blend in with the Fog Alarm Building. Once on the roof, which will be reinforced with a floating walking surface, visitors will be protected from falling by a tempered glass railing running around the roof perimeter. The rail will be slightly set back from the edge for safety. The installation of coin operated binoculars or telescopes (25x magnification max.) will provide daytime ocean viewing and nighttime stargazing opportunities.

This building is listed as a character defining element under the heritage designation, so major changes to the exterior appearance are not allowed. The appearance of the stairs and the use of glass for the railing will limit the visual changes to the building, and preliminary discussions with the Nova Scotia Department of Communities, Culture, and Heritage indicate that this type of modification should be able to be made to the building under designation.



The Fog Alarm Building Look-Off

Phase 2



Description:

An exceptional look-off experience across Cape Forchu, out to sea, across the harbour and beyond will be provided from the top of the Fog Alarm Building.

- The look off will not interfere with the appearance of the building
- Will provide an alternative higher viewing platform for visitors who do not want to or cannot climb to the top of the lighthouse
- Will provide a creative re-use of this building that is not longer functional or accessible

Details:

- Install a galvanized metal stair with open metal grating for treads and landings on the north side of the building
- Support the stair with small galvanized framing
- Install the stair in such a way that it does not interfere with the existing exterior door. This will require a slight extension or 'bridge' at the top of the stair away from the building
- Assess structural conditions of the roof and install new roofing, flashings and a deck
- Install a tempered glass guard around the perimeter of the lookout deck, set back from the edge to minimize the visual impact
- A couple of 'pay-as-you-go' telescopes will be added for viewing

2.2



LOCATION

Cape Forchu Lightstation Area

RECOMMENDED PHASE

2

RELATED PROJECTS

- 3.1 Expanded Parking Lot
- 1.1 Climb the Cape Forchu Light
- 2.1 Leif Erikson Salt Marsh
- 5.2 Events Lawn
- 5.1 The Keepers House - An Immersive Experience
- 2.4 Rocky Ridge Walk

PREREQUISITES

None

COST ESTIMATE

\$31,000 - \$39,000 + Repairs identified in Structural Study

- Galvanized Staircase to the Roof of the Fog Alarm Building
- Tempered Glass Look-off Railing
- Floating walking Surface for the Look-off
- Coin Operated Telescope/ Binocular Installation (2)

The Lightstation Accessibility Upgrades and Look-Off

Phase 2+

2.3



Description:

The Lightstation Area will be retrofitted to make the entire area accessible. While the shuttle service will still be required to get to the Lightstation for those with mobility issues, once transported to the top, the remainder of the area should be able to be explored via wheelchair. An accessible look-off will be created on the flat grass area on the south side of the Fog Alarm Building, which will provide a panoramic view from that location.

Details:

- Hardened surface area to be extended on the south side of the Keepers House
- An accessible path will extend from the extended level area around the east side of the Lighthouse terminating at the area directly south of the Fog Alarm Building
- The area in front of the south side of the Fog Alarm Building will be made into an accessible ocean look-off

LOCATION

Cape Forchu Lightstation Area

RECOMMENDED PHASE

2

RELATED PROJECTS

- 3.1 Expanded Parking Lot
- 1.1 Climb the Cape Forchu Light
- 2.1 Leif Erikson Salt Marsh
- 5.2 Events Lawn
- 5.1 The Keepers House - An Immersive Experience
- 2.2 Fog Alarm Building Look-Off
- 2.4 Rocky Ridge Walk

PREREQUISITES

- 2.1 Leif Erikson Salt Marsh
- 2.2 Fog Alarm Building Look-Off

COST ESTIMATE

\$55,000 - \$71,000

- New Accessible Path to south side of Fog Alarm Building
- New Accessible Look-off area on south side of Fog Alarm Building

Before proceeding to construction, detailed design for the improvements to the Fog Alarm Building should be coordinated with the Province to ensure that everything is compliant.

Accessibility must be a prime consideration for public spaces and the lightstation is no different. To get visitors with reduced mobility to the top of the hill, the golf cart shuttle will continue to run on the new Lightstation access lane. Once the visitor is on top of the hill, the entire site (excluding the Lighthouse and Fog Alarm Look Off) will be accessible. This includes the Keepers House, and the Lightstation grounds. The Keepers House will be accessible via a ramp connected to the existing porch. To provide an accessible view alternative to the Lighthouse or Fog Alarm Roof Look Off, the flat grass area on the south side of the Fog Alarm Building will have an accessible path leading to it. This path will connect the Keepers House with the viewing area by the Fog Alarm Building. Once at the accessible viewing area, accessible access should be provided back toward the Lighthouse to allow those in wheelchairs to get up close to the light.

7.2.4 Rocky Ridge Walk

One of the things that visitors want to do when visiting a site like Cape Forchu is to walk the rocks. This activity can lead to dangerous unintended consequences when visitors travel in unsafe locations unknowingly. Many visitors may have limited experience with ocean settings and the dangers posed by getting too close may not seem dangerous or life threatening.

The Rocky Ridge Walk addresses this concern. It also provides a needed connection to Leif Erikson Park directly to the Lightstation without having to double back and walk all the way around the site and back up the hill.

The Rocky Ridge Walk will start below the accessible look off on the south side of the Fog Alarm Building and make its way along the top of the rock ridge. Less a trail, and more of a safe route, the walk will take users on a visually stunning trek down the ridge, with views of the ocean, birds in the salt marsh, and the Lightstation. To provide way-finding, small markers, which could be painted stones, will mark the route in such a way that the next marker is always visible, in the same way backcountry trails are marked. The route will take users to a series of flat grassy areas surrounded

by rock that could provide excellent picnic locations. Where required, small rock or concrete interventions will be made to bridge less safe areas of the roof to improve footing. This route will culminate in a set of steps connecting users to the accessible trail in Leif Erikson Park.

7.2.5 New Gift Shop/Restaurant/Public Washrooms and Expanded Parking

Moving into the portion of the Master Plan that will require site modification, the grade issues that make the site so compelling while also limiting access for those with mobility issues comes to the forefront. It also addresses shortcomings with the existing infrastructure that have been identified through consultation.

The Gift Shop and Restaurant are currently housed in the Keepers House which is also at the top of the site. The advantage is that this location is directly adjacent to the Lighthouse and Fog Alarm Building. There are many challenges to this location, including the steep driveway, water and sewer servicing issues, insufficient electrical service, particularly for the restaurant. Configuration of the interior of the Keepers House is also less than ideal. Public washrooms are provided at Wentzell House, and require a walk down the hill to access.

To address these concerns, the Master Plan calls for the construction of a new, purpose built, gift shop and restaurant building. This new building will also house public washroom facilities that can be accessed from the outside. In order to accommodate the new building, a significant change in parking and access must be made in order to address the grade issues. The first element of the plan for this area is the demolition of Wentzell House. While this house was used by the final lightkeeper when the Lightstation was operational, the structure itself does not have any historical significance, and is not listed as a character defining element under the Heritage Property designation.

With Wentzell House demolished, an expanded parking lot can be constructed. The Master Plan addresses the staff area function that has been housed at Wetzell House in the Keepers House section. The new expanded parking lot will hold between 40 and 50 cars, and will bring visitors

Rocky Ridge Walk

Phase 2

2.4



Description:

A new trail connection will be provided that connects the Lightstation directly with Leif Erikson Park. This connection has multiple benefits, and provides a solution to two long standing site challenges. First, this connection will allow for direct access to and from Leif Erikson Park and the Lightstation, meaning that visitors could walk in a loop, rather than a one way trip up the hill to the Lightstation. It also provides a safer way to walk on top of the rocks. Formalizing a safe way down the ridge will allow visitors to experience walking on the rocks while keeping them away from the dangerous area where they could be swept out to sea. The new walk will also take visitors to flat, grassy areas on the ridge which provide picnic opportunities.

Details:

- Walking route through the rocks, augmented with small concrete interventions to flatten the path
- Not a formal trail, but a safe route through the rocks and along the ridge
- Unobtrusive markers will be placed to keep walkers on the route
- Will pass close by to flat grassy areas on the ridge using the surrounding rocks for seating.
- A set of steps down the ridge will connect to the accessible trail in Leif Erikson Park

LOCATION

Lightstation Area

RECOMMENDED PHASE

2

RELATED PROJECTS

- 1.1 Climb the Cape Forchu Light
- 2.1 Leif Erikson Salt Marsh
- 5.2 Events Lawn
- 5.1 The Keepers House - An Immersive Experience

PREREQUISITES

- 2.1 Leif Erikson Salt Marsh
- 2.2 Fog Alarm Building Look-Off
- 2.3 The Lightstation Accessibility Upgrades and Look-Off

COST ESTIMATE

\$42,000 - \$54,000

- Trail Link to the Park/Light Station (Rocky Ridge Walk)
- Steps linking route with Leif Erikson Park

Expanded Parking Lot

Phase 3

3.1



Description:

To improve and expand the parking and arrival facilities at Cape Forchu, a new expanded parking lot will be constructed at the Wentzell House site. This will require demolition of Wentzell House, which will be replaced in function by the new Public Washrooms in the Restaurant/Gift Shop building, and by the staff area created in the Keepers House. The new parking lot will provide visitors with a starting location which is part way up the slope, eliminating part of the climb to the Lightstation. As the new parking lot will be higher up, it will provide better and safer views for visitors who want to come to the site to view the ocean

from their cars. The new expanded parking lot could be available to park in when the site is closed to provide this. It will also reduce congestion in the lower turning bulb, which will continue to accommodate motor coaches and recreational vehicles.

Details:

- Demolish Wentzell House
- Grade and construct a new 45-50 space parking lot
- The lot could be paved with asphalt

LOCATION

Parking Arrival Area

RECOMMENDED PHASE

3

RELATED PROJECTS

PREREQUISITES

- Phases 1 and 2

COST ESTIMATE

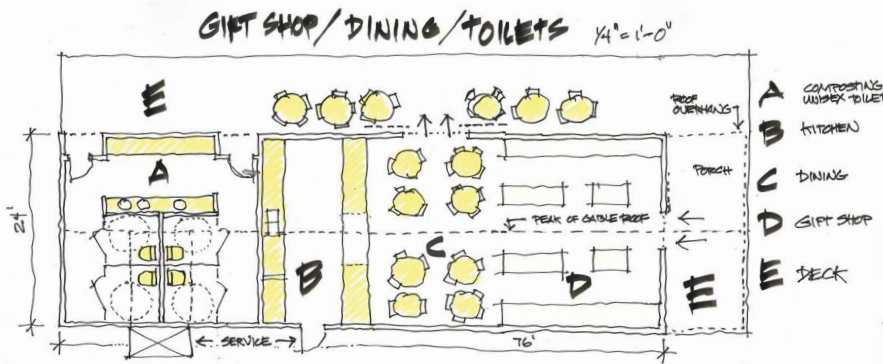
\$336,000 - \$436,000

- Wentzell House Demolition and Material Disposal
- Site Grading
- Parking Lot Construction and Paving
- Rosa Rugosa Along Edge of Lower Turning Bulb

Restaurant and Gift Shop

Phase 4

4.1

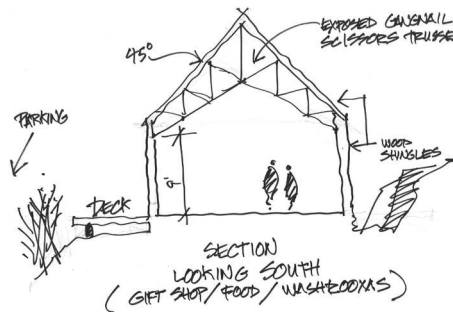


Description:

A restaurant and gift shop will be housed in a new building located just uphill (west) of the current Wentzell House building (which will be demolished). This is also a good location for new washrooms. The gift shop will be strategically placed where most of the visitors would return to their cars and the restaurant will be ideally located for servicing and deliveries. From the windows looking out to the deck along the east side of the building there are dramatic views of the ocean and the other side of the harbour.

Details:

- A seafood restaurant/café open seasonally, with total capacity (inside and outside) of about 65; leased to a private operator



- Outside deck with screening to protect against weather
- Take-out picnic window
- Ice cream service
- Restaurant able to host small functions
- Gift shop featuring a variety of Atlantic regional and Cape Forchu branded merchandise; leased to a private operator
- Composting toilet unisex washrooms

LOCATION

Parking and Arrival Area

RECOMMENDED PHASE

4

RELATED PROJECTS

- 1.1 Climb the Cape Forchu Light
- 2.1 Leif Erikson Salt Marsh
- 3.1 Expanded Parking Lot

PREREQUISITES

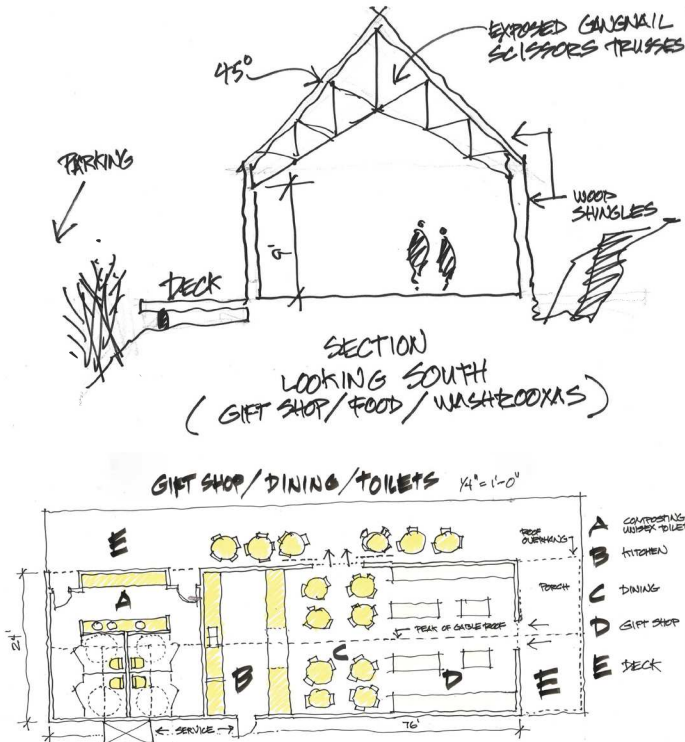
- Phases 1 and 2

COST ESTIMATE

\$857,000 - \$1,114,000

- Removal of Existing Upper Parking Area
- New Restaurant, Gift Shop, and Washroom Building
 - Composting Toilets
 - Kitchen fit-up
 - Deck for Outdoor Seating for the New Building
- Gravel Surface Accessible Trail to New Parking Area

part way up the hill to start their visit. It will also provide a good location for storm and harbour watching, with better views than those presently at the RV and bus turning bulb and parking area at the end of the road at the bottom of the slope. RVs could also be provided some parking opportunities in the new lot, should it be desired.



With the parking lot established, the small garage near the uppermost small parking lot, one of two on the site used by staff, will be relocated to a new maintenance area and the small parking lot removed. The new building will be constructed where the garage and parking lot had been. A small hardened trail will connect the adjacent expanded parking lot with the new building and will provide a new arrival experience.

The servicing challenges of the site will be tackled through the continued use of a cistern for potable water, and composting toilets. Composting toilets are proven technology that function well in this type of context; for example, the Peggy's Cove Visitor Information Centre has been operating composting toilets for two decades without issues.

Moving the gift shop and restaurant to this new facility will free the Keepers House for other uses.

7.2.6 The Keepers House - An Immersive Experience

The Keepers House, with its internal configuration as a duplex, designed at the turn of the twentieth century, is a challenging floor plan. Modern building codes limit what public activities can take place in the building without significant modifications. The Keepers House is a character defining element of the Heritage Property, and no changes can be made to the exterior. Changes like larger second storey windows, for example, are required for any public use of the second floor. Changes like this are not possible to the Keepers House under the designation.

The Master Plan calls for the Keepers House to be renovated (internally) to remove the second floor. The construction methods in the early 1900's will allow for this type of modification without compromising the structural integrity of the building. Removal of the second floor, which will never be able to function as a public space and meet code, will be removed which will create a large open space. The first floor internal walls will also be removed. The upper windows will allow light to come in, and the space will feel larger and brighter. This new large open room will allow for the installation of an immersive experience to be installed in the centre. Surrounding the new immersive experience will be displays of artifacts associated with the site, which will tell the stories of the rich history, culture and heritage of the area. Glass panels will be installed in the floor providing a view of the cisterns in the basement, allowing for interpretation of the hardships faced by lightkeepers and their families.



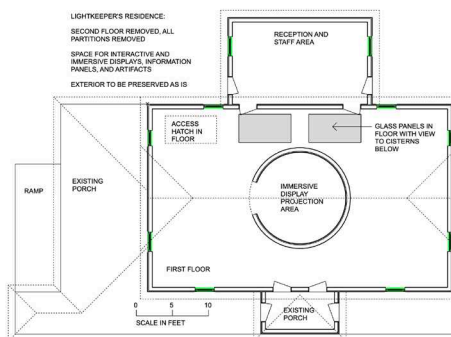
The Keepers House - An Immersive Experience

Phase 5

5.1



Photo: <https://www.wsj.com/articles/a-look-at-the-museum-of-the-future-1444940447>



LOCATION

Cape Forchu Lightstation Area

RECOMMENDED PHASE

5

RELATED PROJECTS

- 1.1 Climb the Cape Forchu Light
- 2.1 Leif Erikson Salt Marsh
- 2.2 Fog Alarm Building Look-Off
- 3.1 Expanded Parking Lot
- 2.4 Rocky Ridge Walk

PREREQUISITES

- Phases 3 and 4

COST ESTIMATE

\$940,000 - \$1,222,000 + Repairs identified in Structural Study

- Upper Floor (interior) Removal
- Immersive Display/Experience
 - Hardware/software
 - Consulting fees and production
- Existing floor repairs & drywall removal for exposure of trusses
- Wall repairs and painting, blinds and finish

Description:

The setting for a combination of multi-media, display and first-person interpretive experiences that tell stories about the cultural heritage of Cape Forchu, its people, the light station, its natural attractions and the heritage that surrounds it.

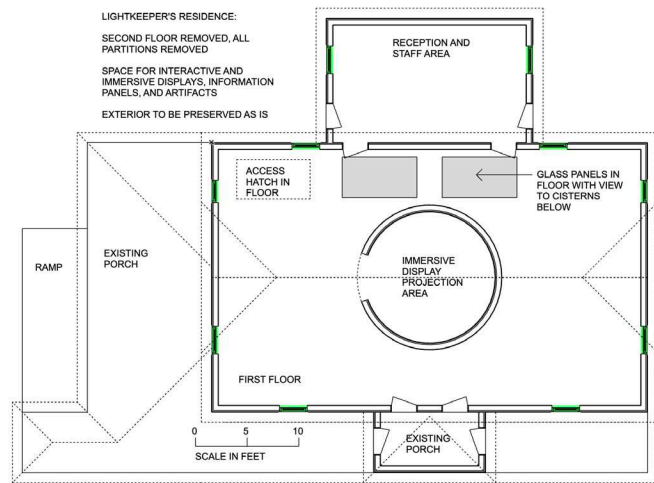
- An immersive, virtual-reality type 'theatre' with bench style seating
- Area for small group storytelling - in-person or video
- Small display area
- Screen connected to webcam at top of the lighthouse

Details:

- Remove second-floor joists and flooring and all interior partitions on both floors
- Refinish interior with white boards on the walls and ceiling
- Install a new wood finish on the first floor
- Retain existing porches on the east and west sides

- Retain existing windows with new interior window trim to accommodate the new wall finish
- Eliminate the stairs to the basement and provide an access hatch in the floor for servicing
- Create a small display inside one of the basement cisterns and add a heavy-duty glass panel in the floor above so that visitors can see through. The glass panel to be supported either by the floor joists or by a new framed opening in the floor
- Rewire the building and install new high-quality LED lighting
- No interior plumbing
- If a decision is made to insulate the building, install closed cell, spray foam insulation in the exterior walls. For the roof, spray the insulation directly onto the underside of the roof sheathing without any ventilation space, a 'hot roof' type of application. A layer of gypsum board should be installed prior to the installation of the new wood wall and ceiling finish

A staff area will also be provided for on the west side of the building where the outside entrances and small bathrooms are currently located. This area will replace the space lost at Wentzell House, and will allow for staging of the lighthouse tour, first aid, site security, and communications. The basement will be accessed via a hatch in the floor.



7.2.7 Revamped Lightstation Access, Events Lawn, and Dark Sky Lighting

In order to make it easier to visit the Lightstation at the top of the hill, the Master Plan calls for the removal of the steep paved driveway and small parking area adjacent to the Keepers House. The grade of this driveway reaches 24%, which is much too steep for a driveway. This steep section has been problematic for visitors, particularly those driving RV's who venture all the way to the top only to realize that there is nowhere to turn and they must back down the hill. With a new parking lot constructed, access to the Lightstation can be modified to keep unwanted vehicle traffic out while providing improved access with easier walking.

By removing the existing driveway from the point where it turns toward the Lighthouse, a new gravel access lane can be constructed. The lane will be wide enough to allow for pickup truck access to the Lightstation for maintenance purposes, and it will primarily function as the main trail. This lane will have a maximum slope of approximately 12%, which is a typical driveway slope that will be easier to climb. A bollard could restrict vehicle access. The lane will run along the top of the ridge, through the existing stormwater

feature and first take visitors to a popular photo location that overlooks a pond with the Lighthouse and Keepers House in the background. Many online photos show this view, with the reflections of the Lighthouse in the pond figuring prominently. A new flagstone viewing area will be formalized that will allow visitor-friendly access to the photo location.

From the viewing location, the lane then takes visitors to the existing look off and memorial. The trail from the stairs which climb the slope from the bottom of the lawn will be extended to meet the new lane. From this location, the lane will wind up the slope tight to the rock ridge, finally arriving at the Keepers House. Sections of the lane that require fill to achieve grade will be built up and edged using low rock walls like those currently present near the Keepers House. Plantings will be made next to the walls to help screen the lane, and will provide an opportunity to involve community organizations, such as the Garden Club, to provide volunteer opportunities in helping to beautify the site.

With the removal of the existing driveway to the Keepers House, a new opportunity will be available for the former driveway. A new events lawn will be located in the area vacated by the driveway. The steep slope near the Keepers House lends itself to becoming natural amphitheatre seating for performances that can be held on the events lawn. The small parking lot near the existing look off and memorial will be removed, and this flat area will be available to set up event tents for special events and weddings. This is the flattest, most sheltered location for an events tent on the site.

The final component of the Master Plan in this area will be the retrofit of Dark Sky compliant lighting. The site will be retrofitted with this lighting to allow for better night sky viewing. The site will not be a full Dark Sky site, but by installing the Dark Sky lighting, opportunities for night photography and stargazing will be enhanced. It complements the region's designation as a Dark Sky preserve and the wider Southwest Nova Biosphere designation from UNESCO.

Events Lawn

Phase 5

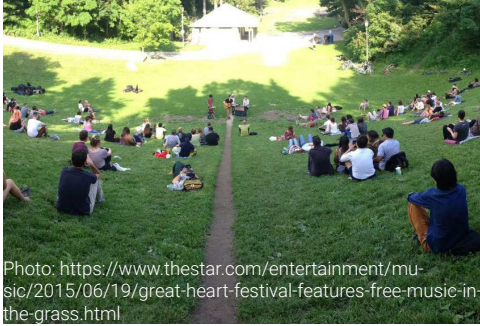


Photo: <https://www.thestar.com/entertainment/music/2015/06/19/great-heart-festival-features-free-music-in-the-grass.html>

Description:

The current driveway leading to the Lightstation is very steep. It currently provides access to a small parking area, as well as a service access to the Keepers House and the Lightstation site. There are frequent issues with RVs and other visitors driving to the top of the driveway, only to be forced to back down the steep grade. With the access and parking reorganized, an opportunity to remove this upper driveway is possible. The driveway will be removed, lawn reinstated, and a new service lane, with bollard, will be constructed which will also serve as a walking trail to the Lightstation. This area could host events, such as weddings or community gatherings, as well as picnics. With the removal of the steep driveway, this slope can be used to provide a natural amphitheatre for performances.

Details:

- Removal of the existing asphalt driveway and parking area
- Former parking area should remain a flat area where an event tent shelter could be set up
- Lawn will be reinstated where the driveway had been located
- A new gravel service lane will be



- constructed which will be much less steep and also function as the trail to the Lightstation
- Where required, infill for the lane will be constructed using low rock walls in the style of those found on the Lightstation site
 - Screening of the lane walls can be achieved through plantings of flowers or rosa rugosa
 - The lane will be routed to allow for access to one of the best photo locations by the pond
 - A new flagstone viewing location will be constructed to formalized and improve access to the photo location
 - The lane will also provide access to the existing look-off near the current small parking area
 - The walkway from the top of the existing steps leading to the Lightstation will be extended to meet the new lane at the look-off

5.2



LOCATION

Lightstation Area

RECOMMENDED PHASE

5

RELATED PROJECTS

PREREQUISITES

- Phases 3 and 4

COST ESTIMATE

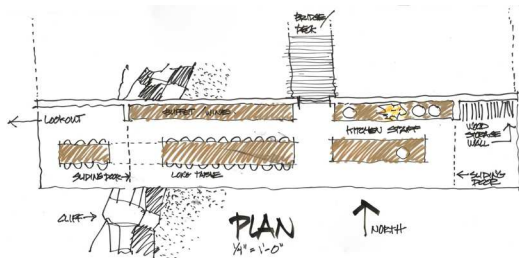
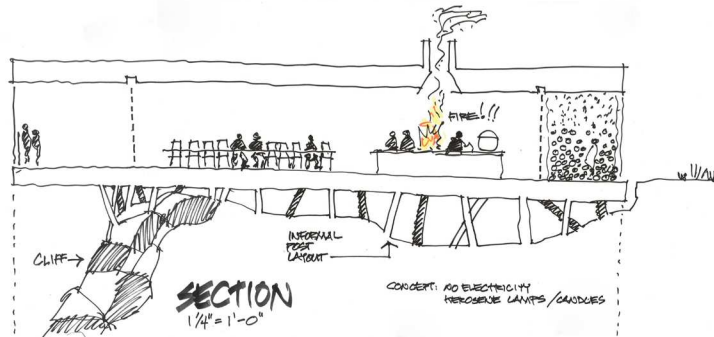
\$81,000 - \$104,000

- Removal of Existing Paved Driveway
- Reinstatement of Lawn
- Gravel Trail/Service Lane to the Light Station with Bollard
- New Lighthouse Viewing Area by Pond
- Walkway Extension from Steps to the Existing Viewing Area

The Dining Pavilion - A Nova Scotia Foodie Destination

Phase 6

6.1



Description:

An exceptional and distinctive Nova Scotia dining experience that will become a sought-after destination for visitors. This seasonal restaurant pavilion will have both traditional and modern character on one of the most impressive vantage points on the Cape, the former hay meadow along the northern edge of the site. This site has incredible views to the south, along the edge of the western cliff and of sunsets.

- A special dining experience
- Celebrating local seafood and produce
- Exceptionally high level of service
- Seasonal, regularly but not daily, by reservation only, with a limited, changing menu
- No electricity – cooking on open fires

Details:

- A linear geometry for the basic layout of this building, with the long axis perpendicular to the ridge of the westerly cliff.
- Most of the structure supported on wooden or steel posts that tread lightly

on the landscape but are firmly anchored for wind loads and wind uplift.

- Entry via a wind-protected porch area with a side wall that features firewood storage for the kitchen, stacked floor to ceiling.
- The dining area will have a long communal dining table. At the end of the dining space to the west there is an unobstructed view of the sunset in the evening. Along the south wall, there are large glass areas that provide an unobstructed view of the Keepers House and the Lighthouse itself.
- At the end of the dining area, a lookout that cantilevers over the cliff, providing a panoramic view up and down the bay. On calm days, the dining area can be extended to the lookout.
- Either from a door in the north wall or from the entrance deck, there would be a bridge that leads to a wind-protected area for gathering around a fire pit.
- Servicing provided from a path that leads from the deck of the gift shop/restaurant building.



LOCATION

West Cliff Area

RECOMMENDED PHASE

6

RELATED PROJECTS

- 3.1 Expanded Parking Lot
- 1.1 Climb the Cape Forchu Light
- 2.1 Leif Erikson Salt Marsh
- 5.2 Events Lawn
- 5.1 The Keepers House - An Immersive Experience
- 2.4 Rocky Ridge Walk

PREREQUISITES

- All other phases.

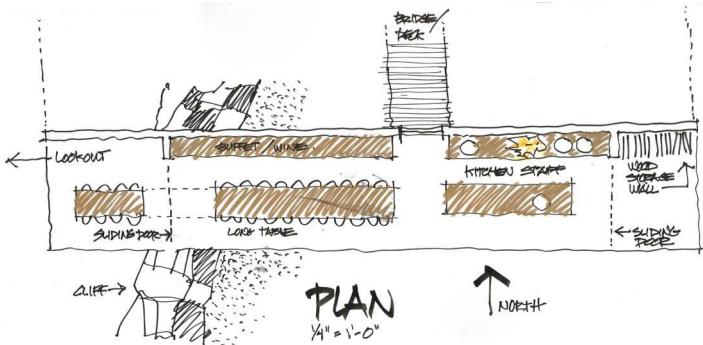
COST ESTIMATE

\$687,000 - \$893,000

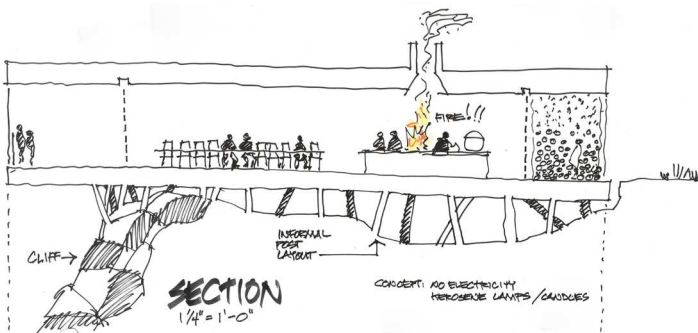
- Hard Surface Accessible Trail to New Pavilion
- Rustic Dining Pavilion (Unserviced)
- Outdoor Fire Pit/Gathering Space

7.2.8 Dining Pavilion

The Dining Pavilion will be located in the former hay meadow to the north of the Lightstation on top of the ridge and oriented perpendicular to the ridge. The building will be a rectangular wood building with views both north and south. Built overhanging the ridge, the dining pavilion will offer views found nowhere else on the site, or on Cape Forchu.



The Pavilion will be accessed via a trail connected to the parking lot and the gift shop/restaurant building. The Pavilion will not have electricity, or water and sewer connections. It will rely on the new public washrooms and kitchen support from the restaurant. Cooking will be over an open fire at the Pavilion where anything that can be grilled or boiled will be prepared. Most of the building structure is supported on wooden or steel posts that tread lightly on the landscape but are firmly anchored for wind loads and wind uplift and will limit disturbance to the site. Either from a door in the north wall or from the entrance deck, there would be a bridge that leads to a wind-protected area for gathering around a fire pit. Entry via a wind-protected porch area with a side wall that features firewood storage for the kitchen, stacked floor to ceiling.



7.2.9 New Site Maintenance Area

The new site maintenance area will be located at the first parking lot as you enter the site. The garage currently located next to Wentzell House will be moved next to the garage currently located at the first parking lot. Electrical service will be restored to these garages. This lot will become the staff parking area. An access gate could be placed at this location to limit after hours access.

7.3 Resiliency Zoning

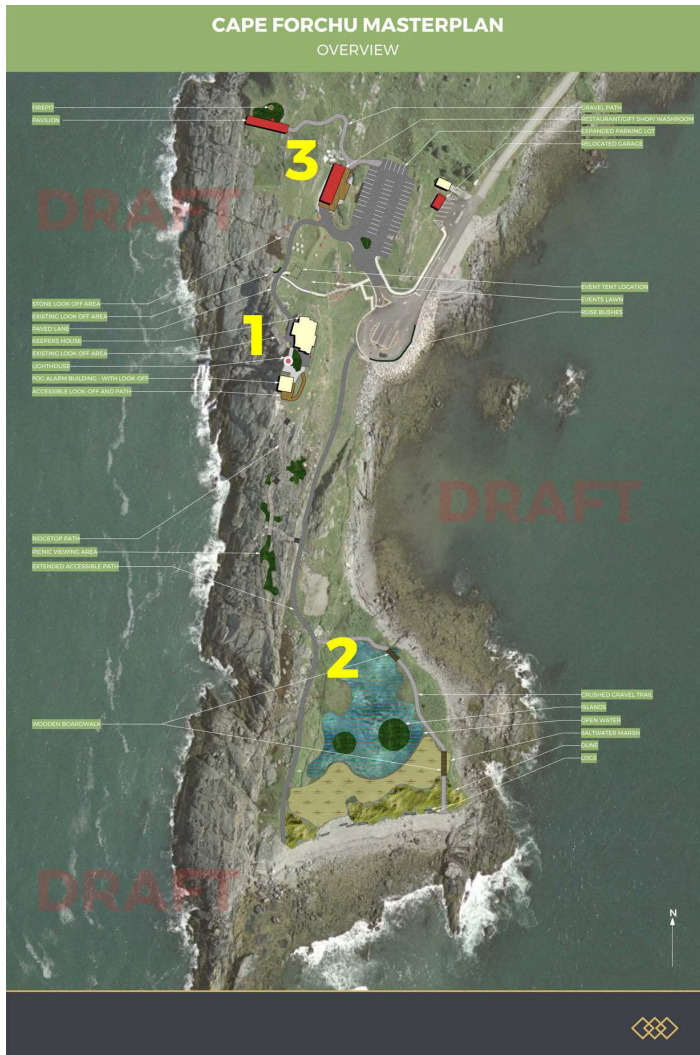
The proximity and power of the sea is an essential defining characteristic of Cape Forchu, and is central to the vision and essence statements that characterize the property. An important consideration in development of the Master Plan was resilience. As part of our initial phase of work we undertook a review using LiDAR of elevations and estimates of projected storm surge, which we later augmented with information provided by local residents on past storms. We were also made aware quite early of a significant storm water intervention recently installed on the site (storm water berm) that protects the paved driveway, parking areas, and turn circle from storm damage from winter storm events.

The Master Plan reflects the reality that fierce storms will continue impact Cape Forchu. Many of these impacts will be felt before reaching the light station property. The road to Cape Forchu is quite low in many areas, particularly near the Yarmouth Bar, but also on Cape Forchu itself. The road and beaches at False Harbour and John's Cove will be particularly affected.

On the site itself, we have applied a resiliency approach when deciding on what elements to invest in, and where they should be placed. In general terms, we have defined three zones and corresponding approaches to the issue of storm surge and sea level rise. These zones are: 1) the light station, 2) the salt marsh; and 3) back of house.

ZONE 1 - THE LIGHT STATION

This site has been the location for the lighthouse since the beginning. It was chosen for its elevation, high on top of the rocky ridge. While exposed, this site is protected by its elevation above the sea. The primary concerns for this area relate to ensuring structural integrity of the concrete



structures due to corrosion from salt water. The site is protected by the rock upon which it sits. This is true for the rock trail leading down from the light station, along the rock ridge. This trail, which is more of a route, does not have elements that will be easily damaged by storms, as it is primarily the rock ridge itself, with concrete and rock interventions to allow for easier walking.

ZONE 2 – THE SALT MARSH

The most exposed and vulnerable location on the site is Zone 2. With its direct beach exposure on the south and east sides, and some protection from the rock ridge on the west, Zone 2 experiences storm damage currently. It is for this reason that a salt marsh and dune restoration is proposed for this location. Not only does its low elevation and setting make the restoration of a salt marsh a viable option, we are proposing one of the best buffering elements

to protect the site from storm damage in this location. The storm damage itself should be part of the interpretation of the salt marsh as it provides a dynamic window into coastal erosion processes that the public will find interesting. If damage to the salt marsh occurs, or the beach moves, this if fine, and illustrative of the power of the sea.

Salt marshes have been shown to attenuate the effects of both wave action and erosion associated with storm surge. As a result, salt marshes are a high value habitat for coastal hazard mitigation and climate change adaptation.¹ The proposed investment in the salt marsh and trail is guided by this knowledge. For example, it is anticipated that the beach, dune, and salt marsh will continue to be impacted regularly by storm events. Not only is this part of the natural progression for salt marshes, it can provide interest for visitors who may be curious to see what damage storms have brought to the salt marsh area. It is anticipated that damage will occur, and the site elements will move and change over time through natural processes. The salt marsh will provide buffering against coastal erosion, but will be highly exposed to storms. The infrastructure proposed for this zone reflects this, as trails can be repaired seasonally, and logs moved or replaced. Once established, the salt marsh should have resiliency to exist in this location for many years to come.

ZONE 3 – “BACK OF HOUSE”

This zone provides the most protection on the site as it is the highest and best sheltered area. The most costly of the proposed site infrastructure has been placed in this zone. Administrative and maintenance facilities and visitor services are located in this area. The expanded parking lot is located in one of the most sheltered locations on the property, for example. The food pavilion is the least sheltered element, but is located at the highest elevation on the property.

¹ Shepard, C. C., Crain, C. M., & Beck, M. W. (2011). The Protective Role of Coastal Marshes: A Systematic Review and Meta-analysis. PLoS ONE, 6(11). <https://doi.org/10.1371/journal.pone.0027374>

ZONE	STORM EXPOSURE RISK	NOTES
1	Moderate	Zone could remain open during all but the most severe storm events. Continue to monitor the structures for damage and corrosion. Continue to practice a good maintenance regime.
2	Exposed	Zone should be closed during storm events. On-going monitoring of erosion, and regular trail and boardwalk maintenance. Avoid installing infrastructure vulnerable to storm surge damage in this zone.
3	Sheltered	Zone could remain open during all but the most severe storm events. This is the appropriate zone for the siting of expensive, vulnerable infrastructure.