



Mike Parker (East Coast Aquatics) digging the trench to hold the Steep Pass Denil. The denil was inserted separately from the pre-existing culvert to prevent any damage. (Submitted)

## Galloping Brook, a Success Story

By Chelsey Whalen

On May 27, 2019, the Project Manager and Field Technicians of the Five Watersheds Project witnessed what they have been waiting for! Hundreds, if not thousands of Gaspereau were traveling up through the denil and reaching the upstream side of on a tributary to the Chiganois River, called Galloping Brook, for likely the first time in several decades.

The Maritime Aboriginal Peoples Council, among many other things, is dedicated to the conservation and stewardship of environment and marine species. In October 2017, Maritime Aboriginal Peoples Council (MAPC) received a very important call regarding funding approval, which will aid in the recovery of the endangered inner Bay of Fundy Salmon. The approved project, was funded through the Department of Fisheries and Oceans, Oceans Protection Plan, Coastal Restoration Fund, and is now known as "Rehabilitating and Resorting Unique Landscapes within Five Nova Scotia Watersheds Along the Bay of Fundy", or "Five Watersheds Project" for short.

This five year project will address issues of coastal erosion and physical barriers to fish passage in the Chiganois, Debert, Folly, Great Village and Portapique watersheds, within

the Cobequid Bay of the inner Bay of Fundy. Four out of five of these watersheds are considered critical habitat for the endangered salmon and once had healthy populations. Before the project began, little was known about the project area, or about the rivers that are within them. Still today, there is uncertainty as to why the populations of salmon has dropped so drastically, although many believe it is due to over fishing, loss of habitat, and predators along the migration routes.

In order to gather more information about the watersheds, field technicians and the Project Manager collected bi-weekly water parameters, monthly water samples, performed habitat assessments, culvert assessments and many other assessments which identified the areas of concern in the current project boundary. Based on the information collected from the field work, a restoration plan was created. The priority area that was identified within the Galloping Brook area was a hung culvert that eliminated fish passage on a tributary to the Chiganois River.

During the early summer of 2018, field technicians caught nearly 1000 Gaspereau trapped below the culvert and unable to continue their migration into prime spawning grounds. Although this theory

## Permit and Planning Fees Adjusted

By Maurice Rees

Last winter when council was in the budgeting mode, they asked staff to review Colchester's Building Permits and Planning fees and provide a comparison of with other municipalities. The reasoning was Colchester's permit fees have remained unchanged for a number of years.

Over the years Colchester has adopted the philosophy that some fee is required to place value on the service associated with a permit and people are more inclined to

call for an inspection if they have paid for the service. On the other hand, Council did not want a fee that discouraged development knowing the long-term earnings are generated by the growth in assessment that new development creates. Colchester has always maintained an "open for business" philosophy.

Colchester is consistently at the lower end of the fees scale, but not completely out of line with neighbouring municipalities. The municipalities located in Pictou County tend to charge similar fees as the Kings County region.

At the August 8th committee meeting council accepted staff recommendation on fee adjustments and to put all the fees into one policy document so it easily transmitted to answer inquiries and to make changes in future without amending the associated by-law.

The following changes to the current fee structure were approved: Increase new construction Residential permit fee from \$0.06/ sf to \$0.10/ sf; Increase new Commercial permit fee from \$0.10/ sf to \$0.12/ sf; Increase Renovations are to be structural, not new roofing, cabinets, or siding, but would include new porch or and addition, permit fee from \$1/ \$1,000 value to \$1.50/ \$1,000 value; Increase Garage permit fee from \$0.02/ sf to a flat fee of \$50 and accessory buildings under 500 sf would remain at a flat fee of

\$10 and Development Permit and Fire Inspection remain at \$0, no charge;

Other changes include: Planning fees for a Development Agreement, Rezoning, and Plan Amendment increase from \$200, \$100, and \$100 to \$600 each of three to recoup advertising and administrative costs. A new fee of \$25 be charged for a Zoning Confirmation Letter and a fee of \$100 be charged for a Detailed Property File Review.

Zoning Confirmation Letter - The Development Officer often receives requests for a "Zoning Confirmation" letter. These requests typically come from law firms as part of land purchase. Zoning confirmation letters are straight forward, providing the zoning of the property and the list of permitted uses. Interpretation of the permitted uses and compliance of the existing use of the property is left to the purchaser and their legal help. Colchester has traditionally not charged for Zoning confirmation letters. A fee of \$25 was approved, which is consistent with many other Municipalities.

Detailed Property File Review - Legal firms (typically from Halifax), and banks are starting to request a more detailed report for property transactions. These requests are asking staff to undertake much more research and interpret the findings which takes much more staff resources. As this is a relatively new request, staff

are working to determine what is required and interpret what is the obligation of the legal counsel of the purchaser. Staff recommendation of \$100 be charged for a Detailed Property File Review was approved.

A comparison of fees from other municipalities revealed the following:

New construction Residential - Average \$202, Median \$178 (\$0.12/sf approx.). Increased to \$.10/ sf or \$180.

New Commercial - Average \$829. Median \$797 (.15/sf + \$50 approx) excluding Cumberland & HRM. Increased to \$.12/ sf or \$600.

Renovations - Average \$110, Median \$130 or (\$2.20/\$1,000 +\$20). Increased to \$1.50/\$1,000 value.

Garage - Average \$40 Median \$45. Increased to flat fee of \$50 (2 inspections required). Buildings under 500 sf would continue to be charged a flat fee of \$10.

Development Permits - Across the province, most Development Permits are issued with a Building Permit. Development Permit and Fire Inspection remain at \$0, no charge.

Development Agreement, Rezoning, and Plan Amendment - Across the province, the combined fee for all three varies to as high as \$7,030 in HRM. Colchester Council approved Planning fees for a Development Agreement, Rezoning, and Plan Amendment increase from \$200, \$100, and \$100 to \$600 each (\$1,800 for all three) to recoup advertising and administrative costs.

## Debert Legion Notes

By Dan Martell

Hold the phone, stop the press! By popular demand the Friday Night Supper's will be on the fall and winter agenda for another year. They will start up on Friday, Sept. 20th, with fish (haddock) being the meal of the day.

Anyone who might be able to lend a hand on Thursday morning (veggie peeling) or Friday afternoon (serving), please some forward, your help will be greatly appreciated. On Sept. 27th, chicken will be on the menu.

Bar hours for the late summer and early fall are as follows: Sunday, Monday and Tuesday- CLOSED; Wednesday and Thursday- 4:30 - 10:00PM; Friday- 3:00 to 10:00PM and Saturday- 3:00 to 8:00PM, unless a function is scheduled. Looking for groups to book the hall space. Hall rental applications are available at the bar.

Last month the Branch was selling 50/50 tickets and the winner was Lisa Marshall from the Sackville area and she won \$733.

The Ham & Salad Supper the Branch put on during the

Debert Field Days can be best described as a complete and total success. To all the people who worked this one, thank you very much, a job well done.

To all crib players, the Crib League season for 2019-2020 starts up on Wednesday the 4th of September at 7:30PM sharp and you do not have to be a member to play. The League has a Christmas Supper will all the trimmings and an exchange of gifts for the Christmas season and a year ending banquet where every player goes home with some money.

Get yourself a partner and come on out and have a laugh or two.

The Dart League will start doubling in on Friday the 6th of September at 7:30PM sharp and once again you do not have to be a member to play darts, so come on out and have some fun and get a laugh or two. The League has a social night around Christmas time with finger foods, etc. and closes out the year with a beautiful BBQ Banquet.

Chase the Ace is up and running and it is held on

Thursday Nights at 8:00PM. The auditorium opens at 6:00PM for the sale of tickets which also can be bought at most the local businesses.

To all those people who are saving and dropping of the pull tabs, thank you very much, they are much appreciated.

I see the Brookfield Big Game Hunt tickets are on the go again and this year they are selling for \$20/ticket a bit of an increase from previous years.

Happy Anniversary wishes for August are passed along to Maureen and John Jessome, Helen and Eric McCully, Joanne and Steve Bennett, Deanna and Dan Martell.

Happy Birthday wishes for August are passed along to Eddie Murphy, David Totten, Loyal Crocker, Trevor Spencer, Dave MacPhee, Shayne McCully, Harry Wilson, Linda Dykens, Angela Glen and Paul Eastcott.

Please don't forget to thank a Veteran, it is because of their sacrifices we are able to enjoy our country and our freedom.

Please say a prayer for our troops who are serving in foreign countries and their families.



Sediment and soil being removed to place the denil structure in place. (Submitted)

has never been confirmed, it is suspected that before the aboiteau was constructed on the Chiganois in 1955, fish were able to pass through the present culvert. Since the installation of the aboiteau, the water level dropped and fish no longer have access to pass through the culvert.

Since the early summer of 2018, this area has been a priority for the Project Manager. In hopes of remediating the culvert before the next migration occurs, MAPC contracted Adopt-A-Stream to perform further assessments on the culvert and surrounding areas, and also propose solutions to reinstate fish passage through to spawning grounds. During an advisory council meeting, the Department of Fisheries and Oceans announced that additional funding was available. After a quick proposal was created for additional funding, the long wait began! After a few weeks, the news MAPC staff waited for came, the approval letter! The Maritime Aboriginal Peoples Council received funding to install a Steep Pass Denil Structure.

This structure was installed separately from the existing culvert, and it placed through the road way. Because of the past work, MAPC contracted Adopt-A-Stream to design, install and over-see most of the construction work performed by East Coast Aquatics. The denil structure creates small pools within the fish ladder, reducing the internal velocity and provides fish with resting areas.

The denil on the Galloping Brook area of the Chiganois River has permitted gaspereau to continue their migration into prime spawning grounds. Having just finished one field season, this fishway is a big success for the project, as well as for the Gaspereau and other migratory fish species. This structure will aid in the sustainability of Gaspereau and other species.

**Chelsey Whalen is Project Manager, The Maritime Aboriginal Peoples Council for the Galloping Brook Restoration Project**

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