



## Peggy's Cove Commission Meeting

### Minutes

Thursday, June 10, 2021

3:00 – 5:00 p.m.

Via Teams/Conference Call

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#### Members in Attendance

Nicole Campbell – Vice Chair  
Janice Steeles  
Karren Fader

Jeannie Chow – Dept. of Inclusive Economic Growth

Gordon Smith – Dept. of Municipal Affairs

**Non-Voting Member** - Graham Fisher – Dept. of Municipal Affairs

**Regrets:** Peter Richardson, Chair

**Absent:** Pam Lovelace, HRM Councillor

#### Agenda Items

##### 1. Call to Order

Vice Chair Campbell called the meeting to order at 3:05 p.m. Commissioner Campbell declared a conflict of interest with the Development Application – PCC #2021-02 (b) and exited meeting to rejoin meeting after item has been discussed. Commissioner Fader took over as Chair.

- **Approval of Agenda**

**Motion** to approve the June 10, 2021 agenda with removal of #3 and deferral of #7 to the July meeting *upon motion, duly seconded*, the Commission approves to adopt the agenda as presented. **Motion carried.**

- **Approval of Minutes**

**Motion** to approve the May 13, 2021 minutes with suggested edits, *upon motion, duly seconded*, the Commission approves the minutes as presented. **Motion carried.**

- **Review of Action items**

- Graham Fraser to send reminder to Commissioners regarding governance document feedback.
- All other items complete.

##### 2. Development Applications - PCC #2021-02 (b) Development Application Permit

- John Campbell was invited to do a short presentation to the PCC in support of his application for the Sou'Wester Restaurant and answer questions from Commissioners.
- Following Mr. Campbell's departure from the meeting, extensive discussion occurred regarding the application and the Land Use Bylaws.
- Mr. Campbell's application engendered discussions amongst the Commission regarding the challenges faced by all businesses in the Cove as a result of the pandemic and the

extensive construction this summer.

- It was also agreed that the Commission would accept applications from any existing Peggy's Cove business could apply to the PCC for a variance consideration to accommodate challenges resulting from the pandemic health restrictions.
- Discussion occurred regarding the elements on a new Summer Season Land Use process to be developed.
- Legal advice to be sought from the Department of Justice regarding the requirements to develop this new process.
- Using this new framework, it was agreed that, although Mr. Campbell's proposed temporary structure to be a non-conforming use with the current Land Use Bylaws, a variance would be reasonable to support the existing business owners due to challenges in adhering to provincial health restrictions.

**Motion** to finalize the creation of a new 2021 Summer Season Land Use process *upon motion, duly seconded*, the Commission will complete the new 2021 Summer Season Land Use process as discussed, send it for legal review, and hold a vote for finalizations amongst Commissioners present. **Motion carried. The acceptance of the final 2021 Summer Season Land Use process was approved by email vote on June 12, 2021.**

**Motion** to approve the PCC #2021-02 (b) Development Application Permit with conditions upon approval of the new 2021 Summer Season Land Use process *upon motion, duly seconded*, the Board will complete the approval of the PCC #2021-02 (b) Development Application Permit. **Motion carried. PCC #2021-02 (b) Development Application Permit was approved with conditions by email vote on June 12, 2021.**

### 3. Public Participation in PCC Meetings

- This item is deferred until further notice due to pandemic health restrictions.

### 4. Develop Nova Scotia Advisory Committee

- Commissioner Fader reported that no meetings have been held at this time due to delays.

### 5. Land Use By-Law Review

- Commission Chow to co-ordinate feedback from the Commissioners to the consultant. She is to email all Commissioners to provide feedback by June 24, 2021.

### 6. Correspondence

7.1 Outgoing – PCC new 2021 Summer Season Land Use Process

- Letter was approved to be delivered to all businesses as approved.

7.2 Incoming

- No new correspondence.

### 7. New Business

- No new business.
- PCC Appeal process to be deferred to July meeting.

## 10. Adjournment

**Motion** to adjourn *upon motion, duly seconded*, Commission adjourns at 4:26 pm with no further business to discuss. **Motion carried.**

Next meeting – July 8, 2021 (3:00-5:00 pm)