



Peggy's Cove Commission Meeting

Meeting Minutes

Thursday, July 13, 2023

3:00 – 5:00 p.m.

The Whale's Back Cookout,

8393 Peggy's Cove Road, Indian Harbour, NS

Members in Attendance:

Nicole Campbell – Chair
Maria Bartholomew - Vice Chair
Judy Dauphinee
Karren Fader
Christina Lovitt – Dept. of
Municipal Affairs and Housing

David Mitchell, Dept. of Economic Development – non-
voting member
Geoff Leung, Dept. of Justice – Guest-via Teams

Regrets: Jeannie Chow, Dept. of Economic Development, Pam Lovelace, HRM Councilor, Graham Fisher – Dept. of Municipal Affairs and Housing – non-voting member

Agenda Items:

1. **Call to Order** – Chair Campbell called the meeting to order at 3:06 p.m., quorum achieved.

2. Approval of Agenda

Motion to approve July 13, 2023 Agenda with addition of non-compliance. ***Upon motion and duly seconded***, the Commission majority approves to adopt the amended agenda. ***Motion carried.***

3. Approval of Minutes

Motion to Approve the June 8, 2023 Minutes. ***Upon motion and duly seconded***, the Commission majority approves the Minutes as presented. ***Motion carried.***

4. Conflict of Interest

Commissioners Campbell and Dauphinee declare a conflict with any discussion on 154 Peggy's Point Road.

5. Review of Action items

- Commission approved the draft letter with suggested edits that notes the removal of Lobster Lane label from Draft LUB. ***Upon motion and duly seconded***, the Commission majority approves to send the amended letter.
- Commission approved the draft letter referring inquirer to Peggy's Cove Preservation Society and Dep of CCTH. ***Upon motion and duly seconded***, the Commission majority approves to send the letter.
- Commission approved the letter referring inquirer to Coast Guard. ***Upon motion and duly seconded***, the Commission majority approves to send the letter.
- Commission agreed to send a letter to inquirer requesting them to submit a presentation.
- Commission agreed to request subscriptions for allNovascotia.com.

6. Non-compliance

- Discussion took place on LUB non-compliance in Peggy's Cove and it was determined that:

- Ongoing issues would require discussion to determine next steps.
 - New issues would require more time to review to determine next steps.
1. Two non-compliance complaints (July 9 & 12) related to the same operation. Commission agreed to draft a letter to non-compliant business(s) and also advise the complainants of action taken. ***Upon Motion and duly seconded, the Commission majority approves to send the letters to businesses and complainants.***
 2. Complaint NC 2023-2
 - a. Part 1 - Commission will research and collect information on past non-compliant letters sent to operation.
 - b. Part 1 - Commission will draft acknowledgement letter to complainant
 - c. Part 2 - Commission will advise BuildNS of the situation.

Commission agreed to respond to complainant and send letter to landowner. ***Upon motion and duly seconded, the Commission majority approves to send the letters.***

7. Development Permit Applications

- **PC DP 2023-5 – rezoning application for PID 40038150 and PID 40038176**
Concerns were discussed and a decision was made to consider the request for rezoning under the current Land Use Bylaw review process.
Upon motion and duly seconded, the Commission majority approves to consider the request for rezoning under the current Land Use Bylaw review process.
- **PC DP 2023-8 – 111 Peggy’s Point Road application to mount sign on deGarthe Studio**
Application review was discussed and a decision was made to approve the application.
Upon motion and duly seconded, the Commission majority approves to approve application to mount a sign on deGarthe Studio.

8. Land Use By-Law Review

- Current Draft LUB process was discussed following the July 13 public meeting. Upland will edit the June 26 version with feedback obtained on July 13. The Commission will review the new draft on July 24 and a new version will be posted on or before July 31 for the Public Hearing meeting. An ad will be published in newspaper week of August 1 for a three-week consecutive period and Public Hearing meeting will be booked on or about the week of Aug 28. The Commission will meet early September to review the feedback and vote on the document.
- July 13 public meeting will be held in St. Peter’s Church Hall, a Q&A sign-up sheet will be made available to assist the flow of the meeting.

9. PCC Communication

- Confidentiality Agreements for Commissioners
Concerns were discussed and a decision was made to research further and discuss at a future meeting and consider developing language to insert into governance document.
- Open public meetings – more discussion required, deferred to Aug meeting
 - Consideration of drafting language to place on website with open meeting parameters (eg. length of open meeting allotted, length of speaking allotments, large presentation requirements)
- Inbox Auto-Response – Discussion took place of proposed new language to include for inbox auto response that relates to applications and correspondence review timelines. Language would also be added to PCC letter template and application letters would have a page 2 added, which

contains approval criteria supporting the PCC decision. New application and correspondence text would be added to website.

Upon motion and duly seconded, the Commission majority approves to update the letter template, the inbox auto response and post language on website.

- *Zoom meeting subscription cost – deferred to next meeting.*

10. Correspondence – since last meeting – deferred to next meeting

- Incoming – 18 were recorded (5 discussed on June 8, as they were received after meeting package was distributed) 7 required action.
- Outgoing – 7 were recorded

11. New Business

- Concerns of the outdated Peggy’s Cove Act were discussed and it was noted that work is underway to review the Act.

12. Adjournment

Meeting adjourned at 5:01 pm.

Next meeting – Aug 10, 2023 (3:00-5:00 pm)