



Peggy's Cove Commission
**Draft LUB Public Consultation Summary
& Recommendations #2 Meeting
Minutes**

Monday, July 24, 2023

3:00 – 4:00 p.m.

Via Teams/Conference Call

Members in Attendance:

Nicole Campbell – Chair
Maria Bartholomew - Vice
Chair
Judy Dauphinee
Karren Fader
Jeannie Chow, Dept. of
Economic Development

Graham Fisher – Dept. of Municipal Affairs and
Housing – non-voting member
Christina Lovitt – Dept. of Municipal Affairs and
Housing
Ian Watson, UPLAND – Guest
Ryan MacLean, UPLAND – Guest

Regrets: Pam Lovelace, HRM Councilor, David Mitchell, Dept. of Economic Development –
non-voting member

1. **Call to Order** – At 3:07 pm, Chair Campbell opened the meeting, quorum is achieved. Ian Watson, UPLAND begin discussing the July 13, 2023 Consultation and Recommendations Report.

Upland noted the items required in today's meeting which are completion of document for distribution, a motion to adopt the changes today, and set a date for Public Hearing.

Upland indicates the edits from today's meeting will be made and a finalized version for distribution will be made available this week before on or Friday, July 28. The document can then be mailed, emailed and one hard copy can be delivered to VIC for viewing.

UPLAND has condensed the report findings into ten (10) general themes for discussion:

Sunset Clause
Fishing Zone
Home-Based Business
Potential Impact of the new LUB
Lobster Lane & Updated Aerial Imagery
Benefitting from Hosting the World
Coastal Infill
The Preservation Area and the Conservation Zone
Nuisance
Development Officer

Sunset Clause

Motion to not change, leave as is. ***Upon motion and duly seconded*** the Commission majority approves.

Motion carried.

Fishing Zone

Do not change, keep as is. - **Unanimous Agreement**

Home-Based Business

1. Mistake made in document by Upland, recommend changing 47 square metres to 50 square metres which is consistent with HRM building code. - **Unanimous Agreement**
2. Do not change floor area allocation, keep as is at 25%. Upland indicated that this aligns with provision of the building code, as if it is larger they need to meet other service requirements eg. Barrier free, washrooms for use, etc. – **Unanimous Agreement**
3. Keep accessory - **Unanimous Agreement**
Keep take-out restaurant - **Unanimous Agreement**

Potential Impact of the new LUB

Motion to change three main buildings on a lot to 300 square metres total footprint. ***Upon motion and duly seconded the Commission majority approves. Motion carried.***

Lobster Lane & Updated Aerial Imagery

Commission Fader recuse themselves on this topic.

Upland indicated new aerial mapping will be in the next draft.

Discussion took place and it was noted that issues of access are not issues for the LUB.

Motion to remove from Core Zone and change to Residential Zone along properties along lane commonly known as Lobster Lane. ***Upon motion and duly seconded the Commission majority approves. Motion carried.***

Commissioner Fader recused themselves from the vote.

Benefitting from Hosting the World

General comments provided at meeting.

Coastal Infill

Bylaw cannot address this subject.

The Preservation Area and the Conservation Zone

Motion to limit parking lot in Conservation Zone to one per parcel lot. ***Upon motion and duly seconded the Commission majority approves. Motion carried.***

Upland will identify the PIDs that are good for pull off areas and make note of this for future awareness.

Nuisance

Further discussion for PCC and not a LUB discussion.

Upland recommends no definitions for standards as the purpose is to leave them subjective.

Development Officer

Further discussion for PCC and not a LUB discussion. It is a financial commitment and discussion for Dep. Of Economic Development.

Outside Comments received:

1. Extend Core on gravel driveway – handled in discussion
2. Sell items like a lemonade stand or vegetables from driveway etc. - would be handled by enforcement
3. Increase commercial floor area by 50 square meters - Not recommended - **Unanimous Agreement**

Motion to approve the documents as amended today and set Public Hearing date for August 23, 2023.
Upon motion and duly seconded the Commission majority approves. **Motion carried.**

ADDITIONAL NOTE: DED checking on extent of Peggy's Cove preservation area.
Update from DED? (best handled by DED when reviewing the LUB and not placed in LUB)

- Upland will provide language for clarity around handing out commercial products.

Adjournment

Meeting adjourned at 5:10 pm.