



Peggy's Cove Commission Meeting  
**Meeting Minutes**  
Thursday, September 14, 2023  
3:00 – 5:00 p.m.  
Via Teams/Conference Call

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**Members in Attendance:**

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

Regrets: Pam Lovelace, HRM  
Councilor

David Mitchell, Dept. of Economic Development – non-  
voting member  
Graham Fisher – Dept. of Municipal Affairs and Housing –  
non-voting member

**Guests:**

Goeff Leung, Dept. of Justice  
Raye Lemke, Dept. of Economic Development  
Ian Watson, UPLAND

**Agenda Items:**

1. **Call to Order** – Chair Bartholomew called the meeting to order at 3:05 p.m., quorum achieved.

2. **Approval of Agenda**

**Motion** to approve September 14, 2023 Agenda. ***Upon motion and duly seconded***, the Commission majority approves to adopt the agenda. ***Motion carried.***

3. **Approval of Minutes**

**Motion** to Approve the August 10, 2023 Minutes with edits. ***Upon motion and duly seconded***, the Commission majority approves the Minutes with edits as presented. ***Motion carried.***

Chair Campbell joins the meeting at 3:09 pm and assumes the Chair.

4. **Conflict of Interest**

Commissioner Fader declares a conflict with any discussion on complaint Ref: 2023/24-78 & 80 and Commissioners Campbell and Dauphinee declare a conflict with any discussion on 154 Peggy's Point Road.

5. **Review of Action items**

- Letter re petition (corresp # 129 & 130) – response to be drafted
- Complaint (corresp #124) – busking/piano player on rocks-referring to BuildNS
- Complaint (corresp #125&126) – response sent
- Draft LUB edit review – completed
- Right of way access (corresp #134) – response to be drafted
- Request for rezoning application clarification – response sent

- Guidance sought on non-compliance next steps – request made, awaiting response
- Complaint (corresp #78, 79, 80, 83) – awaiting related actions to complete
- Preservation area inquiry – research completed
- Confidentiality language – circulated for review
- Media monitoring subscription approved
- Open public meetings – under discussion
- Website updates - pending
- Draft LUB checklist developed
- LUB concerns addressed
- Inquiry on how rezoned core is proposed – response sent

## 6. Non-compliance

Commissioner Fader leaves the meeting at 3:20 pm for discussion of complaint Ref: 2023/24-78 & 80, quorum is maintained.

- Discussion took place related to complaint Ref: 2023/24-78 & 80.
- Letter has been drafted and being reviewed by Dep of Justice prior to being sent to property owner.

Commissioner Fader returns at 3:29 pm.

Commissioners Dauphinee and Campbell leave the meeting at 3:30, quorum is maintained. Vice Chair Bartholomew assumed the Chair.

- Discussion took place related to complaints received concerning non-compliant business at 154 Peggy's Point Road.
- Letter has been drafted and sent to Dep. of Economic Development requesting process for issuing fines related to non-compliance.

**Motion** that upon obtaining the proper process for fine issuance, fines will be issued to 154 Peggy's Point Road for: 1) non-compliant use of deck, and 2) conducting business in a residential zone. ***Upon motion and duly seconded, the Commission majority approves.***

Commissioners Dauphinee and Campbell return to the meeting at 3:35 and 3:40 respectively. Commissioner Campbell resumed the Chair.

## 7. Development Permit Applications

- NIL

## 8. Land Use By-Law Review

Guest Raye Lemke joins the meeting at 3:35 pm

**In Camera (Legal opinion provided)**

Geoff Leung leaves meeting at 4:32 pm. **In Camera ends**

- UPLAND noted they met with HRM to discuss subdivisions resulting in edits in Chapter 6, 6.4.
- Discussions ensued on subdivision rules based on HRM discussions and HRM bylaws.
- Discussion took place on the Development Officer portion of the LUB 2023.09-14. It was noted that a clarification will be provided by end of week on specific language “should” vs “may” vs “shall” vs “must”.

Ray Lemke leaves meeting at 5:02 pm.

- Next steps were discussed to continue moving the LUB process forward.
- Once a decision has been shared with PCC on wording (should, may, shall, must), a vote will take place to accept the new version of the LUB 2023.09.18.
- Tentative vote date is set for Sept 18, 2023 at 11:00 am. If that vote takes place, then an advertisement can be placed in Chronicle Herald soon thereafter and next Public Hearing of Objections can be scheduled for October 12.
- Inquiry will be made to place ad in Masthead News and also online version.
- Next scheduled Commission meeting on October 12 will moved to October 10 to accommodate Public Hearing of Objections meeting.

Ian Watson leaves meeting at 5:18 pm and David Mitchell leaves meeting at 5:20 pm.

**9. PCC Communication – deferred to October 10, 2023 meeting**

- Open public meetings
- Communication to public related to changes for increased transparency
- Meetings information

**10. Correspondence – since last meeting – discussion tabled to next meeting**

- Incoming – 27 recorded, 9 required action
- Outgoing – 14 were recorded

**11. New Business**

- Guidance will be sought on HRM Councillor Commissioner receiving all PCC information.

**12. Adjournment**

Meeting adjourned at 5:50 p.m.

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