



Peggy's Cove Commission Meeting
Meeting Minutes
Thursday, October 10, 2023
3:00 – 5:00 p.m.
Via Teams/Conference Call

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
Marion Currie, Dept. of Economic Development
Ian Watson, UPLAND

Agenda Items:

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

2. **Approval of Agenda**

Motion to approve October 10, 2023 Agenda with additions. ***Upon motion and duly seconded***, the Commission majority approves to adopt the agenda. ***Motion carried.***

Commissioner Fader joins the meeting at 3:09.

3. **Approval of Minutes**

Motion to Approve the following Minutes:

- September 14, 2023 Regular meeting with edits and Minutes Appendix as presented
- September 1, 2023 In-Camera Meeting Minutes
- September 1, 2023 E-vote Meeting Minutes
- September 18, 2023 Meeting Minutes – Draft LUB Vote with edit
- September 18, 2023 Meeting Minutes with edits

Upon motion and duly seconded, the Commission majority approves the Minutes with edits as presented. ***Motion carried.***

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**

- Correspondence requesting further clarification on public meeting process – response sent
- Correspondence requesting visitation and market information for Peggy's Cove – response

sent referring to CCTH

- Correspondence related to petition – response sent
- Complaint - response sent referring to BuildNS
- Guidance sought on non-compliance next steps – request made, awaiting response
- Complaints (5) – responses sent
- Preservation area inquiry – further research required
- Open public meetings – under discussion

6. Non-compliance

- Power to issue a fine - research is underway by DoJ. A letter template may be provided which contains details of fine process.
- Finalized issuance of a fine process will be placed on PCC Governance document.

7. Development Permit Applications

- NIL

8. Land Use By-Law Review

Guest Ian Watson joins the meeting at 3:46 pm

a) Public Hearing of Objections

- Discussion took place on process for upcoming Public Hearing of Objections on Oct 12/23.
- Updated slide deck and comments will be used on Oct 12/23
- Presentation will be updated incorporating all changes made in draft LUB
- Some written submissions have been received
- Will provide a summary of latest documents
- Each speaker will be given 6 minutes to speak
- Upland and staff will arrive at 6 pm for a 6:30 start

Ian Watson leaves meeting at 3:50 pm.

b) Next Steps – Six by the Sea rezoning

- Request made for a Teams meeting call on Oct 11 to clarify ask
- Suggested date of public meeting is Oct 23 with period to accept comments ending Nov 3.
- Client will be asked if original April 22 application may be posted for info
- PCC will be advised of outcome of discussion
- Draft Ad circulated to PCC for information
- Following call, if process is proceeding, Ad will be posted on PCC website, mailed and emailed
- Following Oct 23 and period of comment has closed, consolidated comment package prepared for PCC meeting on Nov 9 to deliberate and provide direction to staff whether to move to a Public Hearing of Objections or not.

9. Ombudsman letter

- Discussion took place on existing process.
- Commission can still continue its work while the investigation takes place.

10. PCC Communication

- PCC Governance document update
 - Confidentiality language provided by DoJ for discussion was reviewed and accepted as presented.

Motion to add draft governance language to the PCC Governance document. ***Upon motion and duly seconded*** the Commission majority approves. ***Motion carried.***

- Open public meetings
 - Discussion took place on what an open meeting would look like
 - A sub-committee was struck to develop options to present to Commission to consider at a future meeting.

Commissioner Dauphinee leaves the meeting at 4:49 pm.

- Communication to public related to changes for increased transparency - Deferred
- New format for PCC Action Items – was reviewed and approved for use at future meeting

11. Correspondence – since last meeting

- Incoming – 12 recorded, 3 required action
- Outgoing – 4 were recorded

12. New Business

13. Adjournment

Meeting adjourned at 4:58 p.m.

Next meeting – November 9, 2023 (3:00-5:00 pm)