



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

Friday, June 23, 2023

8:00 – 10:30 a.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
David Mitchell, Dept. of Economic Development –
non-voting member
Ian Watson, UPLAND – Guest
Ryan MacLean, UPLAND – Guest

Regrets: Christina Lovitt – Dept. of Municipal Affairs and Housing, Pam Lovelace, HRM
Councillor

Agenda Items:

1. **Call to Order** – At 8:05 am, Chair Campbell opened the meeting, quorum is achieved, and invited Ian Watson, UPLAND to continue discussing the June 16, 2023 Consultation and Recommendations Report.

UPLAND has condensed the report findings into five (5) general themes for discussion:

- Core Zone & Commercial Opportunity
- Vending
- Patios and Decks
- Community Zone
- Signage

Discussion continues on deferred themes:

Vending

Recommendations were provided and discussion took place. A motion made stands:

Motion to Accept recommendation to continue to prohibit vending. **Upon motion and duly seconded** the Commission majority approves. ***Motion carried.***

Core Zone & Commercial Opportunity

Item #8 – Motion to Accept recommendation to remove Core Zone north of VIC at this time (except Bubba Maggo's). **Upon motion and duly seconded**, the Commission majority approves. **Motion carried.**

Item #1 – Motion to Accept recommendation to not institute blanket mixed-use zoning. **Upon motion and duly seconded** the Commission majority approves. **Motion carried.**

Item #2 – Motion to Amend the draft Bylaw to allow Home Based Businesses in accessory buildings in the Fishing Industry Zone if there is an existing dwelling in that Fishing Industry Zone. **Upon motion and duly seconded**, the Commission majority approves. **Motion carried.**

Item #3 – Motion to Accept recommendation to include successful Home Based Businesses as a consideration for future amendments to Core Zone. **Upon motion and duly seconded**, the Commission majority approves. **Motion carried.**

(Note UPLAND will update language – June 26 as suggested below)

“10.7.1 The Commission should, in evaluating proposed amendments to this Land Use Bylaw, consider whether any development enabled by the proposed amendment:

[...]

(i) would enable the expansion or evolution into a standalone commercial use of a home-based business that has proven to be compatible with the Intent, outlined in Part 2, and the general character of the community; and, [...]"

Item #4 – Motion to Not Accept recommendation to loosen wording around “owner” of Home Based Businesses. **Upon motion and duly seconded** the Commission majority approves. **Motion carried.**

Item #5 – Motion to Accept recommendation to prohibit rental of accessory buildings for third party commercial purposes at this time. **Upon motion and duly seconded**, the Commission majority approves. **Motion carried.**

Item #6 – Motion to Accept recommendation to continue to include outdoor areas in commercial floor area but refine the definition. **Upon motion and duly seconded**, the Commission majority approves. **Motion carried.**

Item #7 - Motion to Accept recommendation to not increase permitted commercial floor area or remove residential requirement for larger businesses. **Upon motion and duly seconded**, the Commission majority approves. **Motion carried.**

Core North of VIC

Discussion took place. Recommendation is to include two properties on gravel driveway in Core Zone. Discussion took place.

Motion to extend Core Zone to all properties on gravel driveway 15 metres from the gravel pathway on the landward side. **Upon motion and duly seconded** the Commission majority approves. **Motion carried.**

Commissioner Fader left the meeting at 9:32 am, quorum still maintained. Commissioner Fader returned to the meeting at 9:38 am.

deGarthe Buildings

Discussion took place.

Motion to make all deGarthe properties be listed as Service and Facilities Zone. **Upon motion and duly seconded** the Commission majority approves. **Motion carried.**

Subdivision Rules

Discussion took place. Recommendation is to increase minimum lot frontage to 20 metres.

Motion is in order to subdivide in the Core Zone, property must have 61 metres of road frontage. **Upon motion and duly seconded**, the Commission majority approves. **Motion carried.**

Cultural Facilities

Discussion took place.

Motion to **Amend** the draft Bylaw to include a combined maximum floor area for commercial uses and cultural + assembly uses in the Core Zone, in addition to the existing maximum floor areas on commercial uses. **Upon motion and duly seconded**, the Commission majority approves. **Motion carried.**

Lobster Lane/Gravel pathway

Discussion took place.

Motion to **Remove** any references of Lobster Lane from draft Bylaw. **Upon motion and duly seconded**, the Commission majority approves. **Motion carried.**

Release of updated draft Bylaw will be on June 26, 2023. Next public meeting will be held on July 13, 2023 at the church hall. Public will be advised of meeting by way of emails, mailout, website post. Masthead News is not an option at this time as receipt of content for printing has passed. (July 20 for July 29).

Motion to simultaneously publish UPLANDS' consultation summary and recommendations report and the updated draft Bylaw along with the invite to the next public meeting. **Upon motion and duly seconded**, the Commission majority approves. **Motion carried.**

2. Adjournment

Meeting adjourned at 10:28 am.