# A close-up of a logo Peggy’s Cove Commission Meeting

# **Meeting Minutes**

# Thursday, Oct 10, 2024

# 3:00 – 5:00 p.m.

# Via Microsoft Teams

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| **Members in Attendance:** |  |
| Nicole Campbell, Chair  Maria Bartholomew, Vice Chair  Judy Dauphinee  Peter Haslett  Christina Lovitt, Municipal Affairs and Housing  David Mitchell, Dept. of Economic Development | Jane Fraser, Dept. of Economic Development  Graham Fisher, Dept. of Municipal Affairs and Housing – non-voting member  Sara Knight, Dept. of Justice |
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| Regrets: Pam Lovelace, HRM Councilor | |
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**Agenda Items:**

1. **Call to Order –** Chair called the meeting to order at 3:08 p.m., quorum achieved.
2. **Approval of Agenda**

**Motion** to approve October 10, 2024 Agenda with edits. ***Upon motion and duly seconded (Campbell/Lovitt)***, the Commission majority approves to adopt the agenda. ***Motion carried.***

Commissioner Mitchell noted that he would be stepping off the PCC as Commissioner and he will be replaced by another DED representative. The new DED Commissioner was introduced and it was noted they would be in an official capacity at the November meeting. The new Commissioner introduced themselves and the Commission also did a roundtable introduction.

1. **Declaration of Conflict of Interest**

Commissioner Campbell declares a conflict with any discussion on 154 Peggy’s Point Road and any property owned by the Campbell family. Commissioner Dauphinee declares a conflict with any property owned by the Campbell family. Commissioner Haslett declares a conflict with any discussion on 27 Church Road.

1. **Land Use By-Law**

All LUB applications and flow charts have been updated and posted to the website.

1. ***Approval of Minutes***

**Motion** to approve the August 15, 2024 Minutes. ***Upon motion and duly seconded***, the Commission majority approve the Minutes. ***Motion carried.***

1. **Development Permit Applications**

* PC DP 2024-2 – application had been reviewed, email had been sent to applicant requesting more information, no update to report.
* PC DP 2024-3 - application was discussed and action determined.

**Motion** to send a response letter indicating that based on the information provided, the completed work is not in compliance with the LUB in place at the time of construction. For this this reason a Development Permit cannot be issued. Also request be made to please bring the construction work into compliance and re-submit for a Development Permit. ***Upon motion and duly seconded***, the Commission majority approve the motion. ***Motion carried.***

* Short Term Rental confirmation requests -

Commissioner Campbell recused themselves from the meeting at 3:45 and returned at 4:10

* Discussion took place on letter content for Short Term Rental (STR) response. Edits were made to the suggested correspondence and agreement was made to use the edited version for current and future STR zoning confirmation requests.

Commissioner Haslet recused themself from the meeting at 4:20 and returned at 4:23.

Discussion continued on remaining STR letters.

**Motion** to approve the updated letters and template for future STR zoning confirmation requests. ***Upon motion and duly seconded***, the Commission majority approve the edited letters and template. ***Motion carried.***

1. ***Review of Action items***

Discussion commenced on outstanding action items.

* Boundaries in the PC Preservation area – future inquiries can be referred to DED and NRR.
* Open meetings – discussion continued on support, request made for formal decision from DED.

Commission moved to In-Camera at 4:34 – Legal advice

Commission moved out of In-Camera at 5:19

Commissioners Campbell and Dauphinee recuse themselves from the meeting 5:19 and return at 5:22

* Short discussion on STR correspondence discussed earlier in the meeting
* Complaint letter – reviewed and approved for distribution
* Acknowledgement letters (3) - reviewed and approved for distribution
* Request for approval to film in Peggy’s Cove – letter will be drafted
* STR zoning confirmation letters (4) – reviewed, edited and approved for distribution

1. ***Discussion of non-compliance***

Items #1, #3 – no new information to provide at this time

1. ***PCC Communication***

* Nil

1. ***Correspondence – since last meeting*** 
   * Incoming – 10 were recorded (5 needed action)
   * Outgoing – 3 were recorded

1. ***New Business***

* Vice Chair term discussion – Deferred to next meeting

1. ***Adjournment***

Meeting adjourned at 5:38 p.m.

Next meeting – November 14, 2024 (3:00 - 5:00 pm)