



Peggy's Cove Commission Meeting
Meeting Minutes
Thursday, Nov 14, 2024
3:00 – 5:00 p.m.
Via Microsoft Teams

Members in Attendance:

Nicole Campbell, Chair
Maria Bartholomew, Vice Chair
Judy Dauphinee
Peter Haslett
Christina Lovitt, Municipal Affairs
and Housing
Jane Fraser, Dept. of Economic
Development

David Mitchell, Dept. of Economic Development
Sara Knight, Dept. of Justice

Regrets: Nancy Hartling, HRM Councilor, Graham Fisher, Dept. of Municipal Affairs and Housing – non-voting member

Agenda Items:

1. **Call to Order** – Chair called the meeting to order at 3:03 p.m., quorum achieved.

2. **Approval of Agenda**

Motion to approve November 14, 2024 Agenda. *Upon motion and duly seconded*, the Commission majority approves to adopt the agenda. **Motion carried.**

3. **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.

4. **Development Permit Applications**

- PC DP 2024-2 – Business - No new information received to-date.
- PC DP 2024-3 – Access – Not approved – correspondence content to applicant approved to send.

Commissioner Haslett left meeting at 3:08

- PC DP 2024-4 – STR development permit application (27 Church Road) – Approved – send standard approval letter to applicant.

Commissioner Haslett returns to meeting at 3:11

- PC DP 2024-5 - STR development permit application (13 Rocky Road) – Approved – send standard approval letter to applicant.
- PC AR 2024-1 – Recommendation to take next steps in in an amendment process.

- Discussion took place on the proposed amendment process. A draft process overview was reviewed. Secretariat support will be required to move forward with next steps.
- Prepare and send response letter to applicant.

Motion to initiate the LUB amendment process of gathering more information. ***Upon motion and duly seconded***

5. Land Use By-Law

- LUB amendment process overview document will be circulated for review and discussion at the next meeting.

6. Approval of Minutes

Motion to approve the October 10, 2024 Minutes. ***Upon motion and duly seconded***, the Commission majority approve the Minutes. ***Motion carried.***

7. Review of Action items

Discussion commenced on outstanding action items.

- Open meetings – DED is in caretaker mode due to the upcoming election so they have no decision at this time. This will be revisited at a future meeting.

Commission moved to In-Camera at 3:52 – Legal advice

Commission moved out of In-Camera at 4:05

Commissioners Campbell and Dauphinee leave the meeting at 4:09

- Non-compliant item #3 – Still no new information to provide.

Commissioners Campbell and Dauphinee return to the meeting at 4:18

- Request for approval to film in Peggy's Cove – draft letter approved to send.
- Chair and Vice Chair terms discussed, and a process to change roles was discussed. Further discussion deferred to December meeting.
- Amendment Request – prepare response letter and send
- Short discussion on STR correspondence as it was discussed earlier in the meeting
- STR zoning confirmation letters (2) – applications reviewed and approved, letters will be prepared and sent to applicants.

8. Non-compliance

- Items #1, #3 – no new information to provide at this time
- It was noted that Section 15 of Peggy's Cove Commission Act is reference for non-compliance <https://nslegislature.ca/sites/default/files/legc/statutes/peggy's%20cove%20commission.pdf> .

Commissioner Bartholomew leaves meeting at 5:00 pm.

9. PCC Communication

- Discussion took place on age of website content and possible creation of an archive section. The discussion also touched on possibly developing a policy on how to share repealed and replaced documents. This discussion was deferred to next meeting.

10. Correspondence – since last meeting

- Incoming – 7 were recorded (5 needed action)
- Outgoing – 11 were recorded

11. New Business

- NIL

12. Adjournment

Meeting adjourned at 5:38 p.m.

Next meeting – December 12, 2024 (3:00 - 5:00 pm)