



Peggy's Cove Commission Meeting
Meeting Minutes
Thursday, Dec 12, 2024
3:00 – 5:00 p.m.
Via Microsoft Teams

Members in Attendance:

Nicole Campbell, Chair

Judy Dauphinee

Peter Haslett

Nancy Hartling, HRM Councilor

Christina Lovitt, Municipal Affairs
and Housing

Jane Fraser, Dept. of Economic
Development

Graham Fisher, Dept. of Municipal Affairs and Housing –
non-voting member

Sara Knight, Dept. of Justice

Regrets: Maria Bartholomew, Vice Chair

Agenda Items:

1. **Call to Order** – Chair called the meeting to order at 3:04 p.m., quorum achieved.

2. **Approval of Agenda**

Motion to approve December 12, 2024 Agenda with addition. *Upon motion and duly seconded*, the Commission majority approves to adopt the agenda. **Motion carried.**

Roundtable introductions took place as this was the new Councillor's first meeting.

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.

4. **Development Permit Applications**

- PC AR 2024-1 – follow up discussion took place on proposed LUB Amendment Process-public engagement steps presented. Steps included:
 - Informing residents - by mail out package;
 - Public Hearing Notice - via local newspapers and PCC website;
 - Public Hearing – planning report presented and concerns and support or opposition are provided;
 - Commission Decision - made following the presentations.
 - Recommended to proceed to undertake steps in early 2025.
- It was noted that to move forward with this approach, the mail delivery must be operating.

MOTION to move forward with public engagement as presented in the report, with the addition of

an email notice to those included on the previous LUB work. The mail out will commence after the current postal strike ends, and postal operations have returned to normal operations. The public engagement shall remain open to receive comments for a six week period after the notices have been mailed. **Upon motion and duly seconded**, the Commission majority approves to adopt the motion. **Motion carried.**

- General discussion took place on amendment package contents.

5. Approval of Minutes

Motion to approve the November 14, 2024 Minutes. **Upon motion and duly seconded**, the Commission majority approve the Minutes. **Motion carried.**

6. Review of Action items

Discussion commenced on outstanding action items.

- Open meetings – DED is in transition mode due to the recent election so there is no update to provide. This will be revisited at a future meeting.

The Commission moved to *In-Camera* at 3:50.

The Commission moved out of *In-Camera* at 4:00.

Commissioners Campbell and Dauphinee leave the meeting at 4:01, Commissioner Fraser Chairs the meeting.

- Non-compliant item #3 – Status quo, waiting for DP from proponent.

Commissioner Campbell returns at 4:06 and resumes Chair, and Commissioner Dauphinee returns at 4:09

- Amendment Request – public engagement proposed approach discussed and approved. Suggested to move forward with public engagement steps as presented. Discuss in New Year until mail operations resume. Package contents for public will be discussed.
- Amendment process – public engagement approach presented, discussed and approved earlier in meeting.
- Website archives – recommendations will be prepared and presented at next meeting
- Zoning confirmation request – status quo, waiting for DP from proponent.
- STR approval request – draft response letter approved to send

7. Non-compliance

Commissioners Campbell and Dauphinee leave the meeting at 4:25 and return at 4:29.

- Item #3 – no new information to provide at this time

8. PCC Communication

- Website changes – discussed earlier in meeting. Defer further feedback to next meeting.

9. Correspondence – since last meeting

- Incoming – 4 were recorded (2 needed action)
- Outgoing – 7 were recorded

10. New Business

- STR registration regulations data sharing agreement
 - Purpose is to permit Minister of Municipal Affairs and Housing to disclose information collected for purposes of STR registration and information concerning the registration status of a host. Eight areas are listed for collection.
 - Also confirms compliance to the bylaws by the host.
 - Sample document is for municipalities, so the DMAH has been contacted for a new Agreement with wording suited for PCC.
- Request made change to move the next meeting to January 16, 2025. The Commission majority approve the date change.

11. Adjournment

Meeting adjourned at 4:38 p.m.

Next meeting – January 16, 2025 (3:00 - 5:00 pm)