

Members in Attendance:

Nicole Campbell, Chair

Jane Fraser, Vice Chair, Dept. of Growth
and Development

Maria Bartholomew

Judy Dauphinee

Daniel Bryce, Municipal Affairs

Peter Haslett

Nick Poirier, Dept of Justice

Regrets: Nancy Hartling, HRM Councillor

Agenda Items:

1. Call to Order – Chair called the meeting to order at 3:07 p.m., quorum achieved.

2. Approval of Agenda

Motion to approve July 10, 2025 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 on any discussion on property owned by the Campbell family, Commissioner Haslett declares a conflict with any discussion on 27 Church Road. Commissioner Bartholomew declares a conflict with any discussion on 24 Seagull Lane.

4. Development Permit Applications

- PC AR 2024-1 LUB Amendment Rezoning request:
 - Review draft letter.
 - Discussion on recommended revisions from the applicant
 - Discussion on process for both public engagement and public hearing process. It was requested that Municipal Affairs outline the public engagement process for the amendment.

Motion that PCC defer the agenda item until a special meeting is held with input from planning staff at Municipal Affairs. Tentative date for the meeting is Wednesday July 16th at 4:00 p.m. via Teams. ***Upon motion and duly seconded,*** the Commission majority approves to adopt the motion. ***Motion carried.***

- PC DP 2025-2 DP Application to erect a fence:

- Discussion took place on the request for a meeting between the applicant and the Commission.
- Draft letters were reviewed

Motion that PCC send the letter as amended to legal counsel Cox Palmer, for Six By the Sea. ***Upon motion and duly seconded***, the Commission majority approves to adopt the motion. ***Motion carried***

Motion that PCC send the letter as amended to the Department of Growth and Development. ***Upon motion and duly seconded***, the Commission majority approves to adopt the motion. ***Motion carried***

5. Approval of Minutes

Motion to amend the June 12, 2025 Minutes, item 9 to read Discussion on 2025 AGM – three follow up items identified. ***Upon motion and duly seconded***, the Commission majority approve the Minutes. ***Motion carried.***

6. Review of Action items

Discussion commenced on outstanding action items.

The Commission moved to *In-Camera* at 4:15 pm.

The Commission moved out of *In-Camera* at 4:18 pm.

7. Non-compliance

8. PCC Communication

- No communications to discuss

9. Correspondence – since last meeting

- Incoming - recorded
- Outgoing – 2 recorded

10. New Business

- No new business to discuss

11. Adjournment

Meeting adjourned at 4:29 pm.

Next meeting – Aug 14, 2025 (3:00 - 5:00 pm)