



Peggy's Cove Commission Meeting
Meeting Minutes
Thursday, August 14, 2025
3:00 – 5:00 p.m.
Via Microsoft Teams

Members in Attendance:

Nicole Campbell, Chair
Jane Fraser, Vice Chair, Dept. of Growth
and Development
Judy Dauphinee
Dawn Sutherland, Municipal Affairs
Peter Haslett

Nancy Hartling, HRM Councillor
Nick Poirier, Dept of Justice
Paul Dec, UPLAND Studio

Regrets: Maria Bartholomew

Agenda Items:

Introductions took place as there were new members.

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

2. Approval of Agenda

Motion to approve Aug 14, 2025 Agenda with addition to New Business of a discussion on assistance to be provided by Upland in a role of development officer. ***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.

4. Development Permit Applications

- PC DP 2025-4 - DP application to build an accessory building
 - Discussion took place on the application content. It was noted that additional information is required in order to provide a final recommendation.

Motion to write a letter requesting setback and cladding information in order to finalize the review. ***Upon motion and duly seconded*** the Commission majority approves to adopt the motion. ***Motion carried.***

Commissioner Haslett joined the meeting at 3:12 pm

- PC AR 2024-1 - LUB Amendment Rezoning request:
 - Discussion took place on the activity to date. Some feedback has been received and the deadline for submission is September 1, 2025.

- PC DP 2025-2 - DP Application to erect a fence:
 - Discussion took place on the application status.

5. **Approval of Minutes**

Motion to approve the July 10, 2025 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. The Commission went into **In-Camera** at 3:22 pm

The Commission came out of **In-Camera** at 3:23 pm

- STR data sharing contract is still under discussion
- LUB Amendment package feedback deadline is September 1, 2025
- Draft correspondence related to complaint – Approved to send
- Correspondence related to security and EV chargers will be forwarded to BuildNS.

7. **Non-compliance**

- NIL

8. **PCC Communication**

- NIL

9. **Correspondence – since last meeting**

- Incoming – 12 were recorded
- Outgoing – 7 were recorded

10. **New Business**

- Procedures for Upland contract as a development officer:
 - Inquiry raised about the level of assistance to be provided by Upland in the role of development officer.
 - Details of the contract were presented as follows:
 - Attend monthly Commission meetings
 - Evaluate development applications and provide advice to the Commission on whether to approve or reject.
 - Support the Commission in evaluating land use planning complaints related to non-compliance with the LUB (this process will not involve site visits).
 - Provide support in addressing LUB amendment requests (prepare and hold open houses, prepare notes on concerns and issues raised, provide recommendations to the Commission).

The Commission went into **In-Camera** at 3:42 pm

The Commission came out of **In-Camera** at 3:45 pm

11. **Adjournment**

Meeting adjourned at 3:46 pm.

Next meeting – September 11, 2025 (3:00 - 5:00 pm)