Peggy's Cove Commission Meeting

Meeting Minutes Notes

Thursday, September 11, 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
Maria Bartholomew
Judy Dauphinee
Dawn Sutherland, Municipal Affairs
Peter Haslett

Nancy Hartling, HRM Councillor
Paul Dec, LPP, UPLAND Studio

Regrets: Nick Poirier, Dept of Justice

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 September 11, 2025 Agenda**.** ***Upon motion and duly seconded (Campbell/Fraser)*** 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 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 on any discussion on their property and Commissioner Bartholomew declares a conflict on any discussion on their property.

4. **Development Permit Applications**
   - PC DP 2025-5 STR property
     - Discussion took place on the application. It was noted that additional information is required in order to provide final recommendations.

Motion to send approved draft letter. ***Upon motion and duly seconded*** the Commission majority approves to send the letter. **Motion carried.**

   - PC AR 2024-1 LUB Amendment Rezoning request
     - Discussion took place on the activity to date.
     - Planning report was presented.
     - Recommendation given is to not approve the request.

Motion to draft a letter to the applicant with the decision not to approve the request, and circulate by email for an e-vote. ***Upon motion and duly seconded*** the Commission majority approves the motion. **Motion carried.**

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

Commissioner Hartling departs meeting at 3:59 pm.

Motion to draft a letter and send to applicant requesting the additional information for the DP. ***Upon motion and duly seconded*** the Commission majority approves the motion. **Motion carried.**

5. Approval of Minutes

Motion to approve the August 14, 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 4:04 pm

The Commission came out of **In-Camera** at 4:10 pm

- No update on Short-Term Rental data sharing contract
- LUB Amendment request feedback report reviewed
- **D**raft response approved for security issue
- Draft response approved for lack of EV chargers
- Short-Term Rental compliance contact at Growth and Development noted
- Draft response approved for mobile vending inquiry
- Draft response approved for DP submission

7. Non-compliance

- Nothing to report

8. PCC Communication

- Nothing to report

9. Correspondence – since last meeting

- Incoming – 25 were recorded
- Outgoing – 9 were recorded

10. New Business

- NIL

11. Adjournment

Meeting adjourned at 4:19 pm.

Next meeting – October 9, 2025 (3:00 - 5:00 pm)