

Peggy's Cove Commission Meeting
Meeting Minutes
Thursday, November 13, 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
Nancy Hartling, HRM Councillor

Nick Poirier, Dept of Justice

Guests: Chris Rennehan, HRM; Jessica Harper, HRM; Sean Audas, HRM
Regrets: Peter Haslett

Agenda Items:

1. Call to Order – Vice Chair called the meeting to order at 3:05 p.m., quorum achieved.

2. Approval of Agenda

Motion to approve November 13, 2025 Agenda. ***Upon motion and duly seconded*** the Commission majority approves to adopt the agenda. ***Motion carried.***

3. Declaration of Conflict of Interest

Commissioner Bartholomew declares a conflict on any discussion on their property. 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.

4. Development Permit Applications

- PC DP 2025-5 STR property use – transferring file to HRM
- PC DP 2025-2 DP application to erect a fence – no update at this time, transferred file to HRM

A question was asked regarding fines related to non-compliance. HRM will follow the Peggy's Cove Commission Act, **Section 14 Offence and penalty**, where it states "... conviction to a penalty of not more than fifty dollars,"

5. Approval of Minutes

Motion to approve the October 9, 2025 Minutes with edits. ***Upon motion and duly seconded***, the Commission majority approve the Minutes. ***Motion carried.***

6. Review of Action items

Discussion commenced on outstanding action items.

HRM has signed the provincial Short-Term Rental data sharing agreement and it contains Peggy's Cove. The Commission will check into whether they need to finalize the STR data sharing agreement.

7. Non-compliance

- HRM has begun reviewing the Commission's non-compliance list and will begin investigation.

8. PCC Communication

- Edits have been made to the website reflecting the recent contract with HRM to provide development officer services administering the Peggy's Cove Land Use By-law (LUB).
- The inbox email auto-response has also been updated to reflect the same information.

9. Correspondence – since last meeting

- Incoming – 7 were recorded
- Outgoing – 8 were recorded

10. New Business

- Nothing to add

11. Adjournment

Upon motion and duly seconded, the Commission meeting is adjourned at 4:00 pm.

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