



Peggy's Cove Commission Meeting

Meeting Minutes

Thursday, April 13, 2023

3:00 – 5:00 p.m.

Via Teams/Conference Call

Members in Attendance:

Nicole Campbell – Chair
Maria Bartholomew - Vice Chair
Judy Dauphinee
Karren Fader
Jeannie Chow, Dept. of Economic
Development

Christina Lovitt – Dept. of Municipal Affairs and Housing
Graham Fisher – Dept. of Municipal Affairs and Housing –
non-voting member
David Mitchell, Dept. of Economic Development – non-
voting member
Ian Watson, Upland Consultant – Guest
Geoff Leung, Dept. of Justice - Guest

Regrets: Pam Lovelace, HRM Councillor

Agenda Items

1. **Call to Order** – Chair Campbell called the meeting to order at 3:05 p.m.

2. **Approval of Agenda**

Motion to Approve April 13, 2023 Agenda with additions. *Upon motion and duly seconded*, the Commission majority approves to adopt the agenda as presented. **Motion carried.**

3. **Approval of Minutes**

Motion to Approve the March 9, 2023 Minutes with additions. *Upon motion and duly seconded*, the Commission majority approves the Minutes as presented. **Motion carried.**

4. **Review of Action items**

- Upland contract extended to complete Draft LUB
- No further steering committee meetings will be held.
- Upland arranged a second community information meeting for April 27 at 6:30 pm – 8 pm. Notice and documents will be made available through website, email, mail and copies at Sou'Wester.
- PC Act section 17 (Conflict) notes that in the event of conflict with other Acts or by-laws the PC Act prevails. This meaning that in the Peggy's Cove area the Act supercedes other Acts or by-laws, but the PC Act does not have unlimited rights, it is constrained by its Section 7 (Purpose).
- Message sent to community advising another community information session will be held.
- Communications were discussed later in the meeting (newsletter, AGM)
- PC Development permit process/steps finalized and will be posted to website.

Motion to post PC Development permit process/steps to PC website as community resource. **Upon motion and duly seconded**, the Commission majority approves to post the PC Development permit process to the PC website. **Motion carried.**

5. Land Use By-Law Review

UPLAND was invited to discuss the Peggy's Cove LUB – Commission Report on Draft – 2023.03.09. It was noted that feedback was collected since the last open house held in November 2022 until present. Items on pg. 6 -11 for discussion and feedback with PCC followed:

1. Deck Standards

Motion to table deck conversations and take this to the community information session on April 27 and obtain feedback at that time. This will be noted in the information package and then the community will know what to expect at the meeting. **Upon motion and duly seconded** the Commission majority approves tabling the deck conversation until April 27. **Motion carried.**

2. Enclosure for Home-based Businesses

Motion to accept UPLAND's recommendation amending the draft Bylaw (clause 7.8.1 (e)) to require any retail sales as part of a home-based business to be located within a building. **Upon motion and duly seconded** the Commission majority approves the recommendation. **Motion carried.**

3. Hours of Operation

Motion to accept UPLAND's recommendation amending the permitted hours of operation to move the closing time to 9:30 pm. **Upon motion and duly seconded** the Commission majority approves the recommendation. **Motion carried.**

4. Core Zone Extent

1. **Motion** to accept UPLAND's recommendation and not place PIDs 00512897 and 40038648 in the Core Zone. **Upon motion and duly seconded** the Commission majority approves the recommendation. **Motion carried.**

Amendment to motion: Motion to accept UPLAND's recommendation with addition of exploring alternative names for the currently proposed named Community Zone related to these two PID's. **Upon motion and duly seconded** the Commission majority approves the amended recommendation. **Motion carried.**

2. **Motion** to accept UPLAND's recommendation to not extend the Core Zone further along Lobster Lane. The Commission also agreed to take this item to the community information session on April 27 and obtain feedback. This will be noted in the community information package. **Upon motion and duly seconded** the Commission majority approves the recommendation. **Motion carried.**

3. **Motion** to accept UPLAND's recommendation to not increase the depth of the Core Zone along Peggy's Point Road. The Commission also agreed to take this item to the community information session on April 27 and obtain feedback. This will be noted in the community information package. **Upon motion and duly seconded** the Commission majority approves the recommendation. **Motion carried.**

5. Quorum

Motion to accept Upland's recommendation to not change the provisions for quorum. **Upon motion and duly seconded** the Commission majority approves the recommendation. **Motion carried.**

6. Window Standards

Motion to accept Upland’s recommendation to not relax standards for window types. **Upon motion and duly seconded** the Commission majority approves the recommendation. **Motion carried.**

Motion that maps (versions Nov 2022 and March 2023) and pens be made available at the community information meeting on April 27 for attendees to view and draw their interpretations of boundaries. These maps will be collected and compared after the meeting. **Upon motion and duly seconded** the Commission majority approves the recommendation. **Motion carried.**

UPLAND’s preparation for April 27 Community Information session will be to update notice poster indicating a hard copy of draft LUB can be picked up at the Sou’Wester. UPLAND will email the poster and abridged version of the draft LUB that contains the last edits and edits from today to new email list and post on website www.peggyscovelub.ca . UPLAND will send poster and abridged version that contains the last edits and edits from today to Chair and Secretariat and they will share with the community by mail and hard copy. Included in the package will be questions asking the community if the LUB is on track.

Meeting was adjourned at 6:12 pm. Another meeting has been set for **April 19/23 at 9 am** to continue the meeting agenda.

6. Development Permit Applications

- PC DP 2023-2 – request for Commercial designation confirmation – letter prepared to confirm property is commercial.
- PC DP 2023-3 – application for Seasonal deck
- PC DP 2023-4 – application for 120 & 128 Peggy’s Point Road

7. PCC Communication

- Newsletter
- Annual General Meeting

8. PCC meeting recording suggestion

9. **Correspondence – since last meeting**

- Outgoing – 3 were recorded
- Incoming – 13 were recorded

10. **New Business - NIL**

11. **Adjournment**

Meeting adjourned at 6:12 pm.

Next meeting – April 19, 2023 (9:00 a.m.) and May 11, 2023 (3:00-5:00 pm)