

**ECONOMIC DEVELOPMENT, PLANNING AND LAND USE
DEVELOPMENT COMMITTEE MINUTES**

Town of Carbonear

Council Chambers, Thursday, February 20, 2025 @ 3:30 pm

Present:	Councillor (Chair)	Danielle Doyle
	Councillor	Chris O'Grady
	Councillor	Peter Snow
	Town Clerk	Cathy Somers
	Director of Ops & PW	Ian Farrell
	EDTO	Kerri Abbott

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1. Business arising from previous minutes
 - 73 Water Street, enclose existing car port, The Director to discuss options to make it permissible.
 - 3 Mutreyville Street, shed
The Director reported a discretionary use should be advertised.
Deferred.
 - Commercial equipment on property at 11 Industrial Crescent– Town Clerk to follow up to determine if MEO has advised that a Business Permit is required to operate from that location.
 2. Development Application
 3. Correspondence
 - a) Urban and Rural Planning, decision of appeal, 74 Irishtown Road
The appeal board ruled in favour of the Town. No further action required.
 - b) 18 English Hill, proposal for demolition
The property owner is proposing to have the old dwelling removed by May, 2025. The committee was satisfied with the date provided for demolition.
 4. Economic Development Report
EDTO is continuing to work with a variety of businesses on their applications and opening. One business is interested in hosting a grand opening in the next 2 months.

EDTO is working with the Province and Federal departments to list commercial/development areas for when both government departments receive requests of a “wish list” for potential commercial development.

EDTO has been in touch with a variety of site selector companies that offer assistance to developers to visit regions and potential development/commercial sites. EDTO is working with them to complete a package that would include Carbonear as one of the sites when they visit the St. John's/ Avalon region. Due to the proximity to St. John's, Carbonear location is desirable as well.

Service NL approvals are continuing, some require more time as owners address issues that are identified by officers.

MNL has hired a Housing Capacity Building Officer Ben Noseworthy to assist with organizations/businesses identifying and completing applications for funding as they can be difficult. EDTO has reached out to those previously interested to connect them.

Welcome Coffee Hour is coming up in Mid-April. The last Coffee Hour at the hospital was a success, with more folks stopping by and asking questions.

Mentor Tool Kit is currently being reviewed by NL Health Services and immigration department and will begin in May. Call for mentor volunteers will be posted in March and recruitment will be a couple of months. Training will commence in May.

5. New Business

a) The committee recommends the Town Clerk inquire with the MEO on the status of the files sent to the lawyer.

6. Ongoing Items

These are items that may not require discussion every meeting but are to be kept on the agenda so they are not overlooked.

➤ Municipal Plan Review - update

Applications still pending

- 19 Industrial Crescent, sober living, discretionary advertised, March 6
- 117 Columbus Drive, new business, discretionary advertised, March 6
- 141 Water Street, new business, contracting warehouse. Deferred.
- 67-73 Earle's Lane – 15 Residential units, correspondence sent to applicant. The CAO to follow up.
Town Clerk to check to determine if CAO has sent correspondence on this matter..
- 203-211 Water Street – Floating dock, wharf - Waiting on plan review and Government approval
- 151 Water Street, Avalon Acupuncture, new business, plot plan received, waiting on Service NL approval. This should be received soon.
- 203-211 Water Street, business operations ongoing, being forwarded to lawyer. Request update from the MEO.
Town Clerk to check file to determine the latest information on this property.
- 183 Water Street – Oceanside deck – waiting on plan review and governmental approvals
- Irishtown Road, Home based business, Prism Nails, sent to lawyer. Request update from the MEO
- 62 Powell Drive, Office space –waiting Service NL approval

- 36 Valley Road, Apartment units (4) – zoning amendment. Amendment sent to the province for signing.
- Waterfront Property. The CAO following up.
- Strategic Plan action items

7. Adjournment 4:20 pm