

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

**Town of Carbonear**

Council Chambers, Thursday, February 5, 2025 @ 3:45 pm

Present:	Councillor (Chair)	Danielle Doyle
	Councillor	Chris O'Grady
	Councillor	Peter Snow
	CAO	Cynthia Davis
	Director of Ops & PW	Ian Farrell
	EDTO	Kerri Abbott
	EA	Janice Green

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1. Business arising from previous minutes
    - 73 Water Street, enclose existing car port - A message was left with the property owner to discuss the development. Deferred.
  
  2. Development Applications
    - a) 3 Mutreyville Street, shed

The application is incomplete. Additional information will be requested from the applicant. Deferred.
    - b) 12 Southside Lower Road, shed

This will result in a total size of all accessory buildings exceeding the maximum size of 81m<sup>2</sup>. Council has the discretion to approve a total floor area of greater than the maximum, provided the lot size is greater than 1400m<sup>2</sup> and the total lot coverage does not exceed 7% of the lot size. A discretionary notice is required to be advertised if Council will consider the application. The committee recommends conditional upon no objections to the discretionary notice advertised. If there are any objections to the discretionary notice, the application is to be revisited by council.
    - c) 19 Industrial Crescent, sober living housing

Funding is approved to open sober living housing. The area is zoned commercial general. A hostel is an example of a discretionary use. *The committee felt that the layout proposed is similar in nature to a hostel and will recommend the proposal but would like to have further discussion with council before the meeting before they are prepared to bring forward that recommendation.*

The Fire Department has requested to meet with Council to discuss the fire fighter memorial park so this can be discussed as well.
    - d) 117 Columbus Drive, new business gift shop

This is zoned commercial highway. It will be confirmed if retail is a permitted or discretionary use for this zone. Approvals from the Department of Digital Government and Service NL will be required. *The committee will recommend.* A draft motion to be prepared.
  
  3. Correspondence

- a) Correspondence from business owner, storing of heavy equipment machinery on property on Industrial Crescent.  
The business owner responded to correspondence from the Town stating that a business with change of use requires a development application. Equipment was relocated from Powell Drive for this particular business. The business owner's correspondence stated that he felt an application is not required. The town will respond with clarification that a development application is required.

4. Economic Development Report

5. New Business

- a) Greenhouse Gases/Economic Development and FCM funding  
The EDTO is working on an application.
- b) Canada Housing Infrastructure Funding application  
funding is available is for planning, new construction and expansion of drinking water, wastewater, stormwater or solid waste infrastructure. Projects must increase system capacity or efficiency to enable increased housing supply or to address a housing need. The project must be substantially completed no later than September 30, 2031. There is an opportunity to obtain funding to expand on a possible housing development to the rear of commercial land on Columbus Drive. A preliminary submission is required by March. It is recommended to make a submission so it will meet the deadline and further investigation will be completed to determine if this project can be completed in partnership with the developer but be in accordance with policy. If it is determined that it cannot be completed in accordance with policy, it can be withdrawn.

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

***Applications still pending***

- 141 Water Street, new business, contracting warehouse
- 67-73 Earle's Lane – 15 Residential units, correspondence sent to applicant
- 203-211 Water Street – Floating dock, wharf - Waiting on plan review and Government approval
- 151 Water Street, Avalon Acupuncture, new business, waiting on Service NL approval
- 203-211 Water Street, business operations ongoing, being forwarded to lawyer
- 183 Water Street – Oceanside deck – waiting on plan review and governmental approvals
- 11 Quarter's Lane, daycare. Permit for fence issue, waiting on Service NL approval

- Irishtown Road, Home based business, Prism Nails, sent to lawyer
- 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
- Strategic Plan action items

7. Adjournment 4 pm