

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

**Town of Carbonear**

*Council Chambers, Thursday, January 23, 2025 @ 3:30 pm*

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

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1. Business arising from previous minutes

- Development Application 141 Water Street, RE: Contractor Warehouse business – The opinion from the planner at MAPA was reviewed with committee. The proposed use is not permitted or discretionary in the Heritage Zone. The draft of the new Municipal Plan and Development Regulations will be reviewed to determine if this use can be considered. If not, the committee recommends the regulations include non-intrusive light industry uses where the use is contained within the building in this zone. The committee recommends deferring any further action on the application until the plan review is complete. This item will be moved to ongoing items.
- Development Application 73 Water Street, RE: Enclose existing car port  
The application to enclose the existing car port was reviewed, however; this is a new extension for a garage with a new roof, walls, windows and doors. The extension is not in compliance with the minimum side yard requirement of 1.5 m and cannot be approved as submitted. *The committee recommends discussing options for compliance with the applicant prior to refusing the application.*
- Soper Avenue, complaint of neighbours fence on Hoyles Road  
Staff visited the site and confirmed the fence exceeds the fence height in the regulations and the height proposed in the new development regulations. The owners were informed of the violation verbally. *The committee recommends the next step which is written correspondence.*
- Line Road, RE: Request for power to a new cabin (photos of demolition to date are included) – Removal of the existing cabin is a condition of the permit to construct a replacement cabin. Per the photos submitted, the existing cabin is collapsed and the committee is satisfied that the applicant will be complying with the condition to remove the existing cabin. Staff will inform Service NL that the town has no issue with a service being installed to the new cabin. *The committee recommends the site be monitored for property clean up.*

2. MEO Report

3. Development Applications
  - a) 23 Hoyles Road, RE: New electrical service to detached garage  
Service NL is requesting approval from the Town concerning a request for a service to be provided to a garage on the property. The dwelling will be demolished due to a fire and a new dwelling constructed. The development regulations require that an accessory building be serviced from the main dwelling unless approved by Council. The accessory building was previously serviced from the dwelling. *The committee recommends approval of the service to the garage on a temporary basis until the new dwelling is constructed and this separate service to be removed prior to a new service being provided to the dwelling.* Service NL will be informed of this condition. *A draft motion will be prepared.*
4. Correspondence
5. Economic Development Report
  - a) Rural Medicine Summit - The feedback received from the students was that the weekend was a success. The email was reviewed which stated that the EDTO *“brought the warm, welcoming energy of the town to life, highlighting its many strengths and making every attendee feel at home”.*
  - b) February Campaign. This will be advertised Friday or Monday.
  - c) March Festival. The EDTO is working on a list of activities for the March Festival scheduled to start March 8 to include International Women’s Day.
6. New Business
  - a) Commercial vehicles on property, Crowdy Street  
Due to the number of commercial vehicles, it appears a business may be operating. There is no business approved for this location. Any more than one commercial vehicle is a violation of the Commercial Vehicles Regulations. This will be provided to the MEO for investigation.
  - b) New dwelling, 18 English Hill, RE: Former dwelling not removed  
The permit for a new dwelling was conditional upon removal of the existing dwelling and water was not to be turned on to the dwelling until the old dwelling was removed. The new dwelling appears to be occupied. Correspondence was sent to the owner asking their intent for removal of the old dwelling on the property. A response has not been received. *It is recommended that the owner be written and informed that a condition of the permit was that the old dwelling was to be removed before water service is provided to the new dwelling and if a response is not provided with a satisfactory plan for removal of the old dwelling, water service will be discontinued to the new dwelling.*
  - c) New Business Opening Advertised  
An application has not been received for this particular business. Contact will be made to inform the proposed business that a permit from the Town of Carbonear is required prior a new business opening.
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- Carbonear is required prior a new business opening.
- e) New Department Store, Columbus Drive – The applicant requested a fast turnaround of the application. All approvals were received and the application was in accordance with the Carbonear Municipal Plan and Development Regulations so the permit has been issued. The permit is included on the list of permits for approval going to Council at the regular council meeting.
  - f) Yolo Renewals  
A review of the previous year has proven to have valuable results. The cost of the renewal is \$3,450. *The committee will recommend. A draft motion will be prepared.*  
Yolo will be presenting at a conference in May in St. John's, The EDTO will forward more information when it becomes available.
  - g) MNL is contacting EDO's requesting positive economic development stories to be shared provincially.
  - h) Funeral Home Cooperative  
The cooperative is hosting an AGM in April at the Multipurpose Room. Membership in the cooperative is live on their website.

## 7. 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 – Provincial review should be completed by spring.

### ***Applications still pending***

- 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
- 1-5 Merchant Drive, Pharmacy, clinic. Waiting on Service NL approval
- Irishtown Road, Home based business, Prism Nails, sent to lawyer
- 62 Powell Drive, Office space – pending Service NL approval
- 36 Valley Road, Apartment units (4) – zoning amendment. Amendment sent to the province for signing.
- Waterfront Property
- Strategic Plan action items

## 8. Adjournment 5 pm