

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

**Town of Carbonear**

*Council Chambers, Thursday, January 9, 2025 @ 4:30 pm*

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

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1. Business arising from previous minutes
    - 14 Soper Avenue – update on the outdoor fireplace constructed on the property - The MEO and the Director of Operations and Public Works visited the property. The portion of the outdoor kitchen that encroached into the 1.5 m side yard has been detached from the rest of the structure and placed on wheels making it movable. The committee felt that this is no different than portable bbq's that residents keep on their properties. The committee is satisfied with the changes to make the outdoor kitchen compliant with the development regulations. The committee recommends rescinding the removal order. A draft motion will be prepared.
  2. MEO Report
    - Several properties are having charges laid through the court.
    - 14 Quarters Lane, staff to proceed to the next step in the process
    - Landscaping business relocated to Industrial Crescent – the company owner has been informed verbally to make application for the business operation at this site. An application has not been received so staff will proceed with the next step which is to provide written correspondence.
  3. Development Applications
    - a) 141 Water Street – new business – carpentry shop

The applicant is proposing to operate a carpentry shop from this location. This application is still being reviewed as the regulations do not seem clear with respect to an industrial use that does not have water frontage. The CAO will contact Urban and Rural Planning for an opinion. The Committee is satisfied to approve if the use is in accordance with the regulations. An update will be provided if further information can be obtained prior to the regular meeting.
    - b) 48 Powell Drive, lower level, Car Detailing business

The EDTO has left messages with the applicant to obtain further information on the application. The regulations will be reviewed to

determine if this is a permitted or discretionary use. If this is a use that can be approved, the committee will recommend approval of the application conditional upon compliance with the Carbonear Municipal Plan and Development Regulations and upon receipt of approval from the Service NL and other applicable government departments and agencies. A draft motion will be prepared if required.

- c) 195 Water Street, change use from commercial to residential (upper level - one unit)

This is a permitted use. Recommended. A draft motion will be prepared.

- d) 149 Water Street, replace windows and doors  
Recommended. A draft motion will be prepared.

- e) 110 White's Road, renewal of sawmill

The permit is required to be renewed annually. There have been no complaints or concerns received; therefore, the committee recommends renewal of the permit for another year.

- f) Lot 22 Line Road, replace existing cabin

New cabins are not permitted within the Watershed but Council has approved replacement of existing cabins. The MEO to confirm whether there is an existing cabin remaining on the lot. The committee recommends approval to construct a new cabin conditional upon demolition of the existing cabin and conditional upon required approvals from the Department of Environment. It is suggested that the permit be issued in two parts with Part A being approval to remove the existing cabin and once the existing cabin is removed, Part B can be issued which is the construct the new cabin. A draft motion will be prepared.

The committee inquired on an update to the cabin owner requesting power to a new cabin. Previous investigation determined demolition of the existing cabin was not complete and municipal approval was not provided to NL Power to connect the new cabin. The committee recommends the MEO investigate. If the existing cabin remains, the committee recommends sending a removal order to remove the cabin that is not in compliance with the conditions of the permit issues. A draft motion will be prepared for the regular meeting if required.

- g) 73 Water Street – enclose carport

The property owners have enclosed a carport creating an attached garage without a permit and contrary to the regulations. The owner was contacted to stop development and submit an application for review. A stop work order was also issued. A draft motion will be prepared to confirm the order delivered. An application has been received for review but the extension does not comply with the minimum side yard requirement and cannot be approved as submitted. *The committee recommends refusing the application as submitted. A draft motion will be prepared.*

*The committee also recommends discussing options for compliance with the applicant.*

#### 4. Correspondence

- a) Property owner, 21 Crowdy Street, request for refund  
The documentation received to obtain the refund was reviewed. The committee felt the documentation satisfied the requirements of the policy for a refund. *The committee recommends proceeding with the refund less the permit processing fee.*

#### 5. Economic Development Report

- The RFP for Consulting Services for Community Business Stakeholders Partnership CBN 2025 is ready for advertisement. This is a partnership between the Town of Carbonear, Hr. Grace and Bay Roberts and CBDC. Councillor Doyle declared a conflict on the matter. The Town of Carbonear will sign the agreement with the successful consultant but the funding is being provided by CBDC for the consultant.
- Design of how-to brochure for development – will feature print and electronic material including a video.
- February – Carbonear....where love is legendary  
Featuring: Love Local – businesses that have completed the business spotlights will be featured every second day during the month of February. 2 posts a day, one with their info and the second a post with the owner/operator in the business. Heart shape selfie posters to leave at locations for folks to take photos and tag the Town. #LoveLocalCarbonear
- Heavy rotation of videos – showcasing everything we love about Carbonear. The videos will be shared across social media, google and yolo on a daily rotation. (Scheduling videos are 60% complete as of Tuesday, January 07, 2025).
- Welcoming Community: Coffee Hour: Wednesday, February 12, 2025 from 10:30 -11:30 a.m.
- Rural Medicine Interest Group at Memorial University / Rural Summit January 18 and 19<sup>th</sup>

#### 6. New Business

- a) Property owner Soper Avenue complaint of neighbours fence  
Staff visited the site and confirmed the fence is placed in non-compliance to the Town of Carbonear Fence Regulations and Development Regulations. The committee recommends forwarding correspondence to the property owner informing them of the violation and the requirement to comply.
- b) 73 Water Street, development completed without permit. Discussed earlier.
- c) New Town's Act  
Per the TLSDA, committee meetings are now open to the public. Also, committee meetings must have a quorum. There are currently three council members so two members will be a quorum. The meetings can be closed for items listed in the legislation.

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

***Applications still pending***

- 67-73 Earle's Lane, 15 Residential units – contact to be made with the applicant to inform them if not proceeding due to insufficient funding, a refund may be in order if required documentation can be provided.
- 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. – no update.
- Waterfront Property, He indicated that they are still waiting for a letter from Dr. Howse. He will follow up on this though.
- Strategic Plan action items

8. Adjournment 5:30 pm