

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

**Town of Carbonear**

Council Chambers, Thursday, March 6, 2025 @ 4:00 pm

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

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1. Business arising from previous minutes
    - 73 Water Street, enclose existing car port – This was discussed with the property owner who has been away and will discuss with spouse and contact staff.
    - 3 Mutreyville Street, shed – This will be placed on file until an updated plan is received.
    - Commercial equipment on property at 11 Industrial Crescent – The MEO has been in contact with the individual to clarify the application requirements.
  
  2. Development Application
    - a) 48 Crowdy Street, Change of use to multi-unit dwelling – The property is not in compliance with the development regulations currently but will comply with the new regulations if approved. The applicant will be informed of the situation.
    - b) 10 Chapel Hill, Home based photography business – This is a discretionary use in residential area. The committee recommends approval of the application conditional upon no objections to the discretionary notice and furthermore, if there are objections, it will be referred back to council for further review. A draft motion will be prepared. *Councillor Doyle left the meeting as she felt that she was in conflict on the next item on the agenda as she was on the board of an organization that was located in one of the properties that submitted an objection.*
  
  3. Correspondence
    - a) Property owner, Industrial Crescent, objection to sober living facility
    - b) Property owner, Goff Avenue, objection to sober living facility
    - c) Property owner, Goff Avenue, objection to sober living facility
    - d) Property owner, Industrial Crescent, objection to sober living facility
    - e) Property Owner, Goff Avenue
    - f) Property Owner Goff Avenue
    - g) Objections from Daycare parents/family, sober living facility
    - h) Objection, sober living facility

The committee reviewed the correspondence received. The committee recommended further discussion with council prior to the regular meeting to

discuss next steps in consideration of this application and the objections received.

4. Economic Development

5. New Business

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 5:10 pm