

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

Town of Carbonear

Council Chambers, Thursday, May 8, 2025 @ 3:45 pm

Present:	Councillor (Chair)	Danielle Doyle via telephone
	Councillor	Chris O'Grady
	Councillor	Peter Snow
	CAO	Cynthia Davis
	MEO	Matt Burke
	Director of Ops & PW	Ian Farrell
	EDTO	Kerri Abbott

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1. Business arising from previous minutes
 - 119 Industrial Crescent, Sober living – Deferred for Council.
 - 73 Water Street, enclose existing car port – The property owner has inquired about options to place the extension in compliance and this is being discussed with the property owner. Deferred.
 - 149 Water Street, siding installed without permit – correspondence has been sent with no commitment to address the situation. *The committee recommends the next step which is an order.* A draft motion will be prepared.

 2. North Pine Virtual Meeting

The representative was informed of the lack of transportation in the region and the need for transportation system or expansion of existing transportation initiatives. A presentation was provided by the representative outlining the company founders, their background and how they obtained their wealth. The company has made several investments in NL. An overview of the St. Anthony transportation pilot project was provided. Other investment examples were provided. For their company to consider investing, the problem and its scope will have to be identified, what problems the lack of transportation creates and a measurement of this and if a transportation system is implemented, a measurement of success of this investment is required. There is an expectation of federal and municipal investment. Recommended contact with the MP about the issue. The committee thanked the representative for his presentation and will be in contact once the information that is required is obtained.

 3. Development Applications
 - a) 43 Blueberry Crescent, new home construction – There is 15 m reserved for a street to access land to the north of this property. This property has not been developed and a road does not exist to date. The side yard proposed for the new dwelling exceeds the minimum side yard but is not in compliance with the minimum building line setback requirement if there was a road along the north property boundary. *The application is recommended for approval as submitted as there is no road along the*

- north boundary at this time. A draft motion will be prepared.*
- b) New business, Home Décor, TC Square Mall – *Recommended for approval conditional upon compliance with the regulations and receipt of government approvals. A draft motion will be prepared.*
 - c) 9 St. Clare Avenue, request for separate electrical service – The regulations require that an accessory building be serviced from the dwelling unless council approves otherwise. The application has stated that a hot tub is being installed near the accessory building and there is no room remaining on the electrical panel in the dwelling for the hot tub so a request is being made for a separate service to the garage. *Recommended for approval.*
 - d) 210 Water Street, replace deck – This is an existing property that does not have the required setback from the street and access is required to the back door. *Recommended for approval under S.10, Discretionary Powers of Authority.* A draft motion will be prepared.
 - e) 7 Gladstone Road, replace existing greenhouse – The notes inquired about the calculation for lot coverage as there is an existing two storey and a single storey greenhouse proposed. The CAO will relay this information as the calculation is prorated. The calculation will be completed and if the proposed greenhouse complies, a draft motion will be prepared for committee recommendation.
 - f) 111 Columbus Drive, interior retrofit – *Recommended conditional upon compliance with regulations and receipt of governmental approvals.* A draft motion will be prepared.
 - g) 92 Pondsides Road, shed – There is a play structure placed without a permit in front of the dwelling contrary to the regulations. This will be in front of the shed proposed. *The committee recommends contacting the property owner to obtain further information on the intent for the play structure prior to making a recommendation on the shed. Deferred.*
4. Correspondence
- a) Upland, Municipal Plan progress report – The report noted the planner is still waiting on direction from Municipal Affairs pertaining to edits but is expecting that a May release should be able to be achieved with an adoption in June and wrap up in July.
 - b) 56-58 Lemarchant Street, business owner, request for approval in principle – An application has been received to expand the existing day care to construct two additional homerooms. *Recommends issuing an approval in principle.*
5. MEO Report
- The MEO updated the committee on ongoing issues and the status. The committee recommends following the next steps outlined on the spreadsheet reviewed. *The following are recommended for orders as they have been notified verbally, provided a letter outlining the non-compliance and have not made any effort to address the non-compliance:*

- 11 Industrial Crescent – Business operating without a permit
 - 2 Gladstone Road – Commercial Vehicles and Tires
- A draft motion will be prepared

6. Economic Development

- a) The Town of Carbonear and Harbour Grace are working together to host two sessions for community & business stakeholders. Chris Paterson and Bojan Fürst of Civic Matters NL will be facilitating the sessions. The following sessions have been held:
 - April 29, 12 – 1:30pm in the CBN Regional Community Centre at 256 Water Street in Carbonear
 - May 7, 5-6:30pm at the Multipurpose Room at the Danny Cleary Harbour Grace Community Centre in Harbour Grace

There is still a virtual session to be held.
- b) CBDC has a business luncheon scheduled in Brigus on May 14. The EDTO will be attending and suggested some council representation at the event as well. She will email the information to council again.
- c) The EDTO has met with some prospective new businesses. No commitments to develop at this time.

Councillor Snow left the meeting at 5 pm.

7. New Business

- A business was noted to be in operation that is not on the list of businesses operating within the Town. This will be investigated and appropriate correspondence sent for non-compliance.

8. 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.

Applications still pending

- Liquidation centre retail, TC Square Mall, Referral sent
- Take out and event space, 195 Water Street, Referral sent
- Hair Salon and Spa, 195 Water Street, Referral sent
- Home Based Business, 30 Crowdy Street. Floral arrangement for delivery. Discretionary fee paid. Advertisement to be published
- 73 Water Street, enclose existing car port – Discussing situation with property owner
- 198 Water Street , fence and gate, Heritage Area, staff reached out to the property owner with questions on the application, there has been no response from the property owner
- 167 Forest Road, Home Based Business application, AI Automation Agency
The applicant to be advised of the status of the application that cannot be approved at this time. This will be a discretionary use in the new plan.
- 48 Crowdy Street – Change of use to multi-unit dwelling. The applicant has been advised of the new plan. Deferred.

- 3 Mutreyville Street, shed. Placed on file until new plan
- 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
- 203-211 Water Street, business operations ongoing, being forwarded to lawyer
- 183 Water Street – Oceanside deck – waiting on plan review and governmental approvals
- 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. Amendment is registered with the province. Advertisement sent to the gazette.
- Waterfront Property
- Strategic Plan action items

9. Adjournment 5:20 pm