

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

Town of Carbonear

Council Chambers, Thursday, March 20, 2025 @ 3:30 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

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1. Business arising from previous minutes
 - 73 Water Street, enclose existing car port – The Director of Operations and Public Works will contact property owner again before next meeting.
 - 19 Industrial Crescent, sober living – This item is being deferred until the end of the meeting as *Councillor Doyle has declared a conflict* as she is on the board of the company that leases space at the adjacent building.
 - 48 Crowdy Street – Change of use to multi-unit dwelling. The proposed development will not comply with the current zoning standards. It will be in compliance with the development standards proposed in the new municipal plan and development regulations. The applicant will be informed of this.

 2. Development Application
 - a) 167 Forest Road, Home Based Business application, AI Automation Agency – The current development standards does not allow this business use in a residential low-density zone. It is a proposed use in the new municipal plan and development regulations. The applicant will be informed.
 - b) 1-5 Merchant Drive, Interior tenant fit up for vacant space – recommended for approval subject to usual conditions. A draft motion will be prepared.
 - c) 198 Water Street, fence and gate, Heritage Area – The proposed location will be in the street reservation contrary to municipal and provincial regulations. There is no description of the fence and the materials to be used. The Director of Operations and Public Works will contact the applicant and report back at the next meeting.
 - d) 48 Powell Drive, new business, hair salon and aesthetics - recommended for approval subject to usual conditions. A draft motion will be prepared.
 - e) 9 Crossroads, replace front step – The dwelling is an older dwelling and not in compliance with the minimum building line setback but a step is needed to access the dwelling and the current step requires replacement. The committee will recommend the replacement step conditional up the step not exceeding the size of the current step in accordance with discretionary powers of the authority and subject to other usual conditions. A draft motion will be prepared.

The lawyer has the summons and information forms completed but they were completed for signature of the former MEO. The Director of Operations and Public Works is reviewing them now to determine if he can swear to the information in the forms. A further update will be provided at the next meeting.

Councillor Doyle left the meeting.

- 19 Industrial Crescent, sober living – The applicant was informed that there were several objections received to the discretionary noticed advertised. The applicant will be available to meet with committee/council after April 1, 2025. Council will be informed of the proposed date for availability when it is determined.

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 - 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

8. Adjournment 4:25 pm