

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

Town of Carbonear

Council Chambers, Thursday, April 3, 2025 @3:30 pm

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

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1. Delegation Regarding Development Proposal – Closed meeting
Council present for the closed meeting:
Deputy Mayor – Sam Slade
Councillors: Chris O'Grady, Ray Noel, Malcolm Seymour and Peter Snow.
Councillor Doyle was not present for the closed portion of the meeting as she declared a conflict as she is on a board that operates from the building next door to the proposed development.
The delegation met with Council to review the development proposal to operate an 8-bed sober living facility from 19 Industrial Crescent. The delegation and the rest of council left the closed portion of the meeting at 4:40 pm.
 2. Business arising from previous minutes
 - Update on Municipal Plan and Development Regulations Review – The province provided feedback on changes from their review. Upland is reviewing the feedback and the changes required. The planner is suggesting that the public hearing may be able to take place in May and the town has contacted a commissioner. Further information on the public hearing date will be provided once staff have additional information from the planner on the status of the edits required by the province.
 3. Development Applications
 - a) Liquidation centre retail, TC Square Mall
This is permitted use for this zone. Approvals from the Department of Digital Government and Service NL will be required. The committee will recommend. A draft motion will be prepared.
 - b) Take out and event space, 195 Water Street
This is permitted use for the Heritage zone. Approvals from the Department of Digital Government and Service NL will be required. The committee will recommend. A draft motion will be prepared.
 - c) Hair Salon and Spa, 195 Water Street
This is permitted use for the Heritage zone. Approvals from the Department of

Digital Government and Service NL will be required. The committee will recommend. A draft motion will be prepared.

d) Garage, 33 Water Street

The application to construct an accessory building was reviewed. This property narrows towards the rear which makes it difficult to avoid projecting in front of the building line to the secondary street but the minimum setback requirement and other standards can be met. The regulations permit council to approve conditional upon the standards being met. The committee will recommend. A draft motion will be prepared.

e) Home Based Business, 30 Crowdy Street. Floral arrangement for delivery.

The applicant is proposing to operate a home-based business from 30 Crowdy Street. The applicant is proposing to make the floral arrangements, gift baskets, etc from her home and deliver. This is being considered as a personal service use and is a discretionary use in a residential medium density zone. *The committee will recommend the application conditional upon the Home-Based Business Regulations and the Municipal Plan and Development Regulations and no objections being received from the discretionary use notice. If there are any objections to the discretionary notice being distributed to neighbouring properties, the application is to be revisited by council.*

A draft motion will be prepared.

4. Correspondence

a) 19 Industrial Crescent, Re: Development Proposal.

Correspondence was sent to Council for review and discussed during the delegation.

b) Property owner, 223 Water Street, Re: Permission to place amour stone along the shoreline.

The property owner submitted correspondence requesting permission to place amour stone along the rear of the property. The property owner has obtained permits from DFO pending municipal approval. A development application was provided to the property owner for completion for consideration of the development proposed. Deferred.

5. Economic Development

6. New Business

a) 149 Water Street, vinyl siding installed without permit

Vinyl siding has been installed on the front of the building contrary to the requirements of the Heritage Zone without a permit. Correspondence has been sent to the property owner along with a development application and information on development requirements for the Heritage zone. Deferred.

b) X Account

Some municipalities are moving away from the X platform. The Town's account has not been active in months. *The committee recommends deactivating the Town of Carbonear X account.*

c) Update on 1 Pike's Lane Multi-Unit Development

The town has been informed that this development is still being pursued. The proposal has changed and is not in compliance with the current municipal plan and development regulations but will be in compliance with the new regulations. The applicant is proposing to have the development completed before end of year and can delay commencement of construction until September. The town will provide the applicant with an update once it has more information on the adoption of the new plan and development regulations.

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.

Applications still pending

- 73 Water Street, enclose existing car port, The Director to discuss with property owner prior to refusal being sent
- 19 Industrial Crescent, sober living facility
- 198 Water Street , fence and gate, Heritage Area, Director to follow up with applicant.
- 167 Forest Road, Home Based Business application, AI Automation Agency Director to reach out to applicant
- 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
 - 10 Chapel Hill – Home based photography business – Discretionary fee paid, Deadline for response to the advertisement in April 24
 - 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.
- Waterfront Property
- Strategic Plan action items

8. Adjournment 5:10 pm