

**ECONOMIC DEVELOPMENT, PLANNING AND LAND USE  
DEVELOPMENT COMMITTEE MINUTES  
Town of Carbonear**

*Council Chambers, October 9, 2025 @ 3:45 pm*

|                          |                |
|--------------------------|----------------|
| Present: Councillor      | Chris O'Grady  |
| Councillor               | Peter Snow     |
| CAO                      | Cynthia Davis  |
| Dir of Oper & PW         | Ian Farrell    |
| EDTO                     | Kerri Abbott   |
| EA                       | Janice Green   |
| Absent: Councillor Chair | Danielle Doyle |

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1. Business arising from previous minutes
  - Charwood Manor – Funding may be approved for the development. A revised plot plan has been received that appears in compliance with the development standards. Approvals from the Department of Digital Government and Service NL is also required.
  - The windmill on White's Road without a permit has been removed.
2. MEO Report  
No report
3. EDTO Report
  - a) 2026 Downhome Expo - The EDTO will be attending the Downhome Expo from May 8-10, 2026 at the Glacier. This year they asked municipalities to bring businesses.
  - b) Brightisle - This is a company that NL Health Services has contracted to provide support for newcomer staff. Their contract will be ending shortly and they have asked for a letter of support for an extension of their services. The committee recommends providing a letter of support. *A draft motion will be prepared.*
4. Development Applications
  - a) 62 Powell Drive, Auto Sales and Roofing business  
The applicant is placing on hold.
  - b) 8 Easton Place, Caregiving and concierge services business  
The home office will be located at 8 Easton Place and the services will take place at no fixed place of address. This is a personal service business and is a discretionary use in the zone. The committee recommends the application conditional upon receiving no objections to the discretionary notice and also conditional upon the regulations. 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.*
  - c) 15 Long's Hill, replace retaining wall

The retaining wall was constructed prior to issuance of the permit. Review has determined the retaining wall is constructed in the street reservation contrary to the Towns and Local Service Districts Act, the Carbonear Municipal Plan and Development Regulations and the Fence Regulations. Photos were reviewed. *The committee recommends approval of the portion of the retaining wall outside the street reservation and with the condition that the portion of the retaining wall constructed within the street reservation be removed. A draft motion will be prepared.*

- d) 27 London Road, detached triple bay garage and separate electrical service to the garage

The applicant has identified that the separate electrical service is required to operate a car hoist and other larger electrical equipment. There is no vehicle repairs permitted in a residential neighbourhood outside of the resident's personal vehicle. A separate electrical service is not permitted and for the reason to prevent unauthorized vehicle repairs. Council may consider it under circumstances that they determine to be justified but, in this situation, it has been identified to be for a vehicle hoist and other electrical equipment where the regular service in the dwelling is not large enough. *The committee recommends approval of the garage, but does not recommend approval of the separate electrical service. A draft motion will be prepared.*

- e) 3 Connolly's Hill, construct shed

The review process identified the proposed shed will project in front of the dwelling on the property which does not comply with the development regulations. The Director contacted the property owner to inform them of the situation and to discuss options. Deferred.

## 5. Correspondence

## 6. New Business

- a) 5 Southside Lower Road, variance

A compliance letter has been requested. Per the real property report, the dwelling is not in compliance with the 6 m minimum building line setback requirements and the 1.5 m side yard requirement. The actual building line setback is 5.41m which is within the 10% variance that can be approved by council. The town owns the adjacent property where a sewer outfall is located. A small portion of the property can be provided to put the property into compliance that will not affect the sewer main. *The committee recommends approval of the variance conditional upon no objections received and also recommends sale of 0.36 m of property for \$499 with the purchaser being responsible for all legal and survey costs. A draft motion will be prepared.*

- b) 73 Water Street, non-compliance to permit

The property owner was approved a permit to relocate the side wall of the garage to comply with the minimum side yard with a 10% variance. To date, the necessary changes have not been completed. The committee

recommends forwarding correspondence as a reminder of the conditions of the permit and if the required changes are not completed an order will be issued.

- c) Business operating, TC Square Mall. The committee recommends providing correspondence to a business operating at the TC Square Mall without the required permit and fire and life safety inspections that if the required approvals are not received within 14 days, an order will be issued to cease business operations.

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***

- 15 Powell Drive, relocate business
- Merchant Drive subdivision, approval in principle provided
- Line Road, request for electrical service, application to dig septic test holes, deferred for further investigation
- Flings Long Pond, Line Road, replacement cabin, deferred for further investigation
- Home Décor, TC Square Mall, Referrals sent, pending government approvals
- 56-58 Lemarchant Street, renovations to business, approval in principle provided. Deferred pending government approvals
- 48 Powell Drive, Hair Salon, Government Services received – Permit issued but not provided waiting on review of signage proposed.
- 223 Water Street, place amour stone along the shoreline, pending government approvals
- Fox Farm Road, hay farm, pending government approvals
- Liquidation centre retail, TC Square Mall, Referral sent, pending government approvals
- Take out and event space, 195 Water Street, Referral sent, pending government approvals.
- Hair Salon and Spa, 195 Water Street, Referral sent, pending government approvals
- 198 Water Street , fence and gate, Heritage Area, Director to follow up with applicant.
- 167 Forest Road, Home Based Business application, AI Automation Agency, pending new plan. Applicant advised application on file pending new plan
- 3 Mutreyville Street, shed. Placed on file until new plan
- 141 Water Street, new business, contracting warehouse. On file pending new plan
- 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. Provincial approval received. Waiting on federal approval

Other Ongoing items

- Waterfront Property
- Strategic Plan action items
- Permit processing fee subdivisions

8. Adjournment 4:50 pm