

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

Town of Carbonear

Council Chambers, Wednesday, September 3, 2025 @ 3:45 pm

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

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1. Business arising from previous minutes
 - Municipal Plan and Development Regulations - The Public Hearing is scheduled for tonight.
 - 149 Water Street, siding installed without permit - The order is ready for delivery
 - 164 Water Street – permit issued to replace vinyl siding with wood clapboard Staff to confirm if the work has been completed. If not, the committee recommends proceeding to the next step in the process which is a reminder letter the town is proceeding to court for non-compliance with the order.
 - 15 Powell Drive, relocate business – reviewed by staff, discretionary use required. Applicant to be contacted.
 - 58 Southside Lower Road, fence on property - deferred for further investigation
 - Line Road, request for electrical service, application to dig septic test holes - Nothing further received to date. This item will be moved to ongoing items.
 - Flings Long Pond, Line Road, replacement cabin - deferred for further investigation. If investigation is complete prior to council meeting, a draft motion will be prepared.
 2. MEO Report – No Report
 3. EDTO Report – No Report
 4. Development Applications
 - a) 9 Willoughby Drive, home based business, electrical services

As the business will take place at no fixed address, the committee considers this a discretionary use and recommends approval conditional upon a public notice where objections or representations can be considered. The conditions of the Home-Based Business Regulations will be identified to the applicant. *The committee will recommend the application conditional upon the application being advertised in accordance with the development 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.

- b) Kiddo Galaxy Inc, TC Square, indoor children's playground
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.*
- c) 35 Pondside Road, renovations to existing house
The applicant is proposing the following development activities: construction of a 6 x 8 portico with two columns over the front door; Construction of a 6 x 19 overhang over the back door; replacement of the front deck with a 6 x 14 deck and replacement of the back deck with a 6 x 19 deck. There is no issue with the development proposed to the rear of the property. The front building line setback is only 2.6m, which is already in non-compliance with the minimum setback requirements. Access is required to the dwelling; however, the committee does not recommend approval of a front deck that will exceed the previous deck or a portico that will project beyond the existing. There may be consideration to a smaller portico that is mounted to the wall. *The committee recommends approval of the replacement front deck under Section 10 – Discretionary Powers of Council of the Development Regulations, conditional upon the new deck not exceeding the size of the current deck.*
- d) 23A Valley Road, new dwelling
The land to be developed does not have frontage on a town street and cannot be approved as submitted. The applicant will be informed possible options for development including requirements for road construction, etc. *The committee recommends refusing the application but providing information related to possible development. A draft motion will be prepared.*
- e) 1 Horwood's Hill, new electrical service to garage
The applicant is proposing a new electrical service to a newly constructed garage. The committee reviewed the rationale and will recommend approval. *A draft motion will be prepared.*

5. Correspondence

- a) Property owner, Grassey Lane, request for information on neighbouring property
The property owner was advised to contact the Town Clerk who is the coordinator for ATIPP requests with the Town. A permit was issued to the neighbouring property owner for the construction of a fence.
- b) Resident Representations for public consultation – Municipal Plan and Development Regulations
The Town received 4 pieces of correspondence for consideration. These have been provided to the commissioner.
- c) Concerned resident(s), RE: Development Canada Place
Concerns were raised about the residential development impacting neighbouring properties. New dwellings are a permitted use in the area. A response will be provided.
- d) Proposed development Merchant Drive.
A meeting will be scheduled to review the development proposal.

6. New Business

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

- 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 waiting 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 – waiting on plan review and governmental approvals
- 62 Powell Drive, Office space –waiting Service NL approval

Other Ongoing items

- Occupancy Permit – policy to be drafted
- Waterfront Property
- Strategic Plan action items
- Permit processing fee subdivisions

8. Adjournment 5:10 pm

Draft Motions

Economic Development, Planning and Land Use Development Committee

Regular Council Meeting – September 9, 2025

Resolution # 1:

Resolved to approve the following applications in accordance with applications submitted, the Town of Carbonear Municipal Plan and Development Regulations and other conditions as specified:

- To operate a home-based business (Electrical Services) from 9 Willoughby Drive conditional upon the Home-Based Business Regulations; no objections or representations being received from the discretionary use advertisement; and the application being referred back to committee and council for further review if objections are received in response to the discretionary notice advertised;*
- to open an indoor children's playground at 120 Columbus Drive (TC Square Mall), conditional upon receipt of approval from Service NL and other applicable government departments and agencies;*
- to approve a separate electrical service for a garage at 1 Horwood's Hill;*
- To replace front deck not exceeding size of the deck being replaced at 35 Pondsideroad in accordance with Section 10, Discretionary Powers of Council;*

Resolution # 2:

Resolved to refuse the application to construct a new dwelling at 23A Valley Road as the development is not in compliance with the Town of Carbonear Development Regulations as the proposed dwelling does not have frontage on a town street.

Resolution #3:

Resolved to approve variances requested to the building line setback at property situate 79 Forest Road conditional upon the variances being within the cumulative 10% per the Urban and Rural Planning Act; and

Further conditional upon there being no objections to the variance distributed to properties in the vicinity of 79 Forest Road and if objections are received, the application will be referred back to council for further review.