

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

Town of Carbonear

Council Chambers, November 6, 2025 @ 3:45 pm

Present: Chair – Deputy Mayor	Fred Earle
Councillor	Amanda Dowden
Councillor	Peter Snow
Mayor	Sam Slade
Town Clerk/Director of	
Financial Operations	Cathy Somers
Dir of Oper & PW	Ian Farrell
EDTO	Kerri Abbott
EA	Janice Green

1. Business arising from previous minutes

- Irishtown Road – Request to Purchase Property

The Committee discussed a request to purchase property on Irishtown Road. It was agreed that further discussion is required, and the matter is deferred to the next Development Committee meeting for additional review. Staff will obtain any available surveys and related information on the civic property.

- 120 Columbus Drive – Liquidation Retail

Written correspondence was hand-delivered in October requesting confirmation of the business owner's intention to operate from this location. The deadline for a response is November 7. If correspondence is not received by that date, the Committee recommends proceeding to the next step, which is issuing an order to cease business operations. A draft motion will be prepared.

The Committee recommends forwarding written correspondence to HS Properties advising them of these concerns and reminding them of the requirement to ensure all tenants obtain appropriate approvals prior to operating from the property.

2. MEO Report

- 11 Industrial Crescent – Application received for a contractor's yard but a discretionary notice is required. Waiting on payment of notice fee.
- 203 Water Street – Business operations taking place contrary to the Municipal Plan and Development Regulations. This has been forwarded to a lawyer for court action as other steps to address the situation have not been successful.
- 149 Water Street – The committee recommend an extension to December 31, 2025 to have the work done. Deferred.
- Battery Rock, Camper and Outhouse placed without a permit – The owner has committed to removing the camper and outhouse upon his return to Carbonear in a couple of weeks. The MEO will monitor for compliance.
- 29 Crowd Street – The property was sent to MAA about completing an assessment for the tenant portion as a business is operating at the site.

- Roosters
Concern was raised by several citizens during the campaign for council elections. There was some discussion on the matter but no recommendations at this time.
- Beehive
It was noted a resident had expressed concerns with bees from a neighbouring property. The MEO was speaking with the bee owner on the matter.

3. EDTO Report

- a) EDTO began by highlighting the Strategic Plan section “Vibrant Community” which features deliverables identified under this committee. She asked councillors to review and will have an update at their next meeting.

The EDTO gave an update on new businesses currently in the process of opening in Carbonear. There are 5 new businesses in various stages of the process, including Service NL permitting process.

There will be an open meeting with businesses on Thursday, November 13, 2025 at 7 p.m. in the Council Chambers. This is the first meeting, and the meetings are expected to be held each quarter. This was one of the items identified in the Strategic Plan.

EDTO spoke about owners of new businesses who have indicated an interest in being more involved in the community. Encouraging all councillors to stop in and say hi to new businesses, and attend their openings.

EDTO is meeting with EDTO's from other communities as well as service organizations to collaborate and set up connections to share information on challenges, upcoming training and encourage and support the business community collaboratively within the region.

4. Development Applications

- a) 210 Water Street, new business application, retail
Retail is a permitted use for the Heritage Zone. Recommended for approval conditional upon compliance with the regulations and receipt of government approvals. A draft motion will be prepared.
- b) 2, 4, 6 Bay Street, change of use, basement apartment
For information purchases it was reported an application has been submitted to change use of the properties to add a basement apartment. Staff is reviewing the application and corresponding with the applicant on floor plans and driveway requirements.
- c) 35-37 D'iberville Street, duplex
The applicant is proposing to construct duplex. The application appears to comply and a permit will be issued accordingly.
- d) 117 Water Street – front deck with railing

The property owner constructed a new front deck with railing at 117 Water Street. As the property is situated close to the street, the Town typically approves such applications when a step is required to access a door, provided the step does not change in size or encroach further into the street reservation. The newly constructed ground-level front step with railing is not in compliance. The Committee will recommend approval of the replacement front deck without railing under Section 10 – Discretionary Powers of Council of the Development Regulations, conditional upon the Town not assuming responsibility for any damage to the deck resulting from snow clearing operations or street maintenance within the street reservation. A motion will be drafted.

5. Correspondence

- a) Carbonear Heritage Society request to install storyboard
The Director reviewed the request to install a storyboard by the stonewall on Bond Street. The location will be reviewed and deferred for further discussion.

6. New Business

- a) Construction of baby barns for resale
An application was received to construct a baby barn for resale purposes. This is the second property in recent weeks to submit a similar application. The committee discussed whether this activity may be considered manufacturing, as properties zoned Residential Medium Density are not intended for manufacturing uses. The Committee is not recommending any action at this time; however, if similar applications continue to arise or become a concern, the matter can be revisited for further review.
- b) Charwood Manor vegetable garden containers. It was noted the groundskeepers advised the containers were removed from the premises. No further action required.
- c) Seacan – it was reported seacan are considered an accessory building
- d) Food Waste Quarter's Lane
Concerns were expressed on the food waste placed in front of a property on Quarter's Lane. The committee recommends the MEO monitor the property and speak to the resident on the concerns.

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

- 27 London Road, garage, discretionary notice fee not paid
- 54 Southside Lower Road, application for home-based business, local delivery, deadline, Nov 20
- 12 Lemarchant Street, home based business, monument cleaning and repair serviced, deadline Nov 20
- 15 Powell Drive, relocate business
- Merchant Drive subdivision, approval in principle provided. An email was

sent this week requesting additional information.

- Line Road, request for electrical service, application to dig septic test holes, 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.
 - Fox Farm Road, hay farm, 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 5:05 pm