

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

Council Chambers, April 23 , 2026 @ 4 p.m.

Present:	Chair – Deputy Mayor	Fred Earle
	Councillor	Amanda Dowden
	Councillor	Peter Snow
	Mayor	Sam Slade
	Dir Operations Public Works	Ian Farrell
	EDTO	Kerri Abbott
Absent:	CAO	Cathy Somers
	EA	Janice Green
	MEO	Matt Burke

Review previous minutes and accept agenda.

- a. Director requested to add 5c) Application to Replace Veranda – 6 Burnt Head Road

1. Business Arising

- a. 142 – 148 Highroad South – Information not received. Committee recommends sending letter to developer.
- b. 120 Columbus Drive – Service NL approval received, awaiting Fire Department inspection.
- c. 42 Willoughby Drive – Deferred for CAO to follow up with lawyer on the agreement.
- d. Land on Irishtown Road – Director indicated that selling a small piece of land might prejudice future development and didn't recommend per the development regulations. Director advised that the resident had been advised to submit an application if they would like to start the process and get an official decision. Other properties also discussed.

EDTO entered meeting and committee moved to EDTO agenda items.

2. EDTO Report

- a. EDTO advises that the Fire Chief was contacted regarding 120 Columbus Drive fire inspection, and the Fire Chief will arrange. The process for

advising businesses if there are issues was discussed, generally, and committee members agree that the results of the fire inspection will be distributed on official letterhead from the office.

- b. Seacan Electrical Quote – The EDTO tabled a quote from the electrical contractor for \$2800 to install electrical service to the seacan at the depot. A motion for council will be drafted.
 - c. Business Breakfast – EDTO recommends the Town sponsor a breakfast for businesses, and maybe partner with a community partner. The Committee supports the initiative.
 - d. EDTO advised committee that she had been meeting with various businesses looking to move or set up in Carbonear.
 - e. Deputy Mayor Earle shared an email from a business on Water Street regarding Water Street Phase 3, for information. The questions raised were also brought up during the Water Street Phase 3 public consultation, and addressed by the engineering consultant.
3. Development Applications
- a. 149 Water Street – Application to replace vinyl siding with wooden siding. The committee recommends to approve the application per the per Heritage Regulations. A draft motion will be completed.
1. Signage
- d. Some discussion held regarding signage.
 - e. 7 Cole's Lane Ditch on Property – Director advised he had called the applicant to discuss earlier today but no answer. Will follow-up.
4. Correspondence
- a. Nothing to report
5. New Business
- a. Director to check on whether or not response was sent to Barry Lyall regarding his complaint with neighbours fence. Staff advised that was sent, but will check to be certain.
 - b. Permit listing was tabled for review.
 - c. 6 Burnt Head Road Application to Replace Veranda – Director advised that the application can only be approved under discretionary powers of council, assuming that this is allowed under the new regulations. Director

to confirm, and if so then committee recommends that a resolution be drafted for council.

6. Adjournment 6 pm