

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

**Town of Carbonear**

*Council Chambers, January 8, 2026 @ 4 p.m.*

Present: Chair – Deputy Mayor	Fred Earle
Councillor	Amanda Dowden
Councillor	Peter Snow
CAO	Cynthia Davis
Dir of Oper & PW	Ian Farrell
EDTO	Kerri Abbott
EA	Janice Green

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1. Delegation  
The delegation was welcomed to the meeting. The Chair inquired if the delegate would be okay with waiting to present once Councillor Dowden arrived. The delegate confirmed that he would wait so the Chair proceeded to move forward to the next item on the agenda.
2. Business arising from previous minutes
  - Application to develop property off Irishtown Road using a right of way referred to as Sweeney's Lane by the applicant. The applicant was proposing the development under the Backlot Development Regulations. The proposed development is not in compliance with the regulations as it requires the property have a 6 m frontage off a town owned and maintained street. Also, backlot development is intended for back land that does not have the required lot frontage for a single dwelling and is not intended for large parcels where back lot approval may prejudice future development. The Committee recommends refusal of the application as submitted. A draft motion will be prepared.
3. MEO Report  
The report was reviewed with committee. The committee recommends the following action:
  - 149 Water Street - proceeding to the next step in the process which is a reminder letter the town is proceeding to court for non-compliance to the order with a deadline included of 30 days from the date of the letter will be indicated for a response
  - 16 Crossroads – Correspondence requesting their intention for property clean up
  - 73 Water Street – proceeding to the next step in the process since the property owner has not complied to the conditions of the permitThe permit process is moving along. Some applications require further information so they take longer to process and business applications require Service NL approval.
4. EDTO Report  
The next business networking session is scheduled for Thursday, January 15 from 6:30-8:30 in the Council Chambers. The RCMP has been invited to attend as well.

5. Development Applications

- a) 27A Mahaney's Lane — The application was referred back to the committee following discussion with the applicant. The application cannot be approved as submitted as the proposed development is not in compliance with the minimum 6 m frontage requirement for a back-lot development. *The Committee recommends refusal of the application as submitted.* A draft motion will be prepared.

*Councillor Dowden entered the meeting*

Delegation

The presentation was concerning construction of a fence by a neighbour. The delegation understood that the permit specified the privacy fence would be movable and not permanently affixed to the ground as it currently exists. Concerns were raised that the fence is located too close to the property boundary, causing an obstruction and preventing access for maintenance of their own fence, including staining. The delegation requested that Council require the fence to be removed to allow access for maintenance of his fence. Photos and permit information were provided by the delegation for the Committee's review.

The delegation then left the meeting.

The committee has decided to defer any discussion to allow them time to review the material and for the CAO to prepare a report of the situation and regulations and legislation that shall be considered.

- b) 151 Water Street, Sheet Metal Shop business application  
This application was only received yesterday so a thorough review has not been completed. It can be confirmed that the location is in the Heritage Zone where there are stipulations on industrial use. Staff will complete further review on the application for discussion at the next meeting. Deferred.

6. Correspondence

- a) Legendary Coast – Locating to 4-27 Goff Avenue  
Legendary Coast is a regional tourism destination brand in Newfoundland and Labrador. They have relocated from Clarenville to Carbonear.
- b) Statistics Canada Canadian Health Measures Survey  
This item was overlooked. It will be added to the next meeting agenda.

7. New Business

- Consideration for new gateway signage was requested for next year's budget. The EDTO will also research possible funding sources as well.
- It was reported that the RCL inquired of them about the drawing for the War Memorial upgrades as they would like to submit them for funding. The Director will provide a copy to the RCL.

8. 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

- 46 Powell Drive, Hair Salon, pending Service NL approval
- 20 Columbus Drive, Liquidation Retail – order delivered. Application received without permit processing fee. An application was dropped off at the front counter; however, the permit processing fee was not paid at that time. The committee recommends to proceed to the next step which is a reminder letter the town is proceeding to court for non-compliance to the order. It was reported the EDTO reached out to the applicant as well as a reminder a music studio is also operating without a permit.
- 27 London Road, garage, discretionary notice fee not paid. Refusal sent.
- 15 Powell Drive, relocate business, correspondence sent requesting intention
- Merchant Drive subdivision, approval in principle provided
- 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
- 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

- Storyboard installation, location to be investigated
- Waterfront Property
- Strategic Plan action items
- Permit processing fee subdivisions

9. Adjournment                      5:25 pm