

Appendix 'A' – Municipal Plan  
Review Engagement Report (July  
2023)

What We Heard Report  
July 2023  
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This What We Heard Report was written by  
UPLAND Planning + Design Studio for  
The Town of Carbonear





# 1 Introduction

## 1.1 About the Project

In June 2022, the Town of Carbonear initiated a process to comprehensively review and update its Municipal Plan and Development Regulations.

A Municipal Plan is the primary planning document for the Municipality which establishes a vision, goals, and policies for growth and development. The Development Regulations are provided in a companion document that sets out the various rules and regulations pertaining to development activities. Together, the documents shape our community by determining what types of development can happen where.

The Town's existing Municipal Plan and Development Regulations were adopted in 2004 and provide a framework for land use and development in the Town of Carbonear. However, numerous amendments have been made to these documents as new issues and trends have emerged, indicating the need for an update. Risks associated with a changing environment and climate have also heightened the need for appropriate land use planning in our communities.

The primary objective of this project is to create a new set of planning documents that will establish a blueprint for growth and development in the Town of Carbonear while helping to proactively address current and future challenges. This is an exciting opportunity to renew and reinforce a shared vision for the future and to guide growth and development in the years to come. This is also a chance to make the Municipal Plan and accompanying Regulations easier to navigate for staff, Council, residents, and stakeholders.



## 2 Engagement Methods

### 2.1 Introduction

Gathering input from citizens is critical to ascertain the key issues and opportunities of a community. Recognizing this, the project began with an extensive initial engagement process. Residents, business owners, and stakeholders were invited to share their perspectives and insights on land use and their vision for the future of the Town of Carbonear. Between March and June 2023, the project team hosted a series of in-person and online engagement activities.

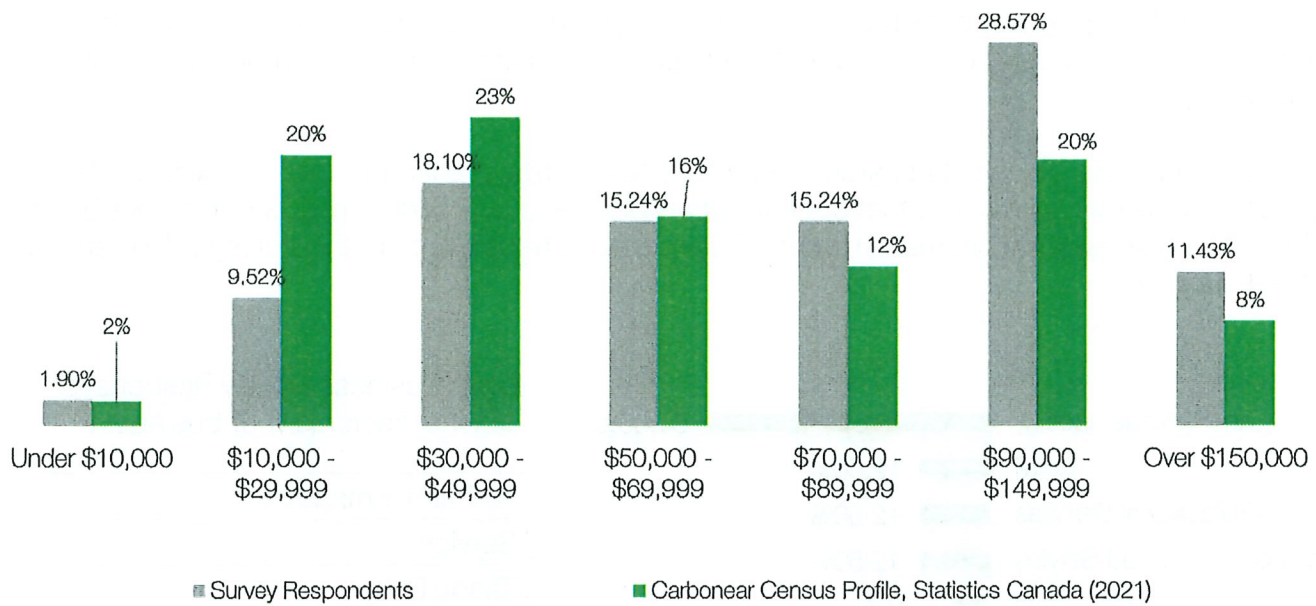
To ensure that the findings accurately represented the diverse population of Carbonear, multiple methods of engagement were used including:

- » The project website ([www.carbonearplan.ca](http://www.carbonearplan.ca))
- » Two in-person public meetings with 26 attendees
- » A public survey with 118 responses
- » A business survey with 16 responses
- » Stakeholder interviews and public drop-in sessions with 7 participants
- » A presentation and workshop with Municipal Staff and Council

These activities were promoted through the following:

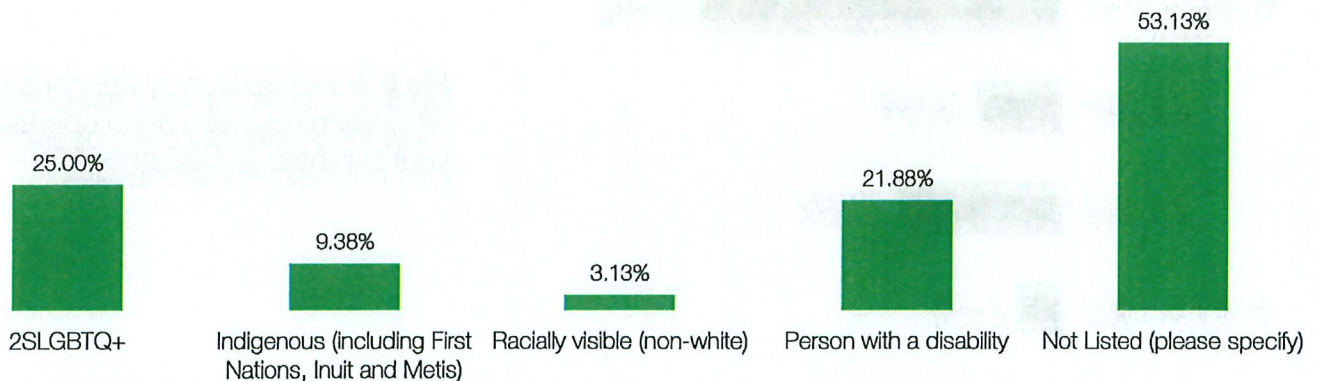
- » The project website
- » The Municipality's website and social media
- » The local newsletter
- » Posters in town and postcards sent to every civic address in Carbonear
- » Email updates

**Fig 3.** Income distribution of survey respondents compared to Statistics Canada 2021 Census.  
 Survey Question: "What is your household income before tax?"



**Fig 4.** Public Survey Responses

Survey Question: "Do you identify as a member of any of the following equity-deserving groups?  
 Select all that apply."



See **Table 1** in the Appendix to view "not listed" responses.

## 2.4 Project Website and Email Updates

The project team established a website ([www.carbonearplan.ca](http://www.carbonearplan.ca)) to serve as a centralized hub for project information and materials. The website was first promoted during the project launch, which was advertised using various platforms including the Town's social media and newsletter. The website not only provided the public with additional information about the project, but also encouraged survey participation and advertised other engagement opportunities. The website also offered an option for those interested to subscribe to a mailing list to receive updates on project events and milestones. Alternatively, participants were invited to contact the project team directly, by emailing [hello@carbonearplan.ca](mailto:hello@carbonearplan.ca)

## 2.5 In-Person Engagement

A council workshop was facilitated at the Conception Bay Regional Community Centre on the evening of Wednesday, May 3. As the elected representatives, Town Council has a unique perspective on the challenges and opportunities in the community. As Councilors are also residents, they provide a vital knowledge link between the administrative management of Town and the real-world effects. This workshop presented an opportunity to drill into the current functionality of the Town and identify areas that could be improved upon.

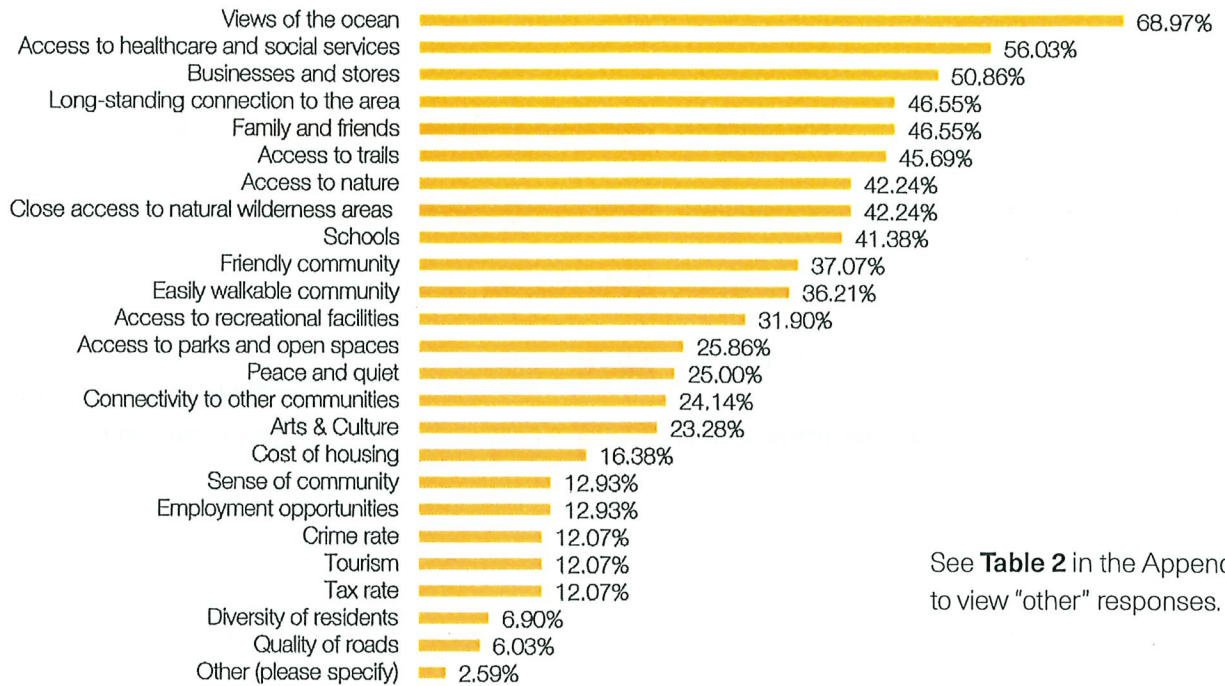
Two in-person community workshops were also held at the Conception Bay Regional Community Centre on Tuesday, May 2. These sessions provided residents and stakeholders with an opportunity to learn about the project, share their feedback, and ask questions. In total, there were a total of 26 individuals who chose to participate in the community workshops.

In addition to the workshops, drop-in sessions and stakeholder interviews were also held at the Conception Bay Regional Community Centre during the project team's visit to Carbonear. These sessions allowed for the one-on-one exchange of information, while also encouraging participation amongst those who may not have felt comfortable engaging in conversation during the group sessions. Over 15 stakeholders were contacted directly and invited to participate, and the public were encouraged through various platforms. In total, there were 7 individuals who chose to participate in a one-on-one session, two of which were from youth serving groups, helping to fill in some gaps identified from the public survey.



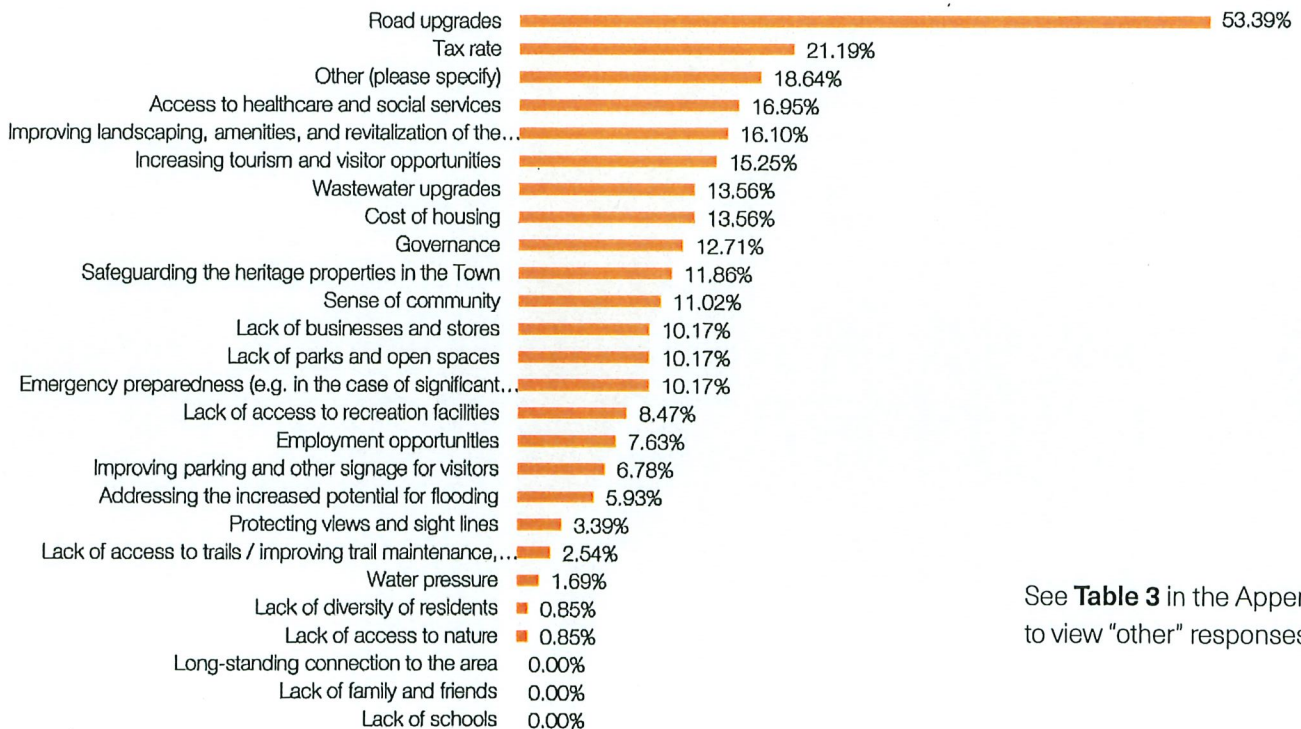
**Fig 8.** Community Meeting on Tuesday, May 2.

Fig 9. Public Survey Responses: "What makes Carbonear a great place to live? Select all that apply."



See **Table 2** in the Appendix to view "other" responses.

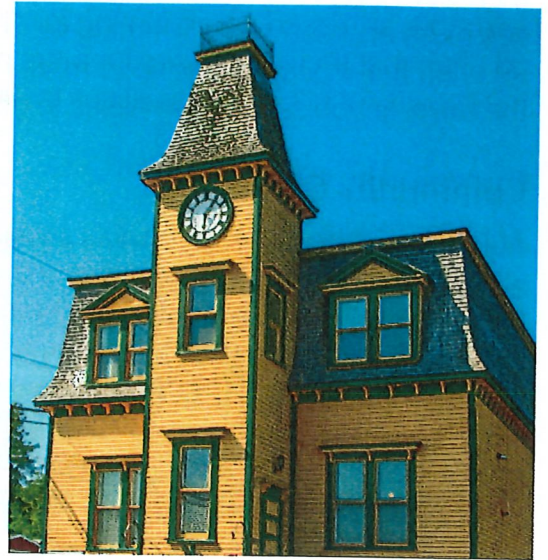
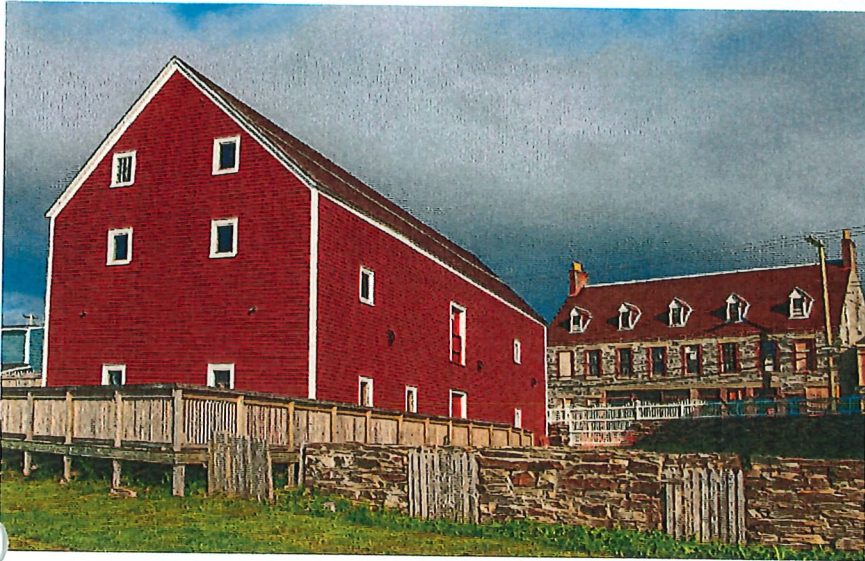
Fig 10. Public Survey Responses: "What are the most pressing issues for Town Council to address? What are the top 3 challenges of living in Carbonear? Select up to 3."



See **Table 3** in the Appendix to view "other" responses.

## 3.2 Community Character

With its beautiful coastal landscape, historic buildings, and close access to wilderness areas, Carbonear offers many qualities that make it a special place to both live and visit. When asked to describe the character of Carbonear, participants were generally positive with their descriptions, using words like "friendly", "quaint", "historic", and "beautiful". At the same time, some respondents had a very different perception of Carbonear, using words like "inaccessible", "unwelcoming", and "complacent". There were many recurring comments related to community character brought to the forefront during consultation, with heritage preservation, vacant buildings, arts & culture, and community cohesion being the major themes to emerge.



### Heritage Preservation & Vacant Buildings

Most participants indicated that the heritage elements in town were among the most special assets present in Carbonear, making it somewhere that is unique to both live and visit. More than 90% of public survey respondents indicated that they believe the preservation of heritage properties in Carbonear is at least somewhat important, with one third of all respondents indicating that it is extremely important. While there is a general appreciation for the Town's history and strong desire to preserve its historical buildings, there was a consensus that their maintenance was not being addressed and the number of vacant buildings is becoming an issue.

Recurring suggestions that emerged during engagement activities for possible paths moving forward include:

- » Protect the culture of Carbonear while still embracing change and development.
- » Provide incentives and support to maintain and improve heritage buildings and properties.
- » Address unsafe activities happening in vacant buildings.
- » Market the heritage attractions in Carbonear to increase tourism and attract new residents.
- » Restore and revitalize vacant heritage buildings.
- » Regulate the look and feel of the community through heritage preservation policies and architectural controls.
- » Better utilize and improve access to historic spaces for community gatherings and events.



Fig 12. A vacant building in Carbonear on May 2, 2023.



Fig 13. A drone image of Carbonear taken on May 2, 2023.

## Active Transportation

Participants overwhelmingly cited improved active transportation options as another opportunity for Carbonear. Many spoke of Carbonear as a very “walkable” city and identified this as one of the reasons why they enjoy living where they do. It was brought forward often that the trails and the boardwalk are highly valued and that sidewalks are improving. Conversely, we heard from several participants that active transportation is not a desirable option in Carbonear for reasons including lack of connectivity, steep hills, poor infrastructure, and safety risks.

Suggestions that emerged for ways to improve active transportation routes include:

- » Maintain sidewalks in the colder months.
- » Improve lighting and visibility along sidewalks and trails at night.
- » Increase bicycle parking options at schools, downtown and at other popular destinations.
- » Provide places to sit and rest in appropriate locations (e.g. at the top of hills).
- » Implement speed bumps and other traffic calming measures in high traffic areas.
- » Improve crossing options.
- » Consider accessibility for all types of users, including during the construction phase.
- » Improve infrastructure near lower-income areas and more isolated neighborhoods.
- » Plan for the future and ensure long term maintenance of active transportation facilities.



Fig 14. Sidewalk construction in Carbonear on May 2 2023.

## 3.4 Urban Agriculture

### Livestock Animals

Residents expressed their concern for owning livestock animals in residential areas due to sound, smell, and safety related issues. Several stories were shared about livestock animals leaving their owner's property and disrupting nearby residents. We also heard concern that livestock animals are starting to attract more rodents to residential areas. Conversely, many participants expressed their support for livestock animals and believe that it is part of the rural lifestyle in Carbonear. One participant compared livestock animals to dogs, and wondered why a rooster crowing should be less tolerated than a beagle barking. Another participant brought up the role that urban agriculture can have in addressing issues related to food access. Most participants had more of a neutral perspective toward animals and believe that it should be permitted but with restrictions in place (e.g., number of animals should be based on property size).

### Community Garden

The community garden was brought up often, as many residents and stakeholders in Carbonear see ample potential for this space. Several participants expressed their disappointment in the lack of uptake and community care that the garden has received over the last several years. According to one resident, the garden was a model to many other communities but is now starting to fall behind. Another expressed that they think the community garden would be better utilized if some accessibility enhancements were made (e.g., elevated garden beds). Many see the revitalization of this space as an opportunity to build community and encourage knowledge sharing, while addressing issues related food insecurity and sedentary lifestyle. Others expressed that encouraging more food local production would be a great opportunity to enhance the local economy and increase tourism potential.

### Greenhouses

Participants are keen to see more support for greenhouses and gardening on residential property. We heard that residents would like to see an easier and less restrictive approach for acquiring building permits. Some participants expressed that it seems unnecessary to require a permit for greenhouses, whereas others believe it is important and that those who build them should be held accountable to use them accordingly. Several stories were shared about permits that were issued to build greenhouses that ended up being used as storage sheds.

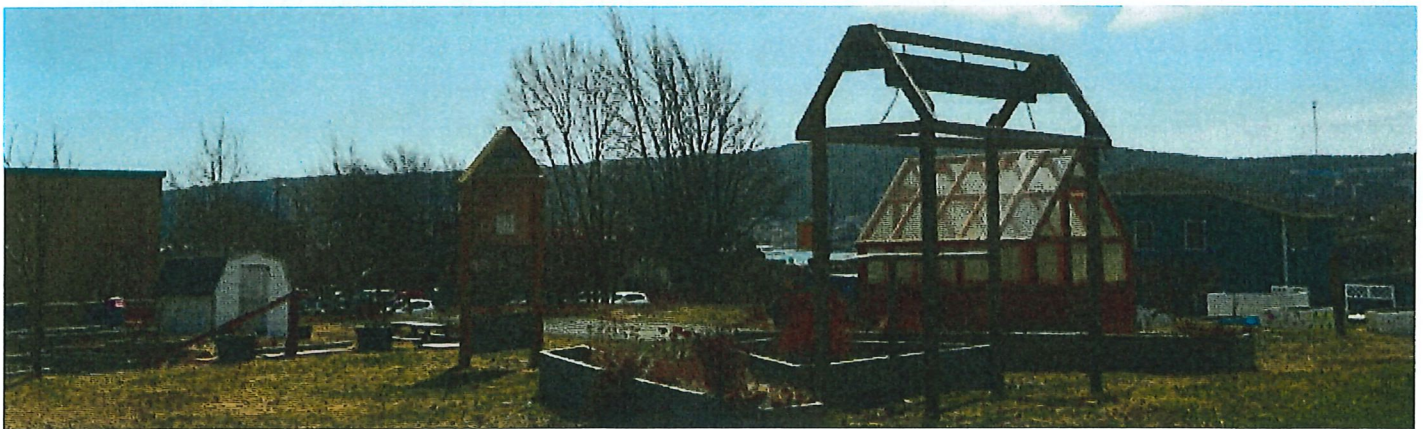


Fig 15: Community garden on May 2 2023.

## Indoor Spaces

Residents and stakeholders extensively expressed the need for a new recreation space in the community. They want a space that could host a multitude of recreational activities including fitness classes, recreational sports, and indoor walking. We heard that many would like to see this facility in the center of town to make it as accessible as possible for the community. However, there was also recognition that partnerships with neighboring communities might make sense and that this facility might be better placed closer to the highway. Participants would also like to see better utilization of the library for youth and all-ages programming. Other indoor spaces that residents expressed a desire to see in Carbonear include a movie theatre, aquarium, and a bowling alley.

## Access and Inclusion

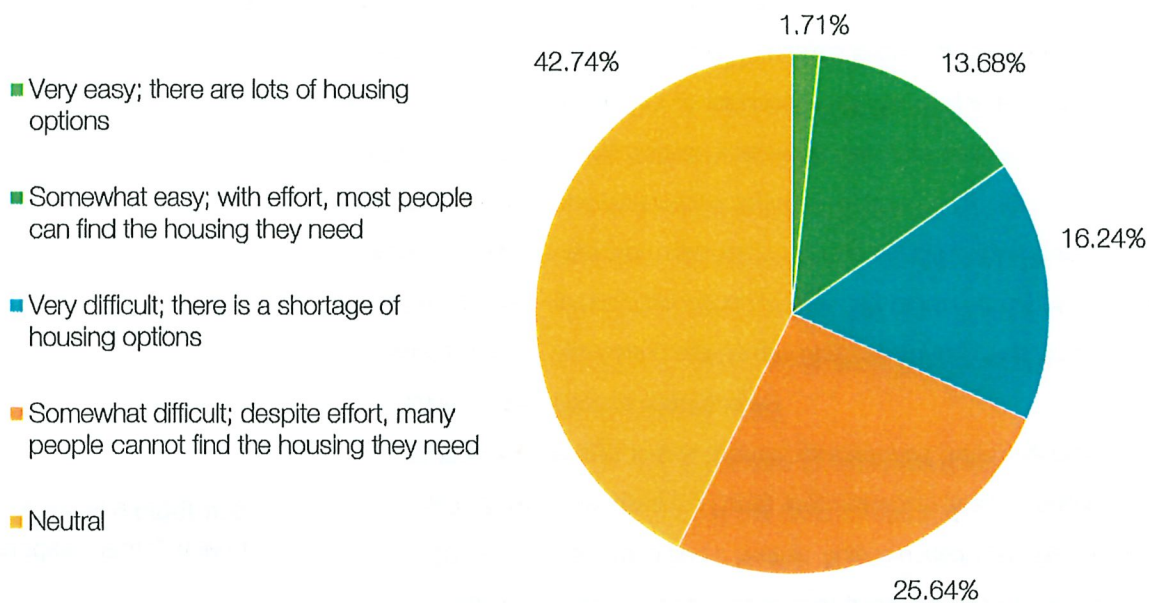
It is important that as the town grows and develops, sufficient public space is provided in **all** areas, and that leisure activities meet the diverse needs of **all** residents.

According to engagement participants, a town that provides equitable access to recreation is one that...

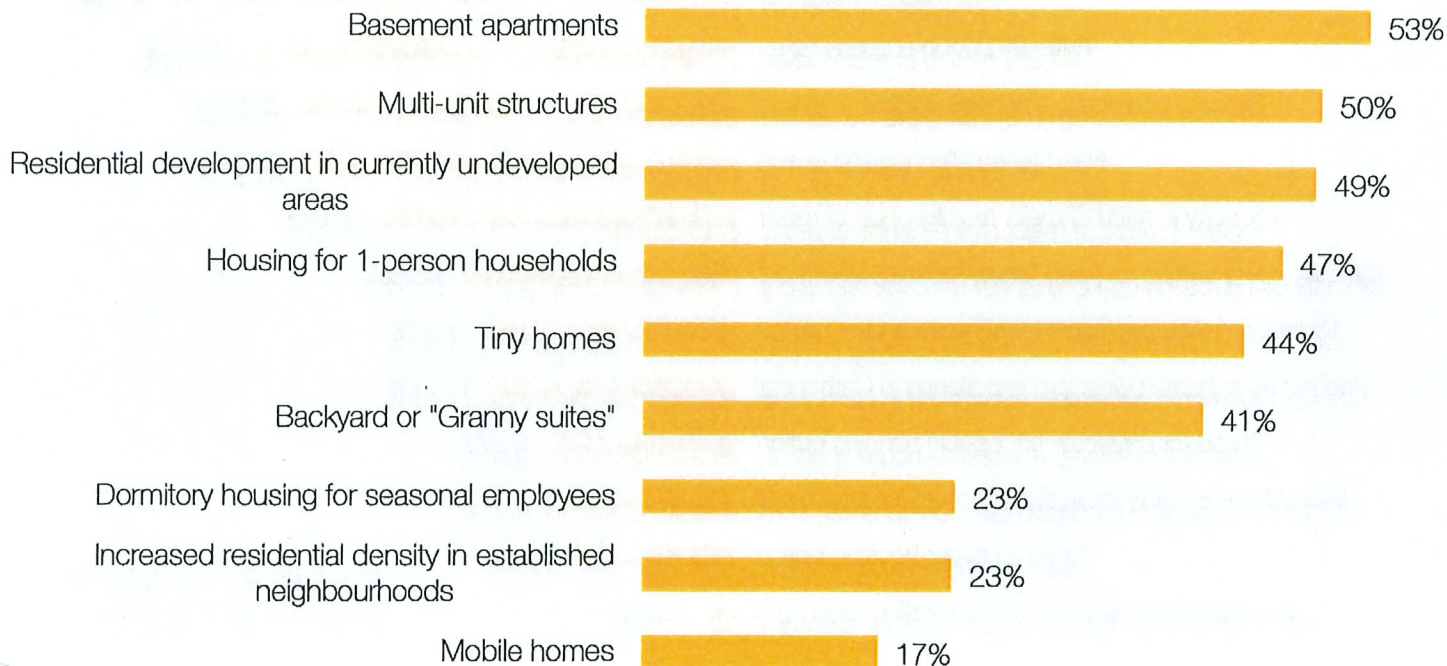
- » Designs spaces and programs that are universally accessible from the get-go, rather than as an afterthought.
- » Reduces barriers to recreation participation (e.g. financial limitations and mobility challenges).
- » Identifies and collaborates with community organizations to ensure that recreation initiatives meet the needs of priority groups (e.g. partnering with the school for youth programs).
- » Creates and maintains welcoming public spaces that encourage physical activity and social interaction.
- » Encourages and supports the start up of diverse recreation programs (e.g. international sports).



**Fig 17.** Public Survey Responses: "It is useful to understand how a community perceives its housing situation. Thinking about housing in Carbonear, how easy or difficult is it to find housing?"



**Fig 18.** Public Survey Responses: "How much do you support or not support the following approaches for increasing housing diversity and affordability?"



## 3.7 Economic Development

Economic development and diversity play an integral role in enabling a community to fully achieve its potential. Across engagement methods, participants envisioned a vibrant economy in the Town of Carbonear. Due to its location, many see the Town as a “hub of the region” but believe that there is work to be done to get there. It also became evident during the engagement sessions that there is a strong desire to see a thriving, charming, and inviting downtown core in Carbonear. Some participants would like to see more mixed-use development, with ground floor commercial and residential above, to bring more housing options to the downtown core while promoting economic development and a vibrant street scape.

We heard a lot of varying opinions about the operation of home-based businesses. Many participants are in support of commercial activities happening in residential areas and believe that it would be unfair to limit such operations. Conversely, we heard a lot about tax related concerns and a desire to see tighter restrictions for those operating home-based businesses. One participant suggested that new business owners should be able to operate from home for their first year to build a solid foundation but should then be encouraged to move to a storefront.

Revitalizing the downtown core includes having businesses and activities that can serve both residents and tourists alike. Many residents and stakeholders of Carbonear are clearly very proud of their community and are eager to show it off to visitors. That pride is particularly evident when it comes to the heritage atmosphere in combination with the natural setting, and the raw, natural beauty of the town. Engagement participants spoke often of the untapped potential for tourism Carbonear, especially now with the development of the new wharf. The arts and culture community in Carbonear is also strong, and there is a desire to capitalize on this sector to help make the town more welcoming and appealing for visitors.

When speaking about tourism the lack of accommodations in Carbonear came up extensively across engagement methods. There are currently limited options for those wanting to stay overnight in Carbonear, hindering the overall ability for the town to reach its tourism potential. This also limits the school and town when it comes to hosting regional sport and culture events.

Youth employment also came up often during engagement activities. One stakeholder spoke highly about a youth employment program that provides support to those seeking employment opportunities in the summer. We also heard that employment for youth can be challenging, as most youth do not have access to a vehicle.

According to engagement participants, a community with a vibrant economy is one that...

- » Fosters a lively downtown core to attract new residents and visitors.
- » Promotes a balanced economy and supports the start up of diverse businesses.
- » Encourages and support to business owners to beautify their storefronts.
- » Ensures commercial development is compatible with surrounding land uses and is supported by transportation facilities including parking and active transportation routes.
- » Encourages greater density and mixed use development.
- » Has a progressive mindset and plans for the future.
- » Provides equitable and meaningful employment opportunities for all.

## 3.9 Environment and Climate Change

Residents and Business owners of Carbonear expressed extensively how much they value the environment and believe it is an important part of their cultural identity. Across engagement methods, many referenced specific beaches and other natural areas of high value to them, demonstrating the deep connection that participants feel to the natural land and water in Carbonear. Environmental issues came up during other topic discussions including housing and recreation, making it clear that residents of Carbonear would like the plan to place a high emphasis on environmental issues. One survey respondent made a point to acknowledge the presence of wildlife in town and the desire to see them respected.

According to engagement participants, an environmentally responsible community is one that...

- » Protects the quality of drinking water and ensures it is safe and reliable for its residents and visitors.
- » Makes efficient use of town water supply and wastewater disposal systems.
- » Requires responsible drainage systems – especially for major development.
- » Protects and conserves natural spaces.
- » Is a leader in reducing, reusing, and recycling.
- » Implements a plan for flood protection, especially as weather events intensify, and sea levels rise.
- » Encourages sustainable and ecologically responsible development.
- » Invests in active transportation and public transportation.
- » Promotes growing local and sustainable food.
- » Offers programming that encourages environmental education and knowledge sharing.



## 3.11 Additional Feedback

### Gunners Pond

- » The Gunners Pond Development Corporation has requested the rezoning of lands on the north and south side of Gunners Pond from Residential Seasonal Density to Residential- Rural. They expressed that they would like a second review by the full Council of Carbonear. If rejected again, they have requested a full explanation of the Town's rationale, before they move onto the appeal process.
- » It was noted by a resident of Gunners Pond that numerous requests have been made over the past two years for the Town of Carbonear to grade Line road, White Carriage Lane, and Gunners Pond Road without much success. Therefore, a request has been made for permission to engage a private contractor to carry out the work on Gunners Pond Road.
- » We heard from several survey respondents about a strong desire for the town boundary to include Gunners Pond and Line Road.

### The Planning Process, Communications, & Engagement

- » It came up frequently across engagement methods that residents and stakeholders place a high priority on long term planning. We also heard extensively about attracting new residents and the retention of youth in Carbonear, which came up across almost every topic area. Residents are concerned about population decline and believe that focusing on growth should be a priority.
- » It was expressed several times how important it is to have information publicly available. Several participants stated that they believe the Town did a great job at promoting the engagement opportunities for this project. Other participants noted that there could have been a better job communicating what the community meeting was about and that they showed up thinking that the meeting was about Water Street specifically.
- » There was a collective concern for ensuring that all community members are aware of what is happening and how it will impact them. Participants want to ensure that individuals are informed and with the appropriate time to provide feedback. It was mentioned that communications can be a challenge in general in Carbonear. One participant noted that the shorter the messaging the better, as many people are too busy to read large blurbs.
- » Citizens would like to be informed when there is site plan happening near their land before it begins.
- » A participant expressed that they would like to see more in-person public meetings when the Draft Plan is completed. They would like to be notified by mail if possible. Another participant expressed that they would like hard copies of the draft available upon request.
- » Participants were curious what weight this meeting has and what sort of impact the feedback provided will actually have on the Plan.
- » It was expressed by one participant that the Plan needs to be progressive.
- » Several residents stated that they want to be kept in the loop while the project progresses, as they want to ensure any plans that they are making will align with what is in the final Plan.

### Fences

- » There was an extensive amount of feedback related to fence regulations. We heard that the current regulations are confusing and difficult to navigate. We heard from some that there are too many regulations, whereas others shared that they do not believe there is enough enforcement.
- » One survey respondent brought up their concern about the various swimming pools in town that are not enclosed by a fence and the safety risk that this creates.

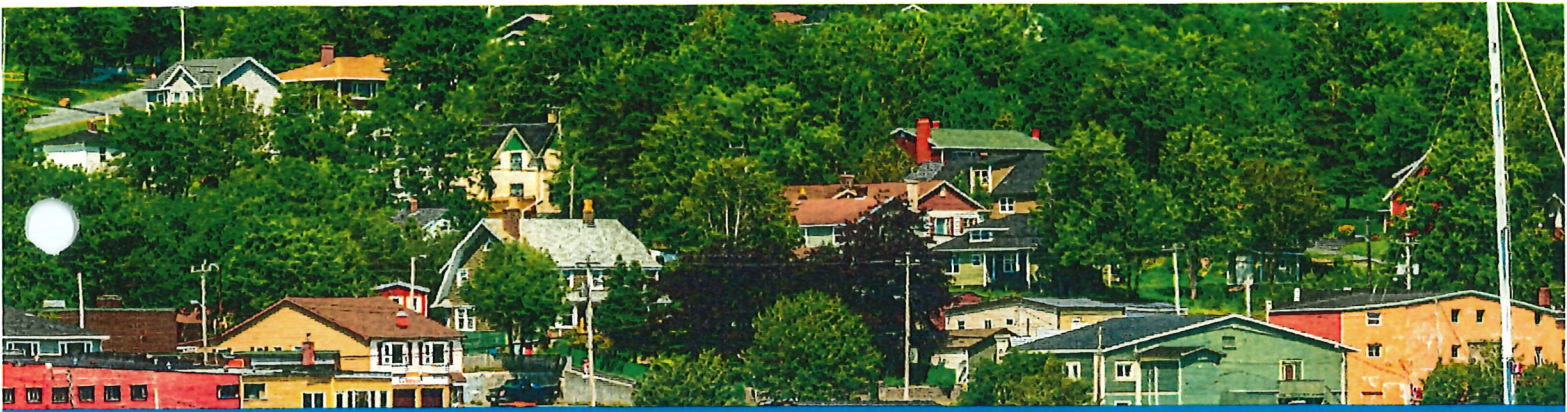


# 4 Draft Goals and Vision

## 4.1 Draft Goals

A series of 10 Goals have been established to guide the policies and regulations in the Plan. These Goals represent a desired long-term result the community wants to achieve. The 10 Draft Goals which have been established for the Town of Carbonear are:

1. Develop a diverse and unique economy that offers meaningful employment opportunities.
2. Provide accessible and safe transportation options that allow residents and visitors to get where they need to go.
3. Ensure all residents have equitable access to high quality goods and services.
4. Increase housing stock and diversify options to meet the diverse needs of current and future residents.
5. Protect, conserve, and enhance natural spaces, while ensuring development that is sustainable, mitigates climate change, and minimizes the town's environmental impact.
6. Consider the long-term environmental and economic sustainability of Carbonear and support the development of resilient infrastructure.
7. Protect the culture and heritage of Carbonear while still embracing change and development.
8. Celebrate diversity and promote an environment that is inclusive, contributes to a high quality of life, and where citizens feel a strong sense of belonging.
9. Support the physical, social, and mental wellbeing of all through improved access to recreational programs and an interconnected network of publicly available trails and open spaces.
10. Establish clear and transparent land use policy, regulations, and processes, while promoting a diversity of land uses.



# 5 Appendix

**Table 1.** Public Survey Responses - Do you identify as a member of any of the following equity-deserving groups? Select all that apply.

<b>"Other" Responses</b>
Nothing Applies.
We should all be equal
Just ordinary
None
If I did, why would it matter.
BIPOC
No
Straight, white male
This question is irrelevant
Caucasian.
white straight
White
common sensible
White make
Caucasian
I'm human
no

**Table 2.** Public Survey Responses - What makes Carbonear a great place to live? Select all that apply.

<b>"Other" Responses</b>
Ability to have pet chickens
Treatment for council makes in not a great place to live
Everything listed here might be relevant to a Newfoundlander or generational families. They do not apply to me or with examples like "peace and quiet", I have had issues in the community in public space causing the listed item become not enjoyable if I do not feel safe as a BIPOC person after experiences I and my family have faced..

**Table 4.** Public Survey Responses - What are the barriers that stop you from walking or using active transportation to go about your daily life? Select all that apply.

<b>"Other" Responses</b>
I am older now and would have difficulty walking all the way up to the mall or to Powell's to get groceries.
More challenging in the winter, no side walk clearing of snow leaving pedestrians to walk next to moving vehicles.
More sidewalks would be nice. Strollers are difficult to move on gravel, and unsafe to have them on the roadway.
I do walk but not after dark like I could do not too many years ago. Not safe !
There are too many hills for me to walk to many places.
With the rise in drug use in the area it's unfit to walk alone especially at night.
A bus route would be excellent
Lack of sidewalks
There are so many hills depending on where you live, it's hard on the body and dangerous if on wheels it can be risky and very weather dependent. Speeders are huge deterrent and the lack of regard for people on foot or in a wheel chair make is very very dangerous. Plus it's hard to walk back when you make a grocery purchase because if you walked down hill, walking uphill with a bag and compromised ability: it's hard. I know nothing can be done about the hill but back home, there were pop up little shops every side of the village when it's all on a hill side or mountain. So simple everyday things could become accessible at market rates.
Not enough sidewalks; many motorists ignore crosswalks, especially the Powell-Highroad South-Beach intersection. I suggest traffic lights or a roundabout. Preferably, in the long term, raise The Beach road (water levels rising) and include a roundabout. Install speed control bumps near day care buildings, schools, and the hospital.
Sidewalks for mobility challenges
As I mentioned, we pay almost 3 thousand annually in municipal taxes, and we do not have sidewalks.
Keeping boardwalk and sidewalks clear during the winter. And more sidewalks
The snow is not cleared from the sidewalks in the winter, forcing residents to walk on the streets - which is hazardous.

**Table 7.** Public Survey Responses - Do you plan to stay in Carbonear for the foreseeable future (5-10 years?)

Answer Choices	Responses
Yes	65.25% (77 survey participants)
No	5.08% (6 survey participants)
Not sure yet	29.66% (35 survey participants)

"Why or why not?" Responses
I live the area, and the great mixture old and new world right here in the town! The ability to have a few farm animals is huge for my family, to help grow, raise food for family and neighbors. :)
Lack of transparency from town office. Too much bickering among councilors. People getting overpaid and no respect for citizens of this community.
It's home
Not originally from Carbonear. Have Family elsewhere.
Hometown. My job is here.
Some things seem corrupted. I like to walk and hike and self sustain and the community does not seem to want to support an ability to grow my own vegetable and raise my own food. I've seen and heard other peoples issues .
Friendly people, lots of activites, and close to nature.
Will depend a lot on the economy and some personal things
Family, friends and amenities for myself and my daughter
Retired now. In hindsight I'm not sure I made right decision retiring here.
I have a lovely home, a beautiful ocean view and I have made some dear friends here. Imlike all the amenities.
This is my home and I do not anticipate moving.
Hoping to stay in current job until I retire.
The attitude of the town of Carbonear is very discouraging. Why does everything that you want to do have to be such struggle. The towns motto is Your Welcome,it should be NO.
Location is perfect
The amount of drug use in the community is frightening which leads to crime making residents feel nervous in their homes
healthcare
Plan to work till retirement. Few years left till then.
Rising cost , rising crime ( personally had my vehicle broken into multiple times and have had to call rcmp for people trying to gain access to home ) , trying to do home renovations and got harassed by the town when I was pregnant and had no way to go to the dump after reaching out multiple times saying I had yo wait for bulk pickup.
Too expensive to move
Yes I love it here
Carbonear has been my home ever since i was born and i believe carbonear can be something special
I will always go home, and always thought I would live there full time. I am not sure if that is still so.
We own our home in Carbonear. Child in school here.
Depending on the development of the community.
To many rules in town for what you can and can't do on your own land. (Buildings, farming)
Employment close to home and my child's access to educational and recreational opportunities.
Shouldn't have to pay to improve your own property. Roads are full of potholes, but slowly improving. Don't like the idea of trying to make Carbonear more like a city.
Carbonear is easily the best city on this island. Beyond st Johns which is far to big Carbonear has all the amenities a person could need to live as well as being just the right size to give that humble around the bay feel without being a ghost town

We have renovated our house to just the way we want it for semi-retirement and are now ready for our business project and further involvement in building up the downtown area.
"Kids enrolled in school Both myself and partner work here Family here"
I own my home and live close to family
It is difficult to maintain or increase property value when council do not hold landlords accountable for deteriorating rental properties.
Soon retiring
Crime and lack of forward thinking.
Carbonear is not very supportive of its inhabitants and council is dysfunctional.
It's my true love, Home
Not sure yet
It's my hometown.
why
Lived in Carbonear all my life and am never moving.
Cost of housing, friends and still working here. Close proximity to St. John's to visit family.
More family stuff out of Carbonear
Has many of the amenities of an urban centre but with the advantages of rural areas.
Taxes are too high.
Enjoyable way of life here
Retirement age. Close to our rental properties.
I'm content here.
Don't feel welcome
I feel it is a good place to raise children
Retired no plan on moving
We're seniors who may have to move closer to family.
Close to work
Most of my family live here.
May move to the country.
It's my home and I love it here.
Lack of community, expensive houses
Land ownership.
Closeness to family and our family business
I like it here
"Retired
I have every thing I need here
Family
Family

fix the sewer system; fix the roads; stop wasting money on meaningless frivolous nonsense
Nothing
"Look at mt. Pearl and figure it out. I work there and feel more of a sense of belonging then here. They got it figured out from families to seniors to the business community. You may disagree but if you aren't part of the in gang here you don't belong, ask around!!!!!! And a sensible hotel/motel. Who wants to come here and stay if they got to travel out of carbonear to Stay in a different town. Not everyone wants to stay or can afford airbandb. [redacted to preserve anonymity]
A council that will talk to it's residents and return emails and listen to you
Social services, mental health resources. Better road management
"Better enforcement bilaw or criminally.
Better public visability of inclusion and unity in public spaces and schools.
Better response when reporting discrimination or bullying at the school.
More affordable rental housing for families, seniors, those with disability. Please include some for people who have animals but mainly dogs.
Doing something with the former care facility abandoned on saddle hill. Make it into dorms or an emergency shelter, or hotel/hostel or a community HUB for housing options for those in transition or in danger of homelessness.
A multicultural food Mart or options in the stores already established. Collaborate with CONA and multicultural diverse families to see what they need or want and see if a group order can happen or way to organize a steady shipment of culturally diverse and appropriate ingredients to help global people maintain a sense of domestic normalcy while they live the Canadian lifestyle and dream. To have that comfort and access. I understand the cost or effort required but IF it could happen it would be helpful. Food is dignity, food is life, food is medicine and food is a reminder of home promoting positive mental health. Just even having the dialog and to know there could be a way to become a hub of import and trade or as a stop like a merchant to ensure product reaches the people: isn't that some of the heritage as a coastal outpost town?
Equitable job opportunity.
A better organized response to food insecurity locally for Carbonear or Trinity area that has transparency and annual reports. Community food pantries in public spaces are a great way to start. To allow and promote residents to have it or contribute to it when it's at a public space.
Ability to have public space for place of worship, hold cultural events relevant to newcomers or diverse Canadian families.
A place to bring our children other than the Splash Centre in Harbour Grace. A place that is as open and free and not requiring me to have to pay a fee for a time slot like recreation sport or art class.

More child care or child activities. In the next 5 years I plan to have babies. My present child is 16 years old and I waited and planned to have more. I don't see how staying in Carbonear would enrich or reward families with young children when (at least to my ignorant knowledge), there's nothing here. Lack of library, non splash pad or free access to a shallow pool, no petting zoo or farm space, no transportation inner city, Trinity Loop or to st. John's. I was a sole support low income mother in Brampton and the only reason my child is well mannered, socialized and global citizen mindset is because I took her out to see the free or low cost stuff in town. The museums, the Splash pad, a play park with equipment, community events hosting learning opportunities for 3D printing, astronomy, fire safety etc. The lack of transportation really reduces the ability for anyone to engage with resources or events. I would like to see more focus on mobility rights or ways to have pop up or satellite opportunities at public spaces and all of this would be collaborative efforts to be willing and make it able to share spaces like the library, retirement residences, community halls, Legion, post office, museums, public green spaces etc. Once a workshop or equipment is purchase for mobile pop up events, it can be taken anywhere that wants to host the event and share their space.
I really would need to seem meaningful and impactful effort towards promoting and protecting inclusion and diversity and the enrichment of life for seniors and children. When I say children I also mean for the teenagers.
Affordable housing for vulnerable people, better roads, transportation (ever try to book a cab on a Sunday night?) Community Center/recreation Center, theatre, parks, playgrounds, splash pad, sidewalks in all areas,
"Affordable housing for vulnerable people, better roads, transportation (ever try to book a cab on a Sunday night?) Community Center/recreation Center, theatre, parks, playgrounds, splash pad, sidewalks in all areas,
Recreational programs, access to family doctors,
nothing
Policies that will not allow rental properties to stock pile garbage and the enforcement of such policies. People should not have to continuously complain to council about living next to stockpiled garbage and pleading for clean up action.
More Senior living
A community/council that works together for all. Stop grandstanding and make the hard choices instead of bowing to the few.
Only for friends and family I would not be here.
Lack of community. Still doesn't feel like home after 20+ years despite our efforts to get involved and meet people.
A complete overhaul of recreation facilities. And better access to everything
sense of community
Treating all residents equally.
Infrastructure.
"More specialists at the hospital.

**Table 9.** Public Survey Responses - What can the Town do to improve community engagement in municipal issues?

All responses
Be 100% transparent with what's going on beyond the meetings. Be fair to ALL the small business owners, equally.
Become more friendly and welcoming, and deal with the basic issues needed in the town
"More surveys just like this one.
Surveys like this 1
"More open house, more counsel meetings open to public , community feedback surveys such as this and showing the results and their attempts to improve. Stop trying to stop people from opening business that are legit . The town has a horrible
Name in other local communities with the micro management of everything the town members does. Focus more on roads cleaning the town, etc., as the people just trying to earn and live a good life "
Expand boundary. I live in gunners pond but cannot vote in municipal elections
Remove the barriers on residents improving their own property and repairing their property as needed. There's too much emphasis on permits for the smallest of things
Keep reaching out for resident voices and keep making us aware that these voices are being heard.
This may be petty, but as a newcomer, you group things by general geographical areas. It would be nice to have a list of streets rather instead.
Provide incentives, example would be free recycling bags.
Have more community town hall meetings...
Send newsletters, many seniors do not have access to internet (email) or send a survey such as this for those without social media or transportation to planned sessions
become a welcoming town council
More pressing issues like asking people what they feel needs to be done
The town should have monthly or bi monthly public meetings open to the residents to come and reach out about their problems and be heard
Allow more voices to be heard and do not try to quiet the ones that are trying to make changes. I listen to the meeting minutes and sometimes the treatment of (in particular) female councillors is astonishing.
"More transparency in council meetings, or details published in minutes. (ie/ details on permits, reading out of reports etc.) Council meeting left up on you tube for public to view after meetings.
Reach out to the younger generation.
Surveys are a good start.
Make their website more user friendly.

Make more Facebook polls in regards to decisions on the community so people feel as if they have a say. Not everyone has the time to watch every council meeting and stay informed
Overall the town is pretty good for community engagement. They are active on social media and email updates. However for the older population that do not have these I'm not sure how they engage with them. Maybe printed newsletter in the mail or similar.
More news letters to let the people know what is happening. The local paper years ago worked very most people don't know who is on council anymore until there is a election
More advertisements for community events and services
"Promote living off the land and owning sustainable food sources.
A social media manager is also a necessity going forward for the town. "
Hire a social media manager for the town and the rec facility
Continue using social media. Mail-outs. Continue surveys.
Be more open
Communicate more, not only on social media
get rid of the administration in the office
Communication other than Social Media as many people are not on it and miss out on things.
Adult recreational plan
If the town after all these years do not have this figured out by now, there is no wonder the town isn't growing. Looking to update since 2004? Thats almost 20 years ago of falling behind the times.
Listen to people who elected them and response to their requests
Better communication to the public. Not putting posting everything online
"Online access to town meetings is good.
If residents are allowed to sit in.
Public consults and surveys like this.
Public resident volunteer boards and collaborative boards of businesses/organizations being inclusive to BIPOC persons and those who are students or temporary residents including migrant workers. We all have rights and perspectives that can help, improve or share knowledge or make suggestions."
Eye-catching signs in busy areas of town, like the Mall, or Post Office, Hospital, Keyin College, e.g. Would it matter to you if your neighbour starts up a dog kennel? Or raises goats? Or does auto body repair business in their driveway?
Open call for residents to present issues and concerns to town councillors in lead up to meetings. Make it clear what the chain of command is and who residents report to. ACT on issues!
Improved communications

**Table 10.** Public Survey Responses - When thinking about land use controls in Carbonear, they are:

Answer Choices	Responses
Too restrictive	40.17%
Appropriate	15.38%
Not restrictive enough	6.84%
Don't know	6.84%
I'm unfamiliar with the land use control in Carbonear	30.77%

"Please explain your answer" responses
I think that the mixture of types of residential housing gives Carbonear a charm not often found in our towns anymore.
Sometimes we need to think outside the box instead of making all new proposals try to fit within the policies. Policies have been developed over time for specific reasons. Sometimes, there is a need to review and change the policies themselves.
Nepotism/favouritism plays a major factor i how restrictive land use controls are applied.
All The by laws are excessive . Take it by each permit and location if the home , use of structures etc. "
I don't have a clue what land use control means in Carbonear.
Look at gunners pond and line road. We have requested to be brought into the town and not just the land plan we we told NO.
How we be limited to be part of a land plan and not be able to vote or have rep for a town councillor. Crazy
Homesteading is becoming more common, to help people grow own vegetables and have own food source animals. But people continue to be restricted on the extent of homesteading they can do.
"People should be allowed pet goats, lambs, horses, etc. ONLY if they have large enough property and a proper fence to keep their animals on their property. Their neighbours should not have to put up fences to keep the animals out. Plus large numbers of animals should not be approved in residential area unless the person has at least one acre of land. Let's be responsible and reasonable!
This is a thing that falls into 'find out when you need to know' category for me.
It seems that some people can do what they like on the land they have and others are restricted from doing the same thing, although there is no significant difference in size. The WHO you know rule seems to be in play.
No opinion.
In a time when food security has become an issue ( covid has shown how unprepared we are in NL) I do not see anywhere on this survey where personal farming has been addressed.
The more land you own, the more taxes you pay. therefore the less land you own, should have more restrictions
My land my choice what goes on it

Backyard farms Should have a limit on the number of animals you can have.
I think as long as I have my property clean and safe nobody has the right to tell me what to do. After all I'm paying taxes and that should be enough
I believe most things need to be enforced but many rules either dont make sense or they need to be overlooked again. There are some areas which need to be focused on more because areas in the town are not well kept with regards to the ones who own the propertys!
People should be able to build single dwellings on land they own without having to follow the same regulations as big developers. eg. Curb, sidewalks, ect.
I know of someone that wanted to buy land that on a survey is accessible but the town has signage up saying it's emergency use only, and is keeping the seller from selling.
Council and municipal enforcement have too much control over what residents do on their own property.
"If I own the land I should be able to build what I want or do as I please with it. As long as it's not an eye sore. Heavy restrictions on how big and what kind of structures allowed.
The rules are not consistent with the residents."
Given that provincial government is encouraging residents to be more self sufficient, I feel citizens should have the option to raise farm animals on their own property.
Land use by-laws are important yes but if surrounding neighbors do not contest any builds then it should be okay
I don't have any experience in the land use but I have not heard of any major complaints from people
If for example you want to build or add a shed and your neighbors have one in older area it should be grandfathered in I understand in newer subdivision but have some leaway
Permits
"Too restrictive when wanting to have 2 dwellings on one property.
Too restrictive in rules on owning pet chickens. "
I believe the ownership of animals and the ability to have micro farms is restricted by the bylaws in our community. If you own property, maintain it properly, keep it clean and tidy, I believe the community should be encouraged to raise animals like chickens, pigs, etc (if property is large enough) to support sustainable living
If a person's property is kept up, there should not be an issue with removable structures
Sheds or green houses that are movable or temporary ie no concrete floor should not need a permit or if you have a camper trailer you should be able to keep it on a cottage lot if you have one. More land should be opened up for cottage development
there are buildings every where. behind buildings, on postage stamps,
By laws that are inequality

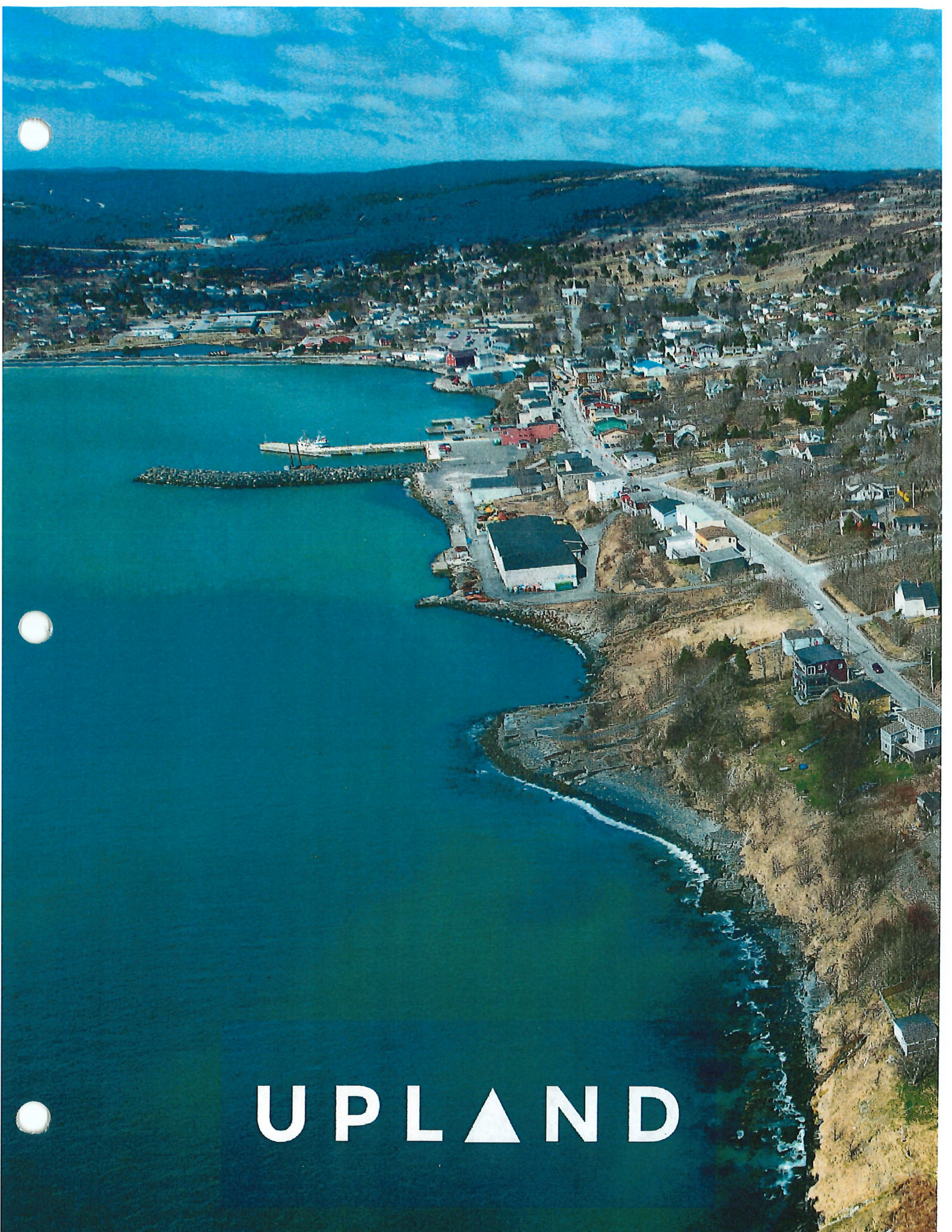
**Table 11.** Public Survey Responses - Is there a specific land use or planning issue that is important to you that you would like to see prioritized through this process?

<b>All responses</b>
Ability to continue backyard agri use in residential areas.
Building lots should be big enough as not to encroach on neighboring homes
Double sided sidewalks
Self sustainability such as gardening and having own eggs and hens
NO
Include Gunners Pond NOW.....
More allowance given for homesteading to include raising food source animals. Making things a bit easier for residents to do repairs to their residents without being burdened with permits. Permit system should be maintained for construction of new out buildings, or major external renovations.
Rethink the 'cotton eater' as a edging along the boardwalk. It is not working and is unsightly. Plant something that adds to the beauty and is easy to maintain. Extend the boardwalk so that it circles the perimeter of the field. It is used so much and is a flat surface that any age can use. I love it.
In years gone by, there use to be a place for kids to hang out and play pool, etc. Perhaps a facility like the Splash Centre in Harbour Grace. A snack bar. A safe place. Also, I have seen in other countries that plant their green areas with wild flowers to help sustain the bee population. It not only helps nature, it looks pretty and also saves the cost of have to mow and upkeep those areas. It's someone worth looking into.
No.
Farming, with town assisted access to the abundant, historic and underutilized farm land in Carbonear.
If someone has a huge piece of property they should not be restricted on how many/large outbuildings they wish to have, considering its not too overbearing.
The more land you own, the more taxes you pay. therefore less restrictions on larger properties
Fix the roads. Speed bumps on Pond Side, English Hill. Add sidewalks. Lots of properties around with junk and garbage that need to be cleaned up.
Letting people do what they want with their own land like farming and growing vegetables
I think the town needs to communicate better to its citizens, needs to listen more, and be open to doing things in new ways for all, not just some, in the community. There needs to be more follow through on promises made.
More support for urban agriculture in our community. Protect and maintain heritage properties through support or incentives for their maintenance. (private and public for homeowners and businesses)
The train.
Support home farms and ALL small local businesses.
Ability of residents to become more self sufficient.
Encourage backyard farming

The community garden should be overhauled and given a massive upgrade. Seed banks raised gardens and soil should be offered to anyone looking to grow food on their own even if it's just a single tomatoe plant each
Back yard farming shouldn't be in a crowded neighborhood. With neighbors having to put up with the untidiness and unpleasant smell. Neighbors should have more input into the matter when someone is to start back yard farming.
No comment
Why would you be concerned with having the line rd and gunners pond in the planing area. This would be only a expense there is no water or sewer more equipment would have to keep these areas open somebody wake up we had to remove Freshwater because it didn't work
Hope to see trails reserved and protected
No
Less restrictions on owning 10 chickens per home. Preferably 10 chickens and 1 rooster allowed with no permits required.
I want to see the ability to own chickens maintained in the community as it's a vital part of my happiness with regard to owning my property
Heritage requirements need updating- buildings have 4 sides not three!
fix the sides of the roads throughout town
Crown land use titles. You can go on website for crown lands and see properties. Worth investigating to see how much is being left not developed with no houses but just being kept so no one else can develop in area.
"The old long term care building.
The old radio station. I don't know what signal was like before when it was operational but having 1 or less access to radio stations in the Trinity area is just so sad. You can't even feel connect to the community, share national or global news flashes or community events. There's nothing but sad love songs and traumatic music on the only channel that sometimes works. Either open up another station or revamp this old one or do something with that land. New business or a museum promoting radio heritage of Newfoundland: anything is so sad and disgraceful to see it haunt behind the welcome to Carbonear sign. That ramp is where I blew a tire when we were moving here. I had some time to stare at it wondering what happened to kill the radio... It was my first red flag when I moved here: sight of underdevelopment, abandonment and destabilization. "
I like the Downtown Revitalization project. Is the a way that the town could have more control or impel owners into cleaning up derelict buildings, or have funding to demolish buildings beyond repair? Could we have an area for a farmer's market downtown? What about a marina area for day trippers? The new and improved wharf looks great, but I hear complaints from people that they can't access a berth or fees are high. In some areas where downtown buildings have had to be taken down, can we have a few more parking lots, and good signage to them, so that people can park and walk, or use wheelchairs?

**Table 12.** Public Survey Responses - Is there anything else you'd like to share about planning and development in your community?

All responses	
This town has such an amazing history that is not put to the forefront enough. This place is a hidden tourism treasure!	I'd like to see more opportunities for families that would also boost tourism- no reason why we can't have an aquarium! Similar to Petty Harbour. The old gym on Water Street is an eyesore- could be an ideal spot. The old post office is a wasted tourism opportunity. Shame to see it under utilized. Great opportunity for a museum with hands on exhibits. More green space for activities like concerts, picnics, expansive flower gardens.
look at the number of paid employees in the office, in administration, and on the pay role. seems to be too many workers, too many town vehicles, too many consultants, too many directors,	Focus on what's important to the people not the town council.. ask the people whats important to them
I love my community. I have lost faith in how it is managed. There is a definite need for change.	Be open to new ideas. Look to communities that have found ways to thrive, and don't treat it like a competition between communities/citizens. All hands thrive when they work together. Maybe freshen up who works for the town to get some new blood with new ideas in.
Every spring, residents need to be held accountable for the upkeep of our community. Cleanliness has fallen to the way-side. Residents need to contribute to the cleanliness of their own property, AND community cleanliness. A weekend cleaning spree is needed multiple time a year. Fines need to be implemented to deter people from letting their properties become dirty and run-down.	Encourage green spaces, backyard farming and animals as these give a community and small town feel.
The survey is a start as long as the opinions are taken into consideration.	Involve the community. People need to be aware and informed.
No	N/A
Expand land plan to include areas like GUNNERS POND AND LINE ROAD	Would love to see an indoor facility available to residents of all ages to be active all year round. Running track, indoor fields, etc
The side roads in town are deplorable, many have been patched over and patched over, many haven't seen ""new"" asphalt in about a decade	No
Let's get this town cleaned up and get rid of trash on properties. We all know barns with animals bring rats and mice. We are required to pick up dog poop. Delapitated bldgs encouraged rodents. Maybe those property owners should be responsible for rat control.	I truly hope that the planning committee takes the time to understand that those in the community who raise chickens do so because of the ability to create a cycle of sustainability in our own home and properties. By owning chickens I am able to reduce my garbage impact, feed food scraps to them, use their droppings for fertilizer to grow more food and in turn receive eggs. Please keep this in mind because the community members who responsibly keep their chickens keep them as loving pets as well
Thank you for reaching out for the people's voice. Good luck with all your endeavors as the years ahead unfold.	Don't be so strict follow the rules and publicize reasons say a green house is turned down for a property. Let neighborhood have more input.
The amount of garbage along our roadways is sickening to see. Every spring a community clean up is planned for a day. Perhaps the town should hire people for one week a month to clean our streets, woods and trails. Years ago, the Town of Carbonear allowed citizens to work toward paying their taxes by cleaning out drains/ditches. Perhaps this is something that could be applied toward garbage cleanup.	Incentive for business to want to operate in the town. Incentive for residents who pay their taxes, such as a discount for payment early or on time. Update what developers of residential areas are required to do... such as create green space within their said development as a mandatory requirement..
The speed rates on Saddle Hill. Really need a blind hill, flashing slow down signs, speed bump, traffic calming interventions or remove the trees along the sides to reduce the obstructions as you try to exit onto the main road. One day there will be a major accident there. I have had too many close calls already.	I think open air markets and areas to hold yard sales or trunk/boot sales would be an asset. Develop activities for seniors and a safe accessible space for them to participate in such.
Carbonear has too many workers employed and the town is just looking for something to keep them occupied. Administrative positions need to be term positions, probably just 5 years, and no more than 15 years, total.	too much planning in this small town; this is not st. Johns
	Actually do what you are planning on paper. I laugh when people say they have a live document. It's no goo unless you stop arguing on petty things like a bloody train and get on with the future of carbonear instead of keeping its citizens in the past. Too much time is being wasted on foolish ideas that are out to lunch. Make this town grow and prepare it for future citizens, time waits for no one!!!! If the hired or elected officials can't do it, we'll it's time to get rid of them and get someone who can.



# UPLAND