

Public Works, Waste Management & Community Services Committee Minutes
Town of Carbonear
Council Chambers, July 7, 2026 @ 4 p.m.

Present:	Chair Councillor	Malcolm Seymour
	Councillor	Stephen Penney
	Councillor	Amanda Dowden
	Mayor	Sam Slade
	Acting Director Operations	
	& Public Works	Brian O'Grady
	CAO/Director of Financial	
	Operations	Cathy Somers
	Town Clerk	Christa-Lee Earle-Baker
	MEO	Matt Burke
	EA	Janice Green

1. Municipal Enforcement
Report

- Masonic Avenue – bulk garbage on property.
MEO reported clean up has commenced. He will continue to monitor the situation and provide an update at the next meeting
- 32 Tyres Drung, dilapidated property
The MEO reported the property has been fully renovated, both inside and out, and new tenants have moved in. No further action required. File closed.
- Furey's Lane Signage
The Acting Director of Operations and Public Works reported he has investigated the street and will determine the appropriate placement of signage. Staff will be directed to install signs accordingly.
- 4 Butts Road regarding complaint of neighbouring untidy property, vehicles
The MEO reported the property owner has made no attempt to complete the required property clean up. The committee recommends proceeding to the next step in the process in the enforcement process by issuing written correspondence requesting his intention regarding property clean up and the scrapped vehicle on the property.
- Speeding concerns Valley Road
The speed monitoring device has been placed in Valley Road to collect traffic speed data.
Councillor Penney informed this is the first step in the process in applying for government funding for additional traffic monitoring devices. The Director will verify that the device is properly set up and recording accurately.
The MEO also reported that he inquired whether the RCMP would consider having the Traffic Service Unit patrol the area.
- 55 Water Street – complaint of littering in the area.
The MEO reported he spoke with the individual and property clean up has taken place. No further action required. File closed.

- The committee inquired on the status of the vehicles on the property on Janes Avenue. The MEO reported in speaking with the property owner advised all vehicles are currently licensed. The MEO will continue to monitor.
- 38 Earle's Lane, dilapidated dwelling. The MEO reported the property owner intends to place the home on the market in the coming weeks. It was reported there maybe squatter occupying the property. The MEO will advise the property owners of this concern.
- 38 Irishtown Road – property clean up
The MEO reported the property owner has commenced clean up efforts. He will continue to monitor.
- 20 Mahaney's Lane
The MEO reported he has spoken to the property owner regarding the matter. The deadline for the owners response concerning the vehicles is next week.

Mayor Sam Slade entered the meeting

- London Road problem property. Council continues to receive complaints of the property on London Road. The Town Lawyer is reviewing the wording of the order to reflect the language in the new TLSDA.
 - Property Southside Lower Road
The committee inquired on an update on the status of the investigation on the property. Town Staff were not aware of such a complaint. The complaint will be forward along to town staff for investigation.
 - Barricades – safety concern. The committee discussed the incident during the Memorial Day Parade where barricade on Water Street was moved to allow the parade through, but they were not replaced to prevent traffic from approaching the parade while the ceremony is taking place. This will be further reviewed to ensure this does not happen again.
 - The committee inquired on the untidy property on Kelby Corners. The committee recommends the MEO have photos for review at the next meeting.
 - The MEO reported the traffic cameras were located.
- The MEO left the meeting.

2. Business Arising

- Staff will obtain quotes for additional traffic monitoring signs – Deferred
- Flashing lights on High Road South crosswalk near daycare
The quotes were reviewed. The committee recommends to proceed to purchase. A draft motion to be prepared.
- Water Street regarding request for tree assessment in front of property
Review information from arborist.
The committee reviewed information provided by the arborist also reviewed several other properties along this section of Water Street. It was noted the town received written correspondence last May and was advised the town would be obtaining a second opinion on the rotting tree in front of her property. Town Clerk reviewed the cost from Sheppards Tree Services at a cost of \$1,500 a day to remove 4 rotting trees from the road reservation and

- trim back. The committee did not make any decision on the matter.
 - Traffic calming measures - quotes
 - Fire Hall Roof – update – It was understood the EDTO had obtained quotes for roof repair at the extension to the town building. It was also recommended the CAO contact the Fire Chief to discuss. There was some previous discussion on having the fire hall roof repairs completed by the contractor that will be completing roof repairs of the extension to the town building.
 - Street Lights on Highroad South by hospital – street light policy
The Director will investigate and determine if the lighting is sufficient per the town Street Light Policy.
 - Breakdown of repair costs of Town owned vehicles -report – Deferred to next meeting
 - Fire Department Medivac Calls – update on correspondence sent to province. It was understood the CAO would be drafting correspondence to forward to the province on the matter. Deferred.
2. Public Works
The Acting Director of Operations and Public Works has begun reviewing work taking place in the Public Works Department as he is just back into the role. There was some discussion regarding the storm water infiltrating the waste water system. It was noting that when a large infiltration of water enters the system, both pumps continue to work and are handling the volume. The clean out of the well at the Pike's Lane Pump house is scheduled for Thursday.
4. Capital Works
a) Water Street Phase III – update
The project was discussed and it was noted that WSP has provided all required information to the Department of Transportation and Infrastructure. CAO will reach out to make sure this is accurate and email Committee with an update. The Acting Director of Operations and Public Works will also be reviewing the drawings for this project.
5. Correspondence
a) Resident Concern, Waste Recovery Facility
Staff will pass along the concern to Eastern Regional Services Board and staff will advise resident that they should also contact Eastern Regional Services Board with their concern as well.
- b) Resident Inquiry, Water Connection , Mount Royal Estates
A resident of Mount Royal Estates experienced issues with the property's well during this past summer and inquired about connecting to the Town's water main late last year. The total cost is \$4,000, consisting of a \$2,000 service levy toward the water main extension and \$2,000 to install a new service line from the main to the property boundary. The Committee had no objection to establishing a payment plan for this cost. This information was relayed to the resident at that

time. The resident has since contacted the Town again regarding the matter. The property has been invoiced a water only fee yearly as the property is accessible to water and sewer. Per the Water and Sewer Regulations for the Town of Carbonear, s.3, states, *“Every owner or occupier or both of the building or part thereof that is within the municipality and within 60 meters of the system, shall have such building or part thereof connected to the system.”* Committee recommends the \$2000 service levy toward the water main extension be waived, as a water tax has been paid on the property and connection has not yet been made. Committee recommends bringing this concern to Council for further discussion.

6. Waste Management

7. New Business

a) Barricades, Water Street, safety concern

MEO reported that the barricades were placed on Water Street before the Memorial Parade began. The barricade was moved when the parade procession passed through and was not placed back. The MEO will monitor this at the next event to ensure the barricades are put back in place.

b) Update on hiring outside workers

Staff advised that resumes have been received and have been shortlisted. Positions will be filled soon.

c) Complaint untidy property Kelby Corners

MEO to investigate and report on this at next meeting.

d) Route 66, update on property

Staff will reach out to property owner to determine plans as this building was destroyed by fire.

CAO entered meeting

e) Request for swale, 35 Mahaney's Lane

Several years ago resident conveyed a piece of property to the Town. At that time he requested swale be installed around his property as water accumulates. Acting Director of Operations and Public Works will investigate.

f) Lowback issues, Water Street

Committee discussed a concern from a Water Street business owner regarding placing a lowback in front of her property. This concern has been raised before and discussion has taken place with Committee. The Acting Director of Operations and Public Works is aware of the concerns of the business owner and will investigate.

8. Ongoing items

- Climate Change Policy – deferred for review
- LeMarchant Street Extension Project
- 52 London Road, installation of water line. Staff to follow up with lawyer

9. Adjournment 6:10pm