Town of Carbonear

Regular Council Meeting, Ausgust 18, 2026

Minutes of a regular meeting of the Council of the Town of Carbonear held in Council Chambers, August 18, 2026 at 5:30 pm

Members Present:	Mayor	Sam Slade
	Deputy Mayor	Fred Earle
	Councillors	Stephen Penney
		Wendy Penney
		Amanda Dowden
		Peter Snow
		Malcolm Seymour
Also Present:	CAO/	
	Director of Financial Operations	Cathy Somers
	Town Clerk	Christa-Lee Earle-Baker
	EDTO	Kerri Abbott
Absent:	Director of Recreation	Rob Button

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1. Calling of Meeting to Order
   Mayor Slade welcomed everyone in attendance and viewing online to the meeting and called the meeting to order at 5:30 pm.

2. Approval of the Agenda for Regular Meeting, August 18, 2026
   Motion 26-216 **S. Penney / F. Earle**
   Resolved to adopt the agenda of the August 18, 2026 Regular Meeting of Council as presented to Council.
   Favour 7; Opposed 0; **Carried**

3. Adoption of the Minutes
   a) July 21, 2026 Regular Council Meeting.
      Motion 26-217 **S. Penney / P. Snow**
      Resolved to adopt the minutes of the July 21st, 2026 Regular Meeting of Council as presented.
      Favour 7; Opposed 0; **Carried**

4. Business Arising from Minutes
   None at this time.

5. Proclamations / Presentations / Delegations

6. Permits and Correspondence

6.1 Permit Listing # 11255-11305
   Deputy Mayor Earle asked council to review the list of permits for any possible conflicts.
   Mayor Slade declared a conflict of interest on permit #11287 as this is his daughters property.
   Councillor S. Penney declared conflict on permit # 11269 as this is his in-laws.

Motion 26-218 **F. Earle / S. Penney**
Resolved to approve permits # 11255-11305, excluding 11287 and 11269, as per the applications received and conditional up on the work being completed in accordance with the Town of Carbonear Municipal Plan and Development Regulations and other applicable regulations and policies.
Favour 7; Opposed 0; **Carried**

Mayor Slade moved to the public gallery.
Deputy Mayor Earle moved to the Mayors Chair
Motion 26-219 **P. Snow / S. Penney**
Resolved to approve permit # 11287 as per the applications received and conditional up on the work being completed in accordance with the Town of Carbonear Municipal Plan and Development Regulations and other applicable regulations and policies.
Favour 6; Opposed 0; **Carried**
Mayor Slade returned to his seat at the council table.

Councillor S. Penney moved to the public gallery.
Motion 26-220 ***F. Earle / W. Penney***
Resolved to approve permit # 11269 as per the applications received and conditional up on the work being completed in accordance with the Town of Carbonear Municipal Plan and Development Regulations and other applicable regulations and policies.
Favour 6; Opposed 0; **Carried**
Councillor Penney returned to his seat at the table.

6.2 Correspondence, requiring Council's decision
No correspondence

6.3 Correspondence received and action taken:
a) Government NL
- Department of Transportation and Infrastructure – Approval to Call Tender – Water Street Phase III. Forwarded to CAO and Public Works , Waste Management and Community Services.
- Jobs, Growth and Rural Development - JCP Approval. Forwarded to CAO and Economic Development, Planning and Land Use Development
- Department of Health and Community Services, Water Analysis. Test results of water samples collected on January 6 at Garland's Meat Shoppe; North Atlantic, Butt's Esso and Shell Gas Station. All Results marked satisfactory. Forwarded to CAO and placed on file.
- Department of Transportation and Infrastructure – Removal of project signs. Forwarded to CAO and Public Works, Waste Management and Community Services.

b) Resident Inquiry – Lights at Basketball Court. Forwarded to CAO and Recreation, Special Events, Culture and Tourism Committee.

c) Resident Inquiry – Summer Camp Registration (expanding the number of participants) Forwarded to CAO and Recreation, Special Events, Culture and Tourism Committee.

d) 2026 Communities in Bloom Symposium and Awards – Registration. Correspondence was received regarding registering for the 2026 CIB National Symposium and Awards in Montreal and Rosemere. Forwarded to CAO, Economic Development and Tourism Officer, Director of Recreation and Recreation, Special Events, Culture and Tourism Committee.

e) Tri-Con Gentle Giants – Law Enforcement Torch Run. Forwarded to CAO and Recreation, Special Events, Culture and Tourism Committee.

f) NL Power, Energy Audit. Forwarded to CAO and Public Works, Waste Management and Community Services

g) Resident Inquiry- Infrastructure extension, Bunker Hill. Forwarded to CAO and Public Works, Waste Management and Community Services

h) Resident Inquiry – Trail by Paddy's Garden. Forwarded to CAO and Public Works, Waste Management and Community Services.

7. Committee Reports

a) Recreation, Special Events, Culture and Tourism

Councillor W. Penney reviewed items from the committee meeting on August 4 :
-Pool Maintenance is ongoing. The new heating unit has been installed, with the new tile being installed next.
-Additional QR Codes are to be placed at different locations
-Lights at the Basketball court are set up be on until 11pm
-Gentle Giants are having a Torch Run/Walk on August 23, 2026 leaving Paddy's Garden at 1:30pm.
-Communities in Bloom Symposium – EDTO to attend. Also noted that the Director of Recreation plays a vital role with Communities in Bloom.
-Special Events is hosting a concert at Paddy's Garden on Saturday night. Almost 200 tickets have been sold to date.
-Locomotive – update at next meeting
-JCP Project is set to start soon
-Mural Paining is taking place August 19 at 2pm at the Conception Bay Regional Community Centre
-Rates for fields were discussed
-Fence at the Claude Garland Memorial Park to be fixed
-Rental of sporting equipment was discussed. Areas of storage appear to be a problem.
-The Mayor wished good luck and good weather to the Special Events Committee on their concert. He also thanked the Parks and Recreation workers for all their work in getting the field ready for the concert.

b) Public Works, Waste Management & Community Services

- Councillor S. Penney noted he was not at the last meeting on August 5th as he was away on holidays. He thanked his colleagues and Councillor Dowden presented the report from the meeting on August 5:
-The MEO reported there were several properties with reports of bulk garbage. The property owners have been notified and will be monitored.
- Furey's Lane signs have been corrected

- The Town is working with several untidy properties
- Speeding concerns were discussed on Valley Road. The traffic monitoring radar advised that the average speed on Valley Road was 37 km/h. Report was reviewed with committee.
- There have been numerous abandoned vehicles identified on properties and committee is looking into what can be done.
- Lights for the crosswalk on Highroad South have been ordered.
- Tree assessment has been completed on Water Street. A motion is coming forward to have the trees removed and pruned. Replace a tree with a tree.
- Clean up orders have been delivered.
- The Tender for Water Street Phase 3 has been extended until Monday.

Councillor Dowden had previously declared a conflict as she owns property on Bond Street
Councillor Dowden moved to public gallery.
Deputy Mayor Earle had previously declared a conflict as his sister owns property on Water Street.
Deputy Mayor Earle moved to public gallery.

Councillor S. Penney presented the following motions as recommended by the committee:

Motion 26-221 **S. Penney / P. Snow**

Whereas the consultant for the Water Street Phase III Project is recommending to proceed to call for tender for the project,
Be it Resolved that the Town of Carbonear call for tenders for the construction of the Water Street Phase III, Project 17-GI-24-00053.

Favour 5; Opposed 0; **Carried**

Councillor Dowden and Deputy Mayor Earle returned to the council table.

Councillor Dowden presented the following motions as recommended by the committee:

Motion 26-222 **S. Penney / W. Penney**

Resolve to contract Sheppards Tree Service to remove four trees as identified in the tree assessment and heavy prune one tree, specifically, leader over roadway at a cost not to exceed $4542.50 taxes included.

Favour 7; Opposed 0**; Carried**

Councillor S. Penney thanked Councillor Dowden.

Councillor S. Penney inquired about the clean up order for 10 Fraize Avenue. Town Clerk advised that an update would be provided to Council after the meeting.

The Mayor spoke on the speeding concerns on Valley Road. He would like to see the speed radar placed back on Valley Road when school

reopens. Committee also had some discussion about extending the School Zone, making the area 30km/h.

c) Economic Development, Planning and Land Use Development

Deputy Mayor Earle advised the committee met on August 11th and reviewed items from the committee meeting:
-Delegation from Spaces Shared. Launched in April with 60 people hosting students. This platform helps the aging population age-in-place with the ability to rent out unused rooms to students. There are hundreds of students currently using the platform to find placements. There are currently students in the Carbonear area looking for placements.
-Estimated cost of development so far this year is $3.9 million. There are 6 new dwellings and 11 new businesses.
-MEO is working on vacant properties and buildings
-Working with Canada Post on the placement of new mailboxes.

Deputy Mayor Earle presented the following motions as recommended by the committee:

Motion 26-223 **F. Earle / A. Dowden**

Resolved to approve the following applications in accordance with applications submitted, The Town of Carbonear Municipal Plan and Development Regulation and other conditions as specified:

- To operate a restaurant at 195 Water Street conditional upon receipt of approval from Service NL and other applicable government departments and agencies;
- to place a travel trailer seasonally on a property in Line Road;
- to relocate an existing business to 22 Goff Ave pending approval from Service NL and other applicable government departments and agencies;
- to remove an existing cabin and replace with a new cabin at 57 Line Road conditional upon receipt of approval from all applicable government agencies;
- to operate an new office for Oliver Controls and Electric at 66 Powell Drive conditional upon receipt of approval from Service NL and other applicable government departments and agencies.
- To construct two multi-unit buildings consisting of one 4-unit building and one 2-unit building at 3 Pike's Lane subject to no objections or representations being received from the discretionary notice advertised as this is a Discretionary Use in Residential Medium Density.

Favour 7; Opposed 0; **Carried**

Motion 26-224 **F. Earle / S. Penney**

Resolved to refuse the following applications as they do not meet the requirements of the development regulations in the Town of Carbonear Municipal Plan and Development Regulations;

- To refuse the application to operate a home-based business at 34 Crowdy Street as the Towns Home Based Business Regulations notes that only 25% of a residential property may be used for business

purposes and the proposed home-based business would utilize approximately 60% of the residence for business purposes.

- To refuse the application to construct an attached garage at 73 Highroad South as the garage would not have the required building line setback of 6m.

Favour 7; Opposed 0; **Carried**

Deputy Mayor Earle noted that even though an application is refused, the Town will work with the applicant to try to come up with other options.

Motion 26-225 **F. Earle / P. Snow**
Be It Resolved that Council for the Town of Carbonear initiate the process and undertake public engagement to amend the Town of Carbonear Municipal Plan 2025 and Town of Carbonear Development Regulations 2025 to amend the Future Land Use Designation and Zoning on 100A Valley Road, as outlined in the report dated 2026.08.18
Favour 7; Opposed 0; Carried

Motion 26-226 **F. Earle / A. Dowden**
Be it Resolved that Council for the Town of Carbonear initiate the process and undertake public engagement to amend the Town of Carbonear Municipal Plan 2025 and Town of Carbonear Development Regulations 2025 to amend general development standards as they relate to yard requirements and encroachments, as outlined in the report dated 2026.08.18
Favour 7; Opposed 0; Carried

8. Reports of Chief Administrative Officer and Department Heads
None at this time

9. Finances

a) Operating Invoices over $2,000.00 in the amount of.....$83,481.64
Motion 26-227 **P. Snow / S. Penney**
Resolved that the Town of Carbonear approve for payment the list of operating invoices over $2,000 totaling $83,481.64 as submitted to Council.
Favour 7; Opposed 0; **Carried**

b) Capital Invoices
-Garland's Lane Water Sewer Storm Upgrading CC26CER014
Meridian Engineering Inc. Invoice #CC109569.....$1,200.00
-Garland's Lane Water Sewer Storm Upgrading CC26CER014
Meridian Engineering Inc. Invoice #
CC109553.....$3,628.25
-Powell's Drive Street Storm Upgrading Ph 3 – Carbonear
Meridian Engineering Inc. Invoice #CC109572.....$ 376.25

Motion 26-228 **P. Snow / S. Penney**
Resolved that the Town of Carbonear approve for payment the Capital Invoices in the amount of $5,204.50
Favour 7; Opposed 0; **Carried**

10. Regulations
None listed.

11. Notices of Motion
No notices of motions were filed.

12. New Business

The Mayor wanted to recognize Gerard Butt of Knights of Columbus Council 5902 in our Town who received the International Community Program Award on behalf of the council during the Supreme Knight's Awards Session in Denver, Colorado. The Mayor and Council would like to congratulate Gerard on this prestigious award.

Deputy Mayor Earle would like to advise residents that correspondence should be sent to Town staff so they can investigate the matter. If correspondence is sent directly to him as Deputy Mayor, he then sends it along to the Town.

13. Adjournment

Motion 26-229 **S. Penney / W. Penney**
Resolved that the meeting adjourn at 6:40 pm and that Council meet again for a Regular Council Meeting on Wednesday, September 9, 2026 at 5:30pm.
Favour 7; Opposed 0; **Carried**

Mayor Sam Slade

Christa-Lee Earle-Baker
Town Clerk