

TOWN OF
Carbonear

What We Heard Report

July 2023



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



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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.

1.2 What is Planning and Why Does it Matter?

Planning is the process by which communities can control change and development in their physical environment. Planning seeks to balance the needs of people, the economy, and the environment by determining where, at what intensity, and in what form certain land uses should take place. It plays a big role in keeping populations safe and healthy, and allocates growth through proactive (or deliberate) transportation and infrastructure planning, making it easier and more efficient for people to get around.

Why does it matter?

- » It helps us prepare for change. This can be environmental change, like sea level rise, or social change, like an aging population.
- » It supports our community's character and culture by promoting good urban design, a quality public realm, and by keeping development consistent and complementary.
- » It protects special and sensitive environments by preventing or limiting development in these areas.
- » It helps to protect people from developing in areas where the natural environment presents a high risk.
- » It helps to maintain a healthy, sustainable economy by ensuring there is a good balance and proximity between places of work and places to live.

1.3 How This Report Will Be Used

This report is a summary of the initial phase of engagement and encompasses “What We Heard” from the public throughout the process. The activities undertaken in this phase generated a large amount of feedback and data. This report explores that feedback, grouped into themes. Some of this feedback will be used to inform policy decisions in the new documents, some will be passed on to the Municipality for consideration through other parts of their operations, and some of it will simply be shared to provide an accurate representation of priorities and issues identified by residents and business owners.

The reporting in this document does not utilize direct quotes, rather it represents the efforts of the project team to develop a cohesive narrative from the various engagement activities and the wide range of information received.





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)
- » 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

2.2 Public Survey

The online public survey was developed to give residents an opportunity to share their vision for the future of Carbonear with the project team. The survey was open for participation from the end of March to early June 2023, and could be completed online, in person at Town Hall, or over the phone if requested. In total, there were 118 public survey participants, all of whom shared unique insight and perspectives related to various aspects of Carbonear.

With any survey for the general population, the goal is for the results to accurately reflect the population. Samples should represent the demographic characteristics of a population with regards to age, gender identity, and income. The project team used Statistics Canada 2021 Census data (the most up to date data currently available) as a comparative measure to the Public Survey results to understand how the survey sample compares to the community's profile.

Fig 1. Age distribution of public survey respondents compared to Statistics Canada 2021 Census. Survey Question: "How old are you?"

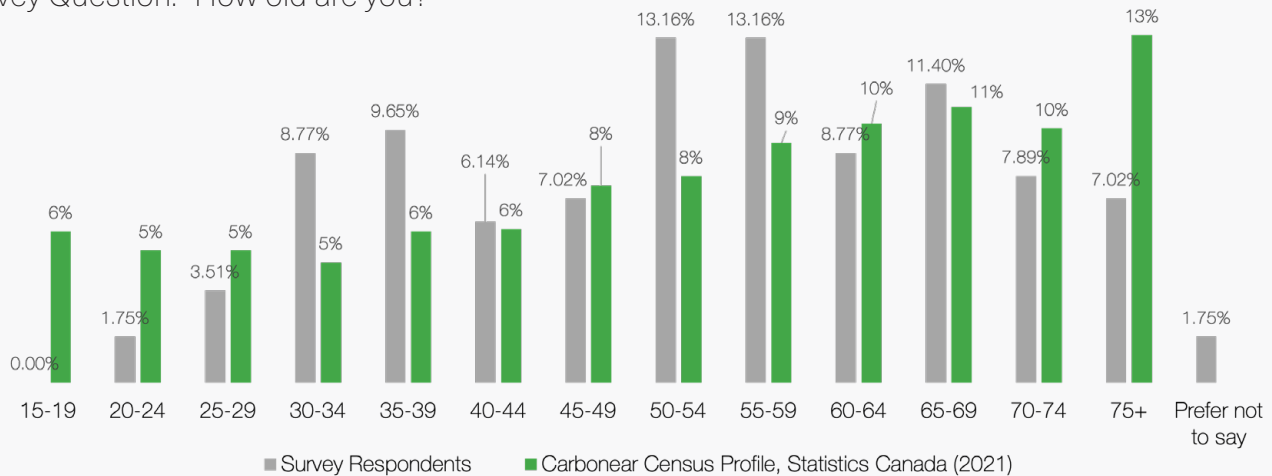


Fig 2. Gender distribution of survey respondents compared to Statistics Canada 2021 Census. Survey Question: "What gender do you identify with?"

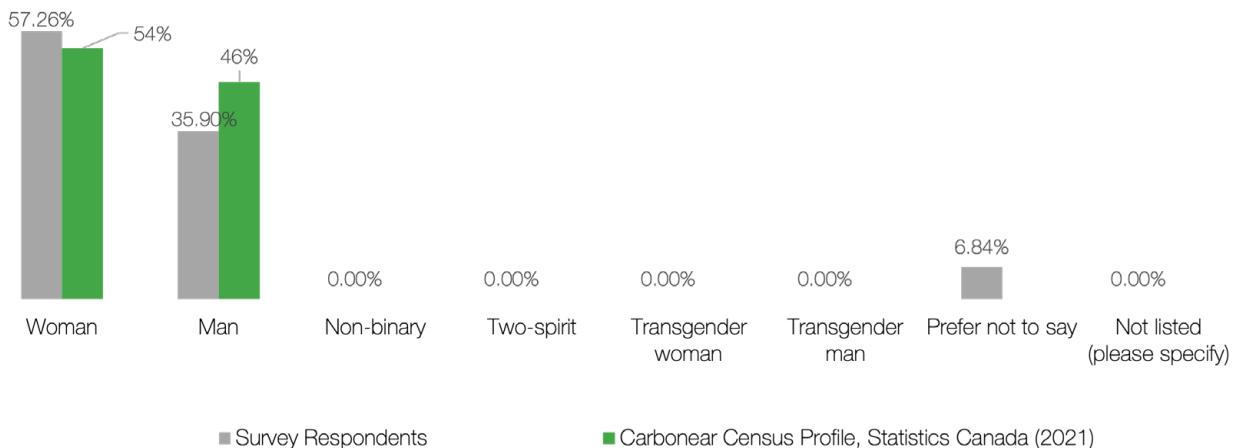


Fig 3. Income distribution of survey respondents compared to Statistics Canada 2021 Census.
 Survey Question: "What is your household income before tax?"

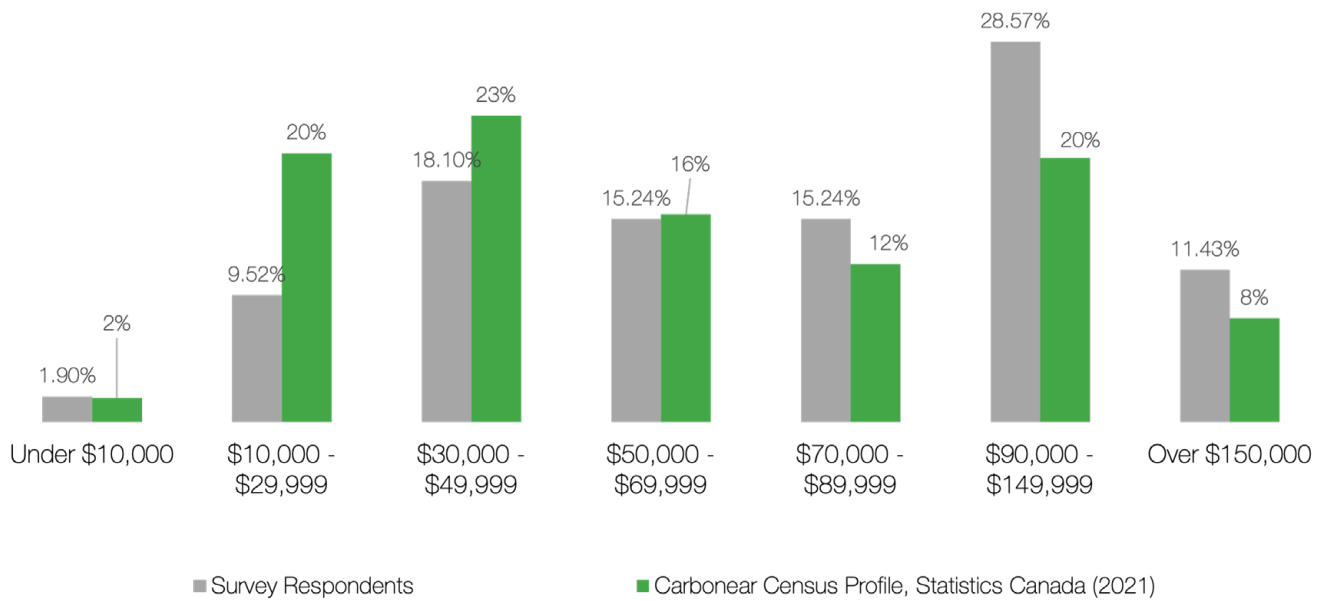
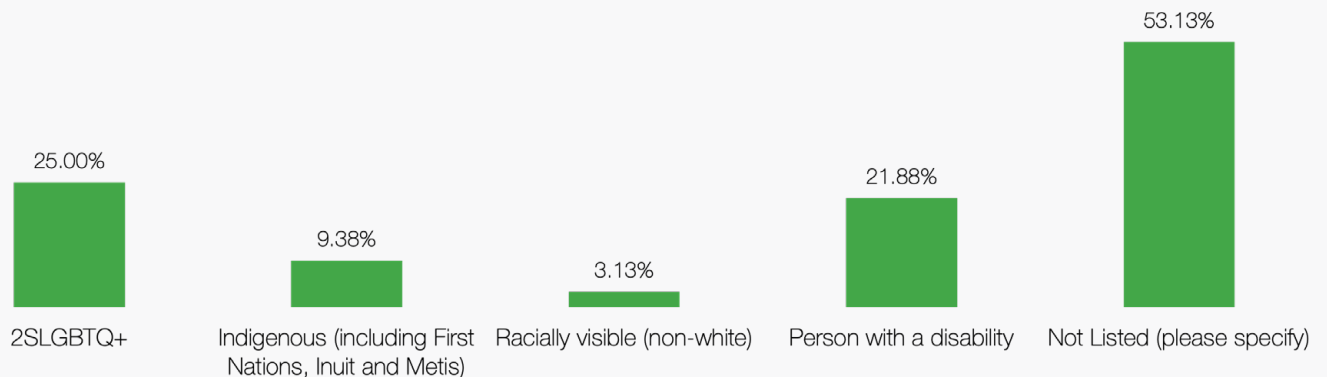


Fig 4. Public Survey Responses

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.

2.3 Business Survey

A separate survey was tailored to the local business community with the goal of discovering perceptions of issues specific to the business environment and gathered information on the types of businesses operating in Carbonear. Emphasis was placed on discovering business types, seasonal versus year-round operation, the types of spaces businesses are occupying, and reasons for locating in the Town of Carbonear. The survey also sought to identify limitations facing businesses in Carbonear as well as opportunities.

There were 16 business owners that participated in the survey, representing 11 different sectors. All survey respondents own a business that operates year-round and over 50% of respondents have been operating their business for more than 10 years in Carbonear. Snapshots from this survey will be shared throughout the report.

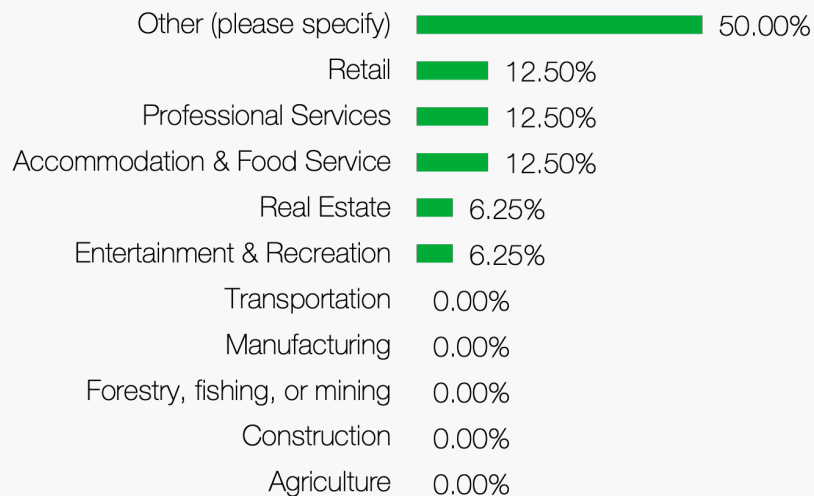


Fig 5. Business Survey Responses “In what sector is your business?”

“Other” Comments
Service
Tattoo Shop
Service/Beauty
Yoga Studio
Retail/Professional Service
Healthcare
Property Management
Tool Manufacturer and Repair

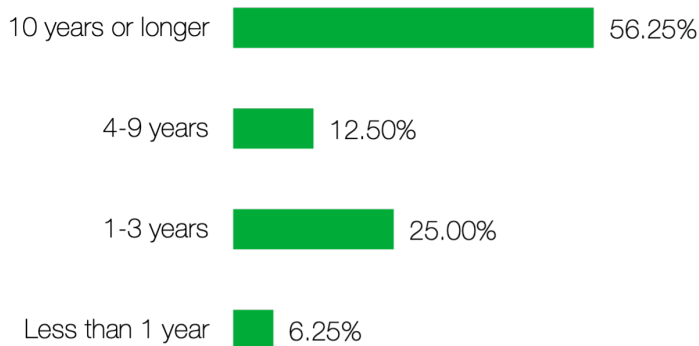


Fig 6. Business Survey Responses “How long have you been operating your business in Carbonear?”



Fig 7. Business Survey Responses “During which months of the year does your business operate? Please select all that apply.”

2.4 Project Website and Email Updates

The project team established a website (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

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.



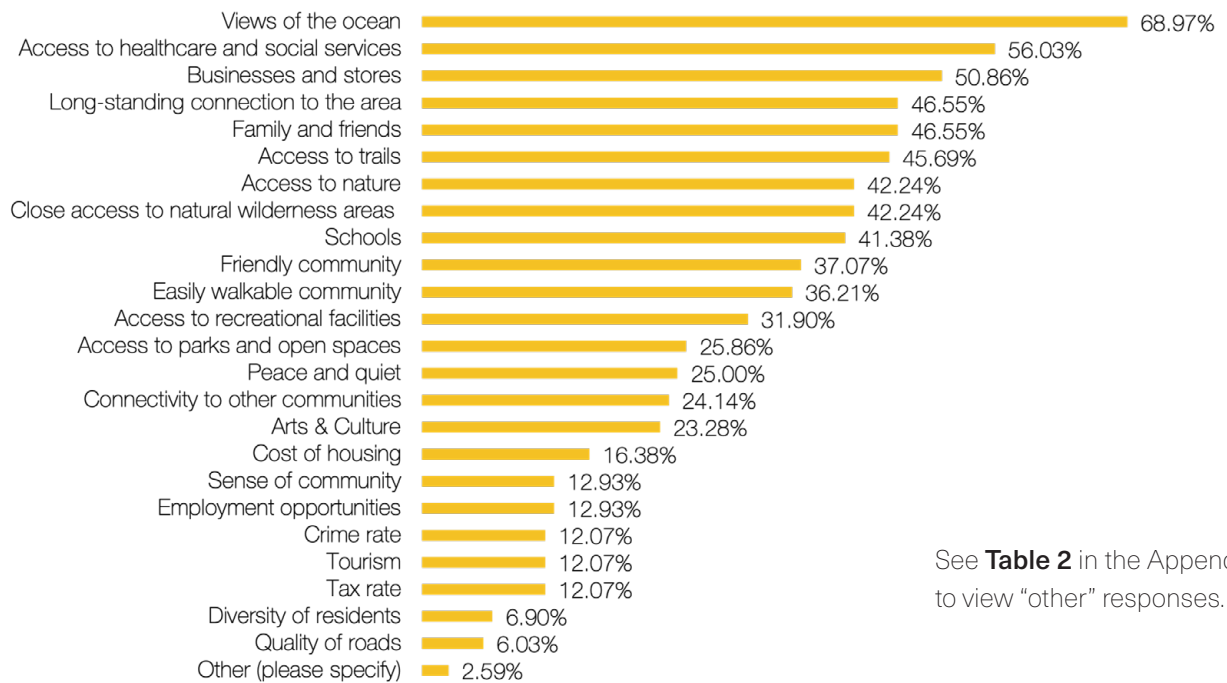
3 Feedback and Discussion Topics

3.1 Introduction

The initial engagement phase provided a wealth of information relevant to the planning process that will inform the Draft Plan and Regulations. A wide breadth of topics were discussed and documented. Some themes were present in every meeting and workshop, while others were less common. The online surveys helped to identify key themes, specifically when analyzing responses to questions surrounding assets (Fig 9), pressing issues (Fig 10) and land use controls (Fig 11) in Carbonear. All emerging themes are important and will be explored further in this chapter, through the following sections:

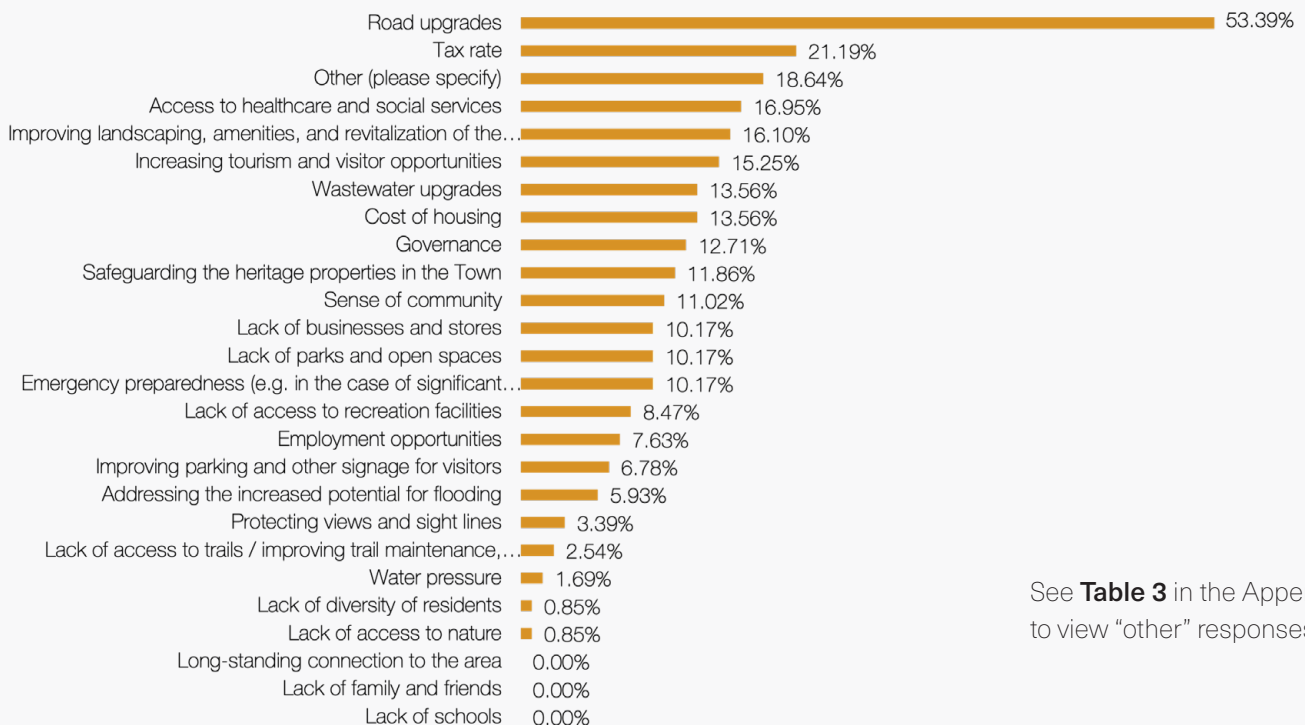
- » Community Character
- » Transportation
- » Urban Agriculture
- » Recreation, Trails and Open Space
- » Housing
- » Economic Development
- » Environment
- » Governance
- » Additional Feedback

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



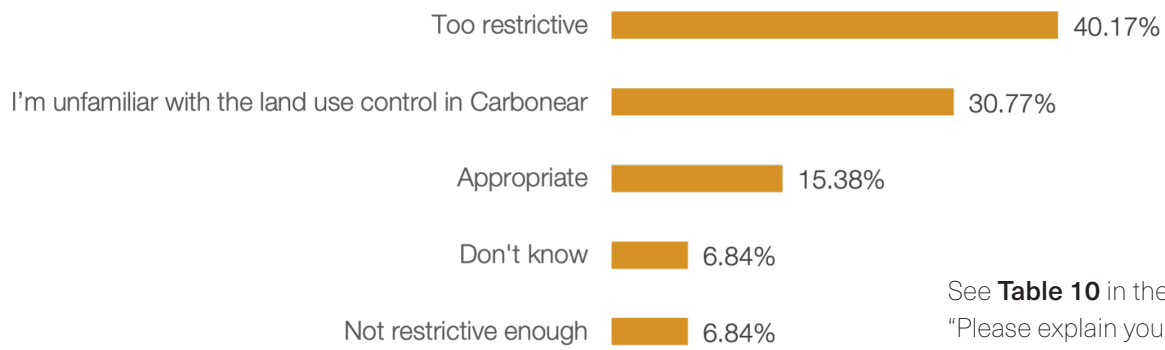
See **Table 2** in the Appendix to view “other” responses.

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.

Fig 11. Public Survey Responses: “When thinking about land use controls in Carbonear, they are:”



See **Table 10** in the Appendix to view “Please explain your answer” 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.

Arts and Culture

Many residents and stakeholders feel that music, theater, and art are an integral part of the community's character, and they would like to see more support provided to increase and sustain the vibrancy of the arts scene. We heard from many that art provides a great opportunity to celebrate diversity and create a more inclusive community in Carbonear.

Participants appreciate the current efforts put toward arts and culture in Carbonear but would like to see better utilization of community spaces such as the Conception Bay Community Centre and Paddy's Garden for programs and events. It was also noted that having a designated space for artists to create, sell their work, and host workshops would be a huge asset to the community. Participants would also like to see more art-based programming for all ages, but specifically more for youth and seniors. It was brought up often that there is a desire for more multicultural events, and a need for more collaboration between the town, schools, and businesses to offer more resource rich initiatives.

Community Cohesion

Although Carbonear is viewed as a welcoming and safe town to many, it was shared that it has not adequately met the needs of everyone, and we heard that a deeper, more thoughtful approach to building a cohesive and inclusive community should be a priority. Some newcomers are struggling to fully integrate into their new community and many residents struggle to find a sense of belonging in Carbonear. Several residents shared experiences related to discrimination and how they have experienced it in both overt and covert ways. We also heard that residents want to better acknowledge and address the needs of under-served communities - this became evident during discussions around affordable housing, food security, and mental health.

According to engagement participants, a community with strong community cohesion is one that...

- » Is welcoming, progressive and celebrates diversity.
- » Provides equitable access to municipal programs and services.
- » Supports those living with mental health and addiction challenges.
- » Offers barrier-free public events.
- » Invests in spaces and programming that promotes diversity.
- » Responds to reports related to discrimination or bullying at the school and in the community.
- » Addresses issues related to food security and encourages more local food production.
- » Has a diversity of food and other goods available.
- » Provides spaces and opportunities for spiritual and religious gatherings.
- » Designs spaces and places that are accessible using a universal design lens.
- » Provides public visibility of inclusion and unity in public spaces.
- » Has affordable daycare options.
- » Supports the startup of unique businesses and programs.
- » Ensures buildings, streets, sidewalks, and shared spaces are physically accessible to all.



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



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

3.3 Transportation

Transportation was one of the more commonly discussed topics across engagement methods. It was expressed by many that Carbonear is a car-centric town and as the town grows and develops, participants would like to see alternative forms of transportation established. With a lack of public transit system in place, taxis are the only option for those who are unable to travel by private vehicle or for whom active transportation is not an option. Seniors, students, and low-income individuals were identified as groups that are particularly affected by challenges related to transportation in Carbonear. The two major themes that came up related to transportation were public transportation and active transportation¹.

Public Transportation

Across all methods, we heard extensively about the need for an affordable public transportation system in Carbonear. Not only would this provide better access to goods and services for those who are currently facing constraints, but it would also address some of the traffic related challenges referenced frequently. A desire to travel between Carbonear and St. John's was also highlighted. Specific reasons for wanting to travel to St. John's include attending spiritual and religious gatherings, visiting family and friends, and accessing services and goods that are unavailable in Carbonear. Participants also believe that this would increase tourism potential in Carbonear.



¹The term “active transportation” encompasses all modes of human-powered transportation. This includes walking and wheeling (referring to the use of assistive devices), cycling, skateboarding, as well as seasonal activities like kayaking, skiing, snowshoeing, and more. It also includes some motorized forms of transportation like e-bikes and electric wheelchairs. Some people depend on active transportation to get where they need to go due to lack of alternative transportation, while others choose to use active transportation as a preferred form of commute, exercise, recreation, or leisure.

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.

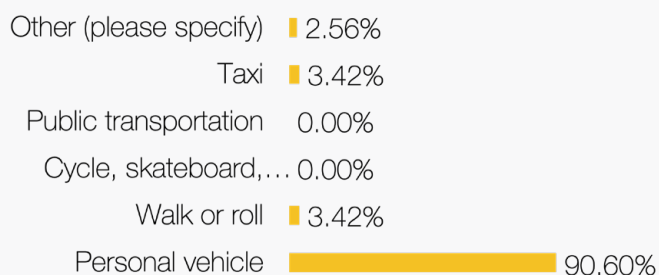


Fig 14. Sidewalk construction in Carbonear on May 2 2023.

73% of public survey respondents feel comfortable accessing amenities needed for daily life by walking or using other modes of active transportation.

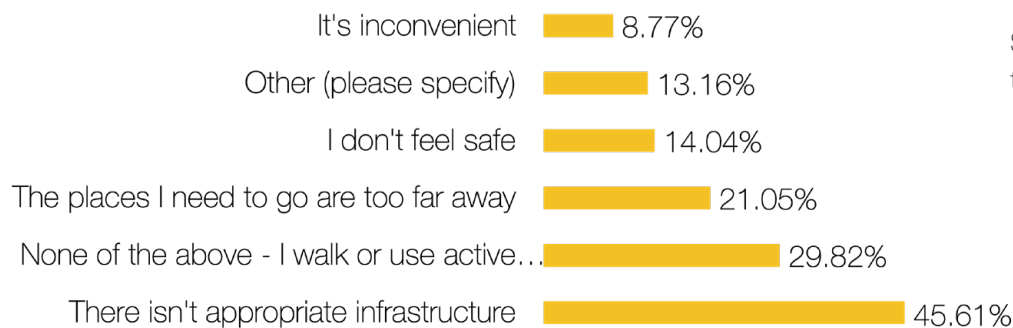


90.6% of public survey respondents use a personal vehicle as their main way to get around Carbonear.



"Other" Responses
A taxi service or a public bus service would be a help
Taxi? Is there a taxi company in Carbonear?
Can never get a taxi when needed

45.61% of public survey respondents selected "lack of appropriate infrastructure" as their main barrier to participating in active transportation.



See **Table 4** in the Appendix to view "other" responses.

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.

3.5 Recreation

Programs and Events

We heard a mix of perspectives pertaining to recreation programming in Carbonear. While many acknowledged some of the great existing programs and events, others identified important gaps and opportunities. Several participants spoke passionately about the need for more year-round, ongoing programs. Residents of all ages spoke about a desire to participate in more guided, structured programs like fitness classes, recreational sports, and arts programming. Others expressed a specific interest in seeing more programming for children and families and believe that this could play an important role in attracting young families to Carbonear.

With a significant portion of the town's population being older, participants want to see more programming for seniors. For youth, we heard great things about school programs being offered ranging from music to sport programs, however, transportation to and from these sessions remains a barrier. Many spoke out about their concern related to the physical health of youth in the community and believe they could benefit tremendously from healthier ways to spend their time. We also heard a lot about how recreation programs are an excellent way for newcomers and students from the College to meet other residents and build social connections. It was acknowledged that the community college and schools already have great existing programs and spaces that could be leveraged for this.

Outdoor Spaces

Carbonear has a considerable number of parks, trails, and open space for a town of its size. Views of the ocean were considered by 69% of survey respondents as one of the top elements that makes Carbonear a great place to live, with another 46% citing access to trails. Access to nature, proximity to natural wilderness areas, access to recreational facilities, and access to parks and open space were also all identified as reasons for living in Carbonear. Participants spoke highly about the boardwalk and trails in Carbonear, and acknowledgment was given to the Town by many for their effort to develop and maintain these valued spaces.

We also heard a lot about the new wharf and desires to see its use expanded for community and economic development purposes. One participant expressed the desire to see more water-based recreation programming. It was noted several times that a splash pad would be a great addition to the town, especially for children and families. There is also a strong desire to see a space that is welcoming for youth, as this demographic is currently lacking access to safe leisure space in the community. Many residents are concerned that a lack of space geared towards youth puts them at increased risk and exposure to harmful activities. We also heard extensively about the desire for more trail development and connectivity between trails.

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).



3.6 Housing

Access to affordable housing was not only a high priority identified in this project, but it is a rising concern across the county as housing prices increase while wages remain stagnant. The need to increase housing stock and diversify options were both highly prevalent conversation topics across engagement methods. During in-person sessions, we heard firsthand stories of personal struggles to find suitable housing in Carbonear. The issues related to housing is perceived by many to be disproportionately affecting young people entering the housing market, students attending the college looking to rent or share smaller spaces, and seniors seeking appropriate housing for their changing needs.

According to the public survey, the top three issues relevant to rental experience in Carbonear were:

1. Lack of rental options
2. Property in need of major maintenance or repair
3. Need for smaller housing options

According to the public survey, the top five issues relevant for homeowners in Carbonear were:

1. Difficulty paying property taxes
2. Difficulty accessing amenities without a vehicle
3. A need for a smaller housing options
4. Property in need of major maintenance or repair
5. Difficulty doing routine up-keep

Some other suggestions that emerged for paths moving forward including:

- » Provide a wide range of housing to meet the diverse needs of residents.
- » Ensure affordable housing opportunities exist, while still maintaining the character of established residential areas.
- » Encourage a mix of types and densities.
- » Permit accessory dwellings on residential properties.
- » Restore vacant buildings for housing development.



Fig 16: Residential neighborhood on May 2 2023.

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?”

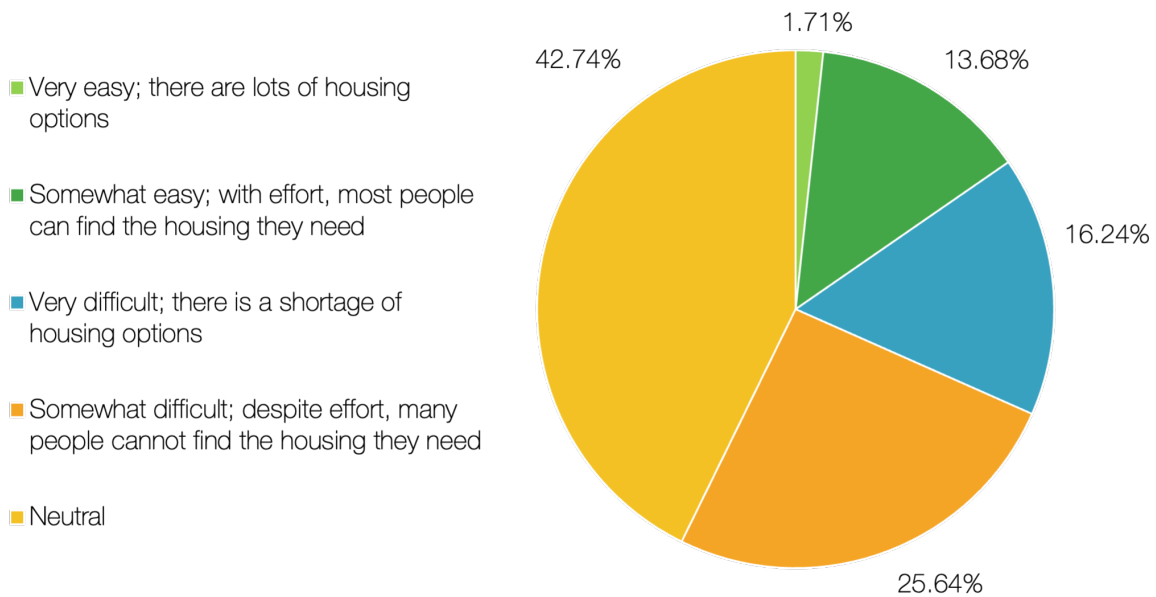


Fig 18. Public Survey Responses: “How much do you support or not support the following approaches for increasing housing diversity and affordability?”

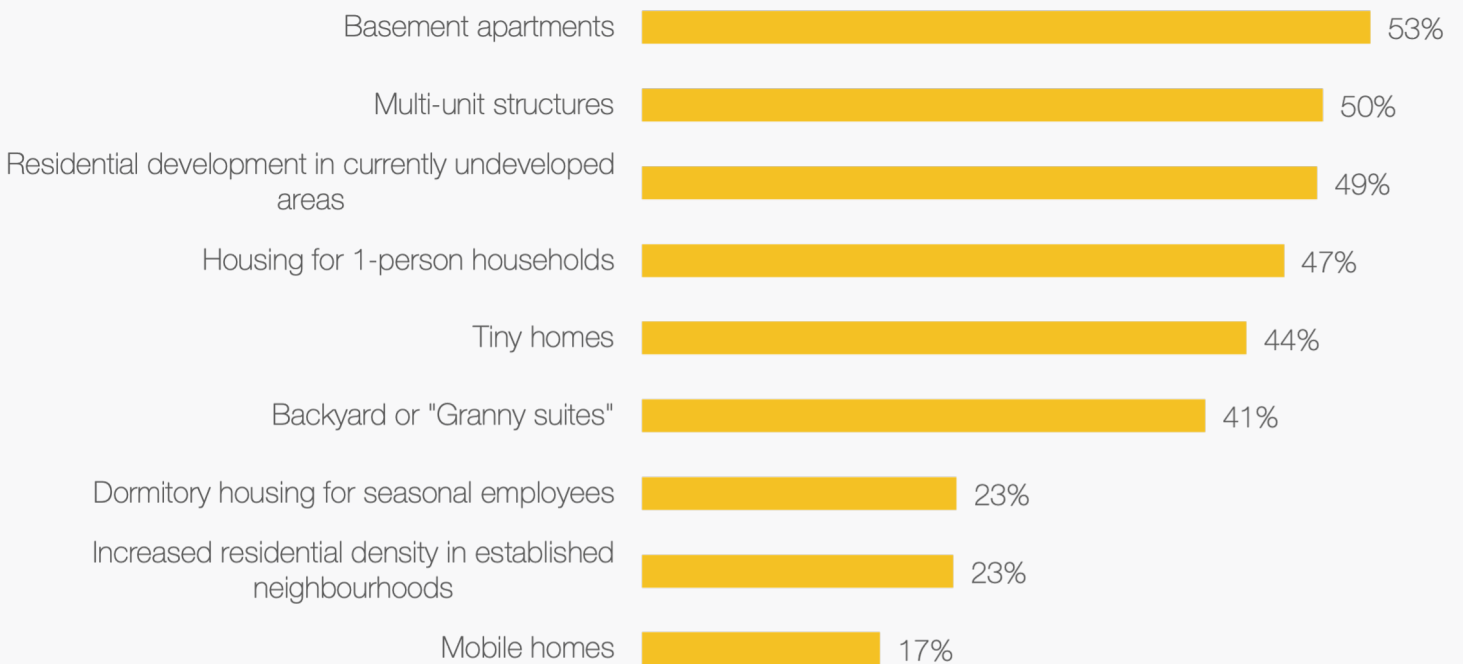
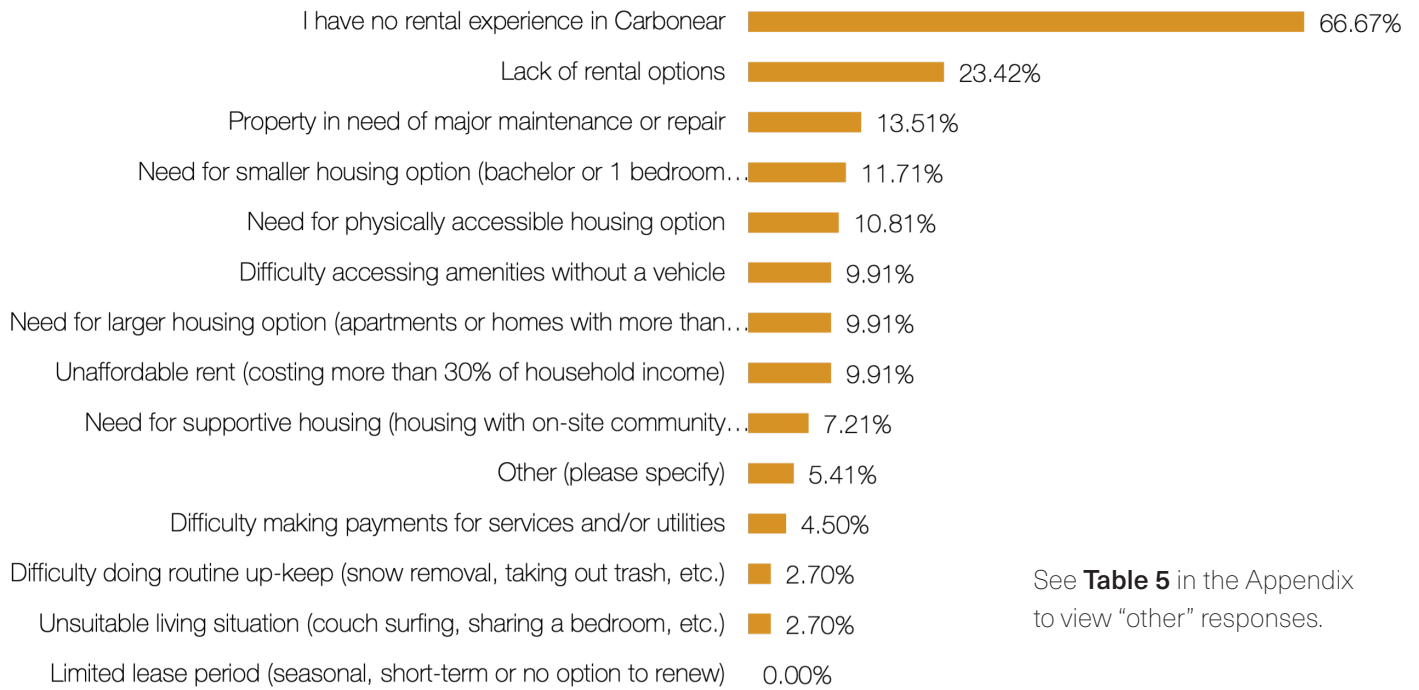
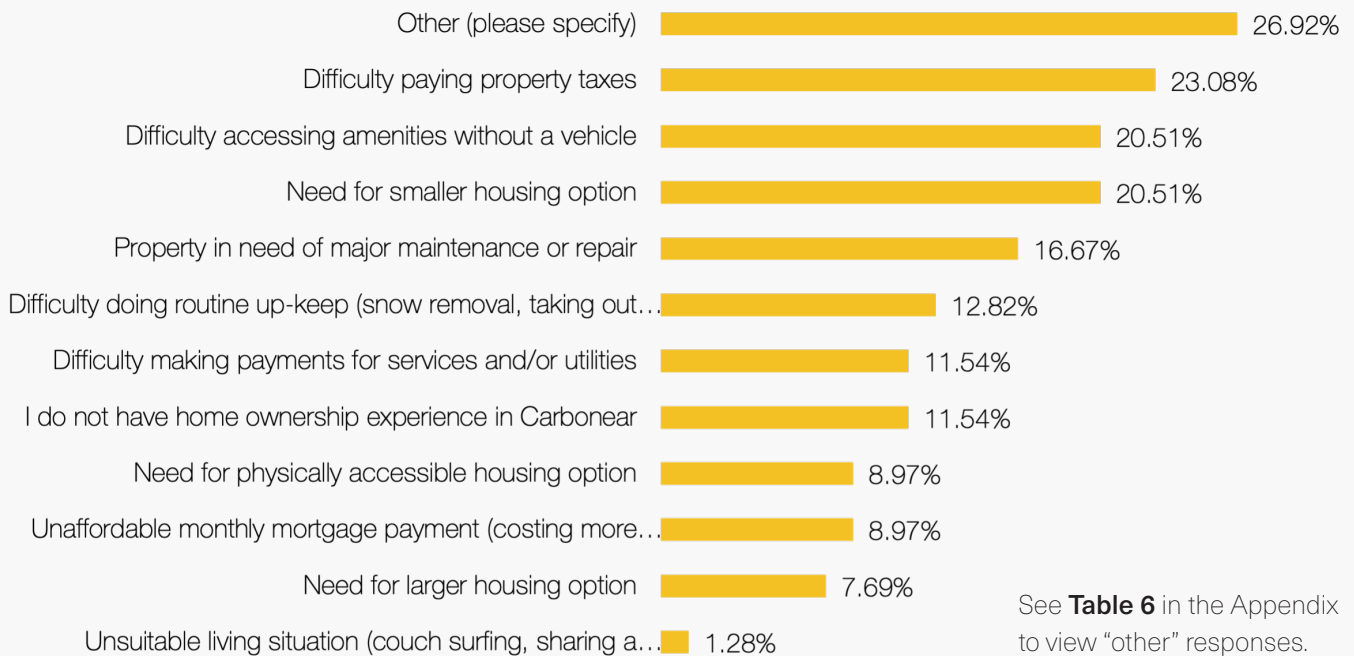


Fig 19. Public Survey Responses: “Which of the following housing issues are relevant to your rental experience in your community? Select all that apply.”



See **Table 5** in the Appendix to view “other” responses.

Fig 20. Public Survey Responses: “Which of the following housing issues are relevant to your home ownership experience in your community? Select all that apply.”



See **Table 6** in the Appendix to view “other” responses.

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.

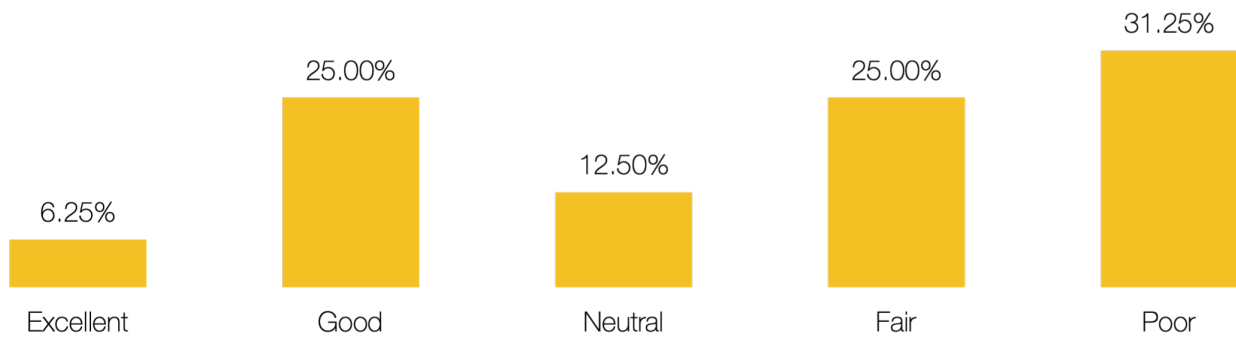
When speaking about tourism the lack of accommodations in Carbonear came up extensively across engagement methods. There are currently limited options for those wanting to stay overnight in Carbonear, hindering the overall ability for the town to reach its tourism potential. This also limits the school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

Fig 21. Business Survey Responses: What is your general impression of Carbonear as a place to do business?



<i>Please explain your general impression of Carbonear as a place to do business in three sentences or less.</i>
Too much red tape. Town office too slow with responses
Central location for Trinity Conception. Unequal treatment of businesses when it comes to permits, policies and procedures. Amazing opportunity for growth!
We haven't experienced any specific issues.
Not easy to start a business. Zoning issues. Replies and waiting times.
The town does not support small businesses and ventures, they are only concerned with grabbing taxes and doing nothing for small businesses in return
Amazing local support. The people of Carbonear and its surrounding communities are craving new business. The biggest hurdle all businesses seem to have is the lack of communication with and understanding of how each business operates.
Businesses usually face issues in getting a business off the ground.
It's an okay place for business. Red tape is an issue. Amount of time to get issues resolved is an issue
Fees and taxation by the town make it prohibitive and costly to operate a small, sole proprietorship here. Additionally, options for rentable spaces/buildings that are up-to-date and modernized are very limited.
Carbonear is a good location. The town tends to focus mainly on promoting the downtown area forgetting about businesses located in other areas of the town.
Carbonear is known for saying no first. We should be looking at ways to work with individuals on moving forward, within the regulations; not always looking at the rules that prohibit development
The town is great. Lots of support from locals. Just a pleasure to work / live here

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.



3.10 Governance

Governance is always a topic that receives a wide range of opinions during public engagements and the response in Carbonear was no different. Many residents and stakeholders spoke highly of the Town Staff and Council. We heard from some that progress in the Carbonear has felt slow at times, but we also heard about some tangible steps that Town and Council are making to address some of the most pressing issues in the community. We also heard that residents and stakeholders feel more positive about the direction of Town than they have in other years and are hopeful that some of the big issues can be addressed through projects like the Plan Review.

Although many acknowledged the positive changes and work that has been done more recently, there is still a lot of work to be done to improve the relationship between the Town and its residents. Several residents shared about specific experiences they have had, and the distrust they have with the government as a result. Others noted that they would like to see greater measures of accountability for staff and council, and more tangible ways to measure progress. We also heard that there is a desire for more transparency, open communication, and consistency with enforcement.



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.

Enforcement

Several comments referenced the need for more consistency with enforcement.

Light Pollution

It was expressed that it is important to address light pollution in Carbonear and to ensure that future development does not create any issues. One participant would like to see less lights shooting into the sky.

Requests for Rezoning

The project team received various requests for rezoning throughout the engagement process. These have been documented and will be considered during the drafting of the Plan.

College of the North Atlantic, Carbonear Campus

The college was referenced frequently as being a tremendous asset to the town. Participants believe that enhancing the spaces around the college should be a priority, as attracting more students to the college will have an overall positive impact on the local economy and character of the town.

The Carbonear General Hospital and Private Josiah Squibb Memorial Pavilion

The hospital and long term care facility both came up frequently and were listed as a reason for why many older adults have chosen to move or return to Carbonear. It was also referenced several times that these facilities present great employment opportunities, especially for those graduating from the practical nursing program at the College.





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.

4.2 Draft Vision

The Vision establishes the long-term desired outcomes of the Town and community. The Vision reflects the ambitions and aspirations of the community and helps to answer the question, “What do we want to be and why?” The Draft Vision established for the Town of Carbonear is:

“The Town of Carbonear is a vibrant, welcoming, inclusive, and connected community. As a service centre for communities on the western side of Conception Bay, Carbonear continues to provide an abundance of business opportunities, health services, education facilities, and recreation opportunities. Thoughtful planning and sustainable investments in infrastructure provide a welcoming environment for housing development that meets the needs of all residents. Carbonear’s culture, built heritage, and long history are cherished, while at the same time recognizing that welcoming a diversity of cultures and perspectives creates strength and opportunity in an increasingly globalized world. The Town and its residents build on a long history of resilience to prepare for, adapt to, and thrive in the face of modern challenges, including climate change and economic shifts.”



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.

"Other" Responses
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.

"Other" Responses
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 3. 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.

"Other" Responses
Communication between Town office and residents/businesses. Personal experience of no response from the town after 2 email requests. Someone is being paid and not doing their job.
Crime/drug rate
Making Carbonear more pedestrian friendly. The roads are unsafe, with a major lack of side walks and Cora's walks (with crossing lights). As a community with no public transit, there should be more initiative make pedestrians safer on the road, when waking as a mode of transportation.
too many restrictions on residents improving/repairing their personal property
Too many [unmaintained] areas
The amount of garbage along our roadways.
Drug use/crime in the community
Lack of enforcement with regards to crime ongoing in the town
Allowing of a home stead
Uncertainty of regulations concerning owning farm animals and pets.
Quality Playgrounds/Parks/Splash Pads
The current inability to own a rooster
Parking for Carbonear Academy overflow (takes away from rec facility)
Quiet environment
Community wise: transportation development - personal yet community note: Racism, discrimination, vilification of BIPOC people, hate and swastikas in the public school textbooks with no meaningful response by the principal, ignorance of what everyday forms of racism are or how personal bias plays out as front end service providers through their position of power or through passing or using policies in their Eurocentric favor to enable yet be in denial of inequity. Racism is not just overt acts of hate but socially tolerated, perpetuated and protected forms of exclusion, invalidation or micromanagement and distrust. It's taught, it's generational and it's an outdated encapsulated mindset to have or allow to continue to be taught through dismissal and inactions or silence. Meaningless or least impactful acts of "inclusion" and diversity with events or plans made for BIPOC people instead of including them with the planning to have a self directed narrative. There is also discrimination and hate for Mainlanders and all that might be historically relevant but the hate and continuation is what causes underdevelopment and drives good people to move away and never come back. It's not attractive at all and if you can't feel safe in public, at home or when trying to shop or access services with that potential and known undertone of mistrust or discrimination: why would a newly relocated person be happy or able to engage with the community?.
DRUGS
Communication from the town
Lack of accountability for landlords who do not maintain rental properties
Quads all hours of the night abd nothing for our children
SIDEWALKS!!! Lack to safe places to walk, traffic ALWAYS speeding in residential areas
Food security and the inability for residents to practice animal husbandry.
Lack of support for infrastructure in the industrial park versus businesses in other areas, such as downtown

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.

"Other" Responses
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 5. Public Survey Responses - Which of the following housing issues are relevant to your rental experience in your community? Select all that apply.

"Other" Responses
Not applicable to me but the ones that I do see look poverty and run down. The ones on Patrick Street are a prime example. They are not looked after by the landlords.
I own my home..
Few allow pets. Pets are vital parts of families and contribute to people's well being.
I have been looking for rental options but have not found anything suitable with or without my dogs, with or without accessibility needs and mindful of access to stores or resources
Landlords are not held responsible for rental property upkeep.
My experience is from 20 years ago.

Table 6. Public Survey Responses - Which of the following housing issues are relevant to your home ownership experience in your community? Select all that apply.

"Other" Responses
NA
Non of the above
We're getting older now and I'm retired so I would have to say the availability of someone to contact (and we would pay of course) to help move heavy items like refrigerators out of the house when we want to purchase something new.
None of these issues. As a current home owner, our mortgage is reasonable and property taxes are not outrageous.
Gunners pond. Must deal with carbonear council but no vote or say in regulations etc. Very closed shop
The crime element in our Town now is taking away any feeling of security that was once felt in the past.
Nothing Applicable
More smaller units like 55 plus would help the seniors because the wait lists are very long
garbage collection system is terrible
Needing more room and not being able to build into my home for my frowning family.
The amount of rules for homeowners with land needs to be reevaluated
None
No problems
Hard to find contractors willing or able to do work needed. Paving, window replacement and roof repair or foundation repair. The house is enroute to dilapidation from no one responding or not coming out or not being available having to be waitlisted until more jobs in the area become available. I might sound entitled but how am I to make repairs when there is no one willing or able to do the work?
Too many regulations to upgrade property
Love my home but could not do some of the improvements due to permit not getting approved by town.
regulations strict to get permit
I have owned my own home for 24 years so can't comment.
too much tax money spent on frivolous whims
No issues
No problem

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

It is my home.
Depends on work and ability to work from home vs commuting
Great place to raise family, sense of community and opportunities for children's recreation
I love my home and neighbourhood. I will consider leaving if more restrictions are put in place to make owning chickens more difficult.
Because I own a house and I am able to own up to 10 chickens which is good because it helps me be a sustainable human
Have always lived in the area. Own a local business.
Were I grew up and great place to live
Depends on health
Child finish school
It's home to me
Close enough to St. John's. Family and friendly people. Very little pretension amongst the people.
nothing important ever gets done
Want to move to mainland for more accessibility
Absolutely nothing to do only walk around. Events and carnivals seem to be limited to bars and booze and when there are concerts the tickets are sold out before they go on sale. Promoting private business as some restaurants seem to be all the rage.
Over 23 years requesting road upgrade on gravel road in front of my place with no action from council
There is alot of segregation in the community for people coming from other places
My family has faced overt and covert racism. The most equitable and enjoyable experience I have had comparable to the mainland has been when I need help and call RCMP. The natural beauty and open space is something that can't be taken away unless there are plans for building development but I can't enjoy going out after many racist encounters. [redacted to preserve anonymity] because of racism and generational bullying and taught hates.
The library was a main attraction for my [redacted to preserve anonymity] and it was so small, such a lack of open hours and no teen programing. Back in [redacted to preserve anonymity] we spent alot of time in the libraries and programs were for kids but teens also had programs. Not every kid is a book worm or it's not cool but it's a safe public space that once it's available it might foster the next great artist, scholar or entrepreneur. In Ontario libraries became the hub and also a warming space for homeless while providing day time adult programs for job searching, learning to read, reading circles and seniors gathering. The appearance of having a library yet it's not doing much but warrehousing books or catering to 12 and under was a huge disappointment (no disrespect intended and I know everything has a budget). It was so odd to see the library in an open public building yet it has less open hours then the building it resides in
To know there isn't a paid fire service in majority of Newfoundland was a shock. I would hope whatever volunteers are participating that if they become injured as a volunteer fire fighter they are given benefits and help to recover or ways to compensate them. That's not fair to expect people to risk injury or their lives and have nothing for them in return. So we have actively been trying to prepare and ensure our home is a reduced fire risk even outdoor wild fires as we know and respect the position of having volunteer fire fighters.
The silence or inactions when one does report a negative experience or case of overt racism: it's always dismissed, invalidated and thought to be something that can't be helped. This culture of silence or blaming the victim or making excuses that it's "one off" or "that's just how Mr./Miss so and so is"... It's not helpful and it's enabelling bad behaviour especially having people trying to tell me how to say my last name, make fun of it or keep asking where I'm from like an interpolation style (not friendly way) because saying I am from [redacted to preserve anonymity] or from Canada is not good enough to then tell them my heritage and then be schooled on my heritage through their Newfoundland islander view which is post colonial, oppressive and in some cases offensive. Especially if I am racially misprofiled to be indigenous the hate for them also comes out. I was told the [people with both Indigenous and French lineage] were exterminated to extinction. I had to go ask someone what that meant and when I was told I was mortified. There needs to be more public openness of visability of Indigenous people and globalization while still maintaining the local, provincial and national heritage and culture. There has to be room and tolerance for all if you expect to grow or host tourists or migrant workers and international students.
The water front has so much litter, where is it coming from? Is there not paid or volunteer persons to clean the shores or ways to get MUN marine to assist with resolutions? The speeders on the back roads are ridiculous and the lack of enforcement makes this place easy to get away with things that only fosters entitled view pounts but especially for life time residents who always got away with things. Right is right and wrong is wrong no matter who sees or doesn't see. The fact they aren't corrected, punished or lack of followup to collect the fines etc is just enabelling local to abuse their home, impact their neighbours and take advantage of the system.

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

Table 8. Public Survey Responses - What is Carbonear missing that would encourage you to stay long term?

All responses	
More general practioners. A better ER system and upgrades to the ER and that floor in general. Its pretty bad. :("Family fun- theatre, bowling alley, playground in my neighborhood, parks (no reason why we can have a park like Bowering or Bannerman, albeit on a smaller scale)
"Reliable Garbage Collection	Science Center
Suitable Roads without big potholes	Aquarium
Environmentally friendly"	Public transportation- few stops (Water Street, South Side, etc. to hospital, mall, post office, etc.)
Bring back the feeling of "Community". Where the citizens of the community feel like they are part of decisions and are informed. Stop the inhouse bickering, it looks bad on us all as a community and be reminded..you represent the town. Its disturbing and at times shameful.	Sidewalks- town not walkable. Drivers speed (where are the speed bumps) so it's not safe. Some areas barely have a shoulder on the side to walk on. Affordable daycare."
24 hour Taxi service	Cheaper housing..easier to buy
More recreational activities/places for young people.	Some new nice walking trails would be good.
"Carbonear NEEDS a large splash pad/water park for children. Smaller neighbouring communities have these and Carbonear (a larger community) does not. Carbonear's business district services a large geographical area. We need LARGER stores (Walmart need to be a SuperCentre, Dominion needs to be stand-alone store), we need more grocery options, not more dollar stores."	Splash pad or something for smaller kids
Different council or more open to change	More businesses, more support and encouragement for small local buisness.
Family doctors.	More clothing/shoe stores and outdoor concerts/shows, fun activities for children, road maintenance
"Family Doctor Fast food that delivers aside from peters! More stores and restaurants like Costco, Taco Bell, Dollartree"	"Be more supporting to all the small businesses and home owners. Not just hand pick who the rules are for. (I have noticed this many times in the last 2 years of moving back home.)"
More modern and affordable places to rent that are not 55+	More activities/spaces for young children and families.
"Expanded town boundary to include Gunners pond and line road"	More green space and walking trails. Hate subdivisions, like small town feel.
I really wish the Carbonear water supply did not have so much sediment in it when it reaches our house. I have hadvto add a water filter system to my main water line and still it is difficult to drink from the tap, plus the water filters which I have to change every three months are expensive. ALSO, WITH Carbonear being so hilly, it would be nice if main north/south streets leading from the downtown area had stepped sidewalks with handrails for walking purposes.	The town laws on animal husbandry and gardening are too strict. People should have an easier time providing food for themselves
Nothing. Our goal is to retire here.	More facilities for children. Maybe a splash pad for the summer months. Access to more entertainment for children, ie movie theater drive in or a building, more facilities for children to enjoy.
More dining options and movie options	Not so much a town issue but just the lack of variety in stores (clothing, sports supplies, etc) and access to dietary restrictions such as gluten free vegan dairy free etc. you have to go to St Johns to get access to most of these things. Also the lack of activities and infrastructure for tweens and teens such as a cinema arcade, game places, inside gyms, again have to go to St. John's for these. And yes it's not specifically a town issue but the town could help with incentives for entrepreneurs to start up these type of places.
Overnight security from a hired company or several neighborhood watch groups	Recreation activities for families to do together, like accessing a gym for team sports to play together
tax rate	Recreation for seniors
	The ability to own 1 rooster per property.
	The ability to have a rooster
	Better grocery stores, road upkeep, hotels for visitors
	More recreational trails
	More amenities
	Speciality stores, ie shoe store, book store

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.

I'm staying for the foreseeable future but more stores and bigger supermarkets would be nice.
Things for our children... Better parks water parks... Also for our teens... Nothing for them to do.. Besides beating the street
I can't think of anything that I feel is missing.
I live in an area where we pay almost three thousand annually for municipal taxes. We don't even have sidewalks or curb and gutter. We feel left out.
Diversified shopping and dining experiences. Having restaurants close for long periods a huge drawback. Road work on water street makes driving a terrible experience.
Don't feel welcome
Unsure
Year round facility for seniors to walk and play recreational sports eg pickleball
More children's programs including a soccer program. Also a splash pad would do wonders for the children of this town so we don't have to travel 20 minutes or an hour to actually visit one to entertain our children in the summer. A movie theater would also be a great investment. Not everyone can drive an hour to go see a movie especially with children. Children enjoy going to the movies. Maybe even if a Costco or another large retailer like Costco could be another great investment. People from down the shore would have less of a drive to take advantage of a store like that without worrying about their food spoiling on the way out from St. John's.
More stores for shopping.
Lower tax rates
Better access to recreation for all ages, better community engagement
Plan and Approve atv routes for residents if the North side !
Need more primary care physicians. Need to grow the population.
More opportunities for kids and young people
Bylaws that would allow keeping of livestock for food production.
Diversity: not just having it, but welcoming it as well. Accessibility: envision residents with disabilities accessing necessary and non-essential services in Carbonear; this includes the website. No dignity is afforded this group when services are not inclusive.
Splash pad
"Splash pads
Nothing
will be staying long term

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

All responses	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
Be 100% transparent with what's going on beyond the meetings. Be fair to ALL the small business owners, equally.	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.
Become more friendly and welcoming, and deal with the basic issues needed in the town	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 surveys just like this one.	More advertisements for community events and services
Surveys like this 1	"Promote living off the land and owning sustainable food sources.
"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	A social media manager is also a necessity going forward for the town. "
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 "	Hire a social media manager for the town and the rec facility
Expand boundary. I live in gunners pond but cannot vote in municipal elections	Continue using social media. Mail-outs. Continue surveys.
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	Be more open
Keep reaching out for resident voices and keep making us aware that these voices are being heard.	Communicate more, not only on social media
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.	get rid of the administration in the office
Provide incentives, example would be free recycling bags.	Communication other than Social Media as many people are not on it and miss out on things.
Have more community town hall meetings...	Adult recreational plan
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	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? That's almost 20 years ago of falling behind the times.
become a welcoming town council	Listen to people who elected them and response to their requests
More pressing issues like asking people what they feel needs to be done	Better communication to the public. Not putting posting everything online
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	"Online access to town meetings is good.
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.	If residents are allowed to sit in.
"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.	Public consults and surveys like this.
Reach out to the younger generation.	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."
Surveys are a good start.	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?
Make their website more user friendly.	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

"Listen to what residents are saying and demonstrate appreciation for input by incorporating resident ideas in policies.
Ask for input before plans are made.
Have Town Management easier to work with
Have informed conversations with residence. Train councillors to be able to speak professionally instead of spewing nonsense.
Get rid of [redacted to preserve anonymity] and half the council.
Asking more opinions like this survey. Unable to attend meeting due to other commitments but glad to give my opinion. Thank you
Have some nights where we invite seniors and the youth to be councillors and let them enjoy the vision.
be open to change
"Hold more town hall meetings and respond to enquiries.
Skip social media. Hard copy issues via Canada Post.
More contests and events like community bingo.
Continue to improve on communication. There has been improvements.
We have a terrible municipal enforcement officer. Such a tyrant. Has hurt the reputation of this town on several occasions. We can do better.
Communication is key. Also not everyone is on the Internet or Facebook. Social Media cannot be the only method of communicating with citizens or you will be leaving out approximately 30%.
Often notices are sent out with little lead time. A more dynamic calendar going out +3 months will create engagement and allow people to plan.
People become involved when something touches them directly so, unless it is a hot issue, not much point in doing much. Making sure that projects such as community garden, use of trails, etc. are well supported and encouraged might be useful. Consultations with community members, not just committees and organization by some means.
Take care of the basics and stop wasting money
Ask people what they want! give tax brakes to businesses so they can start up here to bring employment opportunities and population
Larger social media presence
More contact from the councillors.
This has been improving over the years.
Involve people of all ages, have better accessibility for all people (physical space and information sharing)
Improve communication between employees and the public.
More enforcement
Need to get the community more involved in community events. Need more locals to participate in cultural activities.
Put more out there on social media, being a role model for others

Provide more opportunity for engagement as it relates. More opportunities for residents (and businesses) voices to be heard. However, I do not believe that this sort of engagement should not be promoted as something negative. For example "municipal issues" could be municipal improvements. People feel more empowered and willing to engage if they feel like they are involved in process of creating change in situations that they are impacted by.
Communicate more effectively with the residents. Make the website user friendly and encourage people to visit the site (make it a campaign) for updates. Tell them about all the things you've got on the go, and invite them to participate. If there are delays or cancellations in events, projects, or whatever, keep the residents informed. This shows accountability, builds trust and indicates that you are respectful of the timelines you have outlined. Residents in this town are overwhelmingly disengaged and commonly don't know what the town is doing for them - which is a lot! Take credit for it!
A more functional council, less bickering, more focus on improving our beautiful town.
splash pads

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
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

Crown land being tied up and passed down from one family member while there is no activity or structures on said land. Piece behind my property had buildings removed 10 years ago and person who says got title lives in st. Johns and has no desire to use it only to leave unattended and grown over.
Council very conservervative over development of your own property, you have to develope as council want not residents want
There are lots of land places to be utilized, but unsure of where the crown is with all of this and what can be used by a person
"I have no idea about this topic but I do know over development will be too drastic of a change and upset locals. I do know there is historical importance for some spaces, and underuse of other spaces left abandoned.
There needs to be a way for development that does not make established homes lose their access to green space and views nor over crowd them. The new spaces need to be off to a side but still main road accessible and upkept to be like a ""new part of town"" so those who don't want it or don't want to see it have to go a little out of their way to be inconvenienced by it. It's a new part of town to celebrate moving into the future and reflective and mindful of the established culture and heritage.
I believe vacant land with no tax or backed taxes should be taken and taken over by the municipality to develop only as development proposals are produced and as needed to support the growth or projected growth.
There needs to be ability to built tiny homes or backyard mini homes so families can help each other avoid homelessness or become landlords and provide affordable housing options.
There needs to be some mindfulness of the local wildlife or any protected areas or species but again, I am unfamiliar with that local knowledge.
Hoarding land and not paying taxes and being allowed to generationally just keep the lands to not use it is holding progress hostage for no reason other than pride. Debts need to be collected, and development needs to be a social issue and not just an economic or money transaction. "
I chose to live where we are and work with the existing regulations. I haven't studied them to look for either opportunities or loopholes.
A lot of private swimming pools are not enclosed with a fence. Too late when accident happens, who will be held responsible as there seems to be no enforcement.
There is no summary explanation of land us control for an average person to answer this question.
Not all land controls are restrictive and I know some areas are Appropriate, but some areas are restrictive.
There is a huge amount of land in the town. Owners are sitting on them for generations. Should have a limit to develop or sell.
The council have put up road blocks on any kind of land use improvements. A permit for everything. It depends on who you are to get things done.
Use of land should be more freely allowed
Public awareness is a must.

Hassle of getting a renovation project permit.
They were appropriate when the current plan was developed but it does require updating based on best practices now.
Hard for small business operators to operate with such stringent guidelines.
They seem to consider the effective use of land in relation to the neighbourhood.
New developments strip all trees rather than incorporate into plan
[redacted to preserve anonymity]
"Sizes of allowable accessory buildings should be increased.
Hobby farms should be permitted."
We need growth but it has to be controlled and appropriate. Need to have rules to restrict inappropriate development.
Permits etc
It feels as though you do not own your own land in Carbonear. Grown adults who own their own property are forced to ask permission to do anything. The current legislation even prevents people from providing for their families with their own land by implementing and upholding bylaws preventing raising animals for consumption, requiring permits for the building of root cellars, and making it difficult for people to build greenhouses.

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?

All responses	
Ability to continue backyard agri use in residential areas.	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
Building lots should be big enough as not to encroach on neighboring homes	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.
Double sided sidewalks	No comment
Self sustainability such as gardening and having own eggs and hens	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
NO	Hope to see trails reserved and protected
Include Gunners Pond NOW.....	No
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.	Less restrictions on owning 10 chickens per home. Preferably 10 chickens and 1 rooster allowed with no permits required.
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.	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
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.	Heritage requirements need updating- buildings have 4 sides not three!
No.	fix the sides of the roads throughout town
Farming, with town assisted access to the abundant, historic and underutilized farm land in Carbonear.	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.
If someone has a huge piece of properrty they should not be restricted on how many/large outbuildings they wish to have, considering its not too overbearing.	"The old long term care building.
The more land you own, the more taxes you pay. therefore less restrictions on larger properties	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. "
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.	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?
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 though 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	

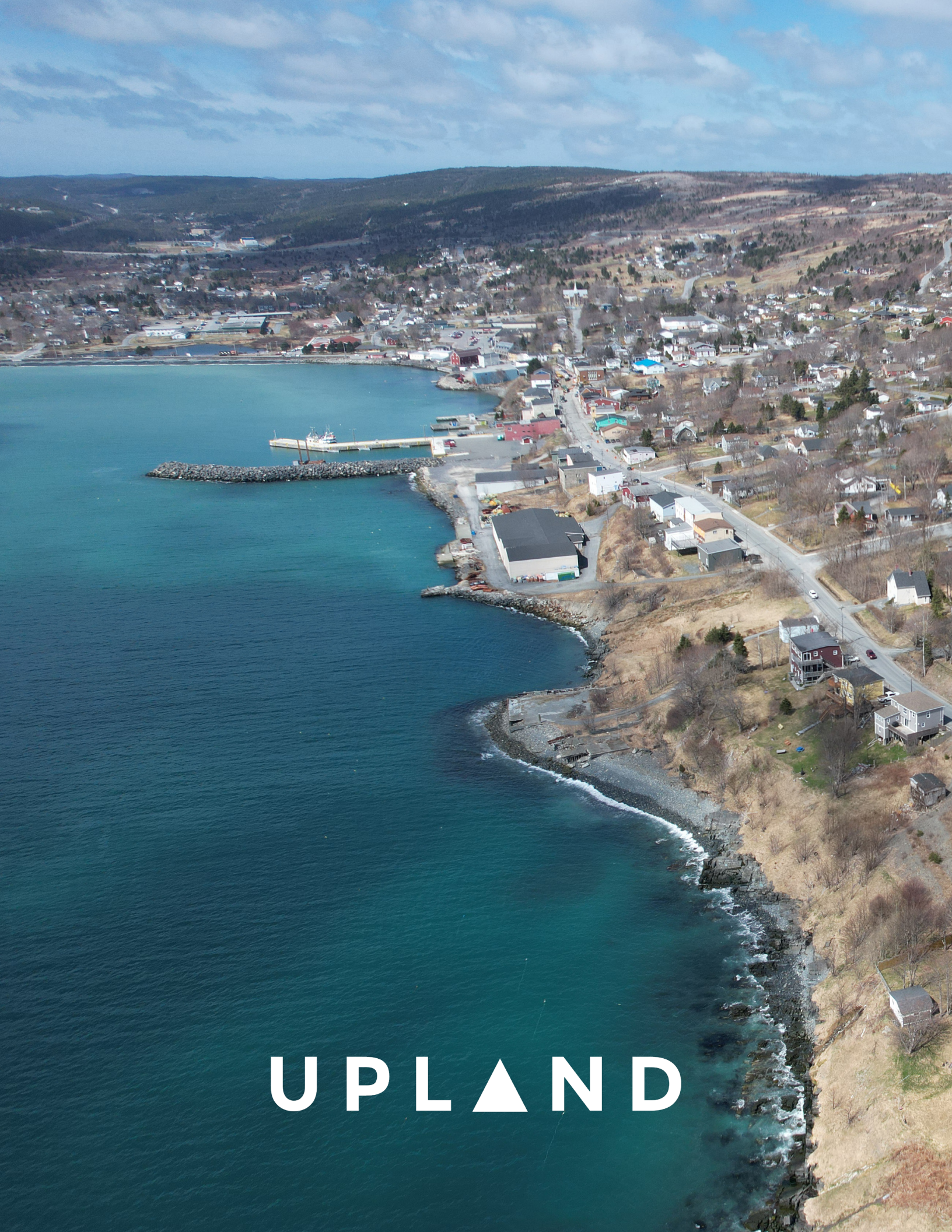
I like to see area for where you could purchase & set up mobile or trailer homes
Seems like there's a lot of attention focused on Water Street- that's great and all- but what about other areas of town without sidewalks? Poor roads?
Increase population
Yes, a commercial property that can be changed to Residential or Commercial
North and south side hills development
Hire competent people to run this town for equal opportunity for development.
-Recreation
Down town is coming along good. Now we need to look at more of our main drag. Land development to draw more business
Not able to build a home the size you want (tiny homes).
Methodical restructuring/new development.
No
Water park
Guidelines established dealing with keeping of farm animals. Have no issue with some in more rural neighbourhoods that have large lots to accommodate but not in residential areas currently identified as medium or low density areas. Possibly where land size permits, Residential Rural Areas.
Would like to see a splash pad in Carbonear. Neighbouring Bay Roberts leads by example. Let's pay attention more to our young families instead of brick sidewalks on water street.
More benches along Water Street. more garbage receptacles
More Sidewalks and crosswalks. Downtown revitalization and bringing in more businesses.
older properties cannot be sold unless they are "put back to its original state" is ridiculous when the buildings are falling apart. I think they should be sold off so someone can fix some of these buildings.
Recreational facility for seniors
Train over by civic center. Looks awful. If not going to paint it up get rid of it. Eyesore
Equal surveillance and enforcement of regulations in ALL areas in the planning area.
Need to preserve the historical downtown and keep the main floors commercial only. Need to control the construction of accessory buildings so they do not infringe on neighboring properties. New subdivisions need to be uniform and free of fencing on the front if possible. Need to maintain and promote commercial development.
Completion of downtown revitalization.
Eliminate bylaws that prevent rural cultural practices such as the keeping of livestock animals.
"Streets

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.

Planning done by council only not requesting or listing to people's request..
Maybe I am dreaming or speaking of a utopian dream but someone who travels, comes from another country and grew up with friends from all over the globe: the goals or things I spoke of already happen and for decades of effort to make it the new normal. It's different for a reason. It's universal for a reason in this day and age of human rights and equity trying to decolonize and become responsible global citizens: it's a duty to be mindful, impactful and inclusive.
It's not about losing a voice or space or losing the heritage and homes; it's about adding to that and maintaining that local identity by being able to share and show the history through everyday action, pride, celebration and shared spaces.
My [redacted to preserve anonymity] was scared to learn Newfoundland history or take part in the dance during gym. Stating how we aren't their culture and they had practice and exposure and she hasn't. Come say of the lessons and dances: her peers knew as little or less then she did about many things and she found that shocking. There appears to be a loss of culture already happening from within. No child should grow up with an erased history, withholding of identity or lack of opportunity to learn and share and celebrate. This was pre and post pandemic perspective. The unlearning was already happening and not pandemic related.
There needs to be a way to comfort locals that development isn't about losing their identity but adding and improving to the one they already have collectively. The loss of identity is due to stagnation from encapsulated mindsets. That's how ghost towns are formed and enables youth to flee hometowns to forge better quality of life elsewhere and you cannot retain people.
Ultimately the underdevelopment and the inaction or lack of will to modernize creates a withering local municipality with majority senior inhabitants. When they die the town does too to become a legend lost in translation to be forgotten about much like the archeological funds under water Street."
Address the drug houses. Address [redacted to preserve anonymity]. Fix the roads. Put in sidewalks in areas w dangerous and fast driving so families can get outside and be safe. We NEED affordable housing options for single ppl. Convert old schools into rental units.
There's no doubt we will continue to need accessible housing for all. Council should not accept any rental option simply because it fills a void. More thought and consideration should be given to regulations and policies for existing rental properties and applied to ALL rental properties. Existing home owners should not have to suffer because landlords are not held accountable.
A cleaner downtown with properties that are well kept and more green spaces.
The time has come for action, stop wasting time, plan, develop and execute. I would revisit question 28. Trying to be inclusive you have missed an entire population.
I have no trust in this council to improve the quality of life in this town other than the betterment of themselves.

Yes we need to be the leader not the followers .Let's go and be the best we can be. Greater than we will believe.p.s.Hub of the bay to a bright future.
None.
Crime, drugs in our community, prostitution, maintenance of homes and their properties.
More side walks
It should be transparent and applied to all in a fair and equitable manner.
Sidewalks and curb would be nice on forest road and blueberry crescent. The infrastructure for storm drain was installed on blueberry Crescent when the new sub division was developed. We were told we would have curb, gutter and sidewalks when we bought our land. We feel like we were cheated. We pay the highest taxes in town, and have to walk in the mud. Please help us out.
no
Restrictive hours of use for quad paths and roads with enforcement. It looks bad on the community (hillbilly-eske) and is highly disruptive and noisy to those living in the town. It should never be acceptable (nor is it anywhere else) to drive down town roads and downtown especially on a quad with kids and tourists around. It looks terrible and leaves a negative impression of our community.
Champion for a hotel. Walking tours. Haunted tours. Boat tours. Garden tours (create an annual award and open garden tour). Disguise empty storefronts. Open studio tours for artists. Create merchandise based on Carbonear history.
More seasonal work
get back or down to basics: water, sewer disposal, reliable garbage collection, and fit roads
Widen the road for downtown St. John's. Afraid to travel the street especially winter time. Too narrow
I would like to see an increased emphasis on developing the ocean shoreline with a boarded walkway and floating docks.
Need good regulations pertaining to fences, garages/sheds/ greenhouses, animals etc. Too confusing now.
Insure adequate infracture in place like water , sewer, storm drains , roads a sidewalks prior to any building or developing.
It would be amazing to have a community development committee. This committee could serve as a catalyst for community engagement and initiatives. I would love to be involved in something as the such.
Lots of splash pads for children Like other places I have visited



UPLAND