

TOWN OF PASADENA

DEVELOPMENT REGULATION AMENDMENT No. 10, 2024

(Westhaven - map amendment)

JULY 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE No. 10, 2024 AMENDMENT TO THE TOWN OF PASADENA DEVELOPMENT REGULATIONS

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Pasadena.

- a) adopted the Amendment No. 10, 2024 to the Town of Pasadena Development Regulations on February 24, 2025.
- b) gave notice of the adoption of the Amendment No. 10, 2024 to the Pasadena Development Regulations by posting the notice at Town Hall and at the Pasadena Place recreation centre on March 4, 2025 and posting the notice on the Town Facebook site and a notice on the Town webpage on March 6, 2025
- c) set April 2, 2025 at 5:30 p.m. at Pasadena Place for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Pasadena approves the Amendment No. 10, 2024 to the Town of Pasadena Development Regulations as adopted.

SIGNED AND SEALED this 21 day of May, 2025.

Mayor:

Chief Administrative Officer



Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	<u>3685-0010-2025</u>
Date	<u>June 27, 2025</u>
Signature	<u>John Avery</u>

(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000

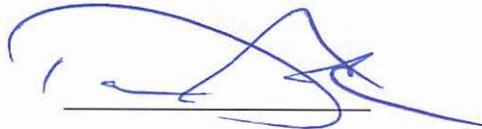
RESOLUTION TO ADOPT
AMENDMENT No. 10, 2024 TOWN OF PASADENA
DEVELOPMENT REGULATIONS

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Pasadena adopts the Amendment No. 10, 2024 to the Pasadena Development Regulations.

Adopted by the Town Council of Pasadena on February 24, 2025.

Signed and sealed this 21 day of May, 2025.

Mayor:



Chief Administrative Officer:



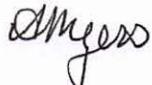
(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 10, 2024 to the Town of Pasadena Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:

Anna Myers
Member of Institute of Planners (MCIP)



TOWN OF PASADENA
DEVELOPMENT REGULATIONS AMENDMENT No. 10, 2024

BACKGROUND

The Town Council of Pasadena wishes to amend its Development Regulations, 2019.

The Town Council intends to make the following changes to the Land Use Zoning map of the Development Regulations: to rezone land from “Open Space/Recreation” to “Residential Rural” for the purpose of enabling residential development.

The Town has received a request for residential development in this area. As the site has frontage on a publicly maintained road (Glide Path) and Town wishes to accommodate the re-designation request. A vegetative buffer is maintained as Open Space/Recreation along the Trans-Canada Highway.

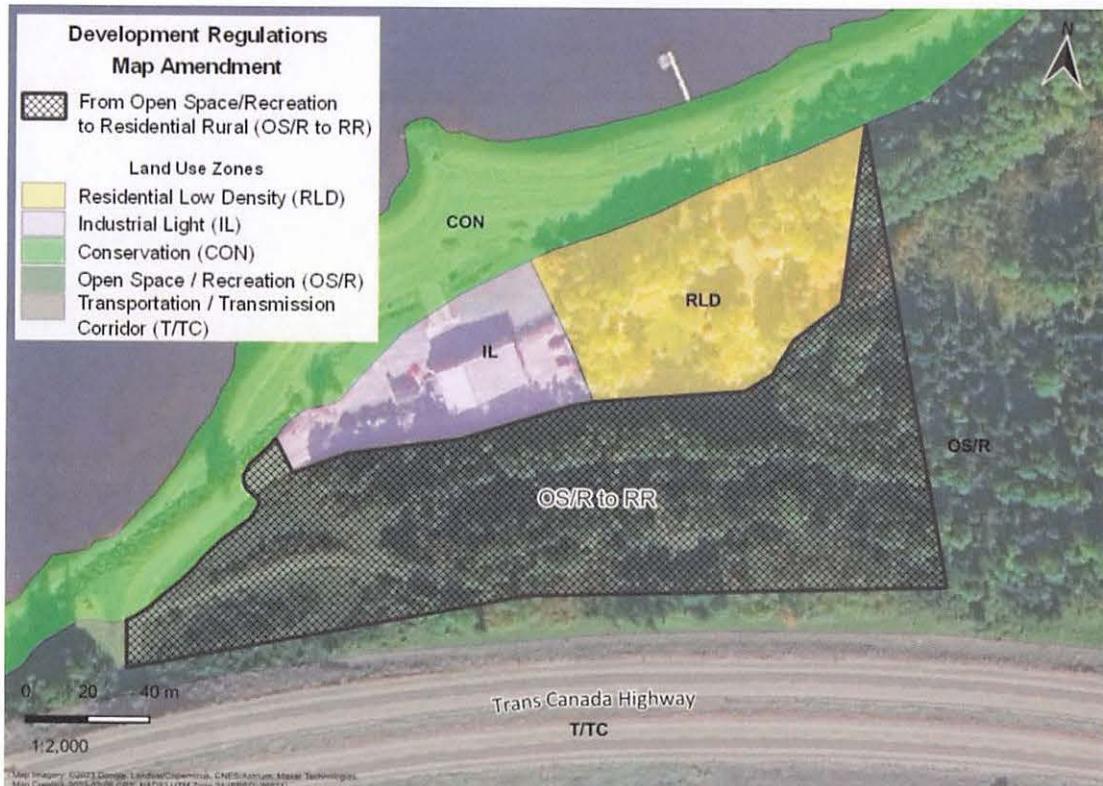
PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council published a Notice for Public Consultation in the Saltwire NL newspaper on August 21, 2024 so that individuals could provide input.

One submissions was received from the applicant. In this submission, the applicant explained the history of the land with regard to its historical residential use and sorting out legal irregularities regarding ownership. The submission was in support of the redesignation and rezoning application.

DEVELOPMENT REGULATIONS MAP AMENDMENT No. 10, 2024:

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 10, 2024 Map.



**Development Regulations/Amendment
REGISTERED**

Number 3685-0010-2025

Date June 27, 2025

Signature Don Gardner

Town of Pasadena

Development Regulations
Land Use Zoning Map
Amendment No. 10, 2024



From Open Space/Recreation to Residential Rural

Dated at Pasadena

This 21 day of May, 2025

Darren Gardner, Mayor

Brian Hudson, Chief Administrative Officer

I CERTIFY THAT THIS DEVELOPMENT REGULATIONS
AMENDMENT HAS BEEN PREPARED IN ACCORDANCE
WITH THE REQUIREMENTS OF THE URBAN AND RURAL
PLANNING ACT, 2000.



Anna Myers, MCIP