

TOWN OF PASADENA

DEVELOPMENT REGULATION AMENDMENT No. 7, 2024

(24 Lakeshore -Map amendment)

JULY 2024

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE No. 7, 2024 AMENDMENT TO THE TOWN OF PASADENA DEVELOPMENT REGULATIONS

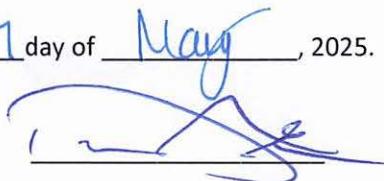
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Pasadena.

- a) adopted the Amendment No. 7, 2024 to the Town of Pasadena Development Regulations on February 24, 2025.
- b) gave notice of the adoption of the Amendment No. 7, 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 1, 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. 7, 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>3685-0008-2025</u>
Date	<u>June 19, 2025</u>
Signature	<u>John Avery</u>

(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000

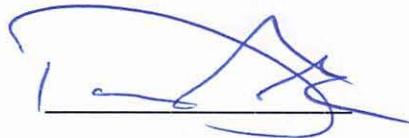
RESOLUTION TO ADOPT AMENDMENT No. 7, 2024 TOWN OF PASADENA DEVELOPMENT REGULATIONS

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Pasadena adopts the Amendment No. 7, 2024 to the Pasadena Development Regulations.

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

Signed and sealed this 27th of May, 2025.

Mayor:



Chief Administrative Officer:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 7, 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. 7, 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 "Highway Commercial" to "Residential Low Density" for the purpose of enabling the development a single detached dwelling.

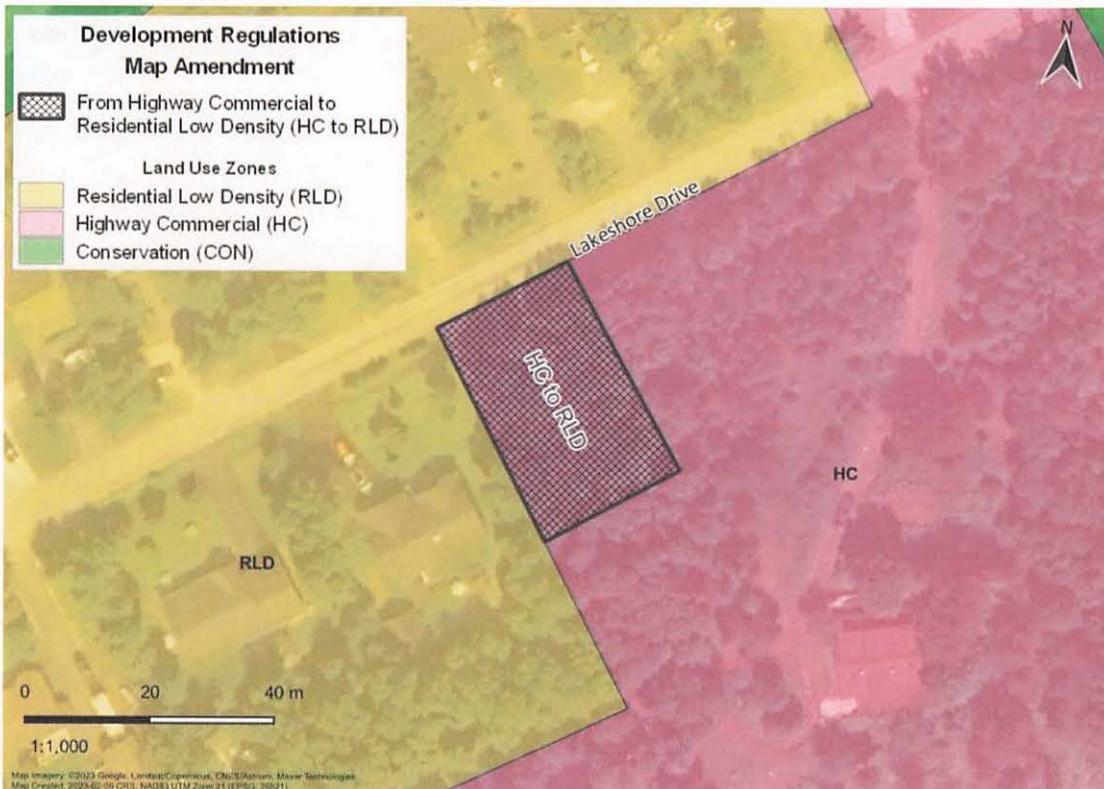
The Town has received a request for residential development in this area. As the site has frontage on a publicly maintained road and there is serviced residential development in this location, the Town wishes to accommodate the re-designation request. The overall area has had the "Highway Commercial" designation for many years as it had this designation in the previous plan; however, the Town has not received any enquiries or proposals for highway commercial development. In the centre of the overall area there is a residential dwelling accessed by a long lane. The lot proposed for re-designation does not compromise this access to the existing home or future access to the remainder of the lot should the landowner decide to implement a development consistent with the zoning.

PUBLIC CONSULTATION

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

No submissions or representations were received by the Town Clerk in the timeline specified in the Notice of Public Consultation.

DEVELOPMENT REGULATIONS MAP AMENDMENT No. 7, 2024:
The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 7, 2024 Map.



Development Regulations/Amendment
REGISTERED

Number 3685-0008-2025

Date June 19, 2025

Signature John Gardner

NOTICE:

Town of Pasadena
Development Regulations
Land Use Zoning Map
Amendment No. 7, 2024



From Highway Commercial to Residential Low Density

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