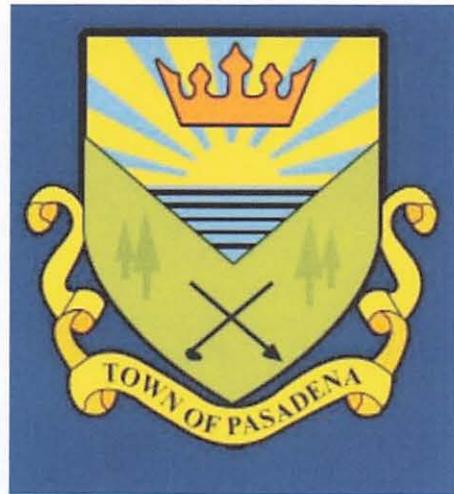


**TOWN OF PASADENA**



**INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN  
2019-2029**

(hereinafter referred to as the Municipal Plan)

**MUNICIPAL PLAN AMENDMENT No. 11, 2024**

(Non-Residential Child Care- Text amendment only)

**JULY 2024**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE AMENDMENT No. 11, 2024**

**TO THE TOWN OF PASADENA MUNICIPAL PLAN, 2019-2029**

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. 11, 2024 to the Town of Pasadena Municipal Plan on February 24, 2025.
- b) gave notice of the adoption of the Amendment No. 11, 2024 to the Town of Pasadena Municipal Plan 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 7:30 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. 11, 2024 to the Town of Pasadena Municipal Plan as adopted.

SIGNED AND SEALED this 21 day of May, 2025.

Mayor:



Chief Administrative Officer:



**Municipal Plan/Amendment**

**REGISTERED**

Number 3685 - 0011- 2025

Date July 8, 2025

Signature Chairwoman

(Council Seal)

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 11, 2024**

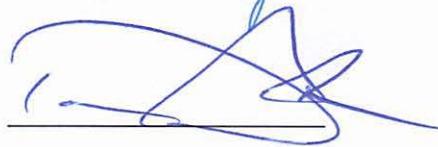
**TOWN OF PASADENA MUNICIPAL PLAN**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Pasadena adopts the Amendment No. 11, 2024 to the Town of Pasadena Municipal Plan.

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. 11, 2024 to the Town of Pasadena Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



MCIP: Anna Myers  
Member of Canadian Institute of Planners (MCIP)

**TOWN OF PASADENA**  
**INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN AMENDMENT**  
**No. 11, 2024**

**BACKGROUND**

The Town Council of Pasadena wishes to amend its Integrated Community Sustainability Municipal Plan, 2019-2029. Council will also consider an associated amendment to the 2019-2029 Development Regulations.

In May, 2024 the Fraser Institute published a report confirming what many parents knew, that Newfoundland and Labrador was experiencing a child care crisis. The Town of Pasadena acknowledges that it has a critical shortage of child care services and that this shortage must be addressed to support the needs of the community. As recent as July 26, 2024, a CBC report expressed the urgent need for authorities to create opportunities for potential child care providers to develop the facilities essential to address this need.

Therefore, In order to facilitate the opportunity for prospective child care operations in the community, the Town wishes to expand opportunities by allowing non-residential child care facilities as a Discretionary Use in the Residential Medium Density zone, Residential Rural zone, Downtown Commercial zone, Neighbourhood Commercial zone and the Mixed Use zone. Public consultation will be undertaken as part of the application process to ensure that residents have an opportunity to comment on the potential development. The policies in the Municipal Plan and the requirements in the Development Regulations will be amended to allow for these opportunities.

**PUBLIC CONSULTATION**

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input.

A Notice was placed in the local newspaper, the NL Wire, on August 21, 2024 to inform and to invite the public for input to the proposed changes.

No submissions were received by the Town.

**INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN AMENDMENT  
No. 11, 2024**

The following text changes will be made to the Municipal Plan, 2019-2029:

## 6.0 Building Livable Residential Neighbourhoods

**FROM:**

**6.2.1 Urban Residential Area Policies**

**Policy UR-4**

- **Residential Medium Density (RMD)** Zone which has as Permitted Uses: Detached Dwelling; Semi-Detached Dwelling; Cluster Residential; Home business-home office only, Personal Care Home-Residential, Conservation-All Uses; and Discretionary uses: Townhomes, Apartments, home business, urban agriculture; and Prohibited Uses; Mobile homes/mini-homes.

**TO:**

**6.2.1 Urban Residential Area Policies**

**Policy UR-4**

- **Residential Medium Density (RMD)** Zone which has as Permitted Uses: Detached Dwelling; Semi-Detached Dwelling; Cluster Residential; Home business-home office only, Personal Care Home-Residential, Conservation-All Uses; and Discretionary uses: Townhomes, Apartments, home business, urban agriculture; and Prohibited Uses; Mobile homes/mini-homes; Child Care-non-residential.

**FROM:**

- **Residential Rural (RR)** which has as Permitted Uses: Detached Dwelling; Personal Care Home-Residential Care; Conservation-All Uses; Home business-home office only, urban agriculture; and Discretionary uses: Public Gathering Places-Indoor, home business;

**TO:**

- **Residential Rural (RR)** which has as Permitted Uses: Detached Dwelling; Personal Care Home-Residential Care; Conservation-All Uses; Home business-home office only, urban agriculture; and Discretionary uses: Public Gathering Places-Indoor, home business; Child Care-non-residential.

**FROM:**

**6.2.9 Child Care & Care Services for the Elderly**

**Policy CC-1** The Town of Pasadena seeks to become an age friendly community where services, amenities and facilities are provided for residents of all ages. Care for the young and for the elderly are particularly recognized by the Town as needed services to support local working families. This may be accommodated in the Residential zones through the home-based day care businesses, and in the Public Use zone through institutional services designed to accommodate these needs.

**TO:**

**6.2.9 Child Care & Care Services for the Elderly**

**Policy CC-1** The Town of Pasadena seeks to become an age friendly community where services, amenities and facilities are provided for residents of all ages. Care for the young and for the elderly are particularly recognized by the Town as needed services to support local working families. This may be accommodated in the Residential zones through the home-based day care businesses, and in the Public Use zone through institutional services designed to accommodate these needs. In addition, to support the growing need to child care services, non-residential child care facilities will be allowed as a discretionary use in the Residential Medium Density, Downtown Commercial, Neighbourhood Commercial and Mixed Use zones. A Care Centre shall conform to the following policies:

- a. A Child Care Centre and Care services shall comply with all applicable Provincial and Municipal legislation;
- b. For a Residential Child Care service, the operator of the service shall maintain their primary residence as the property
- c. For Child Care Centres in Residential Use, the use shall be clearly delineated and separated from any other occupancies in the dwelling
- d. For Child Care Centre in Non-Residential Use the use shall be clearly delineated and separated from any other occupancies in the dwelling; and shall meet the standards of the legislation.

### 7.3 Commercial and Mixed use Policies

**FROM:**

**7.3.1 Main Street Downtown Commercial Core**

**Policy DC-3** In the Downtown Commercial designation on the Future Land Use Map, the Development Regulations will provide for a new Downtown Commercial (DC) zone on the Land Use Zoning Map: Permitted uses include: Commercial Land Use Class-All Uses EXCEPT Amusement Park/Attraction, Campgrounds, Resort; Institutional (4.6) EXCEPT

Cemetery and Protective and Emergency Services; Discretionary uses include: Apartment building (4.7.5) with commercial on main floor; Townhouse, Public Gathering-Indoor, Light industrial, Personal Care Home-Residential.

**TO:**

**7.3.1 Main Street Downtown Commercial Core**

- **Policy DC-3** In the Downtown Commercial designation on the Future Land Use Map, the Development Regulations will provide for a new Downtown Commercial (DC) zone on the Land Use Zoning Map: Permitted uses include: Commercial Land Use Class-All Uses EXCEPT Amusement Park/Attraction, Campgrounds, Resort; Institutional (4.6) EXCEPT Cemetery and Protective and Emergency Services; Discretionary uses include: Apartment building (4.7.5) with commercial on main floor; Townhouse, Public Gathering-Indoor, Light industrial, Personal Care Home-Residential; Child Care-non-residential.

**FROM:**

**7.3.2 Neighbourhood Commercial**

**Policy NC-2** The Development Regulations will provide for a new Neighbourhood Commercial (NC) zone category with Permitted uses including: Convenience Store, General Service/repair, Retail, Personal service, and Discretionary uses including: Public Gathering Places-Indoor.

**TO:**

**7.3.2 Neighbourhood Commercial**

**Policy NC-2** The Development Regulations will provide for a new Neighbourhood Commercial (NC) zone category with Permitted uses including: Convenience Store, General Service/repair, Retail, Personal service, and Discretionary uses including: Public Gathering Places-Indoor; Child Care-non-residential.

**FROM:**

**7.3.4 Mixed Use**

**Policy MU-2** The Development Regulations will provide for a new Mixed Use (MU) zone category where Permitted Uses include: Semi-Detached Dwellings, Apartment building (Mixed use building which allows commercial use at street level and residential above), Business support service, Club and Lodge, Convenience store, General Service/repair, Medical or Dental Clinic, Personal Service, Offices, Restaurant – full service , Retail, Public Gathering Place – Indoor; and

Discretionary uses include: Bar, Institutional except Public Gathering Places-Outdoor, Personal Care Facilities Non-Residential, Detached Dwellings, Home business.

**Policy MU-3** The intent of land uses for the Mixed Use area shall be to retain existing detached dwellings, public uses and commercial businesses but to also consider additional opportunities for medium and higher density residential uses such as Semi-detached dwellings, seniors housing, apartment buildings and similar uses to support growth of the Main Street commercial core.

**TO:**

**Policy MU-2** The Development Regulations will provide for a new Mixed Use (MU) zone category where Permitted Uses include: Semi-Detached Dwellings, Apartment building (Mixed use building which allows commercial use at street level and residential above), Business support service, Club and Lodge, Convenience store, General Service/repair, Medical or Dental Clinic, Personal Service, Offices, Restaurant – full service , Retail, Public Gathering Place – Indoor; and Discretionary uses include: Bar, Institutional except Public Gathering Places-Outdoor, Personal Care Facilities Non-Residential, Detached Dwellings, Home business, Child Care-non-residential.

**Policy MU-3** The intent of land uses for the Mixed Use area shall be to retain existing detached dwellings, public uses and commercial businesses but to also consider additional opportunities for medium and higher density residential uses such as Semi-detached dwellings, seniors housing, apartment buildings and similar uses and complementary community support services, such as child care, to support growth of the Main Street commercial core.