



TOWN OF PASADENA

**INTEGRATED COMMUNITY SUSTAINABILITY
MUNICIPAL PLAN, 2019**

AMENDMENT No. 8, 2024

(Carter Avenue -Map amendment)

JULY 2024



URBAN AND RURAL PLANNING ACT, 2000

**RESOLUTION TO APPROVE AMENDMENT No. 8, 2024
TO THE TOWN OF PASADENA INTEGRATED COMMUNITY SUSTAINABILITY
MUNICIPAL PLAN**

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. 8, 2024 to the Town of Pasadena Integrated Community Sustainability Municipal Plan on February 24, 2025.
- b) gave notice of the adoption of the Amendment No. 8, 2024 to the Town of Pasadena Integrated Community Sustainability 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 1, 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. 8, 2024 to the Town of Pasadena Integrated Community Sustainability Municipal Plan as adopted.

SIGNED AND SEALED this 27 day of May, 2025.

Mayor:

Chief Administrative Officer:

Municipal Plan/Amendment	
REGISTERED	
Number	<u>3685 - 0009 - 2025</u>
Date	<u>June 19, 2025</u>
Signature	<u>[Signature]</u>

(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000

**RESOLUTION TO ADOPT
AMENDMENT No. 8, 2024**

**TOWN OF PASADENA INTEGRATED COMMUNITY SUSTAINABILITY
MUNICIPAL PLAN, 2019**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Pasadena adopts the amendment to the Town of Pasadena Integrated Community Sustainability Municipal Plan.

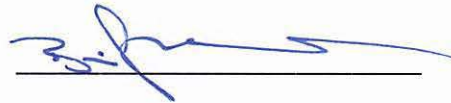
Adopted by the Town Council of Pasadena on February 24, 2025..

Signed and sealed this 21 day of May, 2025.

Mayor:



Chief Administrative Officer:

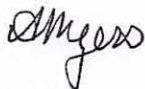


(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 8, 2024 to the Town of Pasadena Integrated Community Sustainability Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP:



Anna Myers
Member, Canadian Institute of Planners (MCIP)



TOWN OF PASADENA
INTEGRATED COMMUNITY SUSTAINABILITY
MUNICIPAL PLAN AMENDMENT No. 8, 2024

BACKGROUND

The Town Council of Pasadena wishes to amend its Integrated Community Sustainability Municipal Plan. The proposed amendment seeks to make changes to the 2019 Integrated Community Sustainability Municipal Plan.

The Town Council intends to make the following changes to the Future Land Use map of the Municipal Plan: to redesignate land from “Rural” to “Residential” for the purpose of enabling residential development as an extension of Carter Avenue.

The Town has received a request for the development of residential lots in this area as the land is suitable for development. The developer can extend the road and municipal services from ongoing residential subdivision development on Carter Avenue to the land in a manner consistent with the standards required by the Town of Pasadena. A strip of land has been retained as “Rural” designation to provide a vegetated buffer between the proposed residential lots and the future Industrial Rural zone to the south.

The proposed change is consistent with the following Municipal Plan objective and policies:

4.3 SUSTAINABLE LAND USE

Goal: To manage change in a manner to ensure coordinated and orderly land development, based upon adherence to environmental principles, economic efficient use of the serviced land supply, compatibility between adjacent land uses and overall livability of the community.

Objective:

- To encourage infill development of existing vacant lands, and redevelopment of other lands, along existing roads and within the water and sewer serviced areas of Town.

4.6 RESIDENTIAL DEVELOPMENT

Goal: To increase the number and types of residential choices to respond to the changing housing needs of seniors, to address local affordability issues, to position the Town as innovative in its housing product within the Humber Valley region, to make more optimum use of the serviced land supply and to support continued population growth.

Objectives:

- To pursue healthy, connective, livable residential neighbourhoods.
- To establish land use planning policies, zoning provisions and companion design guidelines for a more varied number, type and density of residential lot sizes and detached dwellings.
- To present opportunity for medium and higher density residential uses through creation of distinct zone categories and siting/design guidelines for medium and higher density semi-detached dwelling, three- and four-unit townhouse, apartment and condominium residential projects.
- To recognize the character of existing, established residential neighbourhoods and ensure that new infill residential development is an appropriate fit for the neighbourhood.

Policy GL-2 Council shall encourage infill residential development on property located on existing roads within the current water and sewer serviced, and built-up developed urban area of the community.

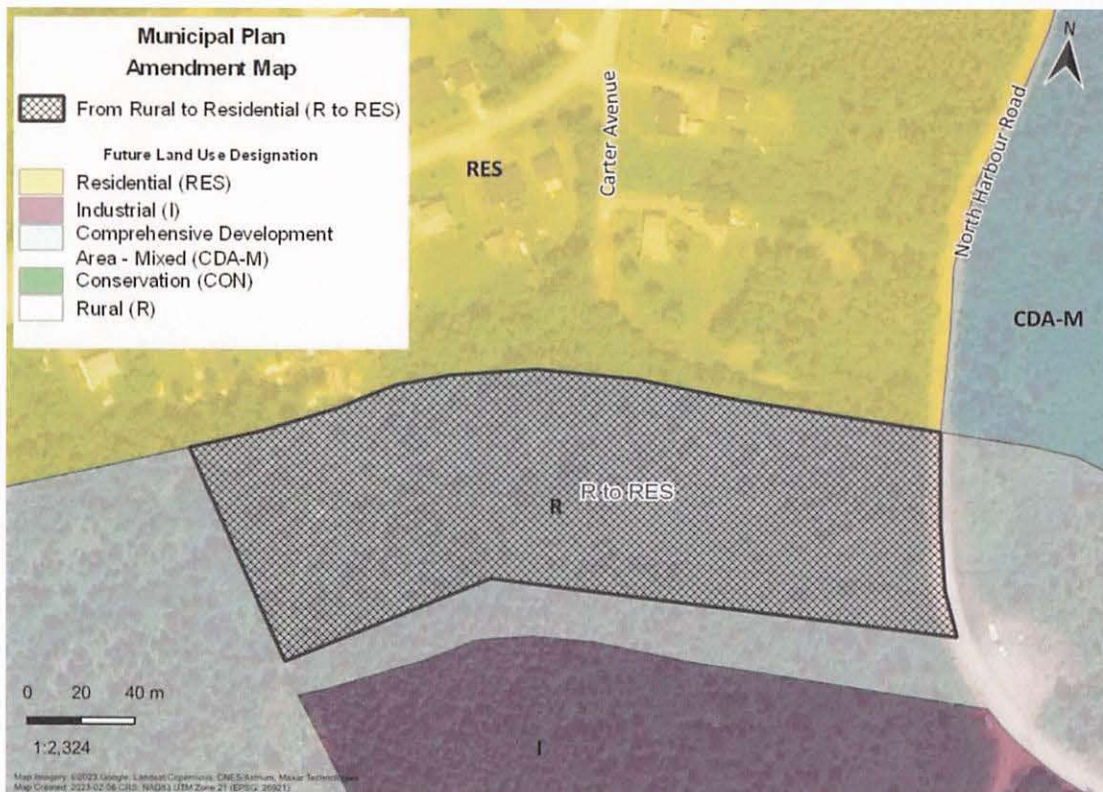
Policy UR-7 Infill is encouraged on vacant parcels of land fronting on existing roads and located within established water and sewer serviced residential neighbourhoods. Infill development should be utilized for residential subdivisions of not more than three adjacent lots. The following illustration reflects the general design intent for residential infill housing.

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 Saltwire 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.



Town of Pasadena
Integrated Community Sustainability
Municipal Plan Future Land Use Map
Amendment No. 8, 2024



From Rural to Residential

Dated at Pasadena
This 27 day of May, 2025

Darren Gardner, Mayor

Brian Hudson, Chief Administrative Officer

I CERTIFY THAT THIS INTEGRATED COMMUNITY
SUSTAINABILITY MUNICIPAL PLAN AMENDMENT HAS
BEEN PREPARED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE *URBAN AND RURAL PLANNING
ACT, 2000.*



Anna Myers, MCIP

**Municipal Plan/Amendment
REGISTERED**

Number 3685-0009-2025

Date June 19, 2025

Signature [Handwritten Signature]