

TOWN OF PASADENA MUNICIPAL PLAN

IMPORTANT: To see if there were any changes to this plan since it came into effect, please refer to:

List of Municipal Plan Amendments



Pasadena Municipal Plan 2008 - 2018

Prepared by Stanley N. Clinton, MCIP
November, 2008

URBAN AND RURAL PLANNING ACT

RESOLUTION TO APPROVE

TOWN OF PASADENA

MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS

2008-2018

Under the authority of Sections 16, 17, 18 and 21 of the Urban and Rural Planning Act 2000, the Town Council of Pasadena:

- a) Adopted the Town of Pasadena Municipal and Development Regulations 2008-2018 on the 19th May 2009.
- b) Gave notice of Adoption of the Pasadena Municipal Plan and Development Regulations 2008-2018 by advertisement in the Western Star on the 23rd and the 27th of May 2009.
- c) Set the 11th day of June 2009 at 7 p.m. at the Recreation Centre Pasadena for the holding of a Public Hearing to consider objections and representations.
- d) Cancelled the Public Hearing when two days prior to the set date no objections or representations were received.

Now under the authority of Section 23 of the Urban and Rural Planning Act 2000, the Town Council of Pasadena approves the Town of Pasadena Municipal Plan and Development Regulations 2008-2018 as Adopted with the following amendments:

In the Municipal Plan:

- a) In S 4.4.1 (ii) the term “home office” is deleted and replaced by the term “home based business”.
- b) In S 4.4.9 (ii) “forestry and recreation” are added as possible land uses.

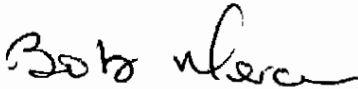
In the Development Regulations:

- a) In the Residential Low Density (RLD) zone “double dwelling” and “agriculture” are deleted as discretionary land uses.
- b) In the Residential Rural (RR) zone “veterinary” is deleted as a discretionary land use.

- c) In the Rural (R) zone "single dwelling" is added as a discretionary land use.
- d) In the Conservation (CON) zone "agriculture" is added as a discretionary land use.

Approved by the Town Council of Pasadena on the 15th June 2009.

Signed and sealed the 18th day of June, 2009

Mayor: 

Clerk/Manager: 

URBAN AND RURAL PLANNING ACT

Development Regulations/Amendment

REGISTERED

RESOLUTION TO ADOPT

Number 3685-2009-015

TOWN OF PASADENA

Date August 10, 2009

MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS

Consensus

2008-2018

Under the authority of Section 16 of the Urban and Rural Planning Act 2000 the Town Council of Pasadena adopts the Town of Pasadena Municipal Plan and Development Regulations 2008-2018.

Adopted by the Town Council of Pasadena on the 19 day of May, 2009.

Signed and sealed this 8 day of July 2009.

Mayor:

Bob Wilson

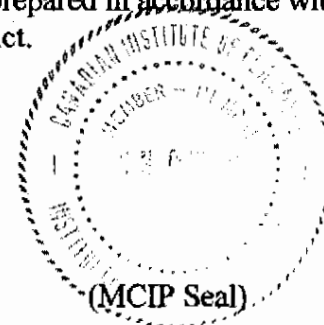
Clerk/Manager:

[Signature]

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached copy of the Town of Pasadena Municipal Plan and Development Regulations 2008-2018 has been prepared in accordance with the requirements of the Urban and Rural Planning Act.



Stanley N Clinton
Municipal Plan Amendment
Stanley N Clinton MCIP
REGISTERED
Number 3685-2009-010
Date August 10, 2009
Signature [Signature]

TOWN OF PASADENA



MUNICIPAL PLAN 2008 – 2018

Prepared by

S.N. Clinton, MCIP

November 2008

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1.0 Introduction

1.1 Purpose of the Plan

The Pasadena Municipal Plan is Council's comprehensive policy document for the management of growth within the municipal planning area over the ten-year planning period 2008-2018. The Plan repeals and replaces the Pasadena Municipal Plan (approved in 2000).

The Plan has been drafted following a comprehensive review of the 2000 Plan and all other land use planning documents pertaining to the Town. All relevant planning issues have been reviewed, as required under the *Urban and Rural Planning Act*, including a survey and study of land use, population growth, economic base of the planning area, transportation, and public services. The results of the work conducted for the review are summarized in Section 2 of this Plan.

The Plan outlines a vision for development of the Town, and goals, objectives and policies of Council regarding the development of the municipal planning area for the next ten years. The Pasadena Municipal Plan consists of written text and Future Land Use Maps.

1.2 Approval

When the Municipal Plan is formally adopted by resolution of Council under Section 16(1) of the Act, Council gives notice of a public hearing on the Municipal Plan. At the public hearing the commissioner appointed by the Council will hear objections and representations, then write a report to Council together with copies of all submissions taken at the hearing.

After the commissioner's report has been submitted, Council considers the recommendations and may approve the Plan, or approve it with changes recommended by the Commissioner. Council then submits the Municipal Plan and accompanying Development Regulations to the Minister of Municipal Affairs to be registered in a planning registry that the Minister has established in the Department. The Plan comes into effect on the date notice of its registration is published in the *Newfoundland and Labrador Gazette* (Section 24(3)).

1.3 The Effect and Variation of the Municipal Plan

When the Municipal Plan comes into effect it is binding upon Council and upon all other persons, corporations and organizations. The Plan must be reviewed by Council every five years from the date on which it comes into effect and revised to take into account developments which can be foreseen during the next ten-year period.

1.4 Municipal Plan Implementation

Council is required to prepare regulations for the control of the use of land, in strict conformity with the Municipal Plan, in the form of *Land Use Zoning, Subdivision and Advertisement Regulations*. These “Development Regulations” are prepared at the same time as the Municipal Plan, and like the Plan, may be amended at any time to include new land uses and specific regulations.

Day-to-day administration of the Municipal Plan and Development Regulations is conducted by staff members authorized by Council, who issue permits for developments approved by Council. Staff may also make recommendations to Council on matters pertaining to development in accordance with the Municipal Plan, and enforce the regulations.

1.5 Other Plans for Development

At any time after the approval of the Municipal Plan, Council can prepare and adopt development schemes under Section 29 of the *Urban and Rural Planning Act* for the purpose of carrying out specific proposals of the Municipal Plan.

Council may also prepare a development scheme for the acquisition, assembly, consolidation, subdivision, and sale or lease by the municipality, of land and buildings, which are necessary to carry out provisions of the Plan. Development schemes are prepared and approved in the same way as the Municipal Plan and form part of the Plan.

Council may reserve land for future acquisition as the site for a public roadway, service or building, or for a school, park or other open space, and may make such agreement with owners of the land as will permit its acquisition and use for these purposes. Council may also specify the manner in which any particular area of land is to be used, subdivided or developed, and may regulate the construction of buildings which would interfere with the carrying out of any development project.

1.6 Interpretation

The following sections and the Future Land Use Maps constitute the legally effective parts of the Pasadena Municipal Plan.

In this Municipal Plan:

- “Council” shall mean the Council of the Town of Pasadena.
- “Development Regulations” shall mean the Pasadena Land Use Zoning, Subdivision and Advertisement Regulations.
- “Municipal Planning Area” shall mean the Pasadena Municipal Planning Area.

- “Town” shall mean the Town of Pasadena.

The boundaries between the different land uses designated in the Municipal Plan are meant to be general, except in cases of roads or other prominent physical features where they are intended to define the exact limits of each category.

Nothing in the Plan shall affect the continuance of land uses, which are lawfully established on the date that this Plan comes into effect

2.0 Planning Context

2.1 Pasadena Municipal Planning Areas

The Town of Pasadena lies on the southern shore of Deer Lake between the Town of Deer Lake and the City of Corner Brook. It covers an area of approximately 49 square kilometers. However the Municipal Planning Area, which includes the watersheds of Blue Gulch Pond, Transmission Pond, Pynn's Brook and part of the Humber Canal system, more than doubles the municipal area and is shown more precisely on Future Land Use Map 2.

The land in general rises steadily from the shores of Deer Lake and except for some steep slopes along the shoreline and more particularly in the western section of the community and along the South Brook and Blue Gulch Brook valleys, in general does not present any constraints to development.

2.2 Population

The following table shows the growth and decline of Pasadena's population relative to that of the Province as a whole over the past 20 years.

Table 1 – Population Trends 1986 – 2006 *			
Year	Population	Town 5 Year % Change	Provincial 5 Year % Change
1986	3,268	3.3	0.1
1991	3,428	4.9	0.0
1996	3,445	0.5	-2.9
2001	3,133	-9.0	-7.0
2006	3,180	1.5	-1.5

* Source, Census of Canada

Pasadena's growth has generally fared better than that of the Province as a whole, although the latest census figures for 2006 show the Town's population to be only almost that of 1981.

The modest growth that has occurred certainly between 2001 and 2006 appears to be largely attributable to an influx of older persons, particularly in the post retirement age groups. In fact in 2001 the medium age in Pasadena was 39 ½ years. That is to say there were an equal number of persons below that age as above that age. On the other hand by 2006 the medium age had risen to 43.8 years.

The following table shows the breakdown of the Town's population by age group for the years 2001 and 2006.

Table 2 – Age Breakdowns *		
Age Group (years)	#2001	#2006
0-4	145	140
5-14	425	340
15-19	275	240
20-24	180	170
25-44	865	770
45-54	590	565
55-64	345	595
65-74	190	225
75-84	100	110
85 +	15	20

* Source, Census of Canada

What will happen to the Town's population growth or decline over the coming years would appear to be more a consequence of the Town's relative attractiveness within the region as opposed to the dynamics of the current population. Growth in the Humber Valley will depend on its natural resources, commercial activities servicing the regions population and its tourism development. It can be expected that the Town of Pasadena will benefit from these developments because of its location of the shores of Deer Lake and the amount and relative ease of development of its land resource. For the purpose of this Municipal Plan review it is not expected that the Town's population will grow rapidly but only on a par to that of recent years, perhaps in the vicinity of 1% every five years.

2.3 Land Supply and Demand

As noted earlier there are only minimal physical constraints to development in the Town of Pasadena. With the upgrading of the Trans Canada Highway between Deer Lake and Corner Brook all communities in this corridor have easy access to employment centres and commercial nodes. Therefore it is expected that Pasadena's growth will depend on it's relative attractiveness compared to other communities in the Humber Valley and that this growth will be particularly of a residential and a local commercial nature.

2.3.1 Residential – Although the Town's population grew only 1.5% between 2001 and 2006 there was an increase of 7.2% in the number of dwellings within the community. In 2006 there were 1,258 dwellings, 87.4% of which were single detached units. The differential between the growth in the population and the increase in the number of housing units would appear to be explained by the

earlier noted tendency towards an older population and thus smaller family size. This is borne out by the figures of the 2001 and 2006 Censuses, which show that the average family size, which in the earlier year was 3.2 persons, had fallen to 2.8 persons in 2006.

It is anticipated that this trend will continue with robust residential construction (in 2007 30 development permits for residences were approved within the Town). The predominant form of housing will likely be single detached dwellings. However with a growing number of elderly persons in the community other forms of accommodation are likely to be in demand

In more recent years higher end residential development has taken place along the shores of Deer Lake but the majority of residential construction has taken place to the south of Midland Row and in this area there is ample land available for residential development to supply the housing needs of the community well into the future.

- 2.3.2 Commercial/Industrial** – With the rerouting of the Trans Canada Highway the old route became the Town's main collector route and its main commercial hub. It is anticipated that this trend will continue but there is limited room for commercial expansion and there will be a need to ensure that land which is potentially available be reserved exclusively for commercial purposes and for policies to be put in place which will allow for the conversion of non-commercial uses when necessary and desirable.

At both the eastern and western extremities of the Town there is ample existing land set aside for highway and or tourism type commercial uses. Although there is no such development at the moment land is reserved for Resort development at the eastern extremity of the Town and would likely include a golf course with an integrated residential component.

The Town's current industrial park on Stentafor Drive is fully utilized and although there is land designated for industrial purposes off North Harbour Road this area lacks power and municipal services and so has limited potential. Therefore it is imperative that additional industrial land be identified within the servicing limits of the Town and within easy access to the Trans Canada Highway, such that the Town can respond should it be successful in attracting new development in this sector.

- 2.3.3 Public Uses** - Public uses such as schools, churches, municipal government offices and other places of assembly are distributed throughout the Town. It is not anticipated that there will be any such new facilities during the planning period, but should the need arise there are potential sites within the servicing limits.

2.3.4 Recreation and Open Space – Developed recreation facilities exist on Tenth Avenue and off Main Street in the vicinity of the sewage lagoons. These locations along with school facilities are likely to remain the focus of the town's organized recreational activity supplemented by the stadiums in Corner Brook and Deer Lake for activities requiring this type of facility.

Nevertheless there are significant opportunities for outdoor recreation facilities through the use of trail systems such as along Blue Gulch Brook and South Brook and as new areas develop opportunities should be found to incorporate interlinking trail developments.

With the development of the former South Brook Park for residential purposes opportunities for public access to the shores of Deer Lake are further reduced to that provided by Pasadena Beach. However with the Rod and Gun Club Site no longer used for that purpose should the opportunity arise the Town may wish to consider the development of a public facilities in this area.

With the former rail bed now largely used for road development the Newfoundland Trailway effectively has to bypass the community and the Town will ensure that access to those lands to the south of the community through the use of the under pass in the vicinity of the Rod and Gun Club shall be preserved.

2.3.5 Rural Resource Uses – There are significant tracts of agricultural land either used for that purpose or having a potential for that use, which, fall within the main body of the community. Existing farms include vegetable and livestock operations and although it is the Town's intent to where possible support their continuance it can be anticipated that the encroachment of urban development and pressures for further development over time will put pressure for a conversion of some of these agricultural lands to urban uses. However where possible Council will ensure that the nuisance and threat of non-compatible uses is avoided.

Forestry is a significant and very important economic activity in the Humber region with the focus being the paper mill in Corner Brook. However in recent years tourism and tourism related developments have come to play an important role in the Humber Valley and there is a desire to ensure that the attributes which have led to this development not be lost through inappropriate development. In this respect a desire to limit the cutting of timber where it is visible from the Humber Valley is the expressed aim of Council

As noted earlier Blue Gulch Brook and South Brook are significant river systems flowing through the Town and into Deer Lake. These waterways have an important role to play in handling storm water run off and providing wildlife habitat and recreational opportunities for residents. Over the years development has encroached on the shoreline of Deer Lake and it is important that the Town now take steps to ensure that the limited public access which remains will be protected.

Along the shores of Deer Lake and at the mouths of South Brook and Blue Gulch Brook have been identified areas at risk from flooding. Council will ensure that comprehensive flood risk policies are incorporated into its Municipal Plan to prevent any further encroachment of development into these areas of high risk. Furthermore the minimum 15 metre setback from the high water mark of ponds and streams will in the case of flood risk areas be calculated from the anticipated 1 in 100 year flood level.

Although the municipal waste disposal site on North Harbour Road has now been closed there is still a need to retain a protective buffer around the site and to ensure that no incompatible development is allowed to encroach upon this area.

2.4 Road Network

With the rerouting of the Trans Canada Highway through the Town the old route has become the Town's main artery with links to the Trans Canada Highway at both the east and west end of the Town. To the north and south of Main Street there are extensive networks of roads which feed into this main artery and so provide access to the Town's commercial facilities and to those commercial, employment and recreational activities elsewhere in the region.

The Town has been laid out essentially on a grid pattern but not in all instances have these roadways been interlinked and it will be important for the Town as it grows further to ensure that newer subdivisions are not planned in an isolated basis but planned with a provision of connecting into an overall Town system. Where possible, some of those dead ends which now exist will be remedied if and when opportunities arise.

2.5 Municipal Services

Piped water and sewage disposal systems are available throughout most of the Town although there are limits on piped sewage disposal for areas at the eastern extremity along the lower areas along Deer Lake and there are some restrictions in terms of water pressure in the higher elevations to the west of South Brook. The latter could be corrected in the longer term should a link be provided westward from Midland Row to areas to the west of the Brook.

There are four designated protected watersheds in or partly in the Town's Planning Area. The Blue Gulch Pond system is Pasadena's main supply with the Transmission Brook system available for back up purposes. The Pynn's Brook system supplies the Local Service District of the same name and the Humber Canal system supplies the Deer Lake power plant and town.

2.6 Summary of Development Issues

This plan must address a number of issues, which arose from the public consultation, consultation with the government departments and agencies and a review of existing policies and development. These include:

- A need to identify land for additional commercial development;
- The shortage of land for additional industrial development;
- The need to protect farm land but also to provide for its satisfactory transition to urban usage where appropriate;
- The preservation of land for recreational purposes, in particular the river corridors and that frontage of Deer Lake which is still available;
- The incorporation of a comprehensive flood risk policy, for those areas prone to this risk;
- Although the railway corridor has effectively been utilized for other purposes in the Town the Council should ensure that access is provided around and to the south of the Town;
- New developments where possible shall be interlinked by both road and pathways and existing dead end streets will be eliminated where possible;
- Environmental protection measures are needed to protect natural drainage systems, the shoreline of Deer Lake and to provide opportunities for the safe and healthy development of the community.

3.0 Goals and Objectives

The following are the planning goals and objectives of the Town of Pasadena for the 10-year planning period. Each goal is a desired state which reflects the long-range desires of the Council. Each objective is a shorter-term step towards achieving the goal. It should be concrete, realistic, action-oriented, and attainable within the planning period. To implement these aims Council adopts the policies outlined in S 4.

3.1 Land Use

Goal: To manage growth in the Town in a manner to ensure orderly development, the economic use of municipal services and compatibility between adjacent land uses.

Objectives:

- Encourage continued infilling along existing public roads, thus making better use of municipal infrastructure.
- Encourage new compact development in areas that can be economically connected to the Town's municipal water and sewerage systems while restricting the types of development that will be permitted in areas that cannot be economically serviced.
- Accommodate unserviced development only in areas where services can not be economically provided, only where environmental standards can be met and where development will not interfere with the optimal future use of adjacent lands.
- Preserve adequate public open space, thus maintaining the character of the Town.
- Guide new development in a fashion that is compatible with surrounding land uses.
- Protect environmentally important or sensitive areas such as ponds, rivers, streams, and wetlands, by designating them as conservation areas.
- Encourage further consolidation and further development of the Main Street commercial sector.

3.2 Economic Development

Goal: To encourage diversified economic growth in order to generate employment and build up a favourable base for municipal assessment.

Objectives:

- Diversify the local economy by supporting local entrepreneurs and attracting new businesses and industries.
- Encourage the development of additional commercial uses to serve local residents and the regional market.
- Encourage industrial development.
- Support the development of facilities and attractions that will enhance tourism.
- Encourage the development of inoffensive home based business.

3.3 Commercial and Industrial Development

Goals: To develop an appropriate mix of retail, office and service facilities to serve residents and provide a source of employment.

To further develop the industrial base in Town.

Objectives:

- Ensure an adequate supply of land at appropriate locations for commercial and industrial facilities.
- Encourage consolidated development of retail, office, and service industries in designated commercial areas along Main Street.
- Ensure maximum utilization of existing serviced commercial and industrial land.
- Limit industrial development on North Harbour Road to uses that would not be suitable or compatible in the Pasadena Industrial Park and will not require municipal water and sewer servicing.
- Prevent development in inappropriate locations of offensive trades and nuisance that may be detrimental to the Town as an attractive place to live.

3.4 Housing

Goal: To provide land for an adequate quality and quantity of housing to serve the needs of the present and future population.

Objectives:

- Maintain a high standard of residential subdivision design by encouraging comprehensive development, open space amenities and efficient road networks.
- Accommodate demand for a variety of housing types and preferred locations.
- Encourage new housing in areas that can be economically connected to municipal water and sewer services.
- Accommodate unserviced residential development only in designated areas and where the development will not result in future demands for municipal water and sewer services, and will not interfere with the optimal future use of adjacent lands.
- Link residential areas with each other through new development and the acquisition of key rights of way.

3.5 Culture, Recreation and Open Space

Goal: To provide convenient, functional well maintained and operated public recreational and cultural facilities, which meet the leisure needs of all age groups.

Objectives:

- Locate sufficient open space and recreational facilities conveniently accessible to all residential areas.
- Develop recreational uses with a focus on the lands in the vicinity of the Community Recreation Centre and the site off Main Street in the vicinity of the sewage lagoon.
- Preserve areas and features of natural, scenic, environmental, and historical significance.
- Support the provision of cultural and recreational facilities and services, which are accessible to people of all abilities (including the disabled) and ages (including senior citizens and youth).
- Develop a trail system for a variety of users and purposes including linkages between the Town's recreational areas and schools, recreational and commercial facilities and protect these trails from incompatible development.

3.6 Transportation

Goal: To develop a safe and efficient transportation network to serve Pasadena.

Objectives:

- Maintain existing public roads through a regular program of maintenance and improvement.
- Ensure that proper access is provided to all development.
- Provide efficient means of access to public areas and buildings for disabled persons.
- Ensure that the transportation network accommodates pedestrians, with particular provisions to facilitate safe pedestrian and bicycle usage along Main Street.
- Develop roads that have minimal adverse impact on the environment and do not detract from the aesthetic character of Pasadena.
- Ensure that development does not prevent access to the T’Railway route around the urban part of Pasadena.
- Ensure that new developments are interconnected by both roads and pedestrian pathways and where possible existing dead end streets are connected to nearby streets when the opportunity arises.

3.7 Environment

Goals: To provide for the health, safety, welfare and enjoyment of the general public.

To preserve and protect important aspects of the natural environment such as the shoreline of Deer Lake and the Town’s River Valleys.

Objectives:

- Recognize the existing natural constraints to development (such as ravines, steep slopes, wetlands and lands in flood risk areas) and protect them in their natural state.
- Provide municipal services at environmentally acceptable standards.
- Protect environmentally sensitive areas such as rivers, streams, wetlands, ponds, the shoreline of Deer Lake and watersheds.

- Ensure that resource development activities such as forestry, agriculture and aggregate extraction are undertaken in an environmentally responsible manner and do not detract from the aesthetic quality of the Humber Valley.

3.8 Municipal Finances

Goal: To achieve long-term financial stability by managing expenditures on municipal services while broadening the assessment base for municipal revenues.

Objectives:

- Manage the expenditures on municipal services and achieve the most efficient use of existing services.
- Manage the municipal debt, considering the Town's ability to meet its expenditures in the long term.
- Diversify the local economy through the growth of existing businesses and the establishment of new ones, so as to generate more municipal revenues.

3.9 Public Services

Goal: To ensure that there are sufficient public utilities, facilities and services such as fire, police, schools and libraries that meet the needs of current and future residents of the Town.

Objectives:

- Provide an acceptable and consistent level of water, sewer and storm sewer services to permit maximum development and usage of available land.
- Ensure an adequate supply of land to support the public and institutional needs of the Town as they arise.

4.0 Land Use Policies

4.1 Policy Statement

All development within the Planning Area must conform to the Goals and Objectives outlined in Section 3.0 and the General Intent of the Municipal Plan expressed in Section 4.2; and with any applicable General Policy of Section 4.3, and Policies Specific to the Land Use Designation in which it is to be located as presented in Section 4.4.

4.2 General Intent and Interpretation

General Intent of Municipal Plan

The General Intent of the Municipal Plan is to ensure that the foremost consideration guiding future land use and development in the Planning Area will be the Goals and Objectives expressed in Section 3.0 of this document and the potential cumulative effect of individual development on those goals and objectives.

Interpretation of Policy Statements

- When a judgment, interpretation or choice regarding a planning issue or development proposal has to be made, Council's decision shall take foremost into account the Plan's General Intent, principles of good municipal planning and the overall best interests of the Town's residents. If necessary and appropriate, concerned residents and departments or agencies of higher levels of government shall be consulted.
- Except where there are distinct physical barriers, boundaries between different land use designations may be interpreted to provide for the reasonable development of land provided that any variance is minor and the result does not compromise the goals and objective as stated in Section 3.0 of the Plan.

4.3 General Policies

The following policies are general in scope and they may be applied to more than one land use designation and to different sections of the Town.

4.3.1 Physical Structure - Land uses are allocated in accordance with the Future Land Use Maps 1 and 2 attached to this text.

Development within the Planning Area will be managed in accordance with the regulations of Council, in concert with the policies, acts and regulations of the Province.

Development which would not have been permitted within the land use designation in which it is located may continue as a non-conforming use, with restrictions designed to limit it's potential for replacement. Where a non-conforming use is causing a nuisance or otherwise infringing on or preventing

allowable development Council will encourage its relocation or discontinuance. However it is Council's intention to phase out non-conforming uses over time. If a non-conforming use ceases to exist or operate for a period of more than one year, any new use for the property and any buildings must conform to the current land use designation.

Municipal and public utility works such as telephone, pollution control and electric utility facilities are permitted uses in all land use designations, provided no adverse effect on adjacent land uses is created. In this regard, the size and appearance of such works must be in keeping with adjacent uses and provision shall be made for buffering in the form of landscaped areas between uses, where in Council's opinion it is necessary.

Where routes are required for utility easements or emergency access, land will be acquired for the appropriate agency in the course of approving subdivisions or through the development application process.

- 4.3.2 Subdivision Policies** - All proposed subdivision developments will be subject to a comprehensive evaluation by Council. The content of this evaluation will be detailed in the Development Regulations, which will implement this Plan and shall include:

Analysis of all physical features of the site and the opportunities and constraints to development that they represent. Where possible, the layout of proposed lots and roads shall conform to the topography,

Analysis of how the proposed subdivision will integrate with existing development, roads, services on adjacent lands, and provide for future access to undeveloped lands in the area, and

An assessment of compatibility between the subdivision and surrounding land uses both existing and proposed for the future.

- 4.3.3 Development Agreements** - It shall be a policy of the Town to enter into agreements for new developments involving the subdivisions and/or consolidation of lands for development. Such agreements will be negotiated between the developer and Municipality for financing and development of all services, constructed to municipal standards and consistent with the Policies of this Plan and the Development Regulations.

- 4.3.4 Council Assumption of Private Roads** - Existing private roads or those public roads not maintained by the Town must be upgraded to Council standards before Council will take responsibility for them and before further development is allowed along the roads.

4.3.5 Access and Public Street - All development must front on a publicly maintained street, unless otherwise specified in this Plan.

4.3.6 Building Setback - Adequate building setback from roads shall be required in order to maintain road standards. Setbacks should be sufficient to allow for landscaping of front yards, vehicle off-street parking and not interfere with the operation of Towns snow clearing programme but not so large as to preclude the provision of municipal and emergency services. In certain circumstances where topography restricts the development of a lot, a larger setback may be permitted to accommodate the development.

4.3.7 Environmental Preservation and Enhancement - Council will place high importance on environmental preservation and enhancement, given its importance to residents and to Council's intention of enhancing the local environment and developing a tourism industry.

Natural Environment

The policy of preserving the natural environment will apply to all natural systems within the Planning Area, including natural drainage systems, wetlands bogs, wildlife, plant and fish habitats. The preservation of watercourses and shoreline areas will be priority within the Planning Area.

Development proposal shall include plans for grading, ditching, and landscaping. Significant alterations to the natural environment (such as changing the drainage pattern or removing vegetation) will be considered during the evaluation of development proposals. Alterations which will adversely affect adjacent property shall not be permitted.

Built Environment

Council will encourage partnerships and initiatives aimed at changing environmental attitudes, awareness and promoting projects which will enhance the built environment. Examples will include the following:

- Preservation of trees on sites for new development (i.e. discourage the traditional practice of clearing development sites of all trees and vegetation) which may include requiring a landscape plan outlining which trees and vegetation are to be retained and/or planted.
- Development of walking trails around ponds and in river valleys.
- Reduction and recycling of solid waste within the Town.

4.3.8 Soils and Drainage -Development shall only be permitted on lands having soil and drainage conditions that are suitable to permit the proper siting and development of the proposed uses and any onsite services.

4.3.9 Removal of Topsoil - Removal of topsoil from land will not take place unless a permit has been obtained from the Department of Natural Resources and Council has given approval.

4.3.10 Protection of Watercourses and Fish Habitat - Rivers, streams, ponds and shorelines shall be protected from pollution and development. The existing vegetation shall be maintained along banks and shorelines where possible. No development shall be permitted within 15 metres of a watercourse without approval from the Departments of Environment and Conservation and, if fish habitat is affected, from Fisheries and Oceans Canada.

Council shall encourage the preservation and protection of sensitive wetlands that are valuable for controlling flooding, are habitats for water fowl or have important aesthetics value to the surrounding areas. Any development proposal within sensitive wetlands areas shall be referred to the Department of Environment and Conservation, Water Resources Division, for comments before Council approves any development.

4.3.11 Development Criteria for Non-Residential Sites - All built development of non-residential land uses will conform to the following criteria:

- a) Each site will have direct frontage on a public road.
- b) Development will be located and designated in a manner that minimizes the impact of traffic, noise, lighting, and signage on adjacent residential areas. Where necessary, screening will be required through the provision of trees, shrubs, banks and berms, landscaping or fencing.
 - i. Properties will be designed, constructed and maintained to a high standard with regard to safety, appearance, and compatibility with surrounding land uses.
 - ii. Access points to the public street will be limited in number and designed for maximum safety for pedestrians and vehicles.
 - iii. Each site will provide space for adequate off-street parking and loading facilities to meet the needs of the proposed development.
 - iv. Adequate municipal services must be available to meet the needs of each proposed development.

Development must be in accordance with the Town's Development Regulations and where applicable the regulations of the Departments of Government Services Environment and Conservation; Transportation and Works; Fisheries and Oceans and any other relevant agencies.

4.3.12 Designated Flood Plain - The flood risk area for Deer Lake has been identified as the 1:20 year floodway and the 1:100 year floodway fringe. These designations are established to identify flood risk areas and to reduce the risk to life and future damage to infrastructure and development resulting from flooding. It is the prime responsibility of the property owner to avoid development in areas of flood risk and, in instances where development already exists or is permitted, to undertake appropriate flood proofing. The following policies shall apply to Flood Plains:

Floodway

(a) Within a floodway,

- (i) New development is restricted to non-building uses such as roads and associated structures, agriculture, open space and recreation, service corridors and to minor structures related to utilities and marine activities;
- (ii) The placement of imported fill is prohibited unless it is specifically required as a flood proofing measure or for public infrastructure provided that appropriate studies are carried out and show that these structures will not be damaged by flooding, impede water flows or contribute to an increase in flood risk;
- (iii) Existing buildings or structures damaged beyond economic repair shall not be replaced unless:
 - (a) the replacement building or structure has no greater floor area than the original building or structure at or below the defined flood proofing elevation;
 - (b) the replacement building or structure is flood proofed; and
 - (c) the replacement building or structure does not impede water flows or contribute to an increase in flood risk.
- (iv) Existing uses, such as residential, commercial, industrial and institutional buildings, are encouraged to undertake flood proofing measures to reduce the risk of flood damage or relocate.
- (v) Any expansion of existing buildings and structures must be balanced against the risks to human safety and property and the possibility of exacerbating upstream and downstream flooding. Any expansion of existing buildings and structures in the

floodway must not increase the area of the structure at or below the defined flood proof elevation.

- (vi) Development in the floodway, floodway fringe and in a 15 metre buffer around these zones as well as any area known to be subject to flooding must obtain prior written approval of the Minister of Environment and Conservation in accordance with S 48 of the Water Resources Act.

Floodway Fringe

(b) Within a floodway fringe:

- (i) New buildings and structures, provided they are floodproofed, may be permitted, except for:
 - (a) residential institutions such as hospitals, senior citizen homes, homes for special care and any other use where flooding could pose a significant threat to the safety of residents if evacuation becomes necessary,
 - (b) police stations, fire stations and other facilities that may provide emergency services during a flood including government offices;
 - (c) schools, and
 - (d) uses associated with the storage, warehousing or the production of hazardous materials including gas stations.
- (ii) The placement of imported fill shall be limited to that required for floodproofing, flood risk management or for public infrastructure provided that appropriate studies are carried out and show that these structures will not be damaged by flooding, impede water flows or contribute to an increase in flood risk.
- (iii) Development in the floodway and floodway fringe and in a 15 metre buffer around these areas as well as in any other area known to flood must obtain prior written approval of the Minister of Environment and Conservation pursuant to S. 48 of the *Water Resources Act*.

4.3.13 Mineral Exploration - Mineral exploration including seismic testing shall be limited to rural and resource areas and such activities shall not cause undue noise, ground disturbance or risks to the health and safety of residents of the Town.

4.3.14 Waste Disposal Buffer - Although the North Harbour Road waste disposal site is closed a 1.6 kilometre buffer around it is retained. Any development proposed within the buffer shall be referred to the Government Service Centre for comment and approval before being dealt with by Council.

4.3.15 Archaeological Remains - There is one recorded archaeological site in the Pasadena Planning Area and a potential for the discovery of others particularly near Deer Lake and other water bodies. Any proposed development on vacant land near water bodies will be forwarded for review by the Provincial Archaeology Office, which must also be informed of any finds discovered during development anywhere in the Planning Area.

4.4 Specific Land Use Designations and Policies

Land within the Pasadena Municipal Planning Area shall be managed in accordance with the land use designations shown on Future Land Maps No's 1 and 2, the specific policies applicable to those designations outlined in this section and General Policies outlined in Section 4.3.

Future Land Use Maps No's 1 and 2 divide the Planning Area into the following land use designations:

4.4.1 Residential – The purpose of the Residential designation, which is the major land use in Pasadena, is to preserve the amenity and character of existing residential areas and to reserve lands for future residential use throughout the planning area. The residential designation covers most of the built up portion of the Town and it is anticipated that the vast majority of future development will be of a residential nature. Lands to the south of Midland Row and infill opportunities in the built up area of the Town provide the most immediate opportunities for development and although the lands set aside as Comprehensive Development Areas on the Future Land Use Map are not specifically earmarked for residential use it is anticipated that residential development will likely be a significant component when these areas are developed.

(i) Land Designations

The Residential designation will be divided into three residential zones in the implementing Development Regulations. These zones for the existing developed areas of the Town will reflect the nature of that development and for existing undeveloped areas the zoning will reflect what Council feels is the most appropriate form of development.

The Residential Low Density zone will be applied to the vast majority of the Residential designation and to all of the vacant lands designated for residential use.

The Residential Medium Density zone will be applied to the existingly and more densely developed areas of the Town such as housing off Fifth Avenue, the senior's complex off Main Street and part of the South Brook Park development.

The Residential Rural zone will be applied to those areas in the Residential designation, which are existingly developed or may be developed without the benefit of full piped water and sewer services such as Tipping Drive and Sandy Cove.

(ii) Land Uses

Within lands designated for Residential use to which the Residential Low Density and the Residential Rural zones will apply the only form of residential units will be single family detached dwellings. However in the Residential Medium Density zone higher density forms of development such as duplexes and low rise apartment units may be permitted.

In all three residential zones complementary uses such as child care, home office, bed and breakfast, medical treatment and special care and personal and professional services uses may be permitted if they are confined to the residential unit. Recreational uses such as small childrens playgrounds may be located within either of the residential zones provided that adequate screening from nearby properties is provided and there is adequate setback from adjacent roads.

Where a medical treatment and special care use is permitted it shall be limited to homes for the aged.

Where the bed and breakfast, home office and family childcare uses are permitted they shall be clearly subsidiary to the main residential use and there shall be no open storage of materials, equipment or products and Council must determine that they would not adversely effect the residential quality of the area by either increased traffic, noise, unsightly premises or similar considerations.

(iii) Residential Subdivisions

In order to ensure efficient use of land and municipal services and to avoid a proliferation of dead end streets, proposals for the subdivision of land will only be considered by Council if they conform to an area concept plan that takes into account the development of lands abutting the site or form

part of a much larger development for which a development scheme has been prepared and approved by Council.

Generally an area concept plan should be for an area large enough to show the relationship between adjacent parcels of land and proposed roads and will address all pertinent planning requirements for the development of the area, which may include:

- Conformity with the goals, objectives and policies of this plan.
- A description of the subject lands.
- The proposed use of all land in the area concerned, taking into account Council's aim to promote orderly development and the economical use of municipal services.
- Access to the site and an internal road system taking into account the existing road network in the vicinity.
- Consideration of land ownership and how it may affect the design and development of streets and the subdivision of adjacent lands.
- Description of the impact on adjacent land uses.
- Assessment of possible impacts on the natural environment of the area.
- A phasing scheme for the proposed development.

When reviewing area concept plans Council shall seek public input from residents as early as possible in the pre-approval process. Once an area concept plan has been accepted by Council it may consider detailed subdivision plans for portions of that concept area and in doing so must ensure conformity with the concept plan before approval of the subdivision and the entering into a development agreement for the provision of services and amenities.

(iv) Open Space Requirements

The provision for open space within a residential subdivision development shall be the responsibility of the developer who shall dedicate a minimum of 10% of suitable land in the residential subdivision area for recreational open space purposes or alternatively Council may require the developer to pay a sum of money equal to 10% of the assessed value of land before any development of the subdivision can commence.

4.4.2 Commercial – Lands set aside for commercial use are to accommodate the commercial and service needs of the Town and the traveling public and to accommodate growth in the tourism sector.

(i) Location

In the Development Regulations implementing this plan those lands designated for Commercial purposes will be covered by four different zones.

Lands along Main Street in the centre of Town where the main retail and service facilities for the Town will be located will be zoned Commercial General

Lands in the vicinity of the eastern and western access points to the Trans Canada will be zoned for Commercial Tourism or in the case of larger blocks will be zoned for Commercial Tourism (CDA).

The fourth zoning will be Resort and will consist of that area where a golf course resort and a residential component have been proposed.

(ii) Land Uses

For Main Street and the commercial development of the corner of Tenth Avenue and Midland Row and where the Commercial General zone will be applied, it is Council's intent to see developed a range of retail and service facilities mainly catering to the needs of the Town's residents and as such it is anticipated that shops, office type uses and catering facilities will likely be the main uses. However a range of other uses including commercial accommodations and entertainment type uses may be considered.

Included in this zone are lands not presently used for commercial purposes and these uses may remain for as long as they wish and operate. However over time if Council's intent of developing Main Street as a vibrant commercial core to the Town is to be achieved, it is expected that these non commercial uses will be converted or redeveloped for commercial purposes.

In the areas at the western and eastern extremity of the Town where land has been set aside for commercial purposes it is anticipated that these lands will be developed for uses servicing the traveling public and providing a tourism base for the Town. The uses here could include accommodations, either in the form of hotels or motels or camping type facilities, uses such as service stations and eating establishments which service the traveling public or other attractions which may be of interest to the tourist sector. However not all of the land will be directly zoned as Commercial Tourism but will have Commercial Tourism(CDA) zone applied. In the later case it is expected that prior to any development an overall comprehensive scheme shall be prepared which will show how the land is proposed to be used, the access arrangements proposed and the means by which services will be provided.

For that area where it is proposed to develop a golf course with integrated residential component a Resort zone will be applied which will provide for the development of this type of facility and establish the standards for its development.

4.4.3 Industrial – Land in the Pasadena Industrial Park at Stentafor Avenue is fully utilized and was the only serviced industrial land available in the Town. Consequently there was a need to locate additional land for industrial purposes where services are available and there is easy access to the Trans Canada Highway. The land to the west and adjacent to the Stentafor Avenue satisfies these criteria and has been designated for industrial use.

(i) Location

The land designated for industrial purposes and located on Stentafor Avenue, to the west of it, and the helicopter base on Deer Lake will in the development regulations to implement this plan be zoned for Industrial Light use as will any other site located in the urban limits of the Town, if and when identified.

That land located off North Harbour Road which does not have the benefit of Town services will be set aside for the type of industrial use which on the one hand does not require services, may be an extensive use of land and may be of a type not suitable for accommodation in an industrial park. For example uses involving large areas of outdoor storage or the use of hazardous materials or uses creating nuisance by virtue of noise or fumes would be accommodated in the Industrial Rural zoning which will be placed on the North Harbour Road site.

(ii) Land Uses

In the Industrial Light zone uses such as indoor storage, warehousing, smallscale manufacture and associated retail facilities will be accommodated.

Industrial Rural zone on North Harbour Road will be set aside for uses not requiring services and ones which are not suitable to located within the heart of the community. These uses may create noise, fumes or use materials, which are hazardous or involve extensive outdoor storage.

(iii) Future Industrial Land

As noted above there is a shortage of serviced industrial land in the Town of Pasadena and although this plan has designated additional resources they may or may not be available when demand arises. Therefore efforts to find additional suitable locations will be undertaken as and when proposals are put forward for the preparation of development schemes in those areas designated as Comprehensive Development Areas. Any future site for light industrial use within the Town would require the benefit of piped municipal services and must have ready access to the Trans Canada Highway. On the other hand it should be located in such a manner that it would not cause any undue disturbance to existing and future residential areas.

4.4.4 Public – The Town has a number of areas in which public and institutional uses are located. These include schools, places of worship, municipal and government offices and community facilities.

(i) Location

The Public designation recognizes existing facilities and no land beyond those existing facilities is designated in this plan for that purpose.

(ii) Land Use

Lands are designated Public are for public or semi public uses and could include places of worship, cemeteries when they are located in the urban part of town, schools, fire hall, community centre and municipal and government offices.

4.4.5 Rural – The built up area of the Town of Pasadena is relatively compact and within the municipal boundary and certainly within the municipal planning area there are lands, which will clearly not be required for urban development in the near term. The rural designation will be applied to these areas.

(i) Location

All lands in the Pasadena Municipal Planning Area not falling within any other land use designation are designated Rural.

(ii) Land Use

Lands in the Rural designation may be used for agriculture, forestry, mineral exploration and extraction, outdoor recreation and adventure tourism. Activities associated with the conservation of soil, wildlife and fish are also permitted.

A dwelling may only be permitted in conjunction with one of the permitted rural uses but must be clearly subsidiary to that use. The only other area within the rural designation where dwellings may be permitted is within the community of Pynn's Brook where that development may only take place on one of the existing roadways except for the Trans Canada Highway onto which there will be no new accesses permitted.

(iii) Livestock and Poultry Facilities

The development of new structures or the conversion of existing ones for the accommodation or processing of livestock or poultry will not be permitted within 480 metres of an existing dwelling, except a farm dwelling or within 480 metres of land designated for future residential development.

Existing livestock or poultry operations located within 480 metres of an existing or planned residential area will be allowed to continue, however they will not be permitted substantial expansion.

(iv) Forestry

Limited forestry activities may be permitted in the Rural designation provided they do not take place within the view scape from the built up area of the Town of Pasadena.

(v) Mineral Workings

Quarries may be permitted in the Rural area where they are deemed by Council not to be incompatible with adjacent existing or planned uses and where they do not fall within the viewscape from the developed area of Pasadena and where there would not be undue impact from truck traffic, noise and dust on any other land use. In considering these matters Council may if it deems appropriate only allow development subject to that development providing adequate screening from other uses and the posting of a performance bond to cover remediation costs when the use has terminated.

(vi) Future Use of Land in the Rural Designation

The Rural designation provides for land to be used for a number of uses previously noted. However in the longer term and beyond the period of this plan the Town of Pasadena will likely have to expand outside of its existing urban limits and the most likely direction for this expansion would be eastward. Therefore in considering the use of rural lands council must ensure that their very long term use is not prejudiced and must consider each proposed rural use on the basis of its likely longevity and its potential for inhibiting urban growth when this materializes. It is recognized that making this judgment on what is a very long term objective will be somewhat subjective but Council will consider each proposal on a case by case basis and use its discretion accordingly

(vii) Trails

The old railbed (the Trailway) through Pasadena has largely been used for road construction and except for a section at eastern end of town is not available for its intended use. Therefore for travel around the built up part of town Council will ensure access to the underpass in the vicinity of the Rod and Gun Club remains open and lands to the south are accessible as a route for the snowmobiles around Pasadena.

Trails along the town's river valleys and interconnecting residential, recreational and institutional developments will be encouraged and required to be provided when developments are proposed.

The ski trails to the south of Midland Row will protected as far as possible from development and the Town will ensure that wood cutting is not permitted within sight of the maintained trails.

4.4.6 Watershed – The protection of water sources particularly where used for domestic purposes is of paramount importance and large areas of the Pasadena Municipal Planning Area are protected for this purpose.

(i) Location

The Town of Pasadena takes its domestic water supply from the Blue Gulch water system but there are three other designated protected watersheds which fall within or partly within the Pasadena Municipal Planning Area. The Transmission Brook protected water supply serves as a backup for the Blue Gulch system.

The Local Service District of Pynn's Brook has a water supply and its catchment area is within the Municipal Planning Area and is protected under provincial environment legislation. Also within the Municipal Planning Area falls part of the Humber Canal protected watershed which is part of the system which provides water to the Power Plant at Deer Lake and also to the Town of Deer Lake.

(ii) Land Use

No development which could impact on the quantity or quality of available water will be permitted in the designated watersheds. The only building or structures permitted will be those associated with the provision of water and other than the use of the land for passive recreation such as walking or ski trails, no other development will be permitted.

4.4.7 Open Space/Conservation – The Town's waterways, wetlands, river valley's and the shoreline of Deer Lake are distinctive attributes of the Town's landscape. These assets should be preserved and promoted as core features in the Town's identity. The lands designated Open Space/Conservation in the development regulations implemented in this plan will be divided between a Conservation zone and an Open Space/Recreation zone.

(i) Location

The Open Space/Conservation designation has been applied to lands within 15 metres either side of all streams, lakes and ponds, and to the areas subject to a 1 in 20 year flood risk along the shores of Deer Lake whichever is the greater. These areas will be zoned Conservation.

The Open Space/Conservation designation has also been applied to community recreation areas located at various sites throughout the Town, particularly the main recreational area on Tenth Avenue and the ball field off Main Street and to private recreation facilities e.g. West Haven Lodge and the former Rod and Gun Club, which will be zoned Open Space/Recreation

(ii) Land Use

Within the area which will be zoned Conservation, no development will be permitted other than that associated with flood protection, the conservation of soil and fish and wildlife habitat. Passive recreation in the form of trails will be permitted. Within the floodway and floodway fringe the policies outlined elsewhere in this plan will be strictly applied.

Within the open space designation lands may be used for recreational activities and facilities, trails, public parks and natural areas.

4.4.8 Transportation/Transmission Corridors – The land use designation of the general area through which local roads pass is applied to those roads. Where a roadway separates two different land use designations the dividing line is the centre of the road. Nevertheless the Trans Canada Highway and the power line corridor through the Town are significant features which encompass large areas of land area. Therefore the Transportation/Transmission designation has been applied to these features.

There will be no development allowed to take place with a new access to the Trans Canada Highway and no development will allowed to take place within the transmission line corridor. Only access passing under the transmission lines may be permitted and then only in consultation with the power company.

4.4.9 Comprehensive Development Areas – There are large areas of land that fall within the generally developed area or on its periphery which at some point in the future will be needed or come under pressure for urban type development. The Comprehensive Development Area designation has been applied to these lands.

(i) Location

The main areas to which the Comprehensive Development Area designation has been applied are:

- a) Lands at the western end and south of Midland Row.
- b) Lands to the west of South Brook and south of the existingly developed area of town.
- c) Lands at the eastern entrance to town and south of the Trans Canada Highway.
- d) Lands to the north of Church Street and east of First Avenue.

(ii) Land Use

No development will be permitted in the Comprehensive Development Area designation except for the continuation and maintenance of any existing use and the use of the land for agricultural purposes provided no permanent structures are erected, until such time as a Comprehensive

Development Scheme has been prepared for the area and approved by Council as an amendment to this plan.

(iii) Future Land Use

It is the intent of Council that the future use or mix of uses, which will be accommodated in any one of the Comprehensive Development Areas will be determined in the preparation and approval process of the development scheme. It is anticipated that the majority of the land in question, except for that area to the east of town which is set aside for Commercial uses related to tourism and serving the traveling public(see Section 4.4.2 Commercial) may be used for residential purposes but recreation, commercial and/or industrial uses may also be determined to be appropriate depending on the location.

(iv) Development Scheme Requirements

Any development scheme must address the need for the land uses proposed and must be in conformity with the goals, objectives and policies of this plan. The scheme should include:

- a) A description of the lands in question;
- b) The proposed use of all land in the area;
- c) How access to the site will be obtained;
- d) A proposed internal circulation system;
- e) The means of supplying municipal services, including water, sanitary sewer and storm drainage;
- f) A description of the impacts on adjacent land uses and an assessment on the possible impacts on the natural environment;
- g) A phasing scheme, if appropriate.

5.0 Municipal Services

The quality of services to residents and businesses contribute to the attractiveness of the Town as a desirable place to live. The Town strives to provide adequate municipal water and sewer, fire protection, waste collection and disposal, snow clearing and recreational services to the community.

Virtually all buildings in the built up area of Pasadena are connected to piped water and sewer services. However, these are not available in the Sandy Cove area or along Tipping Drive and public piped sewage disposal services are not available along some lower areas adjacent to Deer Lake. Some lower areas at the western end of the Town in the vicinity of South Brook Park should be able to be serviced when services are extended and activated to the South Brook Park development.

5.1 Sanitary Sewer System

It is the policy of Council that all new development in the built up area except for those low lying areas adjacent to Deer Lake will be hooked into the Town's sewage collection system. The responsibility for installation will rest with the persons or companies carrying out the development and must be done to the standards specified by the Town.

5.2 Water System

The Town is supplied with domestic water from the Blue Gulch Brook system with the Transmission Brook providing a backup. Water is pumped from the Brook into the reservoir and then delivered by gravity to the built up area of the Town. It is Council's policy that water service be extended to all new development with the responsibility for installation lying with the private developer.

5.3 Storm Sewer System

The majority of streets in the built up area of Pasadena have open ditches as a means of storm water disposal. However all new subdivision development must include curb and gutter catch basins and storm water sewers.

In areas where storm water drainage is channeled into streams Council will ensure the integrity of these streams and any fish or wildlife habitat associated with them.

6.0 Implementation

The Pasadena Municipal Plan serves as the blueprint for the community's future development. However, it is critical that the plan is put into action through correct administration and positive action by Council when appropriate.

The Town will continue to grow primarily by private investment. The Town's role in implementation is to help guide and shape private investment and in effect, implement the Municipal Plan in a cooperative framework with the private sector. Municipal services, regulations, and expenditures are a means to encourage or discourage the extent and form of new development.

Successful implementation of the Plan involves:

- effective administration of the Plan,
- the adoption of a municipal and works budgets and the preparation of a Capital Investment Plan
- the adoption of land use zoning, subdivision and advertisement regulations,
- the preparation and adoption of development schemes,
- a consistent procedure for considering amendments to the Plan and
- the preparation of an Integrated Community Sustainability Plan.

6.1 Administration of the Plan

For the purposes of administering this Plan, the Future Land Use Maps shall be read only in conjunction with the Goals, Objectives and Policies outlined in this document. Development applications will be evaluated for their conformity with the Plan.

The boundaries of land use designations are shown on the Future Land Use Maps. Where possible, these coincide with roads, fence or property lines or other prominent physical features, or as a specified offset from physical features. It is intended that no amendment of this Plan shall be required to permit minor adjustments to these boundaries where required.

All development approved within the Planning Area must conform with the policies of the Plan. Council will ensure that all development proposals are given a comprehensive review, including circulation to affected public departments and agencies.

6.2 Municipal Budget and Capital Investment Plan

Like most businesses, the Town has a budget, which directs annual expenditures. Where and how the Town chooses to spend funds each year can have a significant impact on the future development of Pasadena.

The various policies related to servicing in the Municipal Plan will be implemented through expenditures according to the Pasadena Capital Investment Plan (PCIP) and for which the town will apply for Provincial cost shared funding .The PCIP must be prepared and submitted to the Province in order to access funds made available under the Federal/Provincial gas tax refund agreement.

Under this agreement funds can be made available for environmentally sustainable municipal infrastructure e.g. water supplies, wastewater management, solid waste management, public transit, community energy systems, municipal capacity building and roads and bridges, where it can be demonstrated they will enhance environmental sustainability outcomes.

In this regard there are some aspects of this Plan, such as the linking of certain roads, the provision of trails and the extension of the water line in Midland Row westward over South Brook, which should qualify for gas tax refund money.

6.3 Integrated Community Sustainability Plan

An Integrated Community Sustainability Plan is a long term plan developed in consultation with community members which provides a direction for a municipality to realize the sustainability objectives it has for the environment, cultural, social and economic dimensions of its identity. Such a plan is required to be prepared during the lifetime of the gas tax refund agreement if a municipality wishes to access funds made available through that agreement.

6.4 Development Regulations

To implement the goals, objectives and policies of the Municipal Plan, Council will prepare and adopt Development Regulations pursuant to Section 35 of the *Urban and Rural Planning Act*.

All land within the Municipal Planning Area will be covered by land use zones, which will list permitted and discretionary uses and provide detailed requirements such as lot size, frontage, building setbacks and parking standards.

6.4.1 Considerations for Rezoning – In order for consideration of any proposals for an amendment to the Development Regulations (i.e. a rezoning), Council shall require a clear proposal to be submitted. Such a proposal must clearly show:

- a) The location of the subject property, to scale, showing lot dimensions, area, street frontages;
- b) The means by which the site is/will be serviced;
- c) The proposed location of all driveways and parking areas;
- d) Areas which are to be landscaped and/or buffered;
- e) The proposed location of all buildings on the site.

6.4.2 Criteria to be Considered – In its review of proposals for amendment to the Development Regulations, Council shall consider all appropriate policies set out in this Plan and have regard for the following:

- a) The financial ability of the Town to absorb any costs relating to the development;
- b) The adequacy of municipal water and sewer services, or where on-site services are proposed, the adequacy of the physical site conditions to accommodate it;
- c) The adequacy and proximity of schools, recreation and community facilities;
- d) The adequacy of the road network in, adjacent to, or leading to the development;
- e) The potential for the contamination or sedimentation of watercourses or for erosion;
- f) Environmental impacts such as air, water and soil pollution and noise impacts;
- g) Previous uses of the site which may have caused soil or groundwater contamination;
- h) Suitability of the site in terms of grades, soil and bedrock conditions, location of watercourses, marshes, swamps or bogs;
- i) Compatibility of the development in terms of height, scale, lot coverage and bulk with adjacent properties; and
- j) That the proposal is in conformance with the intent of this Plan and with the requirements of all other Town by-laws and regulations.

6.5 Development Schemes

Development Schemes may be prepared during the planning period for areas specified in Sections 4.4.9. Development schemes become part of the Municipal Plan, and are prepared and approved in the same manner as the Municipal Plan.

6.6 Municipal Land Assembly

Municipalities are empowered by the *Municipalities Act*, to acquire lands for municipal works or economic development purposes and under the *Urban and Rural Planning Act* for the purpose of implementing a Municipal Plan. Such projects generally entail the Town acquiring parcels of land from private owners or other levels of government for a variety of reasons including:

- a) To facilitate new growth and development in an area which is actively being revitalized or redeveloped where such land assemblies cannot by virtue of time or money be assembled privately;
- b) To facilitate the development of municipal parks, recreation and conservation areas;
- c) To facilitate the development of municipal parking lots;

- d) To encourage or make available lands which by virtue of ownership are not available for development but which are necessary for logical and contiguous growth of the community; and
- e) To facilitate redevelopment of a major non-conforming use where the redevelopment is either a conforming use or is consistent with the Municipal Plan.

During the planning period, Council may undertake land assembly projects and land transactions which are consistent with the objectives of this strategy.

6.7 Amending and Reviewing the Municipal Plan

Since conditions in the Town may change during the planning period, amendments to the Municipal Plan may be adopted by Council from time to time. Council may consider amendments to the Municipal Plan when;

- a) There is an apparent need to change policy due to changing circumstances,
- b) Studies undertaken which contain recommendations or policies which should be incorporated into the Municipal Plan,
- c) A Provincial Land Use Policy has been released that requires a change in policy by the Town,
- d) There is a development proposal which provides sufficient information and rationale to support a change in the Municipal Plan.

After five years from the date on which this Plan comes into effect, Council shall review the Plan and revise it if necessary. Revisions will take account of development which can be foreseen during the following ten years. Amendment and review of the Plan shall be carried out in the same manner as this Plan was brought into effect.

6.8 Professional Advice

Council may obtain its own professional advice in regard to any proposed amendment to this Plan, Development Regulations, evaluation of development proposals should circumstances warrant such professional advice.

