



**TOWN OF PASADENA**

**DEVELOPMENT REGULATION AMENDMENT No. 3, 2023**

(2A Midland Row - Text and Land Use Zoning Map)

**FEBRUARY, 2023**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE No. 3, 2023  
AMENDMENT TO THE  
TOWN OF PASADENA  
DEVELOPMENT REGULATIONS**

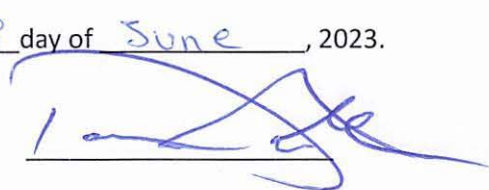
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Pasadena.

- a) adopted the Amendment No. 3, 2023 to the Town of Pasadena Development Regulations on the 15<sup>th</sup> day of May, 2023.
- b) gave notice of the adoption of the Amendment No. 3, 2023 to the Pasadena Development Regulations by advertisement by publication in the newspaper, West Coast Wire, on May 24, 2023 and June 7, 2023;
- c) set the 14th day of June, 2023 at 8 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. 3, 2023 to the Town of Pasadena Development Regulations as adopted.

SIGNED AND SEALED this 28 day of June, 2023.

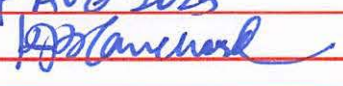
Mayor:



Town Clerk





Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>3685-2023-003</u>
Date	<u>7 AUG 2023</u>
Signature	<u></u>

(Council Seal)

**URBAN AND RURAL PLANNING ACT, 2000**

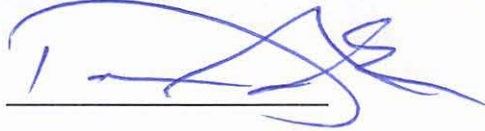
**RESOLUTION TO ADOPT  
AMENDMENT No. 3, 2023  
TOWN OF PASADENA DEVELOPMENT REGULATIONS**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Pasadena adopts the Amendment No. 3, 2023 to the Pasadena Development Regulations.

Adopted by the Town Council of Pasadena on the 15th day of May, 2023.

Signed and sealed this 28 day of June, 2023.

Mayor:



Town Clerk:



(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 3, 2023 to the Town of Pasadena Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:



Anna Myers  
Member of Institute of Planners (MCIP)



# **TOWN OF PASADENA**

## **DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2023**

### **BACKGROUND**

The Town Council of Pasadena wishes to amend its Development Regulations, 2019. The proposed amendment seeks to change the 2019 Integrated Community Sustainability Municipal Plan's Land Use Zoning Map.

The Town Council received an application for an amendment in order to accommodate residential use in the Comprehensive Development Area-Mixed. The application is to re-zone an area of land at 2A Midland Row, from the end of the street to the buffer of South Brook, from 'Neighbourhood Commercial' to 'Residential Medium Density' and 'Comprehensive Development Area-Mixed' to 'Residential Medium Density' allow for residential development, including townhomes.

The application meets the requirements of the Development Regulations (the relevant sections are appended to this amendment) as follows:

- The Development Regulations application addresses the information required under condition 3.5.1;
- The proposed zoning of the Comprehensive Development Area-Mixed allows for areas to be rezoned to Residential Medium Density as set out in section 3.5.2 Condition 3;
- Multi-unit residential structures are listed as a discretionary use on the Residential Medium Density Use zone table as townhomes and apartment buildings (in 3.1.2). Note the text amendment below to the introductory text to section 3.1.2 regarding the size of the multi-unit structures.

## **DEVELOPMENT REGULATIONS TEXT AMENDMENT No. 3, 2023**

The text amendment to the Development Regulations is shown as follows:

### **FROM**

#### **3.1.2 Residential Medium Density Zone**

Housing types may include well-designed town homes, cluster housing consisting of small footprint homes, three and four-unit residential structures, and bare strata subdivisions of detached dwellings with private driveways and shared common property (*NL Condominium Act, 2009*).

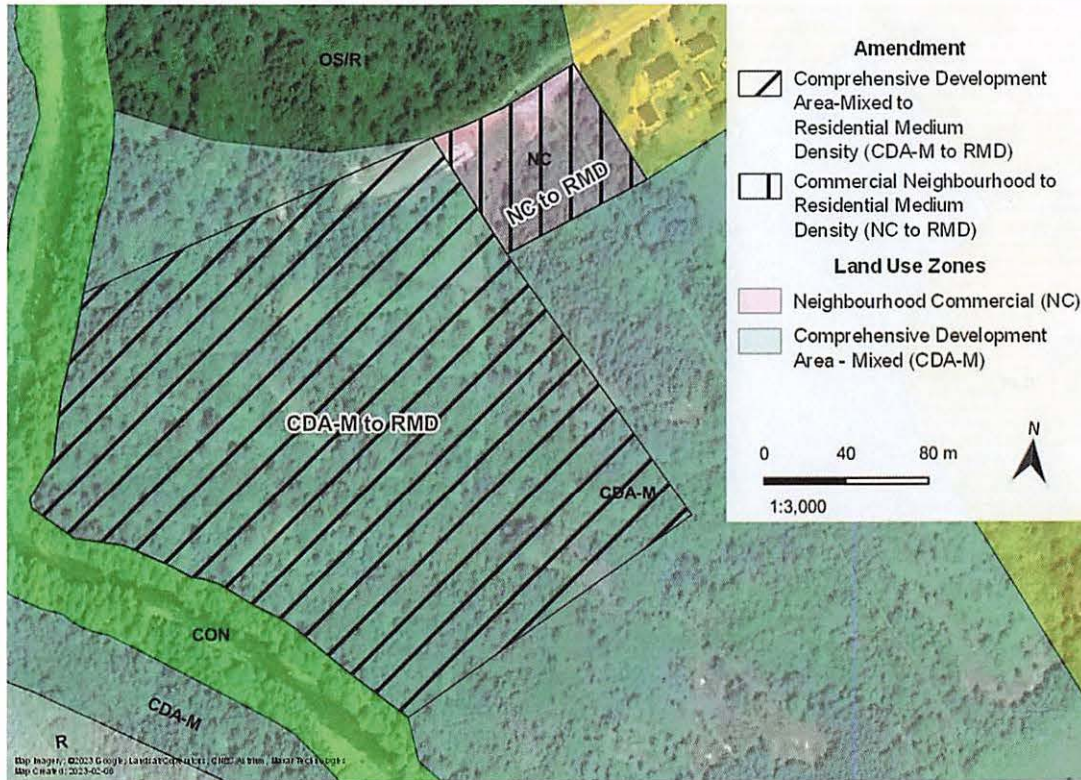
### **TO:**

#### **3.1.2 Residential Medium Density Zone**

Housing types may include well-designed town homes, cluster housing consisting of small footprint homes, multi-unit residential structures, such as townhomes and apartments, and bare strata subdivisions of detached dwellings with private driveways and shared common property (*NL Condominium Act, 2009*).

## **DEVELOPMENT REGULATIONS MAP AMENDMENT No. 3, 2023:**

The Land Use Zoning Map proposed for amendment is as shown on the attached Development Regulations Amendment No. 3, 2023 Map.

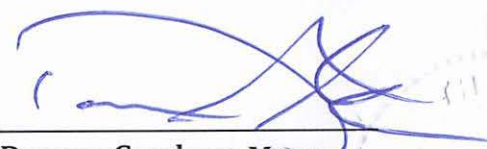



**Town of Pasadena**  
Development Regulations  
Land Use Zoning Map  
Amendment No. 3, 2023

From Comprehensive Development Area-Mixed to Residential Medium Density

From Commercial Neighbourhood to Residential Medium Density


Dated at Pasadena  
This 30 day of June, 2023

  
Darren Gardner, Mayor

  
Town Clerk

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



  
Anna Myers, MCIP

**Development Regulations/Amendment**  
**REGISTERED**

Number 3685-2023-003  
Date 7 AUG 2023  
Signature [Signature]

## **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 West Coast Wire, on February 15, 2023 to inform and to invite the public for input to the proposed changes.

No objections/submissions were received.



## APPENDIX:

### TEXT OF RELEVANT SECTIONS OF THE DEVELOPMENT REGULATIONS, 2019 SECTION 3.5 COMPREHENSIVE DEVELOPMENT AREA (CDA) ZONES

#### 3.5.1 CDA – GENERAL CONDITIONS

No new development can take place in a Comprehensive Development Area (CDA) until comprehensive planning has been carried out as specified in the Municipal Plan.

Council may consider applications for a Comprehensive development (refer to section 2) which must be prepared by a Member of the Canadian Institute of Planners and they may include the following:

- identification of environmentally sensitive lands,
- proposed land uses including attention to efficient use of the land base,
- proposed road network and sewer/water and stormwater servicing, how the roads will add to connectivity of the existing road system,
- a tree retention/replacement and landscaping plan must be included as a component of the EM-CDA. Street tree plantings at the frontage of new developments should be spaced of 9.0 m.
- parks and open space provisions for build-out of the neighbourhood plan area including proposals for developing connective pedestrian trail linkages to a community wide pedestrian mobility system, and,
- other community planning issues, as determined by Council.

If endorsed by Council, or approved in principle with varied revisions, the CDA proponent is make application to the Town to amend the CDA designation and for rezoning of the subject lands to their proposed zoning.

#### 3.5.2 CDA- MIXED (CDA-M) SOUTH BROOK

<b>USE ZONE TABLE</b> <b>Comprehensive Development Area – Mixed (CDA-M)</b>	
<b>PERMITTED USES</b>	<b>DISCRETIONARY USES</b>
<i>-Non-conforming uses (2.4.3)</i> <i>-Uses permitted in all zones (2.3.2.5)</i>	

#### Conditions:

1. Utility services in new subdivisions shall be rear only and buried to the home or completely buried. No utilities should be in front of the home except for street lighting.
2. Council shall require the installation of municipal water and sewer at the developer's expense; and a tree retention/replacement and landscaping plan must be included as a component of the CDA. Street tree plantings at the frontage of new developments should be spaced of 9.0 m.

- The zones that may be applied within this CDA-Mixed include: Mixed zone (3.7), Residential zones: RLD (3.1.1), RMD (3.1.2); and Commercial zones: DC (3.2.1), and NC (3.2.3).

## SECTION 3.1 RESIDENTIAL ZONES

### 3.1.2 Residential Medium Density Zone

Housing types may include well-designed town homes, cluster housing consisting of small footprint homes, three and four-unit residential structures and bare strata subdivisions of detached dwellings with private driveways and shared common property (NL Condominium Act, 2009). These uses provide more efficient use of municipal infrastructure.

In considering a rezoning of land to Residential Medium Density, Council shall consider appropriate transition in intensity, use and form between existing neighbourhoods, and to ensure compatibility, may require site-specific setbacks, landscaping or different density standards to maintain or enhance neighbourhood character.

<b>USE ZONE TABLE: RESIDENTIAL MEDIUM DENSITY (RMD) ZONE</b>		
<b>PERMITTED USES</b>	<b>DISCRETIONARY USES</b>	<b>PROHIBITED USES</b>
<ul style="list-style-type: none"> <li>-Detached Dwelling (4.7.1)</li> <li>-Semi-Detached Dwelling (4.7.2)</li> <li>-Cluster Residential (4.7.9)</li> <li>-Home Business – home office only (5.4)</li> <li>-Personal Care Home-Residential (4.7.7)</li> <li>-Conservation – All Uses categories (4.5)</li> <li>-Uses permitted in all zones (2.3.2.5)</li> </ul>	<ul style="list-style-type: none"> <li>-Townhomes (4.7.3)</li> <li>-Apartments (4.7.5)</li> <li>-Home business (5.4) other than home office which is listed as permitted</li> <li>-Urban agriculture (4.2.2)</li> </ul>	<ul style="list-style-type: none"> <li>-Mobile homes/mini-homes</li> </ul>

#### Conditions:

- Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and 9 of the Development Regulations.
- All development in the RMD zone must have municipal water and sewer servicing.
- Infill development should be utilized for residential subdivision of 3 (three) lots and less.