



Integrated Community Sustainability Municipal Plan

Town of Pasadena

2019-2029

TRACT

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EXECUTIVE SUMMARY

This Integrated Community Sustainability Municipal Plan (i.e. ICSMP) has been prepared in accordance with the *Urban and Rural Planning Act, 2000* to provide the Town of Pasadena with a new and updated land use planning framework. The intent is to create community planning policies to help manage future change in a manner that will assist the Town to achieve more effective economic, environmental, social and sustainable success over the next 10-year period and beyond.

The Integrated Community Sustainability Municipal Plan repeals and replaces the Town's Municipal Plan (2008-2018).

The essence of the sustainability aspect of the ICSMP is to make adjustments in managing growth and development in a manner to ensure that future residents of Pasadena will continue to enjoy the natural character, sense of belonging and quality of life that is enjoyed today, as well as to have enhanced opportunities to shop locally and to work closer to home.

The updated Integrated Community Sustainability Municipal Plan outlines a pathway to help guide the community in accordance with the following planning themes:

- To preserve environmentally sensitive, agricultural and other locally valued lands;
- To achieve efficiency in the manner the developable and serviced land base is utilized;
- To establish a framework for continued, but more diversified residential housing choices, and enhanced opportunities commercial and employment generating businesses;
- To accentuate local sense of place, the community's natural 'green' character, and active and healthy living opportunities; and,
- To move the Town towards becoming a more 'complete community' where local residents have increased opportunity and choices in housing, shopping, local employment, recreation, active and healthy living, and education, volunteering, and medical care without driving to another community.

The ICSMP has been reviewed and prepared in two major phases. The first phase included the preparation of a Background Key Findings Report. The Background document assessed current growth and development in Pasadena, challenges and opportunities, and through conversation with local residents, and guidance from Town Council and staff, a planning direction for the Plan update was crafted.

Evolving from the Background Report, the second phase included preparation of a copy of the ICSMP. The Plan includes the community goals, planning objectives, and resultant policy statements to influence future growth and development, and change, within Pasadena.

Concurrent with the preparation of the initial ICSMP, the Development Regulations were prepared to establish the regulatory template of the policies and land use designations of the Municipal Plan. Companion mapping schedules to the Plan and Zoning updates include the future land use maps which designate land for specific intended uses, and the zoning map which captures the specific land use zone categories for varied properties and areas of the community.

Following Town Council and staff review, and further conversation and engagement with the community, the planning documents and land use/zoning maps were adjusted, then proceeded through the formal approval steps and provincial registration requirements.

The Plan preparation entailed evaluating varied population, demographic, economic and growth data, and local land use development trends, and identifying a diverse range of community planning considerations to address the challenges of aging of the local population, out migration of young adults, emerging needs for seniors and for affordable living, recent serviced residential land development patterns skewed to expensive detached dwelling units, diminished local shopping opportunities and the question of how to achieve a downtown commercial core area, required attention to employment generating growth and to the agricultural land base, storm water management and flood risks in the context of climate change, limited comprehensive public access to Deer Lake, and fulfilling the shared desire for the Town to become more connected and walkable, and continue to be green in its natural character.

The ICSMP provides for a new community planning direction to meet these varied challenges through land use policy statements for:

- High value on environmental integrity and natural ambiance of the community, and a focus on the potential effects of climate change impacting the community;
- Preservation of farmlands and rural character of community;
- An approach of more economically efficient use of the land base through a greater choice and affordability of residential housing types and densities;
- Consideration of community economic development opportunities;
- Attention to enhancement of sense of place, livability and quality of life considerations;
- Improvements to the Town's parks, trails and open space amenities;
- Increased regional and external agency partnerships to achieve economic development opportunities; and,
- Local governance suggestions to more fully engage the local community, businesspersons, land developers and builders and others.

The ICSMP identifies a number of additional actions and potential studies that may be pursued by the Town to assemble the critical building blocks to enable the community to make bigger strides in the future.

The implementation success of the ICSMP will ultimately be largely dependent upon the support provided by members of Council, and through ongoing conversation and involvement with local residents, businesspersons, community groups and organizations, and volunteers.

1.0 INTRODUCTION

1.1 ROLE OF INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN

The Town of Pasadena's Integrated Community Sustainability Municipal Plan (i.e. ICSMP) serves as Council's principal policy framework to guide and manage growth, development and change within the community over the targeted ten-year planning period of 2019-2029, as required by the NL *Urban and Rural Planning Act, 2000* (i.e. the 'Act'). The ICSMP repeals and replaces the Town's 2008-2018 Municipal Plan.

In recognition that the effect of today's growth management policies has an influence beyond a set ten-year timeframe, the ICSMP additionally offers considerations for longer range planning of the community. The 'sustainability' element of the new Plan seeks to find a balance of economic, environmental and community considerations in managing future change so that what the Town does today has a continuing positive effect on the community of tomorrow.

The primary intent of the Integrated Community Sustainability Municipal Plan policies is to encourage and to work towards a healthy, safe, economically prosperous, and a more complete and sustainable community. These community aspirations may be achieved through increased opportunities for housing, for shopping choices, recreation, healthy living and for continued attachment to the local sense of place, and where supportive municipal capital projects and services can be provided within the financial capabilities of the Town.

The Plan contains Council's policy positions with respect to a range of local land use, economic and community character issues, including avenues for protecting the environment and agricultural lands, guiding residential, commercial and employment generating growth, managing resources, infrastructure planning and enhancement of the overall character of the community.

The ICSMP policies and the companion Future Land Use maps help identify the designated locations and the specified manner in which varied types of land use development are to occur over the next ten-year period.

Once approved by Town Council and by the Province in accordance with the requirements of the Act, the policy statements and Future Land Uses mapping of the Integrated Community Sustainability Municipal Plan (i.e. the 'Plan') become legally binding upon Town Council and upon local residents, property owners, all persons, organizations, businesses, corporations and other entities. There is inherent flexibility in the Plan however in the opportunity for the Town to consider amendments to the Plan where deemed necessary and considered beneficial to the community, and in accordance with the provisions of the provincial planning Act.

The Act requires that the Plan be reviewed by Council every five years and revised, if necessary, to respond to emerging and anticipated land use and community growth challenges and opportunities.

Section 5 of the Act further specifies that:

“A person is not entitled to compensation for a reduction in the value of that person’s interest in land or for a loss or damage to that person’s interest in land resulting from the application of this Act or a plan authorized under this Act.”

In other words, the greater good of the community as determined by Council through its Plan takes precedent over individual parcels of land. Nothing in the new ICSMP however shall affect the continued uses of land already legally established and existing on the date that this Plan comes into effect.

1.2 INTEGRATED COMMUNITY SUSTAINABILITY PLAN REQUIREMENTS

The Province of NL has established varied guidelines for communities to adhere to in establishing a new Integrated Community Sustainability Plan (i.e. ICSP). The requirement for local governments to develop an ICSP was designed to accelerate the shift in local planning and decision-making toward a longer term, coherent and participatory approach to achieve sustainable communities. The intent of the ICSP component of the Municipal Plan update for the Town of Pasadena is to help the Town to more effectively plan and manage their assets and resources to achieve identifiable outcomes, deliver services and address priorities within an integrated framework that generally encompasses the five pillars of sustainability.

The five pillars of sustainability within the ICSMP are explained as follows:

- Economic – ‘focus on community development not just growth’
- Environmental – ‘manage resources within ecological limits’
- Social – ‘pursue more harmonious community integration’
- Cultural – ‘enhance community identity through arts/culture and heritage’
- Governance – ‘address administrative capacity and create opportunities for inclusiveness in decision making.’

As a town planning document, the ICSMP and the supportive Key Findings Background Report include a sustainability assessment of current conditions in Pasadena, provides for sustainable goals and objectives, identifies a sustainable planning policy direction for the community, discusses community partnerships, and includes implementation strategies.

1.3 REGULATORY ASPECT OF LAND USE PLANNING

The Plan additionally serves as the basis for preparation of the companion regulatory planning document, the Development Regulations. The Regulations are to be prepared in support of the ICSMP as required by the NL Urban and Planning Act, and specifically address varied land use zones for Pasadena, land and building standards, requirements and conditions of use, and specifications for advertisement of signs, for parking, for setbacks from sensitive environmental features, and for subdivision of land.

While the Plan provides for the community's land use planning goals and objectives, and Council policy statements, the Development Regulations provide for more detailed regulatory land use and development control provisions that are to be applied on an individual property basis or to manage larger site developments such as residential subdivisions.

Both planning documents and their companion land use and zoning maps, are to be endorsed by Council, reviewed at Public Hearing and considered for Provincial registration in tandem with each other.

1.4 COMMUNITY ENGAGEMENT AND THE FORMAL APPROVAL PROCESS

To be truly reflective of the aspirations of local residents, businesses and community organizations, conversation with the community was a strategic component of preparing the ICSMP and the Development Regulations. Early and ongoing public consultation through varied social mediums, community meetings, focus interviews and survey questionnaires, and through direction from Town Council and staff, helped to formulate the baseline for the preliminary Key Findings Background Report and for the ICSMP and Development Regulations. Proof that the public consultations required by Section 14 were completed can be found in Appendix A.

Following Provincial Review and upon formal adoption of the ICSMP and Development Regulations by a resolution of Town Council, notice of Public Hearing is provided to the public. A Commissioner, appointed by Council, oversees the Public Hearing and receives representations, objections and other comments related to the Plan; the Commissioner. A Public Hearing report with recommendations is submitted by the Commissioner for Council consideration.

Upon consideration of the Commissioner's report and recommendations, Council may approve the ICSMP and Development Regulations, or approve the Plan and Regulations with revisions suggested by the Commissioner and as otherwise deemed necessary. The ICSMP and Development Regulations are submitted to the NL Department of Municipal Affairs and Environment for consideration and registration.

The Town of Pasadena's new Integrated Community Sustainability Municipal Plan and Development Regulations legally come into effect when the notice of registration is published in the Newfoundland and Labrador Gazette.

1.5 IMPLEMENTATION AND MONITORING OF ICSMP

Once legally in effect, through the Plan policies, the detailed provisions of the Regulations, and the Future Land Use map and Land use zoning map, Council has the capability to specify the manner in which any property or area of land is to be used, developed and/or subdivided, as well to outline the requirements for conditions and intensity of use of land, and how site and building development is to be undertaken.

Primary administration and enforcement of the Plan and Regulations is currently through the Town staff members authorized by Council, specifically the Town Manager. Town staff may also make recommendations to Council on specific development proposals. Permits for development in conformance with the ICSMP and the Development Regulations are to be considered by Town Council for approval.

Ongoing monitoring of the ICSMP policies is recommended to occur during Council's annual budget preparation, and annual goals and objectives setting processes.

1.6 REVISIONS TO THE ICSMP AND DEVELOPMENT REGULATIONS

Town Council may subsequently consider amendment applications to the Plan and the Development Regulations (as per Sections 25 and 33 of the *NL Urban and Rural Planning Act, 2000*) to permit unforeseen land development at the time of the preparation of the ICSMP and Development Regulations. Any such amendment applications are to be considered and processed in accordance with the approval steps and requirements as detailed by Sections 14 to 24 of the Planning Act.

In accordance with the sustainable planning intent of this ICSMP, amendment applications should provide significant sustainable benefit to the Town, and all costs related to proposed changes to the Plan or through rezoning are to be borne by the applicant.

1.7 COMPREHENSIVE DEVELOPMENT AREAS

Following approval of the Integrated Community Sustainability Municipal Plan and Development Regulations, to carry specific land developments for locations designated as a Development Scheme area, including subdivision of lands or for assembly, acquisition, consolidation and sale/lease of land and/or buildings, under Section 29 of the *Urban and Rural Planning Act, 2000*, Council may consider a Development Scheme as a way to manage a specific development concept. In effect, Development Schemes represent a small municipal plan, as they are prepared and considered for approval by Town Council in the same manner as a Plan, and ultimately form part of the ICSMP. They are typically undertaken in areas that are designated on the Future Land Use map as Comprehensive Development Area (CDA) and also zoned on the Land Use zoning map as CDA.

The CDA designations on the Future Land Use map identified ‘future development reserve’ properties. Each CDA designated area is intended to be developed for a specific land use, and in accordance with outlined land use planning, environmental and site servicing guidelines and requirements. As part of Council’s approval consideration, the proponent is to provide Town Council with the land use planning, environmental management, open space provisions, engineering servicing and other applicable detail in a neighbourhood plan preparation format to detail how the designated area is proposed to be developed.

Upon review and consideration by the Town, and in conversation with local residents, Council may consider an ICSMP and rezoning application from the proponent to advance the development proposal through the required consultation and approval requirements of the NL *Urban and Rural Planning Act, 2000*.

2.0 COMMUNITY CONTEXT

2.1 MUNICIPAL PLANNING AREA

The Town of Pasadena is located within the lower Humber Valley on the west coast of the island of Newfoundland, approximately mid-way between the Town of Deer Lake to the north, and the City of Corner Brook to the south. Pasadena is a well-planned community of over 3,600 residents that is ideally situated on the southern shores of the eighteen-mile-long Deer Lake.

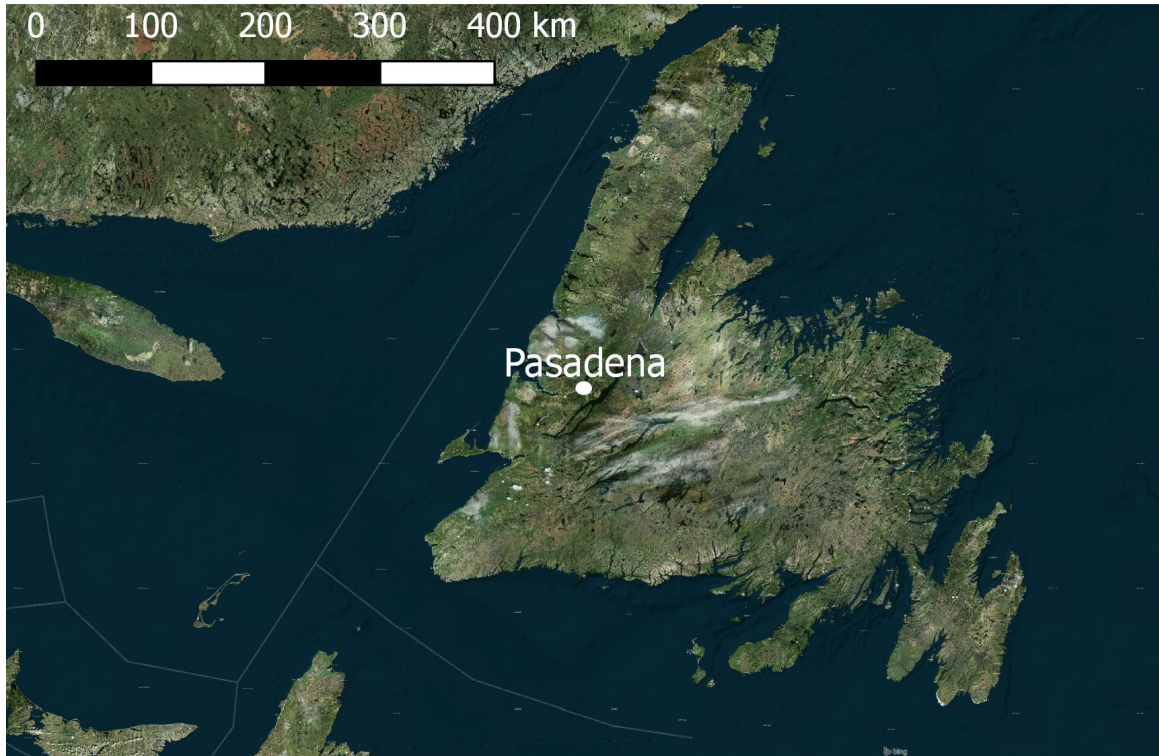


Figure 1. Location of Pasadena

The local history of Pasadena runs deep. While First Nations Peoples have an important story to tell, the early inception and evolution of the logging camp settlement of South Brook in the 1920s, the government sponsored fishery to farming relocation program experiment of Midland in the mid-1930s, and the central role that agriculture and the Newfoundland Railway played in shaping Pasadena, all revolved around forestry and farming. By 1986, the three separate communities of Pasadena, Midland and South Brook merged to become the Town of Pasadena.

Today Pasadena is bisected by the Trans-Canada Highway (i.e. TCH), with lakeshore orientated developments on the Deer Lake portion of the community, and the majority of historic and current land and building development on the south side of the TCH. Unfortunately, through the Town's development patterns, public access to the shores of Deer Lake have become limited.

The terrain and topography of Pasadena is generally conducive to land development, as the land base gently rises from shores of Deer Lake to the more built up areas of the Town. Steep slope gradients are located along the western portion of the Deer Lake shoreline, as well as within specific watercourse valleys such as South Brook on the southern part of the Town. Elevation gain from the shores of Deer Lake to the newly built residential subdivisions on Foote Street is approximately 40 metres. The majority of the Town's residential locations are serviced with municipal water and sanitary sewer infrastructure.

The Town of Pasadena's Municipal Boundary area is comprised of an area of approximately 49 square kilometres. This size is smaller than both the municipal areas of Deer Lake and Corner Brook.

Pasadena's Municipal Planning Area however is over twice the size of its Municipal boundary area. The larger Planning Area includes the more rural area watersheds of Blue Gulch Pond, Transmission Pond, a portion of the Humber Canal system, and Pynn's Brook. The ICSMP policies and the Development Regulations apply to all of the lands located within the Municipal Planning Area.

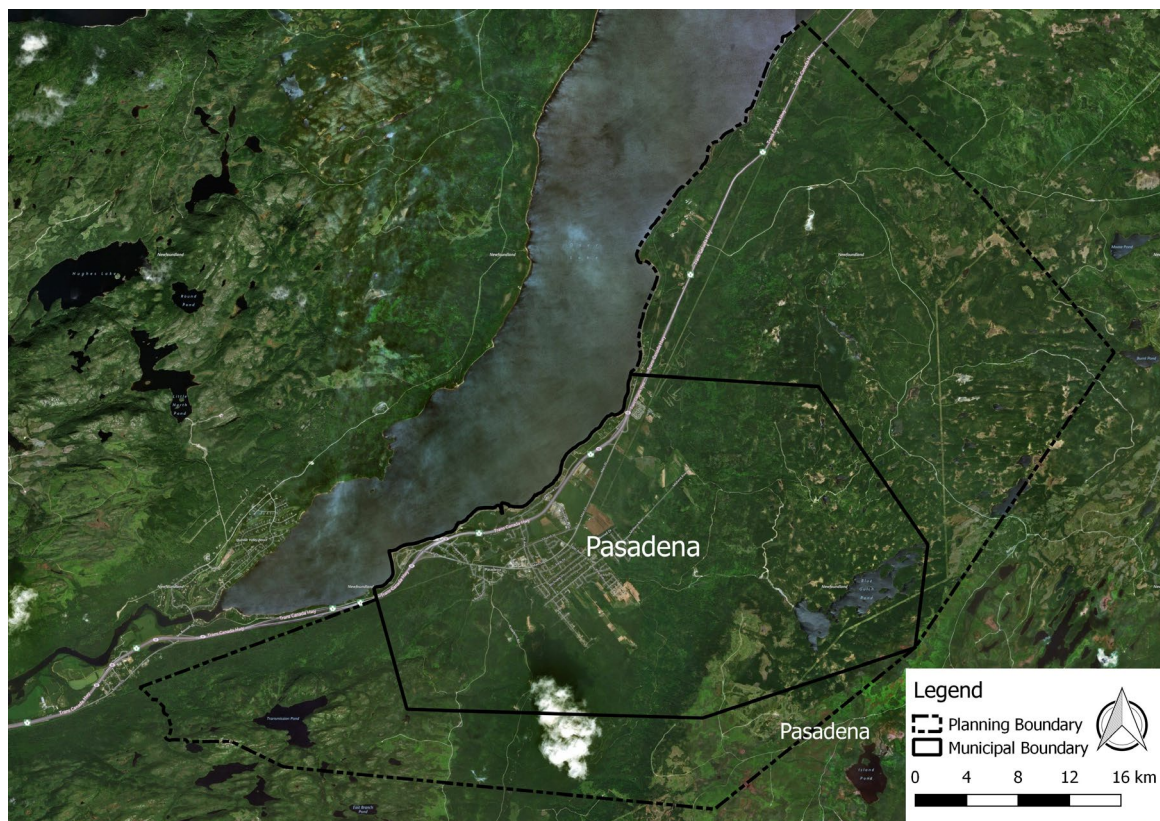


Figure 2. Pasadena's Municipal boundary and Planning Area Map

As part of the Plan preparation process, the Town has expressed a specific desire to more effectively manage those lands containing residential dwellings within the Local Improvement District of Pynn's Brook. The objective is to enable the Municipality to have greater land use, building, site development and servicing management of these developments. Targeted policy and zoning attention will be applied to Pynn's Brook.

2.2 HISTORIC POPULATION GROWTH

Historical records indicate that little growth occurred in the community of Pasadena-Midland until 1969 when the initial Town of Pasadena was formed. The community of Midland was well planned from the onset in a grid pattern of street layout that still characterizes the Town today. Midland Row and Main Street (the former TCH) serve as the primary east to west roadways servicing the residential and commercial areas of the community.

The population of the early amalgamated Town of Pasadena was estimated at 891 residents in the year 1971, but by 1985 local population had risen to 3,200 persons. During this period, the Town was serviced with municipal water and sewage, all main streets were paved, and to ensure continued orderly future growth and development, the Town's first Town Plan and Development Regulations were prepared. In 1986, amalgamation of the Town of Pasadena with the adjacent community of South Brook took place, and population growth continued into the year 2016, as conveyed by the following data within **Table 1**.

YEAR	POPULATION	TOWN 5 YEAR % CHANGE	NL 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
2011	3,352	4.9	1.8
2016	3,620	8.0	5.0

Table 1. Population Growth of Town of Pasadena, NL 1986-2016

Over the past decade, the Town's proportionate rate of growth has been more than the Province as a whole. During the previous 30 years, even with the decline in the total number of local

residents from the early 1990s to 2006, Pasadena's population has continued to grow, increasing by over 10% to 3,620 local residents by 2016. Population expansion on a continued basis over an extended period speaks volumes of the appeal, attraction, character, sense of place and locational attributes of Pasadena.

For example, the Town's growth rate of 8% over the most recent Census period of 2011 to 2016 exceeded the 2.5% population increase evident in entire the Humber District region (i.e. Deer Lake grew at 5.1% during this period, while Corner Brook's population shrank by 0.4%). When compared to other NL communities with a population greater than 2,000 residents, only five communities in the entire province (i.e. Paradise, Portugal Cove-St. Philips, Pouch Cove, Holyrood and Kippens) experienced a higher rate of population gain since 2011 than Pasadena.

With a Year 2016 estimated population of 3,620 local residents, the Town of Pasadena is noted as the 19th largest populated community in the Province. When municipalities located within the Avalon Peninsula and within an approximate 2-hour drive thereto are discounted from the provincial population comparison, Pasadena is deemed to be the 12th most populated community in Newfoundland and Labrador.

2.3 SOCIO-ECONOMIC PROFILE OF LOCAL RESIDENTS

To capture an understanding of the social, demographic and economic background of residents of Pasadena, a review of the 2011 and 2016 Census Canada data, and varied Provincial statistics, had been undertaken in preparation of the Key Findings Report. Unfortunately, at time of preparation of this Plan update, the complete data set from the 2016 national Census profile had not yet been released, and as a result many of the socio-economic findings of this Plan are based upon information that is approaching 7+ years in relevance. Indicative discussion items addressed within the Key Findings Report included the age composition of the local population, marital and household characteristics, and education, employment, income, and health indicators.

To highlight a socio-economic profile of the Town of Pasadena according to these cited indicators, the following summation is provided:

- The average age of local residents at 44.3 years is older than the provincial average of 43.7 years.
- The three largest five-year age groupings in Pasadena are those local residents aged 55 to 59 years, 65 to 69 years, and 60 to 64 years, cumulatively representing a total population of 1,410. When the additional 425 local residents aged 70 years of age are considered, it may be said that nearly 40% of local residents are over 55 years of age. Currently approximately 20 deaths per annum occur in the community.
- Residents 19 years of age and younger comprise approximately 20% of the total local population. Local births are in the range of approximately 30 new children each year.

- For all those residents aged 74 years and younger, the smallest number of five-year age groupings are those residents in the 20 to 24 years age bracket, followed by 25 to 29 and 30 to 34 age ranges. The complete 20 to 34 years of age segment of the local population represents only 13% of the total local population, yet these young adult residents are a key element of the local community in their energy, their active and family focused lifestyle, their volunteer efforts, and their commitment to move into, stay and live in Pasadena.
- Those individuals of working age, 35 to 54 years, includes over 1000 local persons, representing over 27% of the local population. These individuals are typically stable in the employment careers and represent key residents with disposable income to help support local commercial business growth.
- The age profile of Pasadena residents from a community planning perspective informs that the aging of the local population spells the requirement for more attention to the needs of seniors, especially in provision of more diversity in housing choice and enhanced pedestrian options for active mobility and healthy living. The sizeable share of local residents aged 19 and under signifies the value of recreational programming for youth and for continued emphasis on provision of open space and parkland amenities. The comparatively low number of local residents aged 20 to 34 years of age conveys the trend of many young adults leaving the community for employment and/or to pursue education. The sizeable component of middle-aged persons in the 35 to 54 years range, representing many local residents engaged in the workforce and with families, illustrates the strength of the family-oriented character of the community, and the need for active recreational amenities.
- The gender mix of Pasadena's residents favors females, at 51.2% of the entire local population;
- The majority of local residents (i.e. 1,742) are married, representing 52% of all residents. Married and common-law couples additionally represent 89% of all family unit types. The most prevalent household type in Pasadena is a family without children (41%), followed by households with children (30%). The trend of childless couples and empty nesters growing at a faster rate than couples living with children is evident at the national level as well.
- Given that over 70% of all local households are of a family unit type, there exists a degree of stability in household structure and family-oriented character in the community.
- Of all local residents, 1,235 persons in Pasadena are single (i.e. 37%). A portion of these local residents are lone parents; of all local family types, 9% are female lone parents and 2% are male lone parents. The 11% proportion of lone person families in Pasadena will require special attention within the Plan for varied social planning considerations for

- more affordable housing, and local program opportunities and land use zoning options for day-care and after school care for young children.
- The community's total population also includes 375 individuals (i.e. 11%) who are either divorced, widowed or separated.
 - The Census data conveys that residents of Pasadena are fairly well educated; local residents possess higher than the provincial averages for attainment of both a high school diploma and university degree. A community with a highly educated and skilled populace bodes well for local employment growth, for economic stability, for volunteers and for an engaged and active citizenry.
 - Data from 2011 identified that residents in Pasadena also had a higher than average (81%) rate of home ownership than the provincial or national averages. This level of investment confidence in local housing conveys a strong bond to the community and attachment to sense of place. The Plan policies will seek to accentuate local sense of place.
 - Labour force data from 2011 identified that approximately 40% of all local residents, representing 1,355 persons, were employed. However, by 2015, 27% of the local labour force, or 565 persons, received some level of unemployment benefits during the year. In other words, some of Pasadena's workforce remain subject to a degree of annual employment instability.
 - The most prevalent job types for local residents were in Sales and Services, followed by those employed in Trades, Transportation and Equipment Operator jobs, and others involved with careers in Education, Law, Government Services, and positions in Business, Finance, Health, Management and Administration.
 - The majority of local residents utilize the automobile to drive to their place of work (nearly 86%). Only 40 persons out of the labour force identify walking as their means of transport to get to their workplace location.
 - Income levels for both males (\$45,600) and couples (\$89,900) in Pasadena in 2013 were higher than both the provincial and national average incomes. The majority of local residents generate their income through employment. Local residents' reliance on government transfer payments is also less than the NL provincial average. Higher average incomes are an important measure of stability and livability confidence in Pasadena and represents opportunity for potential commercial investment interest in the community.
 - From a social planning perspective however, over 4% of the local population (145 residents) during 2015 received some level in Income Support Assistance. A portion of those over 800 local residents, aged 65 years and older, additionally rely on annual fixed incomes.
 - Census data identifies that residents of Pasadena appear to be fairly healthy, in that they are less obese and overweight, and they rated their health status as excellent or very good; both health indicator percentages are better than the corresponding provincial

- averages. Local residents do have a propensity however for the drink and for smoking, having slightly higher usage averages than the Province. As a result, the highest percentage of local morbidity causes are related to circulatory and respiratory diseases.
- From a land use planning objective of creating healthier communities, the Plan addresses the opportunity to encourage more active living opportunities for local residents, including seniors and those with possible circulatory risks, through creation of a community wide and connective network of pedestrian walking trails, in evaluating potential for ongoing capital improvements to the sidewalk system, and in assessing optimum needs for parkland types to serve local residents.

A sustainable community requires a balance of youth, young families, working adults, and persons of retirement and senior years to create a complete and age-friendly community.

Collectively the socio-economic background of Pasadena residents generally illustrates a community of residents who are family oriented, healthy, and well-educated, who own their home and who are employed in workplaces that provide higher than average provincial incomes. While persons aged 55 years and older represent the largest age grouping of all Pasadena residents, the significant population shares of working age families and youth, indicate age distribution, growing families and active lifestyles as an emerging segment of the local population.

In addition to acknowledgement that the local population is aging, a significant proportion of other local residents are either single and/or divorced/separated/widowed, and that elements of the community are lone parent families and individuals who rely on unemployment and/or income support. By developing this sense of understanding of 'who are we planning for' in Pasadena, the ICSMP effectively responds to a range of local planning opportunities and challenges.

3.0 DEVELOPMENT TRENDS, POPULATION PROJECTIONS AND THE LAND BASE

3.1 LOCATIONAL ADVANTAGES

The Town of Pasadena possesses locational advantages of being situated adjacent to the Trans-Canada Highway (i.e. TCH) and located nearly mid-way between the larger communities of Deer Lake and Corner Brook. Ease of transportation access to the TCH and to employment opportunities and commercial shopping services in the nearby urban communities represent benefits to the community. Proximity to the Deer Lake Regional Airport, to the Marble Mountain ski resort, and to Gros Morne National Park add to the Town's locational advantages

Pasadena's geographical setting on the waters Deer Lake, being surrounded by a southern backdrop of treed hillsides approaching 250 metres in height, and with distant views of the Long-Range Mountains are further valued and provide the community with its natural ambiance and appeal as a small-town community to reside.

The sustainable challenge for Pasadena in planning for the future is to recognize these regional and natural environment strengths, and to move towards becoming a stronger and more complete community that is less reliant on locational advantages to Deer Lake and Corner Brook.

3.2 CURRENT HOUSING STOCK

As earlier referenced, Pasadena experienced its most robust community growth during the early 1970s to mid-1980s when the Town's population reached approximately 3,200 residents. After a loss in local population during the late 1990s, the Town has experienced positive housing and population growth since the turn of the century.

The age of local housing reflects these growth trends, as noted by the following tabulations:

- 145 dwellings (i.e. 9.5% of all dwellings) were constructed before the year 1960;
- 570 dwellings (i.e. 37.5%) were built between 1961 and 1980;
- 300 dwellings (i.e. 19.7%) were built between 1981 and 1990;
- 195 dwellings (i.e. 12.8%) were constructed between 1991 and 2000;
- 60 dwellings (i.e. 4.0%) were built between 2001 and 2005;
- 90 dwellings (i.e. 6.0%) were constructed between 2006 and 2010; and,
- 154 dwellings (i.e.10.5%) were built between 2011 and 2016.

The data indicates that nearly 10% of all local residential dwelling units were built before 1960, and 47% of all local dwelling units were constructed before 1980.

The locations of the community with older housing stock, generally north of Midland Row, may represent the most viable locations for residential infill and for higher density forms of housing.

3.3 RECENT RESIDENTIAL GROWTH AND DEVELOPMENT TRENDS

Over the past ten years (2006-2016), Census data identifies that there have been 244 new residential dwellings built in Pasadena; 154 of these homes were constructed over the past five years. Of the existing 1,514 dwellings in Pasadena, an estimated 90% of these residences are detached dwellings.

New detached dwellings within the community are primarily built within subdivision developments such as those on Foote Street and within South Branch. The standard residential lot is based upon a 23 metre frontage and an approximate 670 square metres area lot size.

From a sustainability perspective, reliance on a relatively large serviced lot size for the majority of the Town's residential development does not represent the most efficient use of the land supply. While estate type residential lots have a role to play in the community, this large lot area size for housing should be but one choice in the local housing inventory.

To enable Pasadena's continued ability to attract new residents, moving towards more diversity in housing represents a competitive advantage in the Humber Valley marketplace. Housing choice also responds to affordability, to the changing residential needs of older adults, and to more economically efficient use of the serviced area land supply. The ICSMP will present options for Pasadena's future residential development strategy. In addition to retention of the Residential Low Density (RLD) Zone 670 m² sized lots, well-designed housing through smaller and more compact lots, infill lots, mixed-lot sizes, and where it works, for medium and higher density dwelling forms represent expanded housing choice alternatives for the community. The Town already displays a mix of such lot sizes and varying housing forms within its older more established residential neighbourhoods.

The pattern of recent residential subdivision development has sustainable impacts. Extending municipal services of roads, water and sewer services further from the core of the community to accommodate new residential growth creates reliance on the automobile, produces a dis-connect from other built areas of the community, results in a sprawling linear character of growth, expanded municipal costs for ongoing maintenance, capital repair and upgrade of the new infrastructure, and increased volumes of downstream storm water discharges. The character of new development is also eroding the preferred 20-minute neighbourhood walk time threshold for new residential locations to access recreational, commercial and other community amenities and services.

The ICSMP examines the water and sewer serviced area boundary of the Town in the context of the community's land development needs over the next 10 to 20 years, and introduces a Growth Management Boundary to define the geographical extent of where serviced urban growth is intended to locate over the ten-year timeframe of the Plan. In this manner, 'leap frog' forms of development, distant from existing built-up areas and requiring the further linear extension of roads and infrastructure services, can be minimized in the future.



Locations for potential neighbourhood commercial opportunities to enable local residents to walk or bicycle more, rather than continually using the car to do errands, will similarly be presented.

3-4 POPULATION PROJECTIONS AND RESIDENTIAL DEMAND ON THE LAND SUPPLY

The Town of Pasadena is recognized as having a small town and natural character, and that it is an emerging preferred place to live for many new homeowners within the Humber Valley region. The effect has been the community experiencing recent higher rates of growth than the nearby larger communities of Deer Lake and Corner Brook. Anticipating future trends of local residential and population growth though, entails uncertainty.

To properly plan for growth demands, for infrastructure and timing for capital projects, for recreation amenities and to address anticipated future land use challenges, there is a need however for a sense of direction of where the community is headed over the next decade and beyond. Population projections help to fulfill that role.

A great extent of the Town's future growth will be dependent upon the continued economic success of the region and nearby communities. The NL Department of Finance's population and economic forecasts for the Province of NL over the next 4 years (2017-2021) have identified a number of factors that may hinder population growth and economic expansion throughout the province.

Pasadena has weathered slow growth years previously. By focusing on sustainability through the ICSMP, and attention to accentuation of the Town's 'green character', enhancing the walkability of the Town, celebrating local heritage, providing innovative housing choices and working to expand the commercial core, Pasadena will position itself as a continued preferred place to raise a family, to retire to and to stay.

In acknowledgement that Pasadena's actual annual growth rate over the 2011 to 2016 period according to Census Canada statistics was 1.6 per annum, or 8% over the five-year period, one could assume that the Town may be able to ride through the storm of economic uncertainty predicted for the Province over the next 4 to 5 years, and thereafter continue to grow more robustly as the provincial economy rebounds.

As during the past 3 decades since 1986 when the Town experienced changing rates of growth, the following population projections for Pasadena, as displayed within **Table 2**, incorporate different percentile rates of growth over the next fifteen years.

YEAR	POPULATION	GROWTH RATE (%)	POPULATION CHANGE (PERSONS)
2016	3,620	2.0	72
2017	3,692	1.5	55
2018	3,747	1.2	45
2019	3,792	1.0	38
2020	3,830	1.0	38
2021	3,868	1.2	46
2022	3,914	1.5	59
2023	3,973	1.5	60
2024	4,033	1.5	60
2025	4,093	1.6	65
2026	4,158	1.6	67
2027	4,225	1.2	51
2028	4,276	1.0	43
2029	4,319	0.5	22
2030	4,341	0.5	22
2031	4,363		

Table 2. Town of Pasadena Population Projections (2016-2031)

The cited population projections are estimates based primarily upon provincial projections, past trends in local growth and more recent building permit activity. The population projections to the year 2031 predict an overall gain of nearly 700 persons to the community. At an average household size of 2.3 persons, this population increase equates into a residential housing requirement for approximately 304 new dwelling units. Over a 15-year period, this pattern of development represents an average of 20 new homes per year.

Depending upon the housing mix that Pasadena achieves over the next ten years and beyond, the raw land requirements to meet this annual housing need projection would be a minimum of 0.65 ha of new serviced land each year, or approximately 16+/- hectares in total. As future housing in Pasadena is intended to also include infill and intensification residential development within existing serviced and built up neighbourhoods, the 16+/- hectares raw land estimate will be decreased.

3.5 COMMERCIAL AND EMPLOYMENT GENERATING LANDS

The Town of Pasadena's geographical location between the two larger communities of Deer Lake and Corner Brook provides varied employment and commercial services benefits to the community. Due to the community's smaller critical mass of population in comparison to Corner Brook and to Deer Lake, the Town has had difficulty attracting, sustaining and growing commercial and employment generating business growth. The commercial and industrial tax assessments within the community represent less than 10% of all local property valuation. A sustainable target is to elevate the level of commercial and industrial activity within the community over the ten-year period of the ICSMP.

The former Trans-Canada Highway (TCH) route through the community, Main Street, serves as the Town's primary commercial corridor. Over the next ten period of the Plan, it will be critically important for the Town to retain the land use designation of lands adjacent to Main Street for commercial use, to encourage building and site development intensification of existing commercial lands, to consider redevelopment of other land uses for commercial as opportunities are presented, and to support the development of medium and higher density residential uses within walking distance of Main Street to support future commercial developments. The overall sustainable direction will be to create more of a downtown commercial core on Main Street between 9th Avenue and Church Street.

The business uses targeted for the Main Street commercial area are key to achieving success. Firstly, it will be important for local businesses to be responsive to Pasadena residents' needs, and secondly there is advantage to creating people attraction businesses such as dining/ entertainment/ arts and culture/ and tourist uses to continually draw individuals to the commercial core. Small retail and service businesses will follow. Anchor businesses such as banks and cluster medical offices are essential to provide stability in a downtown environment. Complimentary land uses such as higher density residential projects, landscape and building design parameters and improvements to bike and pedestrian infrastructure will help to fuel the demand for a downtown.

Beyond the Main Street core area, other commercial initiatives are for neighbourhood commercial opportunities within new and established residential areas, within the Church Street mixed use designated area and on designated CDA lands for commercial on the eastern and

western extremities of the community, including those lands identified for future tourism and resort type uses.

While effectively managing the commercial land base is an essential element of economic development planning, efforts to improve Pasadena's commercial inventory will need to come from within through municipal initiatives to work more closely with existing commercial establishments, through programs of encouraging increased local residents' consumer support to local businesses, and through opportunity for municipal support for growth of well-regulated home based businesses.

The Town's primary industrial/ employment generating developments are located within the Pasadena Industrial Park on Stentafor Drive. While existing industrial sites on Stentafor are built out, the ICSMP will create opportunity for further building development on these lands. The designated industrial vacant lands on Church Street to the west of the existing industrial park on Stentafor Drive will additionally be retained as the primary development site for future employment generating businesses as part of this ICSMP.

Other industrial designated lands, such as off North Harbour Road, while beyond the current infrastructure limits of the Town, will be reserved for future employment generating uses that do not require services but need a site size larger than properties within the Pasadena Industrial Park. Additional lands adjacent to the TCH corridor and adjacent to flood risk lands are to be also re-designated to encourage future employment generating development.

While high on most communities' wish lists are for a large, well-paying employment generating business to locate in their Town, the tough competitive industrial marketplace of today means that private sector small business job growth and expansion of existing businesses will be the keys to sustainability during the short-term period of the ICSMP.

3.6 ENVIRONMENTAL FOOTPRINT

Sustainable land use planning views watercourses, wetlands, Pasadena's river valleys and other environmentally valuable lands as natural features to be preserved and protected. The traditional thinking of seeing the natural environment as an impediment to land development needs to shift to a perspective where natural features can become assets and complimentary to a land development project, and for the benefit of the entire community. Protected environmental lands for example often provide opportunity to create a 'Green Web' network of pedestrian walking trails throughout the community.

The ICSMP policy direction is to more effectively manage the environmental footprint of new land and building development through additional review and assessment of subdivision and other development proposals, through partnerships with environmental stewardship groups and through liaison with provincial and federal environmental representatives.

3.7 AGRICULTURAL LANDS

Previous land use designations for existing farm and other agricultural operations in the community were primarily classed as Rural. Existing farm operations include strawberry and vegetable field crops, livestock operations and a sod farm. The ICSMP creates a distinct and targeted policy approach to more effectively preserve and protect agricultural lands, and to provide local farmers with supportive land use management, through creation of the Agricultural designation.

While it is recognized that land use demand for future urban uses may pose a risk to encroach upon, or to exert pressure to convert agricultural lands to other land uses, the sustainable intent of the ICSMP is to recognize the value of farmlands to the Town's history and character, to the environment, for local residents' access to local farm gate produce and for future food security.

The majority of the designated Agricultural lands are located on both sides of the westerly extension of Main Street, to the general south of the TCH. Future additional Agricultural land designations may be considered as required to support the expansion of local farm operations.

3.8 PUBLIC USE

Approximately twelve locations within Pasadena are designated for Public Use. The community has two schools, five religious places of worship, the municipal offices and facilities such as the fire-hall, the public works yard and the sewage lagoons, the Mines and Forestry provincial offices, the forestry centre on Midland Row, and similar community services that are classified under this land use designation. All Public Use locations are distributed throughout the community. Future Public Uses will be supported to continue to locate at similar dispersed and appropriate locations so long as they do not erode the commercial and employment generating land base of the community.

The ICSMP additionally recognizes that the Public Use designation for churches and similar sites will require new zoning provisions to allow emerging uses such as seniors' and affordable housing developments. Over the longer term, potential re-use of Public Uses such as churches and schools for community facilities, artist studios and local crafts spaces, and a hostel may be explored.

3.9 PARKS, RECREATION AND OPEN SPACE

The Town of Pasadena is known as an 'outdoor community' for its extensive natural environmental character, and for its diverse inventory of outdoor and recreational opportunities.

The heart of the Town's leisure services for its residents and visitors is the new Pasadena Place recreation centre building on Tenth Avenue. The Centre is a multi-use facility of a fitness centre,

gymnasium, climbing wall, walking track, community kitchen, meeting rooms and indoor/outdoor stage. Pasadena Place is experiencing high community patronage.

Complimentary open space athletic playfields, basketball and tennis courts, skate-park, outdoor skating surface and a dog park are provided within the N.W. Bennett and William Seaward Sports Fields Complexes. Local school sports play fields augment these municipal facilities. The approximate 14 km. of trails of the Pasadena Ski and Nature Park, located at the far end of Foote Street, represent an outstanding outdoor recreational amenity for the community for both cross-country skiing and snowshoeing during the winter months, and for walking and trail bikes during the spring/summer/fall period. Other walking trails include the Millennium Trail adjacent to Main Street and varied 'Green Team' trails between Main Street and Midland Row.

During the winter months, there are varied snowmobile trails managed by the 'Western Sno-Riders'. All-terrain vehicle use within the community is an ongoing challenge to manage and police. Town Council is currently reviewing ATV usage.

While there are two beach volleyball courts located at Pasadena Beach for summertime use, public facilities and amenities at the beach are lacking. Safe and convenient public walking access to the lake front is similarly constrained. The ICSMP will devote planning attention to enhanced public access and use at the Deer Lake waterfront.

The provincial NL T'Railway system through Pasadena has been eroded due the historic conversion of this alignment at the east side of town to segments of roadway. Current requirements call for adjacent developments to be setback from the 100 foot width of the 7 km of the NL T'Railway in the vicinity of the former Pasadena Lake Provincial Park. From a sustainable planning perspective, the Town will continue to contemplate a way to again become part of this important provincial trail system.

In an overall sense, the Town may be viewed as well serviced with parks, recreation and open space facilities and opportunities. However, there are challenges to address. The sustainable direction for parks, open space and recreation planning within the community over the next ten years and beyond, will be to pursue more active and healthy living opportunities for local residents. This direction will entail planning for a more connective residential neighbourhoods and linkages to a comprehensive community pedestrian walking trail system. A central park space is also deemed required to service the western area of the community near 4th Avenue and Midland Row, and to address larger open space park needs for the new and expanding residential subdivision developments on and near the Foote Street. Enhanced public access and facilities at the Deer Lake waterfront, potential marina development and longer-term planning for the waterfront represent further opportunity to support expanded recreational and open space services to local residents and visitors. There is a further need for the Town to consider pursuit of a comprehensive and coordinated recreation planning strategy for the rural areas of the community.

3.10 MANAGEMENT OF RURAL RESOURCES

The rural natural environment of forested areas, steep slope lands and watersheds located within the Town's Planning Area spell varied need to manage such resources.

The ICSMP designates the four protected public water supply areas of the community as Protected Watersheds. Within each designated area, the objectives are to protect and preserve wetlands, watercourses, ponds and steep slope ravines to ensure the water and environmental integrity of these systems.

Forestry is to be managed from the perspective of maintaining the natural visual quality of treed hillsides within the rural watershed areas, as viewed from the TCH and the Humber Valley floor.

An onshore petroleum exploration permit is valid within the northwest portion of the Town's Planning Area. Energy exploration in this context is within a provincial realm, and while the subject area is to remain available for future exploration, the impact to the watershed, the routing of access roads, the removal of forestry cover and land reclamation considerations, are intended to be part of the provincial-municipal conversation if exploration activity is to resume.

The NL Mines Branch of the Department of Natural Resources regulates mineral working, mineral exploration and mining within the province. Within Pasadena's Planning Area, there are several mineral working sites located to the immediate south-southwest of the built-up area of Town. Dimension stone quarries are also located near Square Pond. The Mines Branch conveys that there is a vast mineral working resource within Pasadena, and that further mineral working is likely. The Mines Branch has additionally identified that recognized amounts of copper exist within Pasadena, while previous exploration did not advance, renewed exploration interest in the future is likely. The ICSMP will provide the Town's policy position with respect to mineral working activity and oil and gas exploration activities.

Resource issues also extend to requirements of NL Hydro for proposed developments adjacent or near hydro transmission corridors, and near rights-of-way and easements. Service NL administers requirements for septic effluent disposal for private sewerage systems. The Water Resources Branch manages any proposed developments located adjacent to waterways.

3.11 ROAD NETWORK

As referenced, the former TCH alignment now serves as the Town's primary arterial roadway, with access and exit links to the new TCH at both the east and west ends of Town. The historic development of the road network, north of Midland Row to Main Street, was generally based upon a grid system of connective roads and streets.

More recent residential development trends however have produced a pattern of linear roads with few connective elements. The ICSMP will provide policy direction to encourage future and existing roads to join together and to serve as catalysts for more connective and walkable residential neighbourhoods. New urban residential roads are to adhere to municipal design standards for curb, gutter, streetlights, street trees and sidewalks on a minimum of one side of the street as well as piped systems for stormwater.

The ICSMP also retains the proposed future road connection in the general vicinity of the west end of Midland Row and Forest Road, and to the general north of North Harbour Road, as a long-range connective road alignment from the historic built up area of Pasadena to the South Brook residential neighbourhood.

3.12 MUNICIPAL SERVICES

Water and sewer services extend to the majority of the built-up areas of the Town. Pasadena's primary water supply source is the Blue Gulch municipal water system; Transmission Brook serves as the Town's backup supply source. The Town's four sewerage lagoon ponds located off the westerly portion of Main Street is deemed to be a superior treatment system. It is envisioned that the Town's water and sewer systems are fully capable to accommodate a possible doubling of the Town's current population without any major capital upgrades.

The Pynn's Brook protected water supply area serves the Pynn's Brook Local Service District, while the Humber Canal system supplies water to the Deer Lake power plant and to the Town of Deer Lake.

The developed areas of Pasadena where piped services of water and sewer are not available include the Sandy Cove area, along Tipping Drive, and in some low-lying locations adjacent to the Deer Lake shoreline.

3.13 CROWN LANDS

The Department of Municipal Affairs and the Environment has identified that there are varied Crown Land holdings within the community. Private applications for use of such lands will be referred to the Municipality for comment.

There is a need for the Town to review the inventory of the Crown Land holdings within the Planning Area to ascertain which properties may be viable for municipal and/or beneficial community use from the perspective of the most appropriate land use designation.

3.14 CLIMATE CHANGE CONSIDERATIONS

While debate still persists in some circles on the question of climate change, science shows that the earth's global mean surface temperature is continuing to rise, due in part to an increase in greenhouse gases. More intense, more extreme and more frequent storm events are anticipated. For Pasadena, the effects of climate change are expected to produce more precipitation and result in more widespread flooding, as well as coastal erosion at the Deer Lake shoreline. These factors are critical to consider when allocating land for future developments that are in close proximity to the varied watershed watercourses within the Town's Planning Area, located within or near a floodplain designation or adjacent to the Deer Lake shoreline.

The Province's Climate Change Branch advises of the following climate change projections of extreme storm events for the Deer Lake area, and as generally applicable to the Pasadena context:

- On a 24-hour basis, by mid-century a 1-in-100-year storm is expected to bring 17% more rainfall than currently experienced, increasing from 87 mm to 102 mm of precipitation;
- On a 12-hour basis, a 1-in-100-year storm is similarly projected to result in increased levels of rainfall

Varied watercourses in the community generally flow south to north to empty into Deer Lake. Of significance is that the Blue Gulch Brook and South Brook river systems flow directly through the Town's urbanized area. As residential subdivision land developments remove tree and vegetative cover and increase the extent of impermeable surfaces such as roads and rooftops, stormwater discharge volumes into these waterways have increased. In times of extended storm events and peak water flows, potential downstream flood impacts to property and infrastructure are amplified.

The Deer Lake water level will similarly be at risk from increased levels of stormwater runoff, and in a worst-case-scenario, from the flood risks of failure of the Deer Lake power generating dam.

The ICSMP continues to apply hazard mapping setbacks for a minimum of a 15 m setback from the high-water mark of Deer Lake and in proximity to the mouths of the Blue Gulch and South Brook water systems as they empty into Deer Lake, as well as supportive flood risk management policies. In addition, land use development policy attention to provision of more on-site storm-water retention strategies and detention facilities to manage the increased storm-water volumes from residential and other land developments will be introduced into the Plan.

Consideration to other flood protection measures such as increasing the minimum 15 metre no-disturbance setback from the high-water mark of watercourses, ponds and wetlands, and possibly introducing minimum habitable floor area elevation levels for building construction near flood zones, is suggested to be addressed through a distinct hydrology study of the community.

Alternative energy options may also serve as a sustainable consideration for the community. Municipal solar farms as found in Kimberley, BC and/or local opportunities for wind turbines may represent opportunities to decrease over time the Town's dependence on traditional electrical generation sources. The Town will be additionally responsible for administering the recent energy efficiency requirements of the National Building Code (Section 9.36) for new building developments within the community.

4.0 SUSTAINABLE PLANNING GOALS AND OBJECTIVES

4.1 PLAN CONTENT REQUIREMENTS

Section 13 of the *Urban and Rural Planning Act, 2000* outlines that a new municipal plan is to include, amongst other requirements, a statement of the objectives of the Plan, the policies to be implemented under the Plan, the land use classes and permitted and prohibited uses of land, how the Plan is to be implemented and provision for development of the planning area for a ten-year period. The ICSMP addresses each of these issues and other content requirements of the provincial planning act.

4.2 TOWN PLANNING APPROACH

The Town of Pasadena may be viewed as at a crossroads in how to balance community character and local quality of life with continued growth and development. The small-town character of the community, the local quality of life and sense of place are viewed by many local residents as the Town's greatest assets. While the Town is experiencing population growth at a rate higher than many other area and provincial municipalities, and in acknowledgement that new residential subdivision developments provide taxation revenue to the Town and generate investment confidence in the community, the character of new residential developments may be deemed as detracting from the small town and natural ambiance of Pasadena.

To shape and influence future residential developments and other community change in a manner that meets the sustainable objectives and local quality of life character of the community, the Integrated Community Sustainability Municipal Plan provides a framework to address varied planning challenges.

The principal theme of the ICSMP is to embrace a more compact and connective model of community growth and development, based upon achieving a higher utility of existing infrastructure and roadways by pursuing a pathway of a more efficient use of the land base through infill and intensification. In this manner, the Town will be able to temper somewhat from current linear patterns of growth based upon infrastructure extensions to placing more emphasis on making better use of the services and vacant lands that already exist.

The following sustainable planning goals and objectives more succinctly define the intended direction of the ICSMP.

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.*

Objectives:

- To protect environmentally sensitive and other valued lands, to designate flood risk hazard lands, and to preclude such lands from land development by designating them as Conservation areas.
- 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.
- To consider the preparation of a vacant and serviced lands, potential redevelopment properties, inventory to identify parcels and areas of land suitable for potential infill and intensification residential development.
- To minimize new land developments that require the construction of new roads, the extension of water and sewer infrastructure services, and an increase in stormwater discharge volumes to downstream watercourses.
- To pursue development of the Main Street area into more of vibrant downtown commercial core, and to increase the amount of land designated for future employment generating industrial businesses.
- To actively work towards enhancement and expansion of the Town's pedestrian walking and bicycling trails infrastructure to provide for an increased level of active mobility and healthy community opportunities for local residents.
- To elevate attention to building and/or site design of new residential subdivisions and projects, commercial locations, streets and parks and open spaces as a means to reduce land use conflicts and enhance livability of the community.
- To work towards wherever feasible, universal design of the new built environment and in retrofit changes to existing infrastructure such as parks and open spaces, so as to enable individuals of all ages and physical abilities to participate in community life, and to access and utilize municipal services.
- To preserve the rural land base from the perspective of environmental preservation of the watersheds and view-scape preservation with policy attention to gravel and mining operations, oil and gas explorations, forestry, and other similar rural based activities.

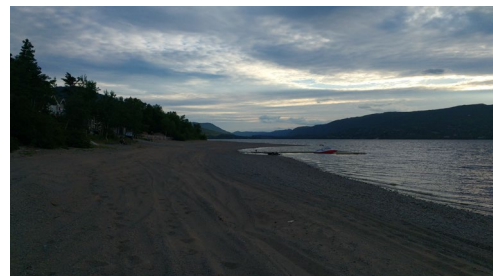
4.4 NATURAL ENVIRONMENT

Goal: *To sustain the natural environment character and livability of Pasadena through protection, preservation and management of the Town's four protected water supply areas, local*

watercourses/ wetlands and ponds, the treed natural hillsides of the rural areas, the tree canopy within urban development locations and the Deer Lake waterfront.

Objectives:

- To protect and maintain lands and waters that support natural resources such as wildlife and fish populations, and in particular to protect ecologically vulnerable lands and waters such as the protected water supply areas and their watersheds, river valleys, wetlands, other riparian corridors and lake coastal areas.
- To more effectively manage the Town's stormwater management system by protecting the hydrologic function of Blue Gulch and South Brooks, and other river and watercourse systems, from increased runoff flow volumes from new land developments.
- To establish protocol for tree management in relation to tree removal and retention on land development sites, and tree replanting in new residential neighbourhoods.
- To preserve valuable local landscape features such as the treed hillsides and ridgelines to the south of Pasadena that provide a superior visual amenity to the community.
- To develop policy approaches to maintain and enhance the natural features of the community that contribute to the Town's natural character by protecting them from modification and loss.
- To work towards a community wide parks, open space and trails system that protects and enhances the community's natural heritage, biodiversity of varied ecosystems and visual sense of place.
- To limit the extent of new residential developments adjacent to flood risk lands, and to identify steep slope areas as hazard lands.



4.5 COMMUNITY ECONOMIC DEVELOPMENT

Goal: *To strengthen the local economy by pursuing varied opportunities for commercial and employment generating growth, encouraging expansion in cultural, arts, tourism and home-based business sectors, and creating a more inviting investment environment within the Town.*

Objectives:

- To promote redevelopment of vacant and underutilized commercial and industrial sites, to revise land use provisions for commercial and industrial zoned sites to facilitate increased building site coverages and more varied permitted business uses, to increase the number of designated commercial and industrial sites at strategic locations adjacent to main roadways, and to reserve lands at strategic locations for mixed-use commercial developments.

- To consider a comprehensive local business visitation program to ascertain existing local commercial and industrial business needs for business retention and possible expansion, and for insight into business development attraction and marketing efforts.
- To recognize the importance of mixed-use developments of governmental offices, medium and higher density residential projects, and similar people generating developments locating adjacent to the Main Street commercial precinct.
- To provide for neighbourhood commercial sites in new and established residential areas, and plan for appropriate residential densities that will sustain neighbourhood retail and service uses.
- To inventory and accentuate the cultural events and arts attractions of the Town, and merge with a focused tourism effort to increase the number of visitors and visitor stays in the community.
- To recognize the importance of supporting new business start-ups which often grow out of very small-scale operations within a residential dwelling unit, by encouraging home-based business growth in accordance with zoning stipulations related to limiting the size, type and nature of such accessory business ventures.
- To evaluate the merit of undertaking a new and comprehensive wayfinding and directional signage program that contributes to community identity, highlights local businesses and allows visitors to easily find residential neighbourhoods, parks and open space facilities, commercial and employment generating businesses and other community amenities.
- To evaluate new land development proposals in a manner to ensure that each development has a net fiscal benefit to the Town.
- To consider preparation of an Economic Development Strategy.

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.
- To allow for an appropriate transition of housing types and design between established neighbourhoods and medium and higher density housing forms.
- To consider building alterations to existing detached dwellings to allow for smaller living units.
- To consider appropriate management provisions for accessory detached dwelling uses for secondary suites, residential boarding and bed/breakfast uses, employee residential and mixed residential/ commercial developments.
- To additionally work with developers, service club organizations, church groups and other community partners, and with the Newfoundland and Labrador Housing Corporation, to realize the construction of more affordable housing units.
- To pursue creation of a zone for rural residential homes based upon a provincially approved domestic well water supply and septic effluent disposal.
- To designate future residential (and commercial) development locations as CDAs where development is to occur in accordance with the outlined provisions of the ICSMP and of the Development Regulations.
- To work with the land development community to ensure that site clearing and earthworks disturbances on development sites are minimized, that tree retention and replanting take place, that erosion to adjacent lands does not occur, and that land developers are responsible for cleaning debris that accumulates on roadways from trucked materials removed from the development site.
- To complement existing and new residential development areas wherever feasible with amenities such as connectivity to parks and open spaces, provision of pedestrian walking trails, access to neighbourhood commercial areas and retention and replanting of trees to enhance the livability of residential neighbourhoods.

4.7 PARKS, RECREATION AND OPEN SPACES

Goal: *To contribute to the health and well-being of local residents, and to enhance the livability of the community, by designating new lands for open spaces, by creating larger park spaces to support new residential subdivisions, by working towards a community wide connective pedestrian walking trail network and bicycling system, and by being inclusive with community residents in parks and open space planning.*

Objectives:

- To integrate community land use planning with parks, recreation and open space planning.

- To expand Council's Trails Committee to include additional members from the community, and to explore a wider Parks and Open Space local working group.
- To focus on enhanced active and healthy living opportunities for local residents through sidewalk upgrades and new construction, pedestrian walking trails, and additional parks and open space opportunities.
- To acquire through the development approval process, lands required for open space and pedestrian trail developments.
- To utilize cash-in-lieu of parkland within land developments where a larger parkland open space is warranted to service a larger residential neighbourhood.
- To consider the combined use of park space and cash-in-lieu to facilitate developers' construction of park improvements or adjacent pedestrian trailways.
- To move away from the pattern of developing small-park spaces to serve one residential neighbourhood towards provision of a larger park to provide open space amenities to a wider residential neighbourhood audience.
- To work towards pedestrian mobility and safe bicycle street connections between residential neighbourhoods, recreation amenities and park spaces, and commercial locations.
- To pursue potential wider Conservation designated buffers adjacent to watercourse corridors such as Blue Gulch Brook and South Brook as a means to enhance flood risk protection measures, and to plan for and develop natural pedestrian corridors.
- To enhance public access and public space amenities at the Deer Lake waterfront; to minimize the extent of future detached dwelling residential development on the waterfront.
- To evaluate options for the Newfoundland T'Railway routing through the community.
- To consider an additional community amenity fee levy or development cost charge based upon a per unit and/or per lot basis to help pay for future open space and pedestrian trail improvements.



4.8 ROAD NETWORK

Goal: *To provide for a safe, efficient, connective and complete local, collector and arterial street and roadway system that is shared beyond the motorist to include provision for access for bicycles, pedestrians of all ages and where feasible for the mobility impaired.*

Objectives:

- To design new and existing streets to be connected to other streets, and to provide for enhanced opportunity for pedestrians to utilize sidewalks for active mobility and to access natural trail locations, and for bicycles to safely travel.
- To minimize the future development of long linear roadways to access new residential subdivisions and use of non-connective cul-de-sacs.
- To track data on varied roadway intersections and road routings with regard to safety of pedestrians and traveling vehicles through evaluation of factors such as traffic volume, posted vehicle speed verses actual speed, and the number of motor vehicle collisions and accidents.
- To improve roadway intersections of traffic flow issues such as where 9th Avenue enters Main Street.
- To consider individuals of mobility impairment in the design of new sidewalks, curb letdowns and roadway curbs.
- To continue to build upon the superior pedestrian walkways along Main Street to other community destination locations such as Pasadena Place on 10th Avenue.
- To incorporate new provisions to require street tree plantings at the frontage of new developments at a spacing of 9.0m.
- To facilitate opportunity for bicycle parking racks in new and redeveloped public use, commercial and higher density residential projects.
- To develop a strategy to manage the use of All Terrain Vehicles within the community.

4.9 ARTS, CULTURE AND HERITAGE

Goal: *To support initiatives for the arts community, for cultural celebrations and events, and for heritage preservation wherever feasible, as a means to highlight the unique features and character of Pasadena, and to serve as basis for enhanced visitor attractions, tourism development and community pride amongst local residents.*

Objectives:

- To consider arts, culture and heritage planning as an integral component of future community economic development and as an avenue to strengthen local attachment to place.

- To consider preparation of an Arts, Culture and Heritage strategy.
- To utilize the community's strength as an 'outdoor community' to promote additional community events such as triathlons, marathons, bike races, baseball tournaments, folk music festivals, kayak conferences, and similar outdoor recreational activities.
- To assemble a list of local pioneers and other significant community builders of Pasadena for future street naming, and in design influence of a potential new signage strategy for the community.
- To evaluate the merit of a Public Art Program that would include individual works of local artists displayed within public buildings, and for the management of possible mural paintings on buildings walls throughout the community.
- To encourage retention of local heritage buildings such as A. Watton & Son.
- To recognize the value of the local and regional aboriginal community and their cultural diversity.
- To assess opportunity for higher levels of immigration to Pasadena.
- To encourage permitted uses for working artists and studio spaces as a component of the commercial mix to energize the commercial floorspace mix on Main Street.

4.10 AGRICULTURAL LANDS

Goal: *To identify, preserve and protect local agricultural lands through creation of a new agricultural land use designation and zone category.*

Objectives:

- To designate all active agricultural farmlands and lands with future agricultural potential as Agricultural.
- To adopt supportive agricultural policy and regulatory approaches to assist and strengthen the short term and longer-range viability of local farmlands.
- To work towards a 'Right to Farm' signage strategy to enable safe passage of agricultural vehicles and machinery within designated Agricultural areas.
- To continue support for the local farmers market and annual celebrations such as the Strawberry festival.
- To evaluate development proposals for lands adjacent to farmlands with regard to compatibility of land use, density, buffers and setbacks, and shared impacts to the groundwater aquifer.
- To provide provision for urban agriculture uses such as backyard chickens.

4.11 MUNICIPAL GOVERNANCE

Goal: *To provide for financial stability of the community through ongoing new taxation revenue from cost effective land and building development growth patterns, pragmatic five year capital expenditure programs, efficient annual operating and capital spending budgets, repayment of municipal debt and sound investment initiatives, and to build the community in an inclusive manner that assures the safety and well-being of its residents, ongoing conversation with the community, and continuance of the livability and sense of place of Pasadena.*

Objectives:

- To maximize the cost effectiveness of growth patterns over the next year period of the ICSMP by more effectively utilizing the existing services within the built-up areas of the community through infill and appropriate medium and higher density developments rather than a continuation of linear extension of new roads, and water, sewer and storm- water infrastructure to service large lot size detached dwelling subdivisions.
- To minimize the extent of new capital infrastructure and focus instead on the repair, replacement and upgrade existing infrastructure services.
- To ensure that the public costs of new developments do not exceed the benefits to the community, to determine the net fiscal impact of new developments through projected assessed values and resultant taxation revenue in comparison to the ongoing municipal operating, capital repair and replacement costs that will result from the new development.
- To develop Five Year Capital and Five Year Operating Financial Plans, accompanied by funding sources projections, and for longer term capital projects such as purchase of new firetrucks and equipment, bridge replacements, and recreational facility additions and upgrades, consider the preparation of a Fifteen Year Capital Financial Plan.
- To prepare annual goals, objectives and priorities of Council, with supportive information as to what actions will be undertaken to achieve the objectives, who will be responsible for completing a specific task, when the task will be completed and what cost.
- To encourage diversification in the local economy through introduction of new residential housing types and lot sizes, new commercial and employment generating growth opportunities, in growing the local tourism market and in expanding the natural environment attributes of the community, and as the means for Pasadena to continue to expand its local population and grow as a progressive and sustainable community.
- To develop strong working relationships with local residents, business persons, land developers and builders, environmental stewardship group members and others through an approach that includes Advisory Committees of Council, through Town Hall meetings, through focus group sessions, through public information meetings, through a community newsletter, and through continued use of the Town's Facebook page.

- To undertake new policy initiatives such as tree retention and replanting, and expansion of the community's pedestrian walking trail system.
- Develop working partnerships with nearby municipalities and varied provincial departments.

4.12 MUNICIPAL SERVICES

Goal: *To plan and provide within the financial capability of the Town for cost effective infrastructure, high quality water and sewage treatment, fire/ police/ and emergency program services, library and recreational services, and other required municipal services, for the use, safety and enjoyment of residents of all ages, economic circumstances and physical abilities.*

Objectives:

- To maintain, repair and replace water, sewer and storm water infrastructure, and municipal buildings and equipment, through annual capital programs based upon priority need.
- To introduce capital spending items for building new pedestrian trailways and linkages to support a healthy and active community.
- To compile a Municipal Lands and Crown Lands property inventory to determine which properties should be retained or secured to provide for future capital projects and initiatives such as affordable housing and parkland, and to support the future demand for additional municipal services and public use needs of the community.
- To continue ongoing meetings with fire department, police and emergency services personnel to understand their needs, challenges and requirements.
- To request that Police services pursue a program of Crime Prevention through Environmental Design as a means to assess and provide comments to Council on new development proposals and thereby provide a safety and security perspective to new growth.
- To consider social planning issues and program services as they pertain to seniors, low income earners, lone parent families and their children, and others less fortunate within the community.

5.0 SUSTAINABLE COMMUNITY LAND USE POLICIES

5.1 ROLE OF POLICY STATEMENTS

This Section of the ICSMP builds upon the Goals and Objectives of Section 4.0 to express specific community planning policies for Pasadena to utilize during the planning period of 2019-2029. All land and building development, and other forms of development as defined by the Development Regulations, are to comply with the Sustainable Planning Goals and Objectives outlined within Section 4.0, as well as the Policy Statements within Sections 5.0 to 19.0 of the ICSMP that follow.

5.2 GENERAL INTENT

The Policy Statements reflect Town Council's policy position on a range of sustainable land use, community building, and growth and development management issues. The Policies, and the accompanying Future Land Use Maps are viewed as necessary by Council to ensure that the physical, environmental, and social development of the Town is undertaken in an efficient and economic manner.

5.3 INTERPRETATION OF POLICY STATEMENTS AND MAP DESIGNATIONS

Council shall interpret the specific intent and meaning of all of their Policy Statements in the context of their outlined Goals and Objectives, the aforementioned Role and General Intent of Policy Statements, sustainability principles, sound Town Planning practices and in the overall best interests of local residents and the community.

On occasion if deemed necessary, Council may choose to further consult with local residents, and with relevant provincial and federal departments and agencies.

Interpretation of the land use designations of the Future Land Use Maps, and boundary locations between land use designations, except where there are distinct physical limitations on the ground, shall be applied in a manner that reflects the intent of the Map designations, where any variance in interpretation is minor and where the Goals and Objectives of the land use designations are not compromised.

5.4 GENERAL LAND USE POLICIES

The initial policies that follow are to be viewed as general in scope as they convey overall planning intent for managing future growth and development within the Town of Pasadena for a range of land use management issues.

The abbreviated acronyms used to present each policy statement that follows within this ICSMP are utilized only as abbreviations of the relevant policy item.

5.4.1 GENERAL ADMINISTRATION OF LAND DEVELOPMENT

Intent

It is the intention of Council to encourage, manage and administer a form of future land and building development throughout the community that will accommodate new residential subdivisions, appropriate infill and higher density residential housing, rural residential, commercial and employment generating business development, and other forms of development, while protecting the natural environment and maintaining the character of the community. Varied land uses proposed for the Town are identified on the Future Land Use Maps that accompany the ICSMP.

General Administrative Policies

- Policy GA-1** All land and building development within the Planning Area of the Town of Pasadena shall be managed by policies and regulations of Town Council, and by varied policies, regulations, legislation, acts and codes of the federal government and of the Province.
- Policy GA-2** Public utility and municipal infrastructure uses shall be permitted in all land use designated areas, on the basis that no adverse impacts are created on adjacent land uses, and where deemed required by Council, appropriate landscape treatment is provided between the utility and/or infrastructure and adjacent land uses.
- Policy GA-3** Where alignments and corridors are required to provide for utility easements, rights-of-way or emergency access, such requirements shall be acquired in favour of the applicable agency or authority through the process of consideration of subdivision approval or through the development application review process.
- Policy GA-4** Upon legal effect of this Plan, all legally existing development which no longer conforms to the policy intent of the Plan, may continue as a non-conforming use in accordance with the provisions of the *NL Urban and Rural Planning Act, 2000*. Where a non-conforming use is no longer appropriate due to the use causing a

nuisance, or preventing an allowable development, Council will encourage its relocation or its discontinuance. Over time, it is the intent of Council to phase out non-conforming land and building uses.

Policy GA-5 As per Section 13 (2) of the *Urban and Rural Planning Act, 2000*, this ICSMP has been prepared for the next 10-year period.

General Land Development Policies

Policy GL-1 Council shall strive to achieve a balance between the continued development of large lot size residential subdivisions that entail linear extension of roads and municipal services, and a more efficient use of the land base for mixed sized and more compact residential lots, and where appropriate for higher density residential housing, that result in more varied local housing types and choices. Commercial and employment generating land uses will be encouraged to utilize a greater proportion of their development area for building site coverage. Conversion of existing residential homes on Main Street for targeted commercial uses will similarly be encouraged.

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 GL-3 All future serviced development shall occur within the Growth Management Boundary as shown as an overlay on the Future Land Use Map.

Policy GL-4 All development shall have frontage to a publicly maintained street, unless otherwise specified by this ICSMP.

Policy GL-5 Development shall only be permitted on lands having soil, drainage and other site conditions that are deemed suitable by the Town to permit the proposed development.

Policy GL-6 Where Council determines that a land development applicant is required to engage a qualified consultant to provide Council with further information on a particular issue related to a proposed development site or proposal, including environmental, geotechnical, drainage or other considerations, the qualified consultant shall be engaged at the expense of the development applicant, the qualified consultant shall be licensed and/or registered as a professional within the Province of NL, and shall provide a certified report and recommendations for Council's further consideration.

- Policy GL- 7** Where development is proposed on parcels of land located adjacent to the Town’s planning area boundary, and correspondingly located on adjacent parcels of land to another municipality or to boundary of another jurisdiction, and as determined by the Town, such proposed development shall be referred by the Town to the applicable adjacent municipality or jurisdiction for comment.
- Policy GL-8** Existing private roads or those public roads not maintained by the Town must be upgraded to Municipal standards before the Town will consider taking responsibility for them, and before any further development is allowed along the subject roads.
- Policy GL-9** Adequate building setbacks to all roads, as specified by the Development Regulations, shall be provided to allow for landscaping of front yards, street tree planting, off street parking, and streetscape character and to accommodate municipal services such as snow clearing, and for emergency services.
- Policy GL-10** All proposed developments shall be compatible with the existing character of the neighbourhood and adjacent buildings, and be in accordance with Council’s development standards for the area with respect to lot size, frontages, road widths, alignments, installation of municipal services, and other matters concerning current or future public works, and other land use considerations.
- Policy GL-11** Development will be protected from climate change impacts through implementation of the National Building Code and any other provincial measures developed to facilitate such protection, for example, flood risk mapping (see 5.4.6).

General Subdivision Policies

- Policy GS-1** All proposed subdivision developments will be subject to Council review and evaluation, including analysis of the following indicative issues:
- The location of the subdivision site and proximity to services, assessment of all physical, topographical and environmental features of the site, existing and proposed zoning, lot sizes and economic efficient use of the land, and the proposed subdivision’s compatibility with adjacent current and proposed future land uses;
 - Analysis of how the site development will integrate with existing development within the neighbourhood and community, with existing roads and services, how the site will provide for future access to adjacent undeveloped lands in the area, and how the Town’s parks and open space inventory will be improved;

- Addressing varied subdivision requirements including lot grading, stormwater management, and tree removal/ retention and replanting detail, how the subdivision will provide for housing affordability and add to the character of the community.
- Where in the opinion of Council, further information or clarification of issues regarding a development site are required, and the development applicant is requested to provide at his/her expense for a qualified professional's report and recommendations to Council on a specific requested matter, Council shall establish the Terms of Reference for each qualified professional's report.

Policy GS-2 New developments involving subdivisions and/or consolidation of lands shall be required to enter into a Development Agreement with the Municipality to provide for negotiated agreement on the financing, and the provision for and development of all services required for development of the site, where such services are to be constructed to the design standards of the Municipality.

5.4.2 ENVIRONMENTAL MANAGEMENT APPROACH

Intent

Conservation values are intrinsic to this Integrated Community Sustainability Municipal Plan. High priority is given to protecting sensitive areas from the negative impacts of water contamination, excessive stormwater run-off, soil erosion, watercourse scouring and sedimentation, coastal erosion, and loss and fragmentation of habitat. All land use decisions will duly consider environmental sustainability and biodiversity objectives. This ICSMP pays particular attention to protecting sensitive and scenic areas of Pasadena, including protected water supply areas, watercourses, water bodies such as ponds, the Deer Lake shoreline, designated flood risk areas, wetlands, forested areas and steep slopes, from the potentially adverse impacts of development.

Environmental Policies

Policy GE-1 Council shall utilize the Conservation designation as the land use category for environmental protection, including provincially designated flood risk areas. All land that falls within the Conservation designation shall be preserved, setback from adjacent land uses, and developed for pedestrian trailways and similar passive uses where deemed appropriate, as well as for development as allowed under the Water Resources Division 'Policy for Flood Plain Management'. The width of the Conservation designated areas adjacent to the three primary watercourse systems of Blue Gulch, Transmission and South Brooks that flow

through the built-up urban area of Pasadena shall be increased, where feasible, to provide for a 20 metre setback from the top of bank on each side of the watercourse to provide for enhanced flood risk protection and opportunity for development of a long range community wide pedestrian trail system.

Policy GE-2 Council shall incorporate new environmentally sensitive areas into the Conservation designation as they are additionally identified.

Policy GE-3 Council shall strive to protect rivers, streams, ponds, wetlands and shorelines from disturbance, alteration and pollution impacts of new developments. Generally, no development will be permitted within a 15 metres setback area of the top of bank of streams and rivers, or from the top of bank of lakes and ponds, or from the natural boundary of a professionally delineated wetland area except as set out by the Water Resources Management Division. Certain public works and passive recreation open space uses such as pedestrian walking trails, and wharves, slips and wharves, boathouses, slipways and breakwaters (that conform to the guidelines provided by the Water Resources Management Division) may be permitted within the 15 metre environmental leave-strip area. Development within any 15 metre protection location shall be subject to the approval of the federal Department of Fisheries and Oceans and/or the provincial Department of Municipal Affairs and Environment.

Policy GE-4 Council does not support development proposals that entail the infilling of water bodies such as wetlands and bog areas, nor the diversion of streams to accommodate development.

Policy GE-5 Council shall consider potential environmental effects when reviewing all development applications. In accordance with other statutory requirements, Council may refer development proposals to the Provincial or Federal departments such as the Department of Municipal Affairs and Environment, and Services NL, and the federal Department of Fisheries and Oceans Canada for advice and/or regulatory approval and/or recommendations.

Policy GE-6 In review of development proposals for lands located adjacent to Conservation designated areas, the Town may require that the land development proponent provide for a qualified professional's report and recommendations to Council on work near a water body, or shall require review and approval by the NL Water Resources Management Branch.

Policy GE-7 In the Conservation designation, the Development Regulations will have a Conservation zone where Permitted uses include: Conservation (uses such as, environmentally sensitive areas due to slope, proximity to waterbodies, areas

to be protected as open space for aesthetic and recreation purposes including trails and parks); and Discretionary uses include: Campgrounds; Marina; Restaurant-Mobile Take Out/Street Vendor only; Outdoor Market, Tourism uses, as per the Policy for Flood Plain Management under conditions set out under section 6.06 of the policy:
https://www.mae.gov.nl.ca/waterres/regulations/policies/flood_plain.html.

Protection of Environmentally Sensitive Areas Policies

Policy GE-8 Where Council believes that a proposed development may affect a wetland, it shall be a policy of Council to, at its discretion:

- (a) Require the developer to have the wetland delineated by a qualified environmental consultant and/or professional hydrologist;
- (b) Establish a sufficient buffer from the edge of the wetland, in which development will not be permitted;
- (c) Require other conditions or restrictions to protect the wetland; and/or
- (d) Refuse to approve the development if it believes that identified impacts cannot be sufficiently minimized or mitigated.

Policy GE-9 In areas that are environmentally sensitive or hazardous for development due to wet or unstable soils, or unstable geological conditions, potential landslide, avalanche occurrences, or coastal erosion, Council shall restrict development, or subject it to terms and conditions, to reduce potential impacts. Council may also require a suitability and compaction test on imported soil intended for building purposes, or for the development applicant to engage a qualified professional to provide a report and recommendations on the proposed development for Council's consideration.

Policy GE-10 Council shall seek to protect designated flood risk areas as designated by the Water Resources Management Division from the adverse impacts of built-up development. Uses in the zones located within the provincially designated flood risk areas shall be subject to the Department of Municipal Affairs and Environment's Policy for Floodplain Management W.R. 96-1 and the Water Resources Act.

Policy GE-11 Council shall explore and evaluate opportunities to develop partnerships with local environmental stewardship groups, including possibly becoming a signatory to a Municipal Wetland Stewardship Program under the Provincial Joint Venture Program.

Policy GE-12 Council may require legal agreements with land and building developers, and private property owners, to preserve sensitive environmental areas and to preserve scenic views. Such agreements, to be secured through a land and/or building development application process, may be for lands to protect fish and wildlife habitat areas, sensitive streamside vegetation, water quality and other environmental locations that are deemed by Council to be of importance to the community. The legal agreements may entail designation of the lands to be protected as Conservation or may be in the form of legal covenants on private property to preserve and protect tree canopy locations, to minimize potential flood risk damage and similar environmental land features.

Storm Drainage Policies

Policy GE-13 Council shall require that all development, including buildings, driveways, parking areas, grading of land, and excavation of drainage ditches, is carried out in a manner that does not cause an excessive increase of stormwater runoff and/or erosion affecting adjacent properties, steep or unstable slopes, receiving watercourses and river valleys, and other sensitive areas.

Policy GE-14 Council shall prohibit development on any site where it would otherwise be permitted when in the opinion of Council and/or a qualified consultant, the development will create or aggravate significant stormwater impacts or discharge volumes including, for example, excessive run-off into the South Brook and/or Blue Gulch Brook river valleys, or onto adjacent properties, that may result in flooding, soil erosion, or siltation or scouring of streams.

Policy GE-15 In order to minimize the effects of stormwater increases from land development Council may require landowners and developers to move towards a 'no new net flow' of stormwater from land development sites by pursuing the following indicative actions:

- (a) Retain and/or detain stormwater on site;
- (b) Take advantage of the topography to maintain natural drainage, for example, retaining natural depressions in the landscape, or to construct new detention ponds, to collect and store runoff and promote soil infiltration;
- (c) Minimize impervious surfaces on site by reducing pavement area, using porous paving materials, etc.;
- (d) Reduce runoff through measures such as capturing roof drainage in rain

- barrels and channeling runoff to gardens and low-lying areas;
- (e) Plant additional trees and vegetation if existing vegetation is not deemed adequate to promote soil infiltration and capture sediments;
- (f) Maintain a vegetated buffer between stormwater drainage outlets and watercourses to promote infiltration and minimize direct discharges into the watercourses; and/or
- (g) Re-establish vegetative cover as rapidly as possible in drainage ditches and other areas disturbed by construction activity.

Soil Removal Policies

Policy GE-16 No development permit for removal or deposit of soil, or the excavation and removal of excavated material or grading is required if it is part of an approved development project or affects less than 125 m³ of soil, sand, gravel, rock or other substance down to and including bedrock. All other cut or fill work, excavation and removal and deposit of material or grading requires a development permit.

Policies for Management of the Visual Environment

Intent

The objective for a high standard in the visual appearance of buildings and properties throughout the community is a goal of Council and the majority of local residents. While the intent of the new Development Regulations is to outline general design management guidelines for new compact residential housing, higher density residential, and commercial and industrial buildings and sites, there is a complimentary need for policy attention for existing properties to encourage a higher standard of care and appearance. In addition, prominent viewsapes in the community need to be protected.

Visual Appearance Policies

Policy VA-1 Council places a high value on the care, upkeep and aesthetic appearance of all buildings and properties throughout the community. Council shall lead by example by maintaining Municipal owned lands and buildings to a high standard of care, by promoting initiatives such as anti-litter programs to minimize the extent of discarded packaging and litter throughout the community.

Policy VA-2 Council will also consider preparation of a communication strategy to work with local commercial and industrial business and property owners, including sites with vacant buildings, to encourage a high standard of visual appearance of their buildings and landscaping improvements.

- Policy VA-3** Council will require a higher level of site, building and landscape design in all new commercial and industrial development projects, and will review the proposed design elements as part of the development application approval review process. Where proposed new commercial and industrial uses abut existing residential uses, refer to Policy NR-4.
- Policy VA-4** Council may choose to withhold final occupancy permits for new developments that do not complete, or bond for, any deficient parking lot paving, building design or landscaping works that were endorsed as part of the approval conditions.
- Policy VA-5** Council may follow the procedure set out in the Occupancy and Maintenance Regulations under the *Urban and Rural Planning Act, 2000*, to address situations where property and buildings are deemed as unsightly premises.
- Policy VA-6** Council shall manage land use developments within the treed southern hillside areas of the community's Planning Area through a goal of maintaining a high level of viewscape preservation.
- Policy VA-7** Over the longer term, Council shall review options and alternatives to improve the visual appearance and function of access of the Trans-Canada Highway bisecting the community.

Tree Retention/ Replanting

Intent

The intent of the Town of Pasadena Tree Retention/Replanting Policy is to move away from historic practices of clear-cutting proposed land and building development sites to a model where preservation, protection and replacement of significant trees and stands of trees on development sites becomes an integral aspect of the development approval process. There are many benefits to the developer and to the community to maintain trees on development property; benefits include retention of the natural character of the community, blending new residential developments with existing residential neighbourhoods, improved subdivision and building design, greenhouse gas reductions, protection of animal and raptor habitat, maintaining tree stand health, and preserving view corridors. In addition to tree retention, street tree replanting is a component of the Tree Policy.

Tree Retention and Replanting Policies

- Policy TR-1** This policy shall apply to all subdivision development applications of three or more lots, and for all rezoning amendment applications.

- Policy TR-2** For the purposes of this policy, a ‘significant tree’ means a tree having a caliper of 20 centimetres or greater as measured at a height of 1.5 metres above ground level. A ‘stand of trees’ refers to retention of cluster of trees along the property line edges of development sites, as a component of park space, as an element of newly constructed on-site pedestrian walking trails, or as a shade and natural area in the rear yard of development sites.
- Policy TR-3** Except for building envelope, driveway and servicing/ utility locations, the intent of the Tree Retention and Replanting Policy is to retain significant trees and clusters of trees on-site, and where retention is not proposed, tree replanting, in addition to street tree planting, is to occur. Land developments for new building lots are to maintain buffers of natural trees and other vegetation, or to plant new trees and install other approved landscape features, wherever feasible as determined by the Town, along the rear portion of properties.
- Policy TR-4** Lot grading plans will need to consider the land contours of the site to retain trees.
- Policy TR-5** The Development Regulations will indicate the number of trees to be provided for each new residential lot including minimum height, time of planting, species, requirement for a Letter of Credit (or similar) financial security in the for each street tree to the Town, a maintenance period and release of the security.
- Policy TR-6** The Town will review and refine the street tree replanting policies following initial implementation.
- Policy TR-7** Subdivision and/or rezoning applicants are to submit tree retention and replanting proposals for Council’s consideration at time of submission of the development application.
- Policy TR-8** Council may choose to defer subdivision and/or rezoning proposals that entail cutting and removal of trees on a proposed development site prior to submission of a development application, on the basis that the applicant provide, to the Town, a comprehensive tree replanting scheme.
- Policy TR-9** Where extensive tree cutting and removal occurs on property that is not subject to a current subdivision or rezoning application, Council may choose to defer any future application for development on the subject site until the property owner/applicant has submitted a proposal to replant substantial replacement trees on the subject lands.

Archaeological Sites

The Provincial Archaeology Office (PAO) has informed the Town that there is one known archaeological site located within the Town's boundaries, and that there is potential for others to be discovered, particularly near the shoreline of Deer Lake. The PAO requests that all plans for future development projects which are proposed to occur on undeveloped land near Deer Lake for example, be forwarded for their review prior to project commencement. The intent is to contact their office early in the planning stages to ensure that historic resources are not disturbed or destroyed.

Archaeological Policy Approach

Policy AR-1 Council shall advise the Provincial Archaeology Office of any proposed significant land development projects that are located near water bodies, such as Deer Lake and other prominent water courses, or that involve major land use or ground disturbance. If any archaeological resources are encountered during development, development will stop and the Provincial Archaeological Office will be contacted.

5.4.3 DEVELOPMENT STANDARDS AND BUILDING CODES

Intent

The Town of Pasadena has limited staffing resources and capacity to thoroughly manage new land and building development. The following policy approach is to be followed for all new land and building development within the community.

- Policy DS-1** The development and redevelopment of land within the Planning Area shall only be permitted within designated locations planned for development, and all development is to be in compliance with provincial health, sanitation, environment, flood plain management and transportation legislation, regulations and policy directives, as well as all applicable federal requirements.
- Policy DS-2** All proposed new buildings and structures, including accessory buildings, and structural additions and alterations to existing buildings, shall be the responsibility of the building proponent to ensure full compliance with the applicable provincial and federal building, plumbing, electrical, life safety, fire, and accessibility codes and standards, and the Town may withhold issuance of permit approval until appropriate certification and verification of adherence to building codes and standards for the constructed building or structure has been submitted to the Town for review and verification, and until all other municipal requirements have been addressed to the satisfaction of the Town.
- Policy DS-3** All land and building development is required to be in accordance with the policies of this ICSMP and the regulatory requirements of Development Regulations.
- Policy DS-4** Following the pouring of foundation or building footings, a developer is required to provide the Town with a site survey and/or location certificate to verify the proper siting of the proposed building with respect to property lines and building setbacks. Location certificates and site plans for residential infill development, land use intensification, residential subdivision, commercial, industrial and all other land and building development proposals, including for accessory buildings and structures, shall be required to be submitted to the Town by the development applicant. The site plan shall identify all environmentally sensitive areas and watercourses located on or adjacent to the subject property; all property lines and proposed site development and building setbacks; all existing on-site buildings, easements and rights-of-way; the site topography and provisions for on-site and off-site stormwater management; proposed tree removal/ retention

and replanting; lot grading detail; proposed development detail; and provision of parkland if applicable. Site plans shall meet the approval of Council.

Policy DS-5 Compliance to all applicable building and other code requirements, and other municipal approval requirements, is required for all site developments, and if deemed necessary by the Town, compliance shall be verified by a letter from the builder's/ developer's professional engineer.

5.4.4 SUBDIVISION OF LAND

Intent

The process (and result) of dividing a parcel of raw land into two or more smaller buildable sites, and providing for companion streets, open space and public areas is known as the "subdivision of land." It is the intention of Council that such subdivisions be guided in a manner that strengthens the community's character and sense of place by respecting the existing built and natural environments.

Policies for Evaluating Proposals to Subdivide Land

Policy SD-1 All proposed residential subdivisions of land shall be subject to an evaluation by Council, and additionally where applicable approval by the Province for development sites involving provincially designated agricultural land, archaeological sites, wetlands and other environmental sensitive lands, the need for septic effluent disposal approval, and similar considerations. The comprehensiveness of each evaluation by the Town will depend on the location and scale of the proposed subdivision, conformity to the ICSMP policies and zoning requirements, whether municipal services need to be extended, the environmental sensitive features of the site, the fiscal benefit to the Town and the nature of any public or neighbourhood concerns that may be identified. Evaluation of subdivision proposals by Town Council will address:

- (a) The layout of proposed lots and roads with respect to the topography and natural and physical features of the land.
- (b) Opportunities and constraints represented by the physical features of topography and environmental sensitivities of the site;
- (c) Potential effects on environmentally sensitive resources;
- (d) The proponent's proposal for access, road layout, pedestrian circulation, provision for parkland, water and sewer servicing, and storm water management;

- (e) Economic efficient use of the land, mix of lot sizes and housing types, and opportunity for affordable housing choices.
- (f) Whether the proposed development of the subdivision (be it residential, mixed use, or for other purposes) will effectively integrate with existing neighbourhood developments, connect to existing roads and the community pedestrian walking trail network, adequately address stormwater discharge volumes and on-site retention, and issues such as tree retention and replanting, and whether the development provides access opportunity to undeveloped adjacent lands;
- (g) Potential compatibility or conflict with nearby existing and future land uses; and,
- (h) The estimated long-term costs to the Town to maintain the proposed roads and water and sewer infrastructure, and the overall fiscal and community benefits from the proposed development.
- (i) Any requirements from the Provincial Government as a result of their application of the Groundwater Supply Assessment Guidelines which can be found at:
http://www.mae.gov.nl.ca/waterres/regulations/appforms/unserviced_subdivision_gw_assessment_guidelines_dwh_revisions.pdf

Policy SD-2 New developments involving subdivisions and/or consolidation of lands shall be required to enter into an agreement with the Municipality to provide for negotiated agreement on the financing, the provision for and development of all services required for development of the site, and where such services are to be constructed to the design standards of the Municipality.

Policy SD-3 Proposed developments within subdivisions shall conform to the development standards of the applicable zone as identified in the Development Regulations.

5.4.5 NON-RESIDENTIAL DEVELOPMENTS

Intent

All application submissions for subdivision and/or rezoning of land for non-residential developments shall be guided by criteria to ensure efficient use of municipal services and the land supply, beneficial building and site attributes that increase the assessed values of commercial and employment generating built space within the community, and uses that add to the character of Pasadena.

Policies for Non-Residential Developments

- Policy NR-1** Each site proposed for commercial, industrial, public use and other non-residential developments will have direct frontage on a publicly road.
- Policy NR-2** Within the growth management boundary, all non-residential developments shall be fully serviced by municipal water and sewer services. Where stormwater service is not available, the development shall be required to provide to Council a stormwater management plan for the site. In non-serviced areas, proposed developments are to receive provincial approvals for on-site sewage disposal, an on-site domestic water supply of sufficient quantity and quality, and for stormwater management. The growth management boundary is represented as an overlay on the ICSMP Future Land Use map and the Land Use zoning map of the Development Regulations.
- Policy NR-3** All non-residential developments shall comply with the requirements of the Development Regulations with regard to permitted uses, minimum parcel size, building setbacks to property lines, provisions for outside storage of goods and materials, landscaping requirements, and general site and building design guidelines.
- Policy NR-4** Non-residential developments, when proposed adjacent or near established residential locations, will be located and designated in a manner that minimizes the potential impacts of traffic, noise, lighting and glare, site aesthetics and signage to residential uses. Upon review of the non-residential development proposal, Council may determine that additional screening, landscaping and separation from the residential uses is required to be provided by the development applicant to more effectively address the compatibility of non-residential and residential land uses. Significant landscape design attention, including landscape berm areas, tree clusters, ornamental shrubbery, grassed boulevards and architectural screening with decorative masonry walls and fencing, and separation distance, may be required.
- Policy NR-5** The following conditions shall additionally apply to all non-residential developments:
- Non-residential properties will be planned, constructed and maintained to a high standard of site and building design, including attention to building façade presentation to the street, landscaping particularly at the frontage of the property including the planting of street trees, and screening of outside storage;

- Vehicle access to and egress locations from the site to the adjacent public road shall be limited in number, and site design shall further consider pedestrian access, safety and amenities;
- All provisions for off-street parking and loading facilities shall meet the requirements of the Development Regulations, as well as to address the unique needs of the proposed development; and,
- Referrals will be forwarded to provincial/federal agencies and departments, as deemed necessary, to provide applicable comments and recommendations regarding the proposed site development, and with regard to any provincial/federal areas of jurisdiction.

5.4.6 MANAGING FLOOD RISKS

Intent

Floodplain management seeks to address the risks of flooding to public safety, and infrastructure and property damage. At the current time, the primary flood risk areas of the community are those lands located adjacent to the waters of Deer Lake and at the lower reaches of South Brook and Blue Gulch Brook. These areas are part of an overall flood risk study being undertaken by the Water Resources Management Division which will be completed in 2020. In the meantime, the existing mapping is for 1:20 and 1:100 flood risk mapping is only available in a form not suitable for accurate mapping on the land use zoning maps.

Efforts to provide for public safety and protection of property can be achieved through a comprehensive flood hazard management program that involves a combination of strategic efforts, outlined as follows:

- Public education and awareness of flood risks;
- Establishment of flood proofing standards for new development near flood lands;
- Local government land use policies; and,
- Regulation of subdivision approvals on lands adjacent to flood hazard lands.

For Pasadena, no new residential, commercial, industrial and similar building developments are to occur within the conservation designated lands, except as otherwise outlined within the ICSMP.

Council shall be further encouraged to continue to work with the Province to more succinctly refine the flood risk boundaries within the community as a result of the emerging trends of climate change, the risk of dam failure at the Deer Lake generating station, and from the increasing volumes of stormwater discharge resulting from new residential subdivision developments and

the resultant flood risks to low-lying properties adjacent to the urban area river corridors of South Brook and Blue Gulch Brook.

The following policies shall apply to lands located within the floodplain designated areas.

Policies

- Policy FP-1** Council supports shoreline erosion mediation approaches that include:
- Re-naturalizing the upland vegetation and tree cover to prevent overland sheet flow;
 - Establishing plant cover on the shoreline bank to hold soil in place;
 - Adding biomass such as grasses and hay to the shoreline bank to absorb waves and wind;
 - Reducing the slope grade to decrease runoff and soil loss.
- Policy FP-2** It shall be the policy of Council that existing buildings and structures located within the floodplain that are damaged beyond reasonable economic repair, as determined by Council, shall not be rebuilt unless the replacement building or structure is no greater in area size than the original building floor area, is constructed above the defined flood construction level elevation (i.e. FCEL), the replacement building is flood-proofed by having no residential living floor space on the ground level, that the electrical switchgear and panel for new construction is located at a height above the FCEL, and that the replacement building or structure does not impede water flow or overall contribute to an increase in flood risk unless otherwise allowed under the Water Resource Management Division ‘Policy for Flood Plain Management’.
- Policy FP-3** Existing residential, non-residential and institutional/ public uses, buildings and structures located within the floodplain area are encouraged to undertake varied flood-proofing measures to reduce the risk of future flood damage, or to relocate.
- Policy FP-4** Any expansion of existing buildings and structures within or adjacent to floodplain locations must be balanced against the potential risks to public safety and damage to property.
- Policy FP-5** All new proposed residential and non-residential development within the community that contributes to increased stormwater runoff from their development sites, and increases the risk of additional downstream flooding, shall be encouraged to adopt on-site measures to limit and minimize the volume of off-site stormwater discharge.

Policy FP-6 Council shall work with the Water Resources Management Division of the Province to further refine flood risks to the community, including funding assistance request to the Province to undertake a comprehensive Hydrology Study of the community's water dynamics and to possibly adjust floodplain boundaries.

5.4.7 STEEP SLOPE HAZARDS

Development on lands adjacent to steep slope areas such as near South Brook and Blue Gulch Brook will be reviewed by Council. Site specific assessment and evaluation will be required and may subsequently entail that the development applicant engage a qualified professional to undertake soil stability and geotechnical analysis to ensure safe building and development. If potential development approval is considered, a minimum development setback separation distance from the top of the slope area shall be required.

Steep Slope Lands Policy

Policy SS-1 Land development proposals for properties adjacent to locations of steep slopes such as near the varied river valleys of the built-up areas of the community, and slopes adjacent to other lands, may be subject to soil stability and geotechnical review at the expense of the proponent; if development is to proceed a minimum building development setback area for habitable building uses will apply.

5.4.8 MINERAL EXPLORATION, MINING AND MINERAL WORKING

Intent

The Mines Branch of the NL Department of Natural Resources is responsible and regulates mineral exploration, mining and quarrying under the Mineral Act. Mineral exploration, mining and quarrying are highly regulated activities that include a referral process to municipalities as part of the permit approval consideration process. These varied mineral resources initiatives entail different types of mining activity, noted as follows:

- Typically, exploration activity of prospecting, geophysical surveys and geochemical sampling surveys have minimal impacts. Where any exploration activity within a Municipality's Planning Area such as diamond drilling may involve ground disturbance, wildlife disturbance, water quality impairments or foreseeable land use conflicts, applications for exploration approval are referred to the local government for comment.
- Mining activity represents work beyond exploration where actual resource extraction activity, such as for copper, may occur. Mining may entail the construction of new trails and roads, equipment lay down locations, campsites and the actual mine site. Basic

environmental requirements entail reclamation of the mined site upon cessation of the mining activity.

- Quarry materials may include aggregate, rock, stone, gravel, fill, sand, clay, borrow material, topsoil, overburden, subsoil and peat. The Town of Pasadena's Municipal Planning Area contains several quarry sites located south-southwest of the built-up area of Town as well as a pair of dimension stone quarries located inland near Square Pond. There are apparent vast quantities of sand and gravel aggregate resource potential within Pasadena that begins at Grand Lake, spans the valley floor and fans outward to underlie the built-up part of Town to the lakeshore, and continues in both directions along the lakeshore. Quarry permits are issued for up to a one-year period, while quarry leases may extend to a 20-year period.

Policies for Mineral Exploration, Mining and Mineral Working

Policy MQ-1 The Development Regulations will provide succinct definitions for the different activities of mineral exploration, mining and mineral working.

Policy MQ-2 In recognition of the Town of Pasadena's objectives to retain local quality of life, the community's natural ambiance and the small-town sense of place, mineral exploration, mining and mineral working operations shall be located preferably in designated Rural areas of the community.

Policy MQ-3 Mineral exploration, mining and mineral working development proposal referrals from the Province to the Town shall be evaluated by the Town on the basis of limiting impacts of undue noise, ground disturbance, visual deterioration of forested hillsides, and risks to the health and safety of residents of the Town. Environmental preservation of the Rural designated area watersheds with regard to sedimentation and erosion control, and tree cutting shall be further reviewed and that no mining or mineral working development take place within 100 metres of a watercourse or wetland, that the proponent not be permitted to excavate below the water table and that any water supply that is lost or damaged be replaced, and that a monitoring program for groundwater be required.

Policy MQ-4 Mineral exploration, mining and mineral working development proposal referrals from the Province to the Town may additionally entail comments from the Town pertaining to the need for a wildlife management study to be undertaken by the proponent, including plans to protect bird breeding and nesting areas.

Policy MQ-5 Mining and mineral working development proposals shall be limited to extraction and preliminary grading and sorting of the resource materials. Any additional activities of crushing, refining, or production of secondary products shall be

subject to the varied provisions of the Town's land use regulation, and consideration of approval review by Council.

Policy MQ-6 New mineral working operations are recommended to be considered initially only for a one-year Permit, and if operated during that one-year period with minimal impacts to the Town, consideration of a Quarry Lease for a period not to exceed 5 years, with opportunity for renewal consideration, may be supported by the Town. The Town of Pasadena generally does not support the issuance of a Quarry Lease by the Province for a period of up to 20 years.

Policy MQ-7 A 300 metre referral buffer around Mineral Working (quarry) areas will be shown as an overlay on the ICSMP Future Land Use map and Land Use zoning map of the Development Regulations to ensure that the Town consults with the Provincial Government prior to issuing a permit for development which may be in conflict with this provincial interest.

5.4.9 PETROLEUM EXPLORATION

Intent

There has been historic petroleum exploration activity for oil and gas reserves within the Planning Area of the Town of Pasadena. In recognition that future petroleum activity interest may be resumed, the Town provides the following policy positions.

Policies for Petroleum Exploration

Policy PE-1 The Development Regulations will provide for a definition of petroleum exploration.

Policy PE-2 In recognition of the Town of Pasadena's objectives to retain local quality of life, the community's natural ambiance and the small town sense of place, future petroleum oil and gas exploration activities shall be a permitted use in designated Rural areas of the community, and a discretionary use in other zones where such exploration involves sufficient activity to be classified as a development.

5.4.10 FORESTRY

Intent

The Town of Pasadena has a significant area of hillside forested lands within the rural and the protected watershed designated areas of the community. The intent of the forestry policies is to manage the municipality's interest in preserving the pristine environment of these forested lands, to protect the water supply, and to maintain public right of access to these rural forested lands.

Policies for Managing the Forest Resource

- Policy FR-1** The Town shall review all referred Forest Management Plans from the Province for any forestry extraction activities that are planned to occur within the rural lands of the municipality with respect to environmental, visual, access and roadway impacts to the community.
- Policy FR-2** The Town may consider a funding proposal to provincial forestry representatives to define the risk areas for interface forest fires to the developed areas of the community, with objectives to mitigate those risks. High interface forest fire risks shall be identified in the future on ICSMP maps as hazard lands.
- Policy FR-3** Identify that any land use activity of forestry operations that go beyond resource extraction and preliminary grading and sorting, be subject to municipal land use development regulations related to an industrial processing activity.

5.4.11 CROWN LANDS

Intent

There are varied Crown land holdings within the community. Over the short-term period of this ICSMP, it is recommended that the Town identify Crown lands that are of potential benefit to the community.

The Provincial Land Use Atlas (LUA) to review Crown lands is accessible through two "viewer" applications as follows:

1. A general land inquiry viewer where people utilize a simplified version of the LUA to guide decisions on where different types of applications can be accepted. Three colours are used to show where Crown lands applications cannot be accepted, can be accepted with potential restrictions, and areas where more investigation is required and where a potential applicant should contact the nearest regional office.

<https://www.gov.nl.ca/landuseatlas/inquiry/>

2. A detailed LUA viewer is designed to facilitate details by more advanced users such as Municipalities, Provincial and Federal Government Departments/Agencies, and Environmental Organizations.

<https://www.gov.nl.ca/landuseatlas/details/>

In the interim, the Town is encouraged to provide comments to Crown Lands from a sustainable planning perspective on any Crown Lands referrals to Pasadena.

Policy CL-1 The Town of Pasadena shall review all Crown Lands property holdings located within the community from the prospective of identifying and making application to obtain all Crown Lands holdings that represent lands of sustainable benefit to the Town.

Policy CL-2 All non-municipal application referrals to obtain and utilize Crown Lands within the Town's Planning Area shall be reviewed from a lens of the Town's ICSMP policy intent, and where not in congruence with the Plan, such applications shall be recommended to the Province to be denied.

5.4.12 WASTE DISPOSAL BUFFER AREA

Intent

While the North Harbour Road former waste disposal site is now closed, the ICSMP maps retain a 1.6 kilometre buffer area around the subject site.

Policies for Waste Disposal Buffer

Policy WD-1 Any development proposal for land situated within the identified Waste Disposal buffer area on the ICSMP Future Land Use map shall be referred to the Waste Management Division of the Department of Municipal Affairs and Environment for comment and recommendations.

5.4.13 DEVELOPMENT OVER EASEMENTS

Intent

Legal encumbrances over private property such as easements, rights-of-way, restrictive covenants and other legal instruments that are assigned by the Town, a department of the provincial or federal governments, utility companies such as NL Power, telephone, internet, cable television, or by Crown Lands shall be reviewed with every land and building development application, to ensure that no principal or accessory building is constructed over or within the setback area adjacent to the legally restricted location.

Policies for Easements

- Policy DE-1** It shall be a requirement of the property owner or land/building development applicant to provide to the Town all copies and related agreements of any legal encumbrances of easements, rights-of-way, restrictive covenants and other legal limitations respecting their lands at time of submission of any land or building application proposal.
- Policy DE-2** No building for a residential dwelling, accessory structure, or any other form of development shall be permitted to be constructed over an area of land that is restricted by a legal easement, right-of-way, restrictive covenant or other form of legal limitation to the use of that land.
- Policy DE-3** Where land is required for utility easements or emergency access, or other forms of legal limitation to the use of the land, or to protect and preserve specific natural or environmental features of the site, Council shall require that such land be obtained for the appropriate government department or agency, or private utility provider, in the course of consideration of approval of subdivision or other development applications.

5.4.14 SUSTAINABLE ENERGY DEVELOPMENT

Policies for Sustainable Energy

- Policy SE-1** Council may consider and permit the development of renewable energy facilities. The ICSMP specifically focuses upon the potential for wind power generation but will consider other forms of sustainable energy production such as through the installation of solar panels and larger project solar farms.
- Policy SE-2** Development conditions for proposals for commercial and private wind energy turbines will be set out in the Development Regulations.
- Policy SE-3** Council may consider new building developments that propose installation of solar panels on rooftops and in yard areas, and on potential larger site size properties for the commercial development of solar panel farms, on the basis of adherence to provisions for building height and setbacks to property line, and the Town evaluating impacts to adjacent properties and the benefits that may accrue to the community. Retro-fitting of existing solar panels may also be considered.
- Policy SE-4** During the review of new residential and non-residential forms of new commercial, industrial, institutional and other building types, Council through the Development Regulations shall require the installation of electric car recharging

outlets, and smaller car spaces, within a proportion of the proposed site development's parking spaces requirements.

5.4.15 TELECOMMUNICATIONS TOWERS

Intent

With the increasing demand of internet and wireless technology, management of the growth and expansion of telecommunications towers, and approval thereof, is under the federal jurisdiction of Industry Canada. The following policies reflect the Town of Pasadena's position on potential future tower installation proposals referred to the Town for comment.

Policies for Telecommunications Towers

- Policy TT-1** Where proposed telecommunication towers are less than 15.0m in height, and where the proposed tower poses no apparent or known significant and authenticated negative impact on adjacent lands, buildings and uses, they are to be integrated and installed in association with an existing structure or building such as on an existing utility pole or tower, or on the rooftop of a non-residential use building.
- Policy TT-2** Where proposed towers are 15.0m or more in height, they will be considered by Council for locations within the Rural and Industrial designated lands of the Planning Area.
- Policy TT-3** The proponent for a telecommunication tower in excess of 15.0m in height may be advised by the Town to notify and hold a public information meeting with area residents located within 0.5 km of the proposed tower installation site, and for other interested residents of the community.

5.4.16 SIGNAGE AND ADVERTISEMENTS

Intent

The Town supports the provision for on-site signs and advertisements to assist commercial and employment generating businesses, for off-site arts/ cultural/ and open space amenity directional signage to enhance local visitor experiences, and for other signage supporting community uses. The Development Regulations will provide detailed provisions for management of on-site and off-site signs and advertisements.

Policies for Signage

- Policy SA-1** Signs and advertisements normally associated and incidental to a permitted use within the Town's Planning Area shall be considered for approval by Council on

the basis of safety to traveling motorists, the proposed height, location and design of the sign, the message displayed on the sign, and the objective of minimizing the number of signs on any one property.

- Policy SA-2** Signs on commercial and other non-commercial lands with multi-business tenants on-site shall be encouraged to utilize one ground oriented shared sign display.
- Policy SA-3** Signs proposed within or adjacent to the designated ‘control lines’ of provincial highways and subject to the Highway Sign Regulations, shall be referred to Service NL, Government of Newfoundland and Labrador, for review and approval.
- Policy SA-4** In the future, the Town may consider formulation of a distinct Sign Regulation or through potential future amendments to the Development Regulations with respect to the permitted size and type of the sign, location, design and appearance, wording content, duration and relationship with adjacent land uses.
- Policy SA-5** Signage will comply with the Provincial *Highway Sign Regulations, 1999*.

5.4.17 EXCLUDED LAND USES

Intent

There are varied land use activities that are not generally supported within the Town of Pasadena to protect and preserve its community character and local sense of place. The Development Regulations will define and discuss these excluded uses in more detail.

Policies for Excluded Land Uses

- Policy EX-1** The Town of Pasadena does not support varied land use activities that may negatively impact the small-town character, safety and livability of the community, noted as follows:
- Uses related to Adult Entertainment;
 - Methadone dispensing clinics;
 - The household keeping, commercial display and sales of exotic snakes and reptiles;
 - Industrial activities that cause air-borne, terrestrial and marine environment pollution impacts;

5.4.18 USES ALLOWED IN ALL ZONES

- Policy IN-1** The following uses will be permitted in any land use zone:
- Conservation uses, including:
 - o Environmental protection; and
 - o Open space uses including parks and trails and lands set aside for environmental protection purposes.
 - Mineral exploration not classed as ‘Development; and as a Discretionary use in all zones: Mineral exploration classed as ‘development’. Note that the definition of ‘Development’ excludes public utilities and infrastructure (4.8), (excluding cellular towers); therefore, these are allowed in all zones.
- Policy IN-2** Uses permitted in all land use zones must not create adverse impacts on adjacent land uses, and Council may require appropriate buffers, including landscape treatment between a public utility/infrastructure use and adjacent land uses.

5.4.19 BUFFERS AND SEPARATION BETWEEN USES

- Policy B-1** The Development Regulations will outline buffers and separation distances that Council may require as a condition to a development permit for buffers between Residential and non-Residential uses, and between non-residential and other non-residential uses.

6.0 BUILDING LIVABLE RESIDENTIAL NEIGHBOURHOODS

6.1 ROLE OF SUSTAINABILITY IN RESIDENTIAL DEVELOPMENT

Land for sustainable housing development within the Town of Pasadena has been designated, and policy approaches prepared, to provide for orderly, coordinated and sequential residential growth and development patterns over the next ten-year planning period and beyond. The biggest challenge for future residential growth in Pasadena will be to achieve a more effective balance of recent RLD zoned residential subdivisions of approximate 670 square meters lot sizes with newly proposed smaller residential lot sizes and more affordable housing choices.

Several planning changes have been introduced within this updated ICSMP to achieve a more sustainable residential development framework, including the following considerations:

- More efficient use of the serviced land base for residential uses;
- Designation of a Growth Management Boundary;
- Introduction of new housing choices for compact and mixed lot sizes;
- Emphasis on infill residential development on existing roads serviced with infrastructure;
- Refinement of a variety of densities and forms of residential development;
- Increased opportunities for more affordable housing and residential dwellings for seniors;
- Attention to accessory residential housing uses; and,
- Provision for rural residential larger lot developments.

The residential policies of the ICSMP respect the right to quiet use and enjoyment of residential properties and devote attention to ensuring the residential character of a neighbourhood is not impacted by inappropriate accessory or incompatible adjacent land uses. The Development Regulations provide for general design guidelines for specific types of housing to assist new residential forms to blend in well with existing residential neighbourhoods.

Residential neighbourhoods are additionally planned to become more walkable through promotion of a more connective pattern of new streets and roads within the community, and through parks and open space attention to development of a community wide pedestrian trail network, and a trend for provision of neighbourhood parks that will serve a larger age range distribution of the local population than recent practice of small-sized parks oriented only to children. Supportive accessory land uses for home-based businesses, bed and breakfast operations, childcare and backyard urban chickens are also introduced within the Plan policies.

Mixed use commercial/ residential/ public use development is designated for that area generally located between Main Street and Church Street. Future low-density detached dwelling land developments for locations near the Deer Lake shoreline are proposed to be minimized to make

more efficient use of this valuable land base, to guard against a proliferation of flood risks and to direct residential growth in this locale more towards mixed use and higher density forms of housing. In the rural residential areas of Pasadena, larger lot residential homes are supported.

Sufficient land area is designated on the ICSMP maps to provide for residential growth and development for the next ten-year period of this Plan. Varied CDA zoned lands are additionally designated on the fringes of the Urban Residential area to provide a land base for residential growth and development well into the longer-range future.

6.2 RESIDENTIAL DESIGNATION AND POLICY CONSIDERATIONS

6.2.1 URBAN RESIDENTIAL AREA POLICIES

- Policy UR-1** A Growth Management Boundary has been designated as an overlay on ICSMP Future Land Use map and on the Development Regulations Land Use zoning map to identify the area within which all future residential growth and development is to occur with full water, sewer and stormwater services, except for areas specifically identified as Residential Rural zone or unless otherwise stipulated in the zone conditions or where economically unfeasible at the determination of Council.
- Policy UR-2** The Growth Management Boundary delineates the southern extent where new residential subdivision growth is to occur over the ten-year period of this Plan. No new residential development that entails the extension of urban roads and services shall be permitted beyond the Growth Management Boundary unless the development proponent applies and pays for a ICSMP amendment application to the Town to extend the Growth Management boundary, substantiates the sustainable land use benefit to adjust the Growth Management Boundary, and receives Council's approval for the Growth Management Boundary extension.
- Policy UR-3** Any amendment application to the Town proposing to adjust and extend the Growth Management Boundary will be encouraged to provide land use planning rationale for the Growth Management boundary adjustment, to detail the feasibility of extending water and sewer services, how the proposed new development will make efficient use of the land base, to identify the proposed housing mix of the development, and to outline the tree retention measures and open space pedestrian trail benefits that the development will provide to the community.

Policy UR-4 The ICSMP designates the majority of the area within the Growth Management Boundary as Residential and through the implementation of the Development Regulations, within the designated Residential area, three different zone categories for varied forms and densities of housing, based upon minimum lot sizes, varying development standards, and/or general design guidelines, will be provided. Three zones shall be shown on the land use zoning map:

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

Policy UR-5 Within the growth management boundary, mobile residential homes and similar mini-types of homes shall not be permitted as a residential dwelling unit.

Policy UR-6 Any residential development for the RLD, RMD and RR zones shall be subject to the general design guidelines of the Development Regulations for these housing forms.

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.

Policy UR-8 Semi-detached dwelling residential use will be permitted in the RMD zone. New semi-detached dwelling uses shall be reviewed by Council on the basis of proposed location,



adjacent residential neighbourhood, and general adherence to the design guidelines of the Development Regulations, including design attention to façade relief to the building massing at the frontage of the attached residential units.

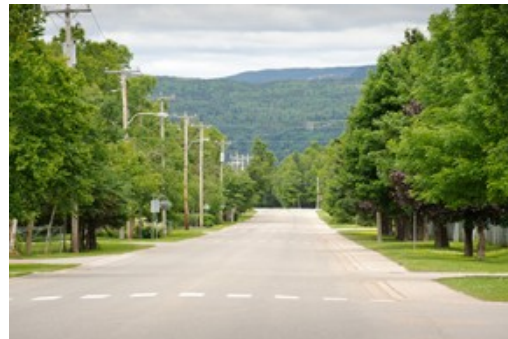
Policy UR-9 All infill residential, semi-detached dwellings, and higher density residential proposals are to recognize the existing, established neighbourhood character and that new development is to blend in well with the built form of the neighbourhood, with particular attention to compatible development density.

Policy UR-10 Accessory uses allowed in the residential zones include home-based businesses, bed and breakfast operations, backyard chickens and, where the standards set out by the Water Resources Management Division can be met, wharves, slips and breakwaters; and backyard family cottages on lots that are a minimum of 745 m².

Policy UR-11 Subsidiary apartments are allowed as an accessory residential use in Detached Dwellings only.

6.2.2 URBAN RESIDENTIAL STREETScape CHARACTER

Policy UR-12 To enhance the livability and sense of place of the community, there is a need to increase the design and aesthetics of the streetscape character within new residential subdivision developments by incorporating good urban design principles, as generally illustrated by the following Pasadena streetscape.



Policy UR-13 New residential housing development standards within the Development Regulations allow for an increased 40% building site coverage all residential zones, as well as to introduce opportunity for staggered housing setbacks to front property lines to create more variety in streetscape appearance, and to encourage the design of front porches for smaller compact homes.

Policy UR-14 Placement of hydro transmission poles within the front yard street corridor of new residential subdivisions in the RLD and RMD zones is not encouraged. In consultation with NL Power, opportunities to locate such utility poles within a rear yard easement area in the design of new residential



subdivisions of ten (10) lots and more or provide the new residential lots with buried underground power and utility services will be advanced. The Town will strive to enhance streetscaped by reducing utilities in front of a home to street lighting only.

6.2.3 PANHANDLE LOTS

Policy UR-14 Council will not permit panhandle or ‘flag’ lot development.

6.2.4 RESIDENTIAL MEDIUM DEVELOPMENT POLICIES

Policy RMD-1 The RMD zone is intended include uses to accommodate the changing needs of seniors and for families without children, to respond to changing housing needs of active and working professional adults, and to provide for more affordable dwelling unit choices in the community. Housing types for RMD dwellings may include well-designed townhomes, cluster housing of small footprint homes, three- and four- unit residential structures, and bare land strata subdivisions of detached dwellings based upon a private roadway access and shared common property as under the *NL Condominium Act, 2009*. The historic traditional form of NL row-houses are not encouraged as a preferred building form in Pasadena.

Policy RMD-2 Siting criteria for the Town to follow in evaluating new rezoning proposals include a large lot size, parcels on corner lots preferred over mid-block properties in established residential neighbourhoods, sites that are detached from lower density residential uses by topography or by environmental features, locations near community amenity areas such as Pasadena Place, properties along the Main Street commercial corridor and within the Main Street to Church Street Mixed Use designated area, and on serviced lands within the Deer Lake Shoreline neighbourhood. The intent is to site medium and higher density residential buildings in a coordinated manner to support the Main Street commercial area, and within a preferable 10-minute walk time to Main Street.

Policy RMD-3 Indicative design examples for RMD housing forms are shown in the following two illustrations.



Policy RMD-4 For specific residential proposals such as clustered housing and bare land strata developments as portrayed by the following illustrated sketch, site development standards include the minimum lot area size, and the rear and side yard setback



criterion between each residential dwelling unit will be determined through the Town's review of the applicant's site plan submission and adherence to the National Building Code requirements for fire safety separation distances between residential structures.

Policy RMD-5 Housing types for higher density dwellings may include well- designed apartment buildings and condominium developments as generally indicated by the following design illustration. As a discretionary use in the RMD zone, developers of townhomes and apartments must provide public notification of the proposed higher density developments so that Council can consider community responses during the application review process.



Policy RMD-6 All residential developments will be reviewed in accordance with the General Design Guidelines of the Development Regulations for site, building, landscaping, and parking area and signage design elements. Proposed lighting for the development shall not cause off-site glare to adjacent properties. An amendment to the ICSMP and Development Regulations will be required to allow for higher density development

Policy RMD-7 In addition to submission of a site plan displaying the proposed site development layout, residential development applicants are to provide building rendering information to the Town to identify architectural intent of the proposed development. Building design attention to front entrances, windows and design treatment, facades, rooflines, massing and avoidance of large blank and

repetitive design walls, quality of building materials and strong individual unit identity will be required.

Policy RMD-8 Residential developments are intended to be well planned and designed, and to represent an appropriate fit for the adjacent neighbourhood. Emphasis will be placed upon an appropriate transition in intensity, use and form between existing neighbourhoods of predominantly detached dwellings and proposed medium and higher density uses. Where required, additional building setback distances to property lines, or provisions for additional landscaping, or less density than proposed may be required to maintain and enhance neighbourhood character.

Policy RMD-9 Council may require the proponents of new residential developments to host a neighbourhood public information meeting in advance of Council's potential rezoning process to consider the proposed development.

6.2.5 RURAL RESIDENTIAL DEVELOPMENTS

Policy RR-1 The Rural Residential (RR) zone represents a new zone for housing developments with on-site septic disposal and well water services.

Policy RR-2 New proposals on land currently designated as Rural and serviced with public road access to a standard deemed appropriate by the Town will be allowed to provide housing choice for residents wishing to pursue a larger property and more rural type of residential lifestyle.

Policy RR-3 The minimum parcel size for new RR zoned properties shall be 4,047 m², and as further determined by Services NL for an approved septic disposal system and an approved domestic source of well water.

Policy RR-4 The Development Regulations will detail the requirements for the RR Zone category, including provisions for setbacks to property lines and accessory uses.

6.2.6 AFFORDABLE RESIDENTIAL HOUSING

Policy AF-1 Council will entertain varied avenues of achieving more affordable housing within the community, where such housing typically represents less than 30% of gross household income for an individual or a family's monthly costs for shelter.

Policy AF-2 Council will encourage affordable housing through infill residential development of compact lot sizes, through mixed lot sizes within new residential subdivisions, through appropriately designed and sited medium and higher density residential dwellings, and as expressed by the Development Regulations, through provisions for subsidiary apartments within or attached to detached dwellings, and through

accessory employee residential opportunities for commercial, industrial, public and agricultural uses.

Policy AF-3 Council may consider modifications to detached dwellings to create smaller living units for seniors and others in need, on basis that such building alterations maintain the neighbourhood appearance and character.

Policy AF-4 The Town will review the inventories of all municipal and crown owned lands to ascertain whether specific land parcels should be reserved for future development of innovative proposals for more affordable housing types.

Policy AF-5 The Town will consider opportunities to work with local church groups, service organizations, the Canada Mortgage and Housing Corporation, and Newfoundland and Labrador Housing Corporation, to realize construction of more affordable housing dwellings within Pasadena.



6.2.7 SENIOR'S HOUSING

Policy SH-1 Council will support appropriately sited and designed medium/higher density residential proposals in the RMD zone, and assisted and congregate care facilities for senior aged members of the community in the PU zone.

Policy SH-2 Through medium and higher density residential proposals, Council will be receptive to reviewing opportunity for innovative housing developments for seniors and others that conveys clustered housing and shared common areas.

Policy SH-3 The Town encourages the development of supportive housing and continuous care facilities for the elderly both as home businesses and institutional facilities.

6.2.8 SPECIAL NEEDS HOUSING

Policy SN-1 The Development Regulations will identify 'Personal Care Home-Residential Care' for up to 5 residents, as a permitted use in RLD, RMD zone and RR zone, so as to provide support for special needs housing in the community.

Policy SN-2 Personal Care housing projects that are greater in size than for 5 residents in care are permitted in the Public Use zone, and as a discretionary use in the Mixed zone.

Policy SN-3 Special needs housing in the form of treatment facilities, such as drug dependency residential programs for youth, may be considered by Council on the

basis they are to be appropriately sited properties removed from established residential neighbourhoods. They are permitted in the Public Use zone and may be considered as discretionary uses in the Mixed Development zone, the Downtown Commercial and Highway Commercial zones.

Policy SN-4 The Town will consider the special needs of local residents and of disabled members of the community when designing residential neighbourhoods, public buildings, parks, community recreational facilities and other services and amenities.

6.2.9 CHILD CARE & CARE SERVICES FOR THE ELDERLY

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

Policy CC-2 All applicants for a home-based child care business use shall provide to the Town documentation of support from adjacent residential neighbors, certification of any required approvals from the Province for health inspection and for food safety, engineering certification of the fire and life safety integrity of the subject residential dwelling, and shall apply for an operating annual license from the Town and payment of home based business fee.

Policy CC-3 Adult day care programs within residential neighbourhoods shall generally comply with the intent of Policy CC-2 and CC-3 as a home business.

6.2.10 ACCESSORY HOME-BASED BUSINESSES

Policy HB-1 The Town supports economic growth in home-based businesses in recognition of the evolving role of telecommuting from home, for home office work, and to provide opportunity for small, start-up businesses to grow and expand, and potentially relocate to a zoned commercial property within the community.

Policy HB-2 The fundamental intent of home-based business governance within Pasadena is identified as follows, and as more fully detailed within the Development Regulations:

- To maintain the primary character of the neighbourhood as residential;
- Home based business use to be entirely enclosed within a building;

- Limiting the maximum square footage size of the home business operation to 30% of the total floor area of the principal residential home, except for day care which will be at the discretion of Council;
- Limiting the types of allowable home base businesses, such as no retail sales or realty offices and listing of prohibited uses such as auto repair, welding, noisy/smelly uses, et al.
- Requirement for home and business owner to live at premises;
- Limits on operating hours, number of employees, number and frequency of patrons to business;
- No outside storage or display of materials or finished product;
- Strict control of signage, including sign size, and no illumination;
- Requirement for an annual home-based business license fee as a means for the Town to inventory, regulate and monitor local trends in home-based businesses; and,
- Consideration of an annual business license review of any complaints on specific home-based businesses.

Policy HB-3 Home offices will be permitted within all residential zones within the Planning Area.

Policy HB-4 Other home based businesses may be considered as a discretionary use in the RLD and RMD zones provided that they are in keeping with the character of the residential neighbourhood and taking into consideration the existing number, type and nature of such home based businesses currently established within the neighbourhood, and as otherwise determined by the Town.

6.2.11 ACCESSORY BED AND BREAKFAST OPERATIONS

Policy BB-1 Bed and Breakfast operations are viewed by the Town as a key component to expand local tourism accommodation opportunities. As defined by the Development Regulations, a Bed and Breakfast operation is deemed to be a property occupied by the permanent residents of the property's principal residential home that provides for temporary paid accommodation to guests, and which includes a morning breakfast meal.

Policy BB-2 Bed and Breakfast operations are to contain a maximum of 4 bedrooms and a minimum of 2 bedrooms for temporary guest accommodation, on the basis of a maximum of two guests for each bedroom. Additional bedrooms may only be considered for properties that are a minimum of 0.4 ha (or more) in size (with no option for subdivision) at the discretion of Council.

- Policy BB-3** Council will consider appropriately located, designed proposed detached dwellings as potential locations for bed and breakfast through review of an application for an annual operating license from the Town, health inspection and food safety approvals from the Province, engineering certification of adherence to fire life safety standards for a tourism use under the National Building Code and payment of an annual business fee.
- Policy BB-4** All Bed and Breakfast proposals must be in keeping with the character and represent an appropriate fit for the proposed residential neighbourhood with respect to house design and layout, provision of one additional on-site parking space per bedroom, visual and noise impacts to the neighbourhood, and limitations on the size and placement of proposed on-site signage advertising the bed and breakfast. Where deemed required by the Town, the applicant is to solicit and receive majority neighbourhood support for the proposed use prior to issuance of an operating license from the Town. Bed and Breakfast operations are a Discretionary use as a Home Business in the RLD, RMD and RR zones in order to ensure the support of the neighbourhood.

6.2.12 ACCESSORY BACKYARD CHICKENS

- Policy BC-1** The Development Regulations will set out the conditions for accessory backyard chickens.
- Policy BC-2** Backyard chicken operations are considered urban agriculture and shall be subject to an annual operating license fee; renewal consideration will be based on the operating performance of the keeping of the chickens, and satisfactory resolution of any nuisance complaints from adjacent neighbors. These operations are a permitted use in the RR zone; and a discretionary use in the RLD and RMD zone.

6.2.13 NUMBER OF ACCESSORY USES

- Policy AU-1** To preserve the character and livability of neighbourhood residential areas of Pasadena, no more than three (3) accessory residential uses, such as, subsidiary apartments, boarding use, a bed and breakfast use, a home based business, a child care use, the keeping of backyard chickens and similar accessory uses of activity as defined by the Development Regulations, shall be permitted at any one residential home and property at any one time.

6.2.14 NON-CONFORMING USES

Policy NC-1 As required by the *NL Urban and Rural Planning Act, 2000*, the ICSMP and the Development Regulations contain provisions with respect to non-conforming uses of land.

Policy NC-2 The following general provisions outline the primary intent for non-conforming uses:

- Upon registration of the new ICSMP and Development Regulations, any legally existing land use that is not in conformance with the Plan policies and zoning provisions, shall be deemed as legally non-conforming, and subject to specific conditions, shall be able to continue.
- After discontinuance of a non-conforming land use for 6 months or more, the use shall cease to be legal;
- Where a non-conforming use is to continue, no building or structure shall be internally or externally varied, constructed, reconstructed, altered, moved or extended so as to render the subject building, or any existing building or structure on the same lot as non-conforming, or without the approval of Council;
- The building in non-conformance shall not be structurally modified except as required for the safety of the building, structure or development;
- Where 50% or more of the value of a building is destroyed by fire, the use or building shall not be reconstructed or repaired except within a manner that conforms to the Development Regulations and other applicable regulations, policies and legislation;
- The provisions of Section 108 'Non-Conforming Use' of the *NL Urban and Rural Planning Act, 2000*, shall apply.

7.0 STRENGTHENING THE LOCAL ECONOMY

7.1 SUSTAINABLE OBJECTIVES FOR COMMERCIAL AND EMPLOYMENT GENERATING INDUSTRIAL GROWTH

To evolve into a more complete and sustainable community over the ten-year planning period of the ICSMP, the Town of Pasadena will be required to devote more attention to community economic development efforts. The ICSMP focuses on varied land use designation changes, streamlining the regulatory approach and presenting policies to enhance opportunities for commercial stability and expansion, and for potential growth and development within the industrial sector.

The inventory of commercial and industrial businesses within Pasadena is currently limited. Municipal data identifies that there are approximately 60 licensed commercial, industrial, agricultural and community service businesses located within the Town, as well as an estimated 30 home-based businesses. The result is a small commercial/industrial tax base, a lack of locally based employment opportunities and inconvenience for residents having to travel longer distances for retail purchases and personal service needs.

As the population of the community continues to grow however, and available employment generating lands in the nearby communities become depleted or high in cost to acquire and develop, Pasadena's expanding critical mass of local population, and its strategic location on the Trans-Canada Highway, bodes well for future commercial growth and an increase in local industrial business jobs.

The keys to achieve future success in local economic development will be positive external market forces and influences, and the land use planning and economic development initiatives of the Town in concert with existing local businesses working together to share a pathway forward.

The ICSMP policies that follow are varied and extend from attention to the Main Street commercial core and supportive adjacent land use designations for mixed use developments and higher density residential housing, to neighbourhood commercial consideration and emphasis on maximizing the buildable area of industrial sites, to tourism opportunities.

The overall sustainable intent is to enable commercial and employment generating industrial lands to be developed to their highest and most optimum uses to provide local benefits of more local jobs, of increased consumer choices for goods and services, of increased municipal taxation revenues and of building the community as complete and more liveable.

The Policies of this section of the ICSMP discuss community economic development and commercial land use initially, followed by tourism, industrial land and comprehensive development area planning approaches.

7.2 COMMUNITY ECONOMIC GROWTH POLICIES

- Policy CED-1** The Town shall retain and expand the extent of commercial, industrial, mixed use and comprehensive development area land use designations in the community as much as possible, and resist such land use designation changes to residential, except for supportive medium and higher density residential projects that may assist the investment confidence and business growth within the designated Main Street commercial area.
- Policy CED-2** Council shall continue to recognize lifestyle amenities of natural areas, a community wide connective pedestrian walking trail network, enhanced public access and services at the Deer Lake waterfront, and programming initiatives for use and enjoyment of Pasadena's natural and open space areas as community assets that represent the cornerstones of the community's economic development strengths.
- Policy CED-3** The Town shall consider the preparation of a community economic development strategy to complement the ICSMP, and to help guide the community's economic growth over the next ten-year period and well beyond.
- Policy CED-4** Town Council and staff will explore enhanced working relationships with members of the local business, chamber of commerce, real estate and tourism community through consideration of utilizing their knowledge and expertise in preparation of an Economic Development Strategy through the following indicative process:
- Request the Mayor to invite local business people to volunteer to participate with a staff led economic development working group, with varied representatives from the retail sector, local industry, tourism representatives and key local sector participation such as from Foodland and the Pasadena Medical Centre.
 - Meet with each sector representative group, of an average of 5 to 10 persons, and conduct a SWOT analysis of the community. The SWOT approach examines the strengths, weaknesses, opportunities and threats of the local economy.
 - Upon merging of the SWOT results, invite all representatives to the next step of preparing action plans to help accentuate the Town's strengths, to address the cited weaknesses, to manage the threats, and move forward with the opportunities.

- Establishing the priority order of the action plans, estimating cost, assigning responsibility to fulfill the action, and identifying timeframes to complete the tasks will help to add structure and order.
- Review the workshop results with Council, make revisions and amendments where necessary, and consider the preparation of the draft Economic Development Strategy.
- Engage the public in the review of the draft Economic Development Strategy.
- Incorporate the revisions to the draft and prepare a final Strategy document.
- Council to consider approval.

Policy CED-5 The Town will consider the preparation of a commercial, industrial, mixed use and comprehensive development area lands inventory catalogue that details property location, site size, zoning, permitted uses, access information, ownership and assessed value, as a means to professionally and promptly respond to market investment and land development inquiries.

Policy CED-6 The Town will refine the permitted uses of the varied commercial and industrial zone categories of the Development Regulations to minimize discretionary uses and to be more focussed in attracting business growth in the community.

Policy CED-7 Council will consider the design of commercial and industrial site and building developments through review and consideration of site layout, building appearance, enhanced landscaping and parking configuration, as captured within the general design guidelines for commercial and industrial uses within the Development Regulations.

Policy CED-8 Commercial and industrial developments shall be encouraged to incorporate the principles of Crime Prevention through Environmental Design, via input from the RCMP, in the design and layout of site buildings, and in design detail elements such as door entrance and cashier locations, parking layouts and site lighting.

Policy CED-9 Council may consider the preparation of a new and separate Sign Policy, with significant input from local businesses and from sign company representatives, to manage future sign design and placement within the community, and to convey a continued attractive sense of place of the Town. Sign Policy objectives may seek to minimize the proliferation of future signs especially along the primary Main Street commercial entranceway to the community, to achieve a higher standard of design attractiveness, to promote use of ground level signage features at prominent development site entry, to prohibit the permanent use of mobile signs, and to support the concept of one free standing sign per site. Where multiple tenants exist on a site, the free-standing sign will be encouraged to be shared, as

indicated by the sign of the Pardy Venture Centre site located on Stentaford Avenue.

- Policy CED-10** Council may consider the engagement of external expertise to firstly undertake a Consumers Spending Leakage Survey to ascertain how much of local residents' disposable income is leaving Pasadena for shopping and other commercial purchases in Corner Brook and Deer Lake, and in other communities. Thereafter Council may consider the engagement of external expertise to prepare a Retail Market area review, in accordance with local income and population levels, to identify which types of critical commercial stores and services are missing in the community's commercial marketplace. The results of the Consumers Spending Leakage Study and the Retail Market review represent valuable market investment data and information to attract new business and investment growth interest in the community.
- Policy CED-11** Council will also review and adjust where feasible, capital infrastructure spending for water, sewer, storm water and roadway improvements to address the needs of future commercial and industrial growth and expansion.
- Policy CED-12** Council and Town staff shall consider opportunities for continued open dialogue with local business owners through business breakfast meetings, presentations through the Chamber of Commerce, email and letter circulation, and annual economic development review meetings at Town Hall. Understanding local business trends and challenges, and preparing pragmatic response positions, will improve over time, the economic development climate of the community.
- Policy CED-13** All commercial developments shall be fully serviced with municipal sanitary sewer service, municipal water and provision for storm water.
- Policy CED-14** All commercial development sites shall surface the parking areas, and egress and access locations, with a paved or otherwise durable surface such as concrete. Paving shall be completed prior to issuance of final occupancy permit. All commercial developments shall also be referred to Services NL for fire/ life safety and building accessibility review prior to the commencement of construction.
- Policy CED-15** Provisions for outdoor storage, buffering adjacent uses, soil removal and site grading requirements in all commercial designated areas shall be addressed within the Development Regulations.

7.3 COMMERCIAL AND MIXED USE POLICIES

7.3.1 MAIN STREET DOWNTOWN COMMERCIAL CORE

- Policy DC-1** The Town will continue to focus on the Main Street commercial corridor from Church Street to 9th and 10th Avenues to serve the role of the downtown commercial core for the community by designating this location for Downtown Commercial on the Future Land Use map.
- Policy DC-2** The concept of preferred uses in the Main Street commercial core will include an effort to create more street front oriented and sidewalk level commercial space for specialty retail, personal service commercial, office, restaurant, arts, cultural, theatre and tourism businesses. Retention of major anchor tenants and other businesses currently located within the downtown will be critical to short term stability within the Main Street area, as will encouraging new public administration and institutional uses to locate within and/or near the commercial centre.
- Policy DC-3** In the Downtown Commercial designation on the Future Land Use Map, the Development Regulations will provide for a new Downtown Commercial (DC) zone on the Land Use Zoning Map: Permitted uses include: Commercial Land Use Class-All Uses EXCEPT Amusement Park/Attraction, Campgrounds, Resort; Institutional (4.6) EXCEPT Cemetery and Protective and Emergency Services; Discretionary uses include: Apartment building (4.7.5) with commercial on main floor; Townhouse, Public Gathering-Indoor, Light industrial, Personal Care Home-Residential.
- Policy DC-4** Opportunities for improvements to the Main Street downtown business area may be considered through preparation of a neighbourhood level plan or a downtown revitalization plan. Suggested improvements may include a streetscape redesign with an emphasis on the existing pedestrian walking trail and heritage interpretation storyboards, further landscape and tree planting improvements, installation of shade and rest areas, lighting, consideration of a bicycle lane, minimizing individual commercial access locations to improve the safety and walkability of the downtown, and generally greening this major commercial corridor of the community. Gas Tax monies may be a legitimate source of funding for Main Street initiatives.
- Policy DC-5** To achieve a larger square footage of new commercial buildings on development sites, so as to increase the building size to provide for more commercial shopping space for local residents, for potentially more employment opportunities, and for

greater assessed values and higher levels of taxation revenue for the Town, Council will support a comprehensive strategy of intensification of designated DC sites, wherever feasible, through consideration of the minimum and maximum building size and building site coverage standards in the Development Regulations.

Policy DC-6 In review of new commercial developments, Council will consider opportunity for the siting of new buildings closer to the street to provide for a higher level of streetscape appearance, to create a more friendly shopping experience and for the Main Street area, to create a more downtown type of atmosphere, and to place more of the customer parking to the side and rear of the commercial development. It is acknowledged that within the Main Street corridor, due to existing placement of underground infrastructure within the frontage areas of properties, a minimum front property setback of 4 m is required.

Policy DC-7 Consider the preparation of an inventory of available commercial floor area of existing buildings within the Main Street core, and vacant sites for development, so as to be catalogued and updated by the municipality for circulation to prospective tenants, investors and business developers.

Policy DC-8 Apartment building uses will be encouraged on the second storey of buildings and above in the DC zone. Medium and higher density residential projects are encouraged to locate adjacent to the downtown business cores to provide a nearby market audience to the downtown.

7.3.2 NEIGHBOURHOOD COMMERCIAL

Policy NC-1 The role of the two new designated Neighbourhood Commercial designations, as shown on the Future Land Use map, is to promote healthy living and walkability of the community by providing commercial opportunity for personal service and daily shopping needs of residents in the surrounding and adjacent residential neighbourhoods. One designated neighbourhood commercial site is located on Midland Row near Town Hall, replacing the former Commercial General designation; the second site is a new designation for vacant land located at the west end of Midland Row.

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

Policy NC-3 Proposals for new developments in the NC zone shall be considered in context of the design guidelines of the Development Regulations. Commercial uses in residential areas must incorporate design elements of building form, character and scale that are compatible with the existing neighbourhood; provide for quality site landscaping including vegetative buffers to adjacent land uses; consider pedestrian movement to the site and incorporate provisions for bicycle racks; utilize limited and aesthetically designed signage; include Crime Prevention through Environmental Design principles in site and building design; and provide attention to the sensitivity of lighting and noise.

7.3.3 HIGHWAY COMMERCIAL

Policy HC-1 Varied commercial properties that are located either adjacent or within close proximity to the Trans-Canada Highway are designated as Highway Commercial on the Future Land Use maps. The Town recognizes that majority of these sites have the advantage and opportunity of a large site size and high visibility exposure to the travelling public on this primary provincial/national highway corridor, and that water and sewer servicing and access to the TCH represent challenges for land development.

Policy HC-2 The Development Regulations will provide for a new Highway Commercial (HC) zone category with Permitted uses including: Amusement Park/attraction, Campground, Convenience Store, Hotel or Inn, Marina, Motel, Outdoor Market, Restaurants, Service Station; and Discretionary uses, including: Public Gathering – Indoor, Personal Care Home-Residential.

Policy HC-3 The HC designated areas will strive to become highly designed commercial sites to the local street and to the Trans-Canada Highway corridor. Significant design attention to building placement, and massing of building walls, will be required to achieve attractive design to the Trans-Canada Highway. Innovative design features such as colourful façades, or possible murals on building walls, will be considered.

Policy HC-4 Development proposals for HC designated sites will be required to provide substantive information to Council prior to site development occurring, related to site grading and tree retention, storm water management and site servicing, the proposed uses, the proposed site and building layout, site access/egress, proposed parking configuration and fiscal benefits to the Town.

7.3.4 MIXED USE

- Policy MU-1** The area located beyond the Main Street commercial designated area between Main Street and Church Street, including those lands from South Brook to Blue Gulch Brook, shall be designated as Mixed Use on Future Land Use map.
- Policy MU-2** The Development Regulations will provide for a new Mixed Use (MU) zone category where Permitted Uses include: Semi-Detached Dwellings, Apartment building (Mixed use building which allows commercial use at street level and residential above), Business support service, Club and Lodge, Convenience store, General Service/repair, Medical or Dental Clinic, Personal Service, Offices, Restaurant – full service , Retail, Public Gathering Place – Indoor; and Discretionary uses include: Bar, Institutional except Public Gathering Places-Outdoor, Personal Care Facilities Non-Residential, Detached Dwellings, Home business.
- Policy MU-3** The intent of land uses for the Mixed Use area shall be to retain existing detached dwellings, public uses and commercial businesses but to also consider additional opportunities for medium and higher density residential uses such as Semi-detached dwellings, seniors housing, apartment buildings and similar uses to support growth of the Main Street commercial core.
- Policy MU-4** The Mixed Use designation also allows for an appropriate land use planning transition area between the Main Street commercial uses and the industrial designation for lands located to the north of Church Street.
- Policy MU-5** Proposed new developments for medium and higher density residential, and for commercial growth, shall be reviewed with regard to site layout and building, landscaping, signage and parking design in accordance with the general design guidelines of the Development Regulations.
- Policy MU-6** Appropriate infilling and integration of new land uses adjacent to existing detached dwellings shall include considerations of tree retention, landscape treatment, appropriate building placement and lighting in the design of new developments.
- Policy MU-7** The development area located generally between Main Street and Church Street is newly designated as Mixed Use on the Future Land Use Map to reflect its character and role for the continued and future development of Detached dwellings, Semi-detached dwellings, and medium and higher density residential developments, as well as for commercial, office and public uses of land.

Policy MU-8 All commercial, Semi-detached dwellings and medium/ higher density residential proposals shall be subject to review in accordance with the general design guidelines of the Development Regulations.

7.4 COMPREHENSIVE DEVELOPMENT AREAS

Policy CDA-1 There are varied opportunities for Comprehensive Development Area (CDA) designated sites on the Future Land Use map along the easterly extension of the Trans-Canada Highway for potential commercial development for tourism and resort related uses such as hotel and other accommodation developments, and other forms of commercial business growth.

Policy CDA-2 There are three CDAs designated on the Future Land use map: Comprehensive Development Area-Tourism (CDA-T) for tourism-related uses; Comprehensive Development Area-Industrial (CDA-I) for industrial uses, and Comprehensive Development Area-Mixed (CDA-M) for mixed use development.

The Development Regulations will outline three CDA zones that can be applied upon the preparation of the Comprehensive Development Area application:

- i. Comprehensive Development Area-Tourism (CDA-T) where the resort and highway commercial zones of the Development Regulations can apply; This will apply to the Pine Ridge area;
- ii. Comprehensive Development Area-Industrial (CDA-I) where the industrial light zone of the Development Regulations can apply; This will apply to the First Avenue/Church Road site;
- iii. Comprehensive Development Area-Mixed (CDA-M) where the Mixed use zone, RLD and RMD zones and DC and NC zones of the Development Regulations can apply; This will be located at the end of Midland Row, and the area adjacent to South Brook;

Policy CDA-3 Prior to any tree removal, site regrading and/or site development occurring on the designated CDA lands, the following information is to be provided to Council:

- Preparation of a comprehensive site development plan, prepared by a certified member of the Canadian Institute of Planning (MCIP), that essentially represents a small municipal plan for the subject area. The site development plan is to provide information to the Town on how the majority, if not the entirety of the CDA is to be developed, including information on identification of environmentally sensitive lands, tree retention and replanting, and efficient use of the land base.
- The development applicant shall additionally provide to the Town site development detail on the proposed land uses including attention to

proposed land and commercial business uses, proposed building improvements and their likely assessed values, , proposed land uses beyond commercial and tourism focused that may include potential medium and higher density residential, employment generating land uses and public uses.

- The applicant is to further provide to the Town engineering information on proposed site access and egress from the Tran- Canada and including the internal road network and how sewer/water servicing is to be provided. If piped services for water and sewer are not proposed to be provided, Council may entertain a proposal for a drilled well of sufficient quality and quantity in accordance with the Canadian Drinking Water Standards, and as approved by Services NL. Council may also consider installation of an alternate septic disposal and treatment system such as the Blivet or Abydoz models, as approved by Services NL and as maintained and operated by the site developer/property owner in accordance with an agreement with the Town.
- Site analysis for the CDA designated locations are to further evaluate how the proposed roads for the site will add to connectivity of adjacent parcels of land and to the existing road system, and what parks and open space provisions and connective pedestrian trail linkages to a community wide pedestrian mobility system will be provided.
- Other community planning issues for the site developer to address will be determined by Council.
- Following preparation and submission of a MCIP certified site development plan, Council will review and consider the proposed development for the CDA lands.
- If endorsed by Council, or approved in principle with varied revisions, the CDA proponent is make rezoning application to the Town for rezoning of the subject lands for the intended land uses.

7.5 TOURISM POLICIES

- Policy TO-1** The Town will continue to build upon the local strengths of tourism through arts, cultural, and heritage events and attractions, Pasadena’s natural environment and recreational lifestyle amenities such as the trails of the Nordic Club, and water-oriented opportunities related to the waters of Deer Lake.
- Policy TO-2** The Town will place emphasis on development of potential new tourism destination assets that may include a Deer Lake waterfront marina and additional pedestrian trail linkages as part of a comprehensive community wide pedestrian walking trail system.
- Policy TO-3** The Town shall consider opportunities to increase the number of tourism accommodation rooms in the community through targeted marketing for a new hotel, through encouragement of bed and breakfast operations and potentially via a hostel as a re-use of former public buildings for a church, school and similar uses.
- Policy TO-4** In the absence of a lack of local tourism accommodation choices in Pasadena, the Town will continue to target the regional audience and short-haul tourism markets as the primary market audience for tourism events.
- Policy TO-5** The Town will assess opportunities to expand and enhance local opportunities for niche markets such as ecotourism through community partnerships to profile natural trails at the Nordic Centre, and for possible enhanced water-oriented uses such as a kayak tour company locating on Deer Lake.
- Policy TO-6** The Town will explore and promote opportunities for Pasadena to become more actively involved as a possible film industry location.
- Policy TO-7** The Town will consider options to expand and schedule additional one-two day special events throughout the year to generate tourism interest in Pasadena and to add to community pride. Such events could range from a new ½ marathon or triathlon on a summer weekend or pursuing an annual folk festival concert or a ‘deep in the winter’ music series.
- Policy TO-8** The Town will be cognizant of, and anticipate the changing demographics of an aging society, and consider the needs of the older traveler in local tourism development.
- Policy TO-9** A Resort designation will be set out on the Future Land Use map and a Resort zone will be established on the Land Use zoning map of the Development Regulations to encourage the development of tourism-related services, including

Permitted uses: Resort and Campground and associated accessory uses; and
Discretionary uses: Club and lodge, Outdoor Market.

7.6 EMPLOYMENT GENERATING INDUSTRIAL LAND POLICIES

Policy IND-1 The ICSMP Future Land Use map identifies an Industrial designation for varied properties for future Industrial use, including the following sites:

- Industrial developed lands on Stentafor Avenue;
- Vacant lands located to the north of Church Street, and to the west of Stentafor Avenue and Blue Gulch Brook;
- Lands located east of 1st Avenue and to the north of Church Street;

All of these business park types of industrial designated lands (listed above) shall be fully serviced with municipal water and sewer and provide for management of stormwater drainage.

Policy IND-2 Non-serviced industrial land development is also viable on the industrial designated lands located on North Harbour Road.

Policy IND-3 Preferred new industrial businesses include those that are job intensive, provide for higher intensity use of land, are potentially knowledge-based and of high technology, and are non-polluting.

Policy IND-4 To ensure the goals of expanded local employment, increased building values, and superior design with new industrial developments are achieved, Council will identify through the Development Regulations prohibited uses that do not add great value to the community.

Policy IND-5 Strata multi-unit industrial developments will be encouraged to accommodate local contractors, and small assembling users.

Policy IND-6 To pursue the objective of securing larger industrial building improvements on new development sites, so as to increase assessed values and taxation revenue to the Town, and to help increase the number of employment opportunities, Council may consider supporting site intensification requirements, such as increased minimum building site coverage, restricting the amount of outside storage, establishment of a minimum property size for subdivision of a serviced site, establishment of larger minimum parcel sizes for industrial uses with possible off-site impacts; and, consideration of the use of non-serviced parcels for industrial users which do not require full servicing.

Policy IND-7 Development conditions regarding outside storage areas of new industrial sites in the Church Street business park area in the Industrial Light zone shall be

encouraged to not exceed 15% of the floor area of their principal industrial building; outside storage is intended to be only permitted upon review and approval by Council of a professionally prepared landscape design plan for the property so as to screen and obstruct the storage use from public view. Such landscaping must be installed as a condition of a business license to operate at the said location.

- Policy IND-8** Council may explore potential incentives for encouraging owners of vacant or underutilized, designated industrial lands to subdivide their properties, or to build additions or additional buildings on-site to facilitate intensification of industrial lands.
- Policy IND-9** Council may consider private sector partnerships to assist in the development of new industrial lands through such initiatives as extension of municipal services.
- Policy IND-10** Council may consider relaxation in site design by reducing the building setback distances to front lot line to facilitate more attractive streetscape design of industrial locations.
- Policy IND-11** The Town shall strive to minimize land use conflicts by planning developments of new industrial sites to be located away from established residential neighbourhoods, and to be designed effectively when in close proximity to residential uses. Increased separation setbacks and landscape requirements through the design review approval process may apply.
- Policy IND-12** The Town shall initiate closer business relationship networks with the local industrial sector, as a means to keep informed of local business needs and changing requirements.
- Policy IND-13** All industrial development sites shall pave their parking and egress/access areas, or otherwise provide for a durable and dust free surface such as concrete.
- Policy IND-14** Council may be receptive to review proposals to create ‘live-work’ industrial studios and workspaces in the Industrial Light zone, by devising a new accessory use to allow for accessory residential dwelling units, or for accessory employee residential use, where such dwelling units are no greater than 139 square metres in area size, are located on the second storey of an industrial building, and with provision for significant landscape treatment and amenity open space on the site.
- Policy IND-15** The Future Land Use map of the ICSMP will indicate an Industrial designation; and within the Industrial designation the Development Regulations will provide for the following Industrial zones:

- i. **Industrial** zone which will allow for a range of industrial uses as Permitted uses, including: Industrial – General, Industrial-Light, Industrial-Mall, Contractor-General, Composting Facility, Protective and Emergency Services, Custom Manufacturing Service, Solid Waste Recycling/Disposal/Composting Site, Autobody shop, Automotive repair shop.
- ii. **Light Industrial** zone which will allow for the following range of uses, as Permitted Uses: Industrial-light, Industrial-Mall, Custom Manufacturing Service, Protective and Emergency Services; and as Discretionary uses: Solid Waste Recycling/Disposal/Composting Site.
- iii. **Industrial Rural** zone which will allow for the following range of uses, including, as Permitted Uses: Industrial – General, Industrial-Heavy and Hazardous, Natural Resource-related Industries, Contractor-General, Composting Facility, Natural Resource-Related Uses, Protective and Emergency Services, Veterinary Clinic; and as Discretionary Uses: Energy Generation Facilities, Salvage/scrap yard.

8.0 COMMUNITY AND PUBLIC USES OF LAND

8.1 INTENT

Lands for a diverse array of community uses are designated Public Use (PU) on the ICSMP Future Land Use maps to support the location and development of a variety of public land uses to serve the assembly, civic, cultural, spiritual, recreational, health care and educational needs of the community. Indicative designated areas for public uses include the Town Hall, the five churches within Pasadena and related cemeteries, the elementary and high schools, the Mines and Forestry offices and the Canadian Forestry Field Station.

Public Use lands represent essential community blocks to provide for a more complete and sustainable community.

8.2 PUBLIC USE POLICIES

- Policy PU-1** The ICSMP Future Land Use map designated the Public Use for varied community uses such as government offices, schools and churches, and related facilities.
- Policy PU-2** The Development Regulations provides a definition of Institutional uses which will apply within the Public Use (PU) zone category to provide for the varied educational, cultural, religious and governance community uses.
- Policy PU-3** In the Public use zone, Permitted Uses include: Institutional/Public Uses EXCEPT Crematoria; and Discretionary uses include: Club and lodge, Outdoor Market, Marina, Crematoria associated with funeral home.
- Policy PU-4** Council shall require that all public uses have adequate vehicular and pedestrian access to the site and provide for safe and efficient traffic and pedestrian flow. Adequate off-street parking shall also be provided in accordance with the requirements of the Town's Development Regulations.
- Policy PU-5** No new Public Use lands are designated by the ICSMP Future Land use maps. With an Amendment to the ICSMP and Development Regulations, Council may consider future sites for Public Use provided that they are strategically located, and fully serviced properties, that allow for a 'right fit' into the adjacent neighbourhood through consideration of the size and intensity of the proposed community use, proposed design of buildings and site landscaping, impacts of traffic volumes to and from the site, and minimizing the conversion of commercial and employment generating lands for such public uses wherever feasible.

9.0 PARKS, RECREATION, OPEN SPACE AND CONSERVATION LANDS

9.1 INTENT

Parks and recreation, open spaces, and conservation of environmentally sensitive lands are critical building blocks to a successful and sustainable community. Much like streets and sidewalks, water and sanitary sewer lines, police and fire, and public works, parks, recreation and open spaces are an integral part of the municipal infrastructure. Parks and recreation lands also provide an important role in active living pursuits to address healthy lifestyles, provide for aesthetic value, serve as respite from the built environment, and through conservation efforts to preserve the natural environment. As a result, an equal level of consideration and commitment of the Town's budgetary resources are warranted to ensure environmentally valuable lands are protected, and that land use planning for required park and open space areas acquisition, their subsequent development and construction, operation and maintenance, and related programming services, are responsive to local needs.

Residents of Pasadena are fortunate to live amidst a vast natural area of forested hillsides, rivers, streams, and natural open spaces, adjacent to the shores of Deer Lake, and within the outdoor paradise of western Newfoundland and Labrador. Within Town, the community has a varied and dispersed inventory of developed sports fields and recreational facilities, including the recent Pasadena Place multi-purpose facility, public access to Pasadena Beach, and a number of new smaller tot-lot parks. The Town has also played a significant role in the development of the community's existing pedestrian trail system. Overall, these parks and recreation resources respond favorably to the traditional recreation and leisure needs of local residents and visitors to the community.

From a sustainable perspective and in light of recent residential subdivision development and population growth, there appears to be a need to assess the utility and function of the Town's parkland spaces, and determine priority park and open space locations, identify less successful park areas, and determine where to best allocate future resources. As important is the need to evaluate the emerging recreation requirements of aging local residents such as seniors and provide for amenities such as safe walking routes and trails within natural areas.

While the Town has previously had a Parks and Recreation Master Plan prepared for the community, the findings and recommendations of this study should be revisited to confirm the Town's current vision for parks and recreation planning for the community.

The following policies outline issues for consideration by Council for management of its open spaces, natural areas and parks and recreation amenities.

9.2 PARKS, RECREATION, OPEN SPACES AND CONSERVATION LANDS POLICIES

- Policy ROSC-1** Council shall strive to protect and preserve environmentally sensitive, flood risk areas identified by the Provincial Government, and valuable lands including all primary watercourses and river valleys of Pasadena, except for those flowing through the Protected Watersheds, by designating these lands as Conservation on the Future Land Use map;
- Policy ROSC-2** All municipal owned parklands and recreational facilities, are designated Open Space/Recreation on the ICSMP Future Land Use maps in order to provide quality passive and active parks, recreation and open space opportunities and choices for local residents and visitors. In the Development Regulations, the Open Space/Recreation zone will be created in the Open Space/Recreation designation and the Permitted uses include: Public Gathering Places – Outdoor, Open space, parks and Trails, Environmental Protection area, Sport and recreation facilities; and Discretionary uses include: Campgrounds, Marina, Restaurant, Outdoor Market.
- Policy ROSC-3** The Conservation designation has been applied to lands within 15 m to all streams, lakes and ponds and sensitive corridors will be zoned in the Development Regulations as Conservation. The Conservation designation shall be 20 m in width from the Blue Gulch Brook. Within the Conservation designation on the Future Land Use map of the ICSMP, the Land Use zoning map of the Development Regulations will indicate a Conservation zone where permitted uses include conservation uses, and discretionary uses include campgrounds, marina, restaurant-mobile takeout and vendor and outdoor market all subject to the Water Resources Management Division approval under the “Policy for Flood Plain Management”.
- Policy ROSC-4** No land or building development is intended to occur within those areas of Pasadena to be zoned as Conservation, except for well-planned and sited pedestrian walking trails, flood protection facilities, and other uses that conserve soil, vegetation and tree canopy cover, and protect fish and wildlife habitat. The previous policies of this Plan that pertain to management of flood risk also apply.
- Policy ROSC-5** Active and passive land use activities of playgrounds, parks, sports fields, tennis and basketball courts, the skate-park, the volleyball courts at Pasadena Beach, recreational facility buildings, pedestrian trail linkages and similar open spaces and natural areas are permitted to locate within the Open space/Recreation zone.

Policy ROSC-6 The existing pedestrian walking trail system adjacent to Main Street and up to Midland Row, including trail entry locations, is recommended to be mapped and serve as the basis for a potential new land use designation on the ICSMP maps that will convey the proposed routing location for a future community wide and connective pedestrian mobility system to be developed and connected throughout the developed urban residential area of the Town, and to the shoreline of Deer Lake.



Policy ROSC-7 The T’Railway Provincial Park is identified on the Future Land Use mapping and the Land Use zoning mapping of the Development Regulations and the requirements under the *Provincial Parks Regulations* under the *Provincial Parks Act* shall apply.

9.2.1 POLICY OPPORTUNITIES FOR PARKS, RECREATION, OPEN SPACES AND CONSERVATION LANDS

Policy ROSC-9 The Town shall consider a review and assessment of the current inventory supply of all municipal owned improved park lands and facilities. The status of the hierarchy of recreational needs standards for the community may then be evaluated in consideration of current population and age group levels, recommendations from the previous recreation master plan, current open space desires of local residents, budgetary capacity of the Town and the existing parkland inventory when compared to the outlined community planning ‘best practices’ standards, as follows:

- Local and neighbourhood parks – 1.0 hectare of land per 1,000 residents;
- Community sports fields and other – 1.2 hectare of land per 1,000 residents;
- Municipal-wide recreation areas – 4.0 hectare per 1,000 residents.

Where deficiencies exist between the level of population in the community and the amount of actual parkland provided, the intent is for future parks planning to consider bridging these gaps.

Policy ROSC-10 The Town seeks to become a more healthy and active community through recognition of the health-related benefits of active living for local residents and acknowledge that walking for exercise is the number one activity for community residents within Canada. Town Council shall support the ICSMP plan policies to

work towards development of a comprehensive and connective community wide pedestrian walking trail system.

Policy ROSC-11 To advance the community trail network, Council shall consider pursuit of the following tasks:

- To continue work with the Trails Committee and to expand its community representation membership;
- To identify and map the comprehensive pedestrian mobility trail network, including trail connections and linkages from varied residential neighbourhoods, recreation centres as located on 10th Avenue and from commercial areas, commencing from the general area of the Pasadena Ski and Nature Park and through the developed urban residential area via the designated river valley Conservation zoned lands to the most feasible public access lands at the Deer Lake shoreline;
- To document private property lands, or portions thereof, that may be required to be purchased to develop the trail network. Utilize the assessed values of identified lands to be acquired as a potential property purchase estimate. Consider the feasibility of preparing a Community Amenity Fee based upon the total acquisition lands estimate cost and projected future population growth, to be applied on new building permit applications or on a per lot basis for new residential subdivisions, as a financial mechanism to help pay for future open space needs;
- To pursue acquisition of strategic trail-way lands as part of the review and approval process for all new residential subdivision, residential building permits and other land developments;
- To encourage local service club organizations' involvement in the community trail system development and to invite local residents' participation as environmental steward volunteers with the trail network planning and development;

- To seek funding assistance from the provincial and federal governments on the basis of healthy community and active mobility values to help develop the trail system, varied interpretative local history and recreational user storyboards, trail system amenities of prominent trail entry locations, rest park benches, refuse receptacles, and lighting where appropriate;
- Assign construction phase stages and timing to varied segments of the trail development; and,
- Commence development of phase one of the community wide pedestrian walking trail system.



Policy ROSC-12 Throughout the ten-year planning period of this ICSMP, the Town through its recreation department, will identify additional walking trail system opportunities throughout the community on the basis of developing linkages from new residential neighbourhoods to expanding recreational facilities, other newly developed community amenities and shopping locales.

Policy ROSC-13 Council may consider options for sharing municipal upkeep of pedestrian walking trails at specific locations to neighbourhood and stewardship groups under 'Adopt a Park' and 'Adopt a Trail' agreements.

Policy ROSC-15 The Town will explore, in consultation with local bicycle riders and advocates, opportunities to identify and implement a safe bicycling network within the community.

Policy ROSC-15 Explore the feasibility of identifying key locations within the community such as at the Trans-Canada Highway entrances/exits to and from the community, and the Main Street commercial corridor, for continued and ongoing use as attractive, low maintenance decorative parks to enhance the attraction and physical appeal of the community.

Policy ROSC-16 The Town may consider the preparation of a Rural areas recreation study to provide for orderly and coordinated recreation and open space use of these lands.

9.2.2 PARKLAND ACQUISITION STRATEGIES

Policy ROSC-17 In accordance with the provisions of Section 37 of the *NL Urban and Rural Planning Act, 2000*, Council shall utilize a 10% parkland or cash-in-lieu of parkland, or a combination thereof, for all future subdivision developments as the primary means to dedicate land for parks and open space public use. The collected funds for parkland and open space should be targeted to the priority list of open needs for the community.

Policy ROSC-18 Council may consider the use of the new Community Amenity Fee and/or preparation of a Development Cost Charge for parkland as additional potential funding source to acquire and develop local park property.

Policy ROSC-19 The Town may promote a bequeath and donations program for local residents to fund park infrastructure amenities such as park benches and tree plantings.

9.2.3 PARKLAND DEVELOPMENT

Policy ROSC-20 The Town may develop new parkland equipment standards to meet the changing requirements of residents of all age groups within the community, including potential retrofitting of specific park sites to provide for low impact exercise equipment for seniors. The planting of trees will be encouraged at all municipal park sites and open space amenity locations.

Policy ROSC-21 The Town will consider the requirements of disabled and other special needs persons when planning for parkland and recreational amenities, including provision for hard surfaces for wheelchair access ramp for physically challenges persons to access park spaces, appropriate access to recreational buildings such as through larger and automatic entry entrance doors, and to address other similar needs.

Policy ROSC-22 The practice of developing small tot-lot parks within new residential subdivisions should be discouraged in favour of developing a new and larger neighbourhood area park, consisting of varied open space amenities, at the western end of Midland Row, as designated on the ICSMP Future Land Use Map.

Policy ROSC-23 The Town will explore opportunities to engage residents from adjacent neighbourhoods for their input on park design whenever a new park is to be developed. Utilize Crime Prevention through Environmental Design principles in the design of parks and trail systems.

Policy ROSC-24 The Town shall retain the current limited public access to Deer Lake at Pasadena Beach and through the former Rod and Gun Club property.

Policy ROSC-25 The Town shall assess future opportunities to secure enhanced public access to the Deer Lake shoreline through development application approval review and consideration of private waterfront lands, and where feasible, when private lands are offered for sale at strategic locations on the Deer Lake shoreline.

Policy ROSC-26 The Town will continue to evaluate and consider a potential waterfront development for a marina or similar facility at the former rod and gun club property.

Policy ROSC-27 The Town is cognizant of the need to provide for a community linkage to support the intent of the former NL 'Trailway through the community.

Policy ROSC-28 Council may consider hosting a meeting with local user groups for All Terrain.

Vehicles (i.e. ATV) and other motorized vehicles to explore feasibility of developing a dedicated trail route and code of conduct policy for ATV users. Potential issues to be discussed include location of trails (sharing right-of-ways), staging areas for loading/unloading of ATVs/snowmobiles and associated parking.

10.0 SUSTAINING LOCAL ARTS, CULTURE AND HERITAGE

10.1 COMMUNITY PLANNING INTENT

Celebrating what is historically, culturally and artistically significant to Pasadena is an important part of retaining community identity and celebrating community pride. Arts and cultural events, and initiatives such as the Town's historic storyboard sign displays, and annual celebrations showcasing the local agricultural sense of place, help to define Pasadena and assist to bring tourism visits to the community.

Older buildings within the community such as the A. Watton & Son illustration shown below represent an important heritage resource.



Such structures help to distinguish Pasadena as unique when compared to other places. With heritage building demolition, a key economic driver is lost as heritage attracts tourists. According to the Canadian Tourism Commission, there are 34.5 million American and 2.5 million Canadian 'heritage tourism enthusiasts. A huge part of the evolving nature of the very competitive tourism market is to focus on the customer and provide the experiences they are seeking. At times, this will entail community investment in tourism assets.

In other words, heritage, arts and culture have sustainable linkages to the local economy, and to the social pillar of sustainability, in the manner these local assets help to create positive effects on local perceptions of community trust, place belonging and place quality.

What appears to be occurring however is that a number of individual organizations and facilities within the community coordinate their own programming, without an overall arts, cultural and heritage vision, or sense of direction for the community? This approach provides a level of success for tourism interest, adds to community pride and contributes to a degree of local economic development, but does not fulfill the mandate of creating and establishing an ongoing and sustainable arts, culture and heritage framework, and maximizing potential benefits for the local tourism sector.

The following policy statements provide options for Council's consideration of local heritage, arts and cultural assets assuming a more visible part of Pasadena's future sustainable character.

10.2 HERITAGE, ARTS AND CULTURE POLICIES

10.2.1 HERITAGE

- Policy HAC-1** The Town may consider preparation of an inventory listing of all local heritage resources buildings, places and properties, and any known archaeological sites.
- Policy HAC-2** The Town will invite a staff member from the provincial Heritage Branch to give a presentation to Council on provincial heritage legislation and provide case study examples of what other communities in the province have been able to achieve with heritage preservation.
- Policy HAC-3** Prior to consideration of potential formation of another Advisory Committee to Council on heritage issues, Council may consider preparation of a succinct terms of reference and role for a new Arts, Culture and Heritage Advisory Committee of Council, to be comprised of varied representatives from the local arts, culture and heritage community.
- Policy HAC-4** The Town will continue the practice of naming new streets in residential and other subdivisions after historic pioneers of the community by formalizing a Street Naming Policy with a listing of new street names to originate from one of three residents' groups, as follows:
- Early pioneers of Pasadena;
 - Native sons and permanent residents who were killed in either World War I or II;
 - Prominent local residents who made a significant and lasting contribution to the community.

Policy HAC-5 The Town will evaluate options for the continued development of a community wide historic signage program resources.

10.2.2 ARTS AND CULTURE

Policy HAC-6 Council shall recognize the value of local aboriginal community and their cultural diversity and foster a cooperative working relationship with first nation peoples.

Policy HAC-7 The Town will explore opportunities with local school representatives, community groups and other interested parties to develop arts and cultural programs for the schools, for youth and others.

Policy HAC-8 The Town may consider a term of reference for developing a Public Art Program in Pasadena that would include the management of mural paintings on strategically located building walls in the community, and the development for public display of public art pieces within the Main Street commercial core.

Policy HAC-9 The Town will encourage permitted uses for working artists and studio space in the Main Street downtown business area, and market opportunities for associated arts businesses such as galleries, picture framing businesses and local first nations wood carvings.

Policy HAC-10 As the community expands its arts, culture and heritage sense of place, the Town will consider preparation of an initiative to encourage NL and other artists to settle in Pasadena and build businesses and establish strong arts and cultural linkages in the community.

Policy HAC-11 The Town will encourage higher levels of immigration to Pasadena to strengthen the multi-cultural character of the community, and to strengthen the local economy. The Town may additionally consider the establishment of a Sister-City relationship with a similar sized international local government and community.

Policy HAC-12 As population growth continues within the community over the ten-year planning period of the ICSMP, Council will evaluate options to expand the floorspace area size of local library to meet local needs.

11.0 SUPPORT FOR AGRICULTURE

11.1 THE IMPORTANCE OF LOCAL AGRICULTURE

There is increasing concern that the agricultural land base and our future food security is vulnerable. Issues including the loss of arable land to support population growth and other non-farm land uses, the province's dependence on food imports, rising food costs, climate change and global economic instability elevate this concern.

Many suggest that we should re-localize our food systems and shorten the supply chain that brings food from the producer to the consumer. Local food systems result in social benefits of increasing our local food self-reliance while improving nutrition and food safety. A strong local agricultural sector additionally strengthens the local economy by creating jobs and business opportunities. Agricultural lands also help to build community by preserving open spaces and environmental features.

In this context, the agricultural land base of Pasadena is viewed as asset to the community and to the entire Humber Valley region, and beyond. The Town through the Integrated Community Sustainability Municipal Plan is a strong advocate of protecting and preserving local agricultural lands and supporting the local agricultural sector.



Lands for Agricultural use are designated as AG on the ICSMP Future Land Use Maps. The overall intent of this Plan is to protect agricultural lands from conflicting uses of land, to provide supportive land use planning policies for the local farm community, and to provide existing farm operations with the assurance that they can continue to operate through the agricultural designation and companion land use zoning provisions.

11.2 AGRICULTURAL POLICIES

11.2.1 LAND USES

- Policy AG-1** The ICSMP Future Land Use maps designates land as Agriculture, including areas of varied existing farms and agricultural lands located generally to the east of the community and situated on the south side of the Trans-Canada Highway. An additional Agricultural designation is located to the south of Wildwood Place.
- Policy AG-2** The Development Regulations will introduce a commercial agricultural definition for the new Agriculture (AG) zone category to provide for the varied farmland activities, buildings and structures, and accessory uses required to support the local farming industry.
- Policy AG-3** Agricultural designated lands are intended to be large size, unserviced properties that allow for a range of uses from farm residences and provision for accessory employee residential dwellings, to barns and livestock, farm animals and processing operations. Farm gate retail sale of agricultural goods and vegetables is supported.
- Policy AG-4** In the Development Regulations an Agriculture zone will be created within the Agriculture designation; Permitted uses include: Commercial Agriculture; and Discretionary uses include: Natural resource related uses – directly related to agriculture only, Energy Generation Facilities, Light industrial – micro-distillery only.
- Policy AG-5** Council supports the land use management approach to not permit development within the Agricultural designation unless such development is directly connected with, or complimentary to, agriculture or the proposed use will not adversely affect the existing or potential use of land for agricultural purposes.
- Policy AG-6** Non-farm residential and other dwellings shall not be permitted on Agricultural designated lands without submission of a rezoning proposal from a professional soils or agriculture specialist report and recommendations being submitted by the applicant to the Town for review. Approval from the Province will also be required.

11.2.2 MANAGING LAND USE CONFLICTS

- Policy AG-7** Council shall work with the Land Resources Stewardship Division of the Department of Fisheries and Lands Resources with respect to conformance with the *Farm Practices Protection Act, 2001*. This will help to minimize the potential for land use conflicts from non-farm land uses being developed in close proximity

to existing agricultural operations, particularly livestock and poultry confinement operations. New development proposals will be assessed from the perspective of their proposed land use, intensity of use, proposed interface area to agricultural lands, their potential impact upon the agricultural land base, existing farm operations and adjacent land uses, and other localized influences.

Policy AG-8 New residential developments, but not including farm dwellings, shall maintain a minimum separation distance of 600.0 metres, from existing livestock operations. New livestock operations are to maintain a minimum separation distance of 600.0 metres from existing residential developments.

Policy AG-9 New provincially established buffers may be additionally be established for livestock and poultry operations based upon factors of the size of the operation, the land use pattern of the neighbourhood area, the type and volume of manure and the intensity of the operation.

Policy AG-10 The ICSMP Future Land Use map and the Land Use zoning map of the Development Regulations will show as an overlay the 'Agricultural Development Area' designation under the *Lands Act, 1990*. The Council will work with the Land Resources Stewardship Division to ensure that future development is consistent with the overall objectives of the 'Agricultural Development Area' designation under the *Lands Act, 1990*.

11.2.3 RIGHT-TO-FARM

Policy AG-10 Council will consider support for local initiatives for 'buy local farm produce' and for new roadway signage that promotes 'right to farm' to assure the capability of local farmers to utilize tractors and equipment/ machinery on local roads to travel from one farm property to another as an essential component of local farming.

11.2.4 AGRICULTURAL LANDS REVIEW

Policy AG-11 Following adoption, registration and enactment of the ICSMP, Council shall consider an invitation to representatives of the Land Resource Stewardship Division of the Department of Fisheries and Lands and local farm owners and operators to an information meeting of Council to discuss local agricultural challenges and opportunities.

Policy AG-12 During the short term period of this Plan, the Town may seek the assistance of the Land Resource Stewardship Division of the Department of Fisheries and Lands to undertake a comprehensive review and assessment of designated and other potential agricultural lands on the basis of soil capabilities, drainage, existing and adjacent land uses, current and proposed land development patterns, land use recommendations for lands adjacent to agricultural lands, and other considerations to determine the most optimum agricultural land use planning approach for the future of farming in Pasadena, and within the Humber Valley region.



12.0 THE RURAL LAND BASE

12.1 PLANNING INTENT

Varied generally undeveloped locations within the more southerly and easterly detached areas of the community are designated as Rural on the ICSMP Future Land Use Maps.

The Rural designation recognizes the importance for conservation, habitat preservation, and outdoor recreational and open space initiatives, as well as for natural resource-based activities of forestry and to a lesser extent through consideration for mineral working and other general and light industry resource operations, as well as for a limited number of other discretionary uses.

Urban residential expansion and encroachment into the rural designated areas will be minimized wherever possible to reduce the potential for loss, fragmentation, and degradation of the natural habitat, to preserve the natural character of the community, to sustain continued opportunities for resource based activities, and to adhere to an urban serviced area land development framework of growing the community into a more compact and connective community.

From a longer-term community planning perspective, urban area expansion into the Rural designated land areas, particularly to the east along Midland Row, and potentially to the south, within the designated CDAs, may occur at some future juncture. Council will consider such urban expansion proposals on a case by case basis and use its discretion accordingly.

Lands designated as Rural shall be zoned on the Zoning Map as Rural (RUR), with land use and development terms and conditions requirements for this zone outlined within Schedule C of the Development Regulations.

12.2 RURAL LAND AREA POLICIES

Policy RUR-1 The ICSMP Future Land Use map designated as Rural, varied undeveloped natural lands located generally to the east and south of the built-up part of the community. All lands within the Pasadena Planning Area not included within any other land use designation are designated as Rural.

Policy RUR-2 On the Land Use zoning map of the Development Regulations will have a Rural zone which will have Permitted uses including: Conservation-All uses, Public Gathering Places-Outdoor only related to tourism, Campgrounds; Commercial Agriculture, Cemetery, Residential: (1) Detached dwelling only in association with a primary use; and Discretionary uses including: Forestry Activities provided that no forestry activities that will affect the Town viewscape, such as clearcutting the top of the hills in the back of Pasadena that is visible from throughout the Town, will be permitted without approval of Council, Mineral Exploration-development,

Mineral Working, Petroleum exploration, Industrial-Light, Energy Generating facilities.

Policy RUR-3 Council supports the land use management approach to not permit urban residential expansion and development within the Rural designation unless such development is deemed beneficial to the community and cannot be readily provided for in other locations of the community. As all development will need onsite water and sewer services, it must meet the requirements of Service NL in terms of lot size and siting.

Policy RUR-4 Through the life of this ICSMP, Council may proceed to designate several scenic natural areas as Rural to more effectively protect important and significant viewscape locations for the community.

Policy RUR-5 The Development Regulations will address environmental and land use issues in relation to mineral exploration and mineral working, including the separation buffer surrounding Mineral Working locations within the Planning Area (as shown on the Future Land Use mapping and Land Use zoning mapping). The buffer is intended ensure that Mineral Working operations are protected from encroachment by non-compatible uses, which can, over time, contribute to conflict and possible public health and safety issues.

12.3 RESOURCE LAND USE ACTIVITIES

Policy RUR-5 Council shall require that any proposed resource and exploration activities respect the Town's objectives for environmental protection, scenic preservation, recreation areas, and municipal watershed protection.

Policy RUR-6 Council shall not support resource activity proposals of mining, forestry, quarries and petroleum exploration that in Council's opinion may adversely affect areas that are environmentally sensitive or that are not conducive to development for aesthetic reasons. Examples of unsuitable lands for development may include areas of steep or unstable slopes, visible treed hillsides, geologically unstable areas, locations adjacent to the protected water supply areas, or adjacent to wetlands, watercourses and ravines. In such locations, protection and preservation measures rather than development will take priority.

Policy RUR-7 The Town shall strive to work closely with varied provincial departments and branches in the review of forestry, resource development and exploration proposals, and shall request a presentation to Council by provincial department representatives to clarify the intent and detail of any specific resource proposal, application or referral. The ICSMP Future Land Use map and the Land Use zoning

map in the Development Regulations will include overlays required to protect Provincial interests as identified on the Provincial Government Land Use Atlas such as referral buffers for quarry sites, a Waste Management sites, the Protected Road Zoning Regulation Building Control lines, and identifying the Agricultural Development Area.

Policy RUR-8 Council shall require that the extraction of natural resources be carried out in a manner so as to protect existing land uses and environmental and scenic resources throughout the Planning Area. To this end, minimum separation distances and buffering requirements will be implemented between pits and quarries, forestry and mining operations, and similar resource activities and nearby uses such as residential areas, public highways and streets, and watercourses; the details of these requirements are outlined within the Rural zone discussion of the Town’s Development Regulations.

Policy RUR-9 Council shall require proposals for new aggregate operations, forestry proposals, mining and petroleum exploration to be assessed by the proponent and by the Province for potential impacts on environmental and scenic resources and existing nearby land uses, and where impacts are identified, the proponent shall adequately address remedial management strategies to the satisfaction of Council. To minimize potential impacts such as erosion, drainage and silt build up on the protected waters supply areas, Council may require specific conditions to apply to proposed resource development activities.

Policy RUR-10 Council shall establish standards in the Development Regulations aimed at reducing the potential impacts of all resource activity operations on surrounding built-up areas and environmentally sensitive areas, and may:

- (a) Restrict resource development in locations that are normally exposed to public view such as near high traffic roads and residential areas;
- (b) Establish minimum separation distances from existing and proposed residential areas, roads, and other built-up areas;
- (c) Establish minimum setbacks from watercourses, wetlands, steep slopes, and other environmentally sensitive areas;
- (d) Establish restrictions on resource activity operating schedules; and
- (e) Establish conditions for site management, upkeep, and site reclamation and rehabilitation.

13.0 PROTECTED WATER SUPPLY AREAS

13.1 INTENT

There are four protected water supply areas located within the Town of Pasadena's planning area, as identified on the ICSMP Future Land Use map 2, and as indicated as follows:

- Pasadena's water supply source of the Blue Gulch watershed;
- The Transmission Pond protected water system as the Town's backup water supply;
- Pynn's Brook water catchment area; and,
- Humber Canal Protected Water Supply which provides water to the Town of Deer Lake and to the Deer Lake power plant.

These designated natural areas represent significant sensitive domestic water drinking sources and are to be protected from adverse impacts from adjacent land uses.

13.2 PROTECTED WATER SUPPLY AREA POLICIES

- Policy PW-1** There will be a Protected Water Supply designation on the Future Land Use map of the ICSMP which reflects the designations established under the *Environment Act, 2002*. There will be a Protected Water Supply zone on the Land Use zoning map of the Development Regulations.
- Policy PW-2** Permitted uses include those in the 'Policy for Land and Water Related Developments in Protected Public Water Supply Areas' administered by the Water Resources Management Division, Government of Newfoundland and Labrador. These permitted uses may include: Environmental Protection, Cottage, Forestry, Natural Resource Use, Commercial Agriculture, Conservation uses.
- Policy W-3** In review of proposals for development or work adjacent to or within the Protected Public Water Supply Areas, the proponent must comply with the requirements of the NL Water Resources Management Division and obtain a permit under Section 39 of the Water Resources Act.

14.0 WIND TURBINES

14.1 INTENT

In recognition of the emergence of alternative sustainable energy sources, the ICSMP provides for well-regulated opportunities for both private and commercial installations of wind turbines as a means to generate domestic power for household use and for sale on the provincial power grid. The Development Regulations detail the regulatory requirements for varied intensity of use of wind turbines on the basis of property size, height of turbines, amount of power generation and other considerations.

14.2 ENERGY GENERATION POLICIES

- Policy EG-1** Energy generation is considered a Discretionary use in the Industrial Rural zone, Agriculture zone and Rural zone. All development proposals for private property and commercial operation of wind turbines shall meet applicable Federal and Provincial regulatory requirements, in particular those regulations applying to public safety and environmental concerns.
- Policy EG-2** The required large lot size area, setback requirements, the height of wind turbines and other siting requirements shall be specified by the Development Regulations.
- Policy EG-3** The development of a non-commercial, private wind turbine(s) on a lot shall be for the primary use of the property owner. Electricity produced shall address the consumption needs of buildings and facilities located on the subject property. Surplus electricity shall be secondary in nature to the primary use and may be connected to the local power grid for the purpose of selling surplus power.
- Policy EG-4** The development of a wind turbine(s) shall not create public safety hazards or negative visual or other impacts on neighbouring properties. In cases where there are potential conflicts or impacts between a proposed development and neighbouring property, the turbine developer may be required to provide to Council a qualified professional's consultant report with recommendations to ensure that adequate buffers or screening are maintained to reduce the potential impacts on adjoining properties, and to provide for other mitigation measures that may be necessary to reduce the impacts. With some proposals, Council may determine that the minimum parcel size of 2000 m² with a wind turbine height of approximately 10 m is not sufficient to mitigate impacts to adjacent properties, and in such instances, the wind turbine proposal may be denied by Council.
- Policy EG-5** Commercial turbine(s), where energy is produced for sale to the power grid, shall be permitted at Council's discretion only in Rural and Agricultural zones.

Commercial turbine proposals shall only be considered on properties with a minimum lot size area of 4,084 m² and larger; other terms and conditions for potential siting of a commercial wind turbine shall be determined by Council in consideration of the intensity of the use, the proposed site and location, the property size and topography, adjacent land uses, scenic view impacts, potential effects to the rural character of the community and other factors relevant to such site approval consideration.

Policy EG-6 Proposals for energy generation units will be subject to the following:

- (a) Approval shall be at the discretion of Council based upon the land use zone and permitted and discretionary uses of the site, and upon the proposed size, number and scale of the energy generation unit, the location and site size of the subject property, neighbourhood considerations, whether the unit is intended for private or commercial use, and other considerations applicable to the specific proposal;
- (b) Wind turbine towers shall be designed and certified to withstand ice loads. The blades shall either have de-icing capabilities or be constructed of a material (e.g. poly carbonate composite) that resists ice build-up;
- (c) Terms and conditions for development may include, but not be limited to: the size of the energy generation unit or its generating capacity, height; potential fall-down radius area of any component; the proposed number of turbines (as appropriate); setbacks from existing structures; side yard and rear yard standards; requirements for screening or buffering; and the overall scale of development.

15.0 TRANSPORTATION AND TRANSMISSION CORRIDORS

15.1 INTENT

There are two primary roadway and electrical transmission corridors passing through the community, namely the Trans-Canada Highway and the overhead electrical transmission corridor that generally runs in a linear fashion to the south of the TCH. Both features comprise a significant amount of land within the community and serve a provincial infrastructure and utility function.

15.2 TRANS-CANADA HIGHWAY AND TRANSMISSION CORRIDOR POLICIES

- Policy TCT-1** The Trans-Canada Highway alignment and the overhead electrical transmission corridor travelling through the Town of Pasadena are designated as Transportation/ Transmission Corridor by the ICSMP Future Land Use maps. Both corridors are similarly zoned by the Development Regulations. Permitted uses include: Public Infrastructure and Utilities.
- Policy TCT-2** No future or existing land or building developments that require new roadway access to the Trans-Canada Highway will be permitted.
- Policy TCT-3** No future or existing land or building developments will be permitted to locate within the transmission line corridor.
- Policy TCT-4** Accesses that pass under the transmission lines may be permitted through consultation and approval recommendations from NL Power, as the electric utility provider.
- Policy TCT-5** The Trans-Canada Highway is a Class 1 Protected Road under the Protected Road Zoning Regulations, *Urban and Rural Planning Act, 2000*. Within the Building Control Line set out in these regulations, the municipal land use zoning will be applied; however, all development must apply for a Development Permit from Service NL in addition to the Town of Pasadena development permit. The Building Control lines shall be set out in the ICSMP Future land use map and the land use zoning map in the Development Regulations.

16.0 PYNN'S BROOK LOCAL SERVICE DISTRICT

16.1 INTENT

Pynn's Brook is a Local Service District area that is located outside of the Town of Pasadena's municipal boundary and situated on the south side and eastern extremity of the Trans-Canada corridor within Pasadena's Planning Area Boundary. There are varied number of residential dwellings located on rural roads/driveways with one access to the TCH. Governance management for local services such as roads and sewerage disposal are to be addressed by a local committee of residents within Pynn's Brook.

There are varied municipal questions with Pynn's Brook related to seemingly unregulated development of residential homes and uncertainties related to water supply and emergency fire services.

16.2 PYNN'S BROOK POLICY APPROACH

- Policy PB-1** The Local Service District area of Pynn's Brook is designated as Rural on the ICSMP future Land Use map. As Pynn's Brook is located within the Town of Pasadena's Planning Area Boundary area, all ICSMP policies and zoning provisions of the Development Regulations for rural land use and other planning considerations, are to apply to the Pynn's Brook area, as applicable.
- Policy PB-2** The Development Regulations contain provisions related to the permitted use for development of detached dwellings in Pynn's Brook subject to minimum property areas related to the water and sewer disposal approval by Services NL and a restriction of no further access to the Trans-Canada Highway; the Groundwater Supply Assessment Guidelines will also apply.
- Policy PB-3** To address municipal issues of concern regarding the Pynn's Brook Local Service District, the Town may consider the following approaches:
- To request an information meeting with the Chairperson and members of the Pynn's Brook Local Service District Committee, as listed by the NL Directory of Local Service Districts, to discuss the land use planning policy and regulatory requirements of the ICSMP and Development Regulations, as applicable to Pynn's Brook, and to discuss other planning matters related to existing housing development, road standards, water services and additional issues as identified by Council;
 - To request an information with representatives from the NL Department of Municipal Affairs and Environment to discuss Pynn's Brook issues of concern,

to assess the opportunity to apply a Fee for Service arrangement with the Pynn's Brook Local Service District for emergency services and other municipal service deliveries, and to discuss potential legislative changes that will empower a municipality to have additional management capability with Local Service Districts located within the Municipality's Planning Area Boundary.

17.0 MUNICIPAL SERVICES

17.1 INTENT

The Town of Pasadena, for the most part, provides varied municipal infrastructure and ongoing maintenance for roads, water, sewer and stormwater, and provision of recreation, fire service and waste management services, to the majority of its residents. The primary exceptions include a lack of piped water and sewer servicing to residents of Sandy Cove and Tipping Drive, and other low-lying residential areas near the shoreline of Deer Lake. Rural and agricultural designated areas located within the Planning Area are also dependent upon on-site services.

For some municipal services such as snow clearing, local residents are quick to complement the Town's crews for their prompt service delivery. In this light, the Town strives to provide adequate municipal services to residents of the community.

The following policies reflect Council's policy position with respect to roads, water, sanitary sewer and stormwater considerations.

17.2 ROAD POLICIES

Road Hierarchy System

Policy MSR-1 The Town follows a road hierarchy system of 'local' roads to service established residential neighbourhoods and newer subdivisions, 'collector' roads to distribute traffic from the smaller local roads through the community to the higher level of roads, and the primary 'arterial' roads that quickly move traffic both internally and externally shall be established.

Road Capital Projects

Policy MSR-2 Ongoing repaving, maintenance and upgrades for the municipal road system shall be identified and budgeted within Council's Five-Year Program for capital improvements. The former Trans-Canada Highway, Main Street, is a provincially maintained road.

Policy MSR-3 Council may adopt a signage notification practice to local neighbourhoods when municipal infrastructure construction, repair and replacement work projects are ongoing, and will impact neighbourhood residents' daily lives for a period of time.

Road Standards

- Policy MSR-4** The Town shall maintain a consistent engineered road construction standard of paved road width, curb, gutter and a pedestrian sidewalk on a minimum of one side of the road for new residential subdivisions and other land developments.
- Policy MSR-5** The Town may consider alternative roadway design for narrower streets and use of varied sidewalk and landscape treatments for case specific compact lot proposals to reduce road construction costs and to achieve housing affordability goals.
- Policy MSR-6** To achieve automobile speed and volume reductions, and to control shortcutting through residential neighbourhoods, Council may consider the use of traffic calming measures.

Traffic Study

- Policy MSR-7** Council may require that development proposals for large site size and building development projects to have a traffic impact study prepared and submitted to the Town for review, as part of the process for considering development applications.

17.3 WATER SERVICE POLICIES

- Policy MSW-1** The Town will identify water system capital projects within the Five-Year Plan, and annually update the priority timing for the water projects.
- Policy MSW-2** When considering water main extensions, Council's objective will be a looped, gravity flow system whenever possible so as to avoid the ongoing municipal maintenance cost need required for additional infrastructure elements such as booster stations and pumps.
- Policy MSW-3** Water main and system distribution line breaks and failures that have the potential for water to enter the storm water system and outflow into fish habitat areas, shall be coordinated with the Department of Fisheries and Oceans.
- Policy MSW-4** All developments located within the Growth Management boundary except areas designated and zoned as Residential Rural, shall be required to provide Town water and sanitary sewer services to the subject property as part of land development, where the developer is responsible to pay all off-site and on-site extension and installation costs associated with providing the service.

Policy MSW-5 To add artistic flair and community pride, the Town may explore the concept of engaging local volunteer groups and organizations to paint all fire hydrants in the community in accordance with specified guidelines and color schemes.

Policy MSW-6 Within the non-serviced areas of the Deer Lake low-lying shoreline properties, with proposed RR zone, and for Rural uses located in Pynn's Brook, all on-site water shall be provided in accordance with the water quantity and water quality parameters of the Canadian Drinking Water Standards and the requirement so Service NL. Such development is also subject to the Groundwater Supply Assessment Guidelines. Note a groundwater assessment study will not be required for subdivisions less than 5 lots, each having a minimum 2023 m² size, unless the area has documented drinking-water quality and/or quantity problems. A Level I Study Required for a proposed subdivision from 5 to 15 lots and a Level II Study is required for a proposed subdivision greater than 15 lots or when recommended by a Level I study. Further information can be found at: http://www.mae.gov.nl.ca/waterres/regulations/appforms/unserviced_subdivision_gw_assessment_guidelines_dwh_revisions.pdf

17.4 SANITARY SEWER SERVICE POLICIES

Policy MSS-1 Sewer system capital projects will be identified within the Five-Year Plan and updated annually.

Policy MSS-2 Council may consider priority for sewer system upgrades to the locations of the community where the oldest infrastructure exists.

Policy MSS-3 Council's objectives for proposed sanitary sewer extensions to accommodate new growth and developments to be gravity flow based, so as to not involve additional infrastructure such as pumps and lift stations that would entail subsequent ongoing municipal maintenance and servicing costs.

Policy MSS-4 Where onsite sewer systems are allowed, they must have approval from of Service NL.

17.5 STORMWATER MANAGEMENT POLICIES.

Stormwater Management Planning

Policy MSSW-1 All storm sewer system capital projects shall be identified within the Five-Year Capital Plan and updated annually.

Policy MSSW-2 The Town currently has open ditches for stormwater management control within the older and more established residential neighbourhoods of the community. Within newer residential subdivisions, the land development must provide for curb and gutter catch basins, and stormwater sewer lines. The ICSMP intent is to now require within new residential and other forms of land development, that the site developers retain as much stormwater as possible on-site through stormwater retention and detention facilities. Where stormwater drainage is channeled into streams and rivers, Council will ensure that the volume of stormwater does not scour the receiving watercourse banks, or cause harm to fish and wildlife habitat

Policy MSSW-3 Council may consider the preparation of a comprehensive Stormwater Management Plan, based upon a Hydrology Study of the Town's water volumes within the urban area rivers, and in accordance with best management practices for municipal stormwater.

Policy MSSW-4 All new land and building developments shall incorporate on-site rainwater management techniques, where feasible, to reduce the amount of storm water flowing from the area as a result of the new land and building development. New land and building developments shall not have an adverse downstream impact on the storm sewer system.

Stormwater Maintenance

Policy MSSW-5 Maintenance program items for the storm sewer system may include the following items:

- Annual catch basin cleaning;
- Flushing of lines;
- Manhole inspection and repairs;
- Clearing debris from large diameter culverts, outfalls, and overflow structures;
- Ditch cleaning and maintenance in unenclosed storm water systems; and
- Record keeping of maintenance programs shall be completed.

Reduction of Stormwater Discharge Volumes

Policy MSSW-6 The Town may explore with local residents and businesses, potential opportunities to reduce the extent of paved surfaces on their properties in favour of enhanced landscape areas to promote on-site water infiltration, use of more permeable surfaces in sidewalk and similar areas, and on-site detention.

Policy MSSW-7 Council may require that large paved parking areas prepare a storm water discharge plan and provide for oil interceptor plate technology within the catchment’s system to filter oil and other petrochemical residue that originates from the on-site parking areas.

Policy MSSW-8 New stormwater outfalls to local watercourses shall only be considered in consultation with provincial and federal authorities.

Community Engagement

Policy MSSW-9 Council shall consider potential environmental partnerships with local stewardship groups to help manage the storm water system, including encouraging environmental education of rainwater best management practices that residents may perform at home.

Policy MSSW-9 Council may consider options to engage the youth of the community to help paint ‘fish’ on the grates of catch basins to educate the community where storm water ends up.

17.6 WASTE MANAGEMENT POLICIES

Policy MSWM-1 Council will continue to provide for waste disposal and to explore alternatives to encourage users to reduce the amount of household and business waste through enhanced local waste reduction and recycling.

Policy MSWM-2 Council may identify and establish targets for waste reduction, re-use, and recycling.

Policy MSWM-3 Council will consider opportunities to provide for additional refuse and recycling receptacles at prominent locations and throughout the community and to encourage local businesses, including takeout food services, to more actively promote waste management and recycling.

Policy MSWM-5 Council shall prohibit the disposal and processing of hazardous waste in Pasadena.

18.0 SUSTAINABLE GOVERNANCE

18.1 INTENT

The fifth pillar of sustainability as part of the Integrated Community Sustainability Municipal Plan is the issue of governance for Grand Falls-Windsor. Sustainable governance asks several questions, as follows:

- Is there current capacity within the administrative structure of the Town of Grand Falls-Windsor to implement the recommended sustainable policy direction of the Integrated Community Sustainability Municipal Plan (ICSMP)?
- Does the Town have the financial capability and other required resources to address the community objectives for a more sustainable future?
- Will the ICSMP engage local, regional, provincial and other partnerships in fulfilling the policies of the Plan?
- How will community residents become more involved with decision making for future growth?

Each of these sustainable questions for governance will be addressed through varied policy statement recommendations that follow.

18.2 ADMINISTRATIVE CAPACITY

- Policy SG-1** In light of recent growth and development trends in Pasadena, consider the viability to employ an experienced professional land use planner on a one to two-year contract basis to assume the lead role in implementing the Integrated Community Sustainability Municipal Plan.
- Policy SG-2** Utilize the additional revenue streams recommended by the ICSMP for home-based business applications, accessory use applications and from building permit application fees to help fund the proposed planner position.
- Policy SG-3** Review the current development application approval process with the objectives of achieving more economic cost recovery of development application staff work, streamlining the land approval process and placing a greater emphasis on the land development applicant for providing supporting environmental, site planning and professionally prepared building and landscape design information.
- Policy SG-4** Support the preparation of varied land use planning tasks, varied studies and plan preparation, as identified by the ICSMP.

Policy SG-5 Assign the lead role for implementation of the ICSMP, for monitoring the progress of implementation, and for measuring the success of attaining the sustainable targets, to the planner.

Policy SG-6 Prepare an employee succession plan for Town of Pasadena senior staff members.

18.3 FINANCIAL CAPABILITY

Policy SG-7 Continue to utilize the Five-Year Plan for capital projects, conduct the annual update review and enable the budget information to be readily available for the public to review. In conjunction with the annual review of the Capital Infrastructure Budget, Council shall adopt annual goals and objectives to accomplish during the next one -year period.

Policy SG-8 Council may additionally consider implementation of a Fifteen Year Capital Financial Plan process for the Town to detail what capital expenditure projects from all municipal departments and other community requirements over the next fifteen years will be necessary(such as the cost to purchase new fire department equipment, the cost of a possible new library, development of new parks and recreation amenities), what the costs will be, and to identify the funding sources to finance the identified longer term capital projects.

Policy SG-9 The Town may consider the preparation of a ‘Fees and Charges Regulation’ to address the services and application costs of all municipal operations, and conduct a comprehensive municipal revenue review, including a detailed review of the municipal property inventory, and to identify new potential sources of revenue to help finance the varied municipal operations.

Policy SG-10 Council will implement changes to its current building permit application procedure to require that estimated building values for new homes to be based upon assessed values of newly constructed homes within the residential neighbourhood, and apply the building permit application cost based upon that value, and further that no building permit application will be reviewed without a paid permit fee. Once an application for a building permit is lodged with the Town, the applicant has one year to complete the structure; a one-year extension may be applied for based upon payment of an extension fee. All building permit applications shall expire after two years.

Policy SG-11 The Town may additionally pursue innovative and sustainable cost savings community initiatives such as a sustainable local goods and services procurement policy with local organizations such as the schools, or with adjacent municipalities.

18.4 PARTNERSHIPS

Policy SG-12 Council will seek collaboration with varied community based, regional, provincial and federal level partners to successfully implement the ICSMP.

18.5 COMMUNITY INVOLVEMENT

Policy SG-13 Council will consider support for the concept of expanded community involvement through the formation of an increased number of working partnerships with local groups and organizations, and in providing more engagement opportunities to participate in the sustainable planning process.

Policy SG-14 Council may consider a social media account to invite and solicit ongoing community building comments and suggestions from local residents to help Pasadena evolve into a more sustainable community. Council may also consider a quarterly Town update newsletter.

Policy SG-15 The Town may consider to schedule a number of Regular Council and Committee meetings in varied non-Town Hall locations throughout the community, such as Pasadena Place, to enable Council to come closer to the residents.

Policy SG-16 The Town may explore the formation of local residential neighbourhood associations and ascertain the viability of helping to form a downtown Main Street business association.

Policy SG-17 Over the longer term, Council may consider implementation of a more focused neighbourhood planning level of detail to manage land use in specific locations of the community such as the Main Street downtown.

19.0 IMPLEMENTATION OF THE ICSMP

19.1 OVERVIEW

The Town of Pasadena has undertaken an innovative town planning project with the new Municipal

Integrated Community Sustainability Plan. The ICSMP is extremely detailed and comprehensive. So as not to be overwhelmed with the extent of the proposed policy recommendations within the Plan, the sustainable direction for the community needs to be appreciated from a long-term perspective. Sustainability is about establishing a framework for future growth to help shape the community both now, and many years down the road.

19.2 INTENT

The Town of Pasadena's ICSMP serves as a sustainable framework to guide growth and development within the community over the ten (10) year life of the Plan. While the Town is projected to continue to grow on the basis of investment confidence of land and building developers in the community, and new residents' attraction to the natural character of Pasadena, the ICSMP policy decisions of Council in implementing the Plan will be the primary determinant of success of the new sustainable direction for the community. Of particular importance to Council are the following:

- Effective administration of the ICSMP;
- The annual adoption of five and fifteen-year capital work budgets, and annual goals and objectives;
- Development Regulations, including land use zoning, subdivision and advertisement regulations, as the basis for implementing the ICSMP through land and building development control; and
- The procedure for considering amendments to the ICSMP and to the Development Regulations.

These and other issues are addressed within this Section for implementation of the ICSMP.

19.3 COUNCIL ROLE

Council will play a central role in implementing the new Plan by participating in the following tasks:

- Considering all the funding estimates to implement the identified projects, studies, and programs identified within the ICSMP;
- Supporting the recommended temporary appointment of a new planning staff member;
- Approving the implementation strategy of the ICSMP;
- Identifying annual action plans for the ICSMP, including related budget costs;
- Maintaining adherence to the guiding vision, and goals and objectives of the Plan as growth and development proposals come forward; and,
- Supporting appropriate revisions and updates to associated municipal regulations and regulations of the ICSMP.

19.4 REGULATIONS

The following existing and suggested Council regulations are discussed to identify other implementation requirements. The subject regulations will require updating and amending to be in conformance with the new Integrated Community Sustainability Municipal Plan.

19.4.1 DEVELOPMENT REGULATIONS

The Town's existing Development Regulations (2008-2018) will be reviewed and a new document prepared to incorporate the land use changes required by the ICSMP. The Development Regulations will be updated in full accordance with the NL *Urban and Rural Planning Act, 2000*.

The two primary purposes of the Development Regulations are to manage land use and density. The Development Regulations will outline the permitted uses and level of density allowed in varied residential, commercial, industrial and public use land use categories. Detailed regulatory requirements for the siting of buildings to property line, height of buildings, minimum parcel sizes for subdivision and allowable dwellings density of land for medium and higher density residential projects are also identified.

The Development Regulations will further provide for a new land use management tool of identifying general design guideline requirements for site and building design, landscaping provisions, parking area layout and signage for new multi-unit residential proposals, commercial and industrial developments.

19.4.2 AMENDMENTS TO THE INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN

On occasion, an application to amend the land use designations, or some other facet of the ICSMP, may come forward for Council's consideration. Such amendments shall entail an application cost to the proponent to address the relevant newspaper advertising and other amendment processing review costs incurred by the Town.

There is no responsibility on behalf of Council to approve the amendment application. The Town's responsibility is to accept the application, review and consider the proposal, potentially request additional clarifying information from the applicant or in some instances to receive further detailed information from a qualified professional engaged by the applicant, invite local Pasadena residents to comment upon the amendment application, to receive referral comments and recommendations from varied agencies and Departments of the Province of NL, and for Council to determine whether the ICSMP amendment request serves the best interests of the community.

Most often, an ICSMP amendment application will also be accompanied by a rezoning application to provide for a new land use zone in support of the ICSMP change.

19.4.3 AMENDMENTS TO THE DEVELOPMENT REGULATIONS

In reviewing potential amendments to the Development Regulations, in addition to all other criteria identified within the ICSMP, Council will need to consider the following matters:

- That the rezoning will provide sustainable and long-term fiscal benefits to the community;
- That the rezoning amendment proposal is in conformance with the sustainable development intent of the Integrated Community Sustainability Municipal Plan, or an amendment thereto, and with the requirements of other Municipal Regulations;
- That the proposal is a good land use fit for the community and whether the rezoning addresses local needs for more affordable housing, for increased commercial floorspace or provides for employment generating jobs;
- That the proposal adds to the character of the community and to the sense of place advanced by the ICSMP for protection and preservation of the natural environment, for retention and replanting of trees, provision of site landscaping and adherence to design guidelines for building form and character, and whether site development will add to the compact form and walkability of the community;
- That appropriate site design will be achieved to avoid land use conflict and impacts to adjacent properties;
- That the site is suitable for the proposed use in terms of soils, topography, geology, location of watercourses and wetlands, and other land use issues;
- That safe traffic movements will result from the proposed development; and,

- That the proposed rezoning amendment is not premature or inappropriate by reason of:
 - (a) The financial capability of the Town to absorb costs resulting from the rezoning proposal, and the fiscal benefits to the Town to be derived from a rezoning of the site; and,
 - (b) The adequacy of the water and sewer services, stormwater provisions, and existing roads, to accommodate the proposed development, or if located in a non-serviced area, the adequacy of the site conditions for private on-site sewer and water systems.

In comprehensive review of the rezoning submission, if Council is of the view that the rezoning is of net benefit to the Town, and not only to the sole benefit of the rezoning applicant, Council may deem it appropriate to approve and adopt the rezoning request.

19.4.4 BUILDING REGULATIONS

It is the policy of Council to adopt the National Building Code of Canada in compliance with Section 414 (1) (3) requires: *'...In making regulations under paragraph (1)(d), a council shall adopt the National Building Code of Canada and supplements or amendments to that Code and may adopt standards which exceed the requirements of that Code and its supplements and amendments...'*

19.4.5 SIGN REGULATIONS

The Development Regulations describes provisions for placing, erecting or displaying any sign within the Town. To secure additional regulatory control over the types of signs permitted, their design and placement, Council may consider preparation of a distinct Sign Regulation. A permit is generally required for commercial or industrial projects, including adherence to the sign design elements of the general design guidelines of the Development Regulations.

19.5 ADMINISTRATION

19.5.1 PLAN REVIEW

The Integrated Community Sustainability Municipal Plan is to be a living document that is not static. As the community evolves, and new environmental, economic, social, cultural and governance conditions arise, periodic amendments to the Plan by the Town may be required to keep current to the changing circumstances of the community.

It shall also be the intent of Council to conduct a review of the ICSMP at least every five years in accordance with the requirements of the NL *Urban and Rural Planning Act, 2000*, to provide the opportunity for local residents, property owners, land developers and builders, business persons, community organizations and others to comment on the plan policies, and to consider potential amendment changes to the Plan.

19.5.2 UPDATING MAPS

The ICSMP designated future land use maps and zoning maps for the Development Regulations form the base to plan, influence and regulate land development within the community. While the ICSMP has identified the need for further base mapping work to be done to identify such issues as potential additional environmentally sensitive lands within the community, the planning and zoning maps will remain the primary land base mapping information source for the community. There will be an ongoing need for map revisions to be made as new land developments and subdivision projects are approved by the municipality.

19.5.3 COMPACT FORM OF DEVELOPMENT

One of the primary policy directives of the ICSMP is for the Town to support a more compact form of future growth and development within the community that is based upon maximizing the utility of existing water and sanitary sewer services. The compact model of community growth does not support the continued linear extension of infrastructure services to accommodate new residential developments that are being located further and further from the Main Street commercial core of Pasadena.

A Growth Management Boundary has been designated on the ICSMP Future Land Use map to identify the extent to where urban development should occur over the next five to ten period of the ICSMP. Sufficient residential and other developable urban lands are deemed to be available within the serviced area of the Growth Management Boundary. Proposals by land developers to extend and/or adjust the Growth Management Boundary should only be considered by Council on the basis of the sustainable and fiscal benefits that will accrue to the community as a result of an adjustment to the Growth Management Boundary.

19.5.4 COMPREHENSIVE DEVELOPMENT AREAS

Varied lands are designated on the ICSMP maps for future residential, commercial and land developments based upon the receipt of comprehensive land use plans prepared by a land development proponent for Council's review and consideration. The subject Comprehensive Development Area lands are deemed to represent strategic lands for the Town, and their future planning and development need to adhere to varied environmental, site design, servicing, fiscal benefit and sustainable land use objectives.

Upon receipt and review of the comprehensive plans submitted by an applicant, Council may consider an ICSMP and rezoning amendment application from the proponent.

19.5.5 ONGOING COMMUNITY CONVERSATIONS

The Town of Pasadena is a growing community with much potential for the future. To achieve sustainable success however, there is a need for the community to become more inclusive with local residents and regional/provincial partners as it implements its new ICSMP.

Evaluating opportunities for an increased number of volunteer member Advisory Committees to Council (with succinct Terms of Reference for each Committee), to identify local business person task forces to review community strategies such as Main Street commercial development, to encourage increased local residents' involvement in the Trails Committee, to organize local environmental stewardship groups, to listen to the concerns of local farmers, to successfully involve local residents in integration of medium and higher density residential projects near established residential neighbourhoods, and to request information sharing meetings with provincial department representatives on varied land use questions, are representative of creating community conversations and engaging the public.

Ultimately the success of implementing of the ICSMP will be largely dependent upon Council support and commitment, and the success of the Town involving others as partners in achieving the sustainable goals and objectives, and policies, of the Plan.

19.5.6 CAPITAL EXPENDITURES

The Integrated Community Sustainability Municipal Plan identifies numerous policy recommendations. Since it is neither possible or practical, or financially reasonable, for the Town of Pasadena to undertake all the recommended policy initiatives at once, priorities will need to be established in accordance with the capacity of staffing resources and the financial capability of the Town. The ICSMP recommends that the Town review the ICSMP policies on an annual basis to identify specific Plan policies to pursue and fulfill during the next fiscal year.

In a similar vein, capital expenditures to support infrastructure improvements, parkland developments and/or other emerging capital needs of the municipality are to be identified by the

Town within a Five-Year Capital Plan. The municipality should prepare a Five-Year Plan infrastructure capital requirement plan.

The annual capital expenditure programs for the Town are to be prepared in consideration of the priorities identified within the Integrated Community Sustainability Municipal Plan, in accordance with the requirements of the *Municipalities Act*, and in such a manner that they will result in a reasonable and acceptable burden on the local taxpayers for the services that are provided.

The Five-Year Plan is also intended to be based upon the Town's current anticipated capital works improvements, but flexibility in the document should be inherent to allow for unexpected requirements and in some instances for phasing of the outlined projects. Infrastructure projects and capital expenditures for water and sewer services, road works, asphalt resurfacing, new sidewalk construction and for parks and recreation projects are additionally often dependent upon the cost sharing availability of funds from senior levels of government. The Five-Year Plan therefore will need annual adjustment to reflect the availability of funding monies.

The capital projects identified within the Five-Year Plan do not absolutely imply that these projects will be undertaken. Rather, it signifies Council's intent and objectives in terms of capital expenditures over the next five-year period. As the annual budgets are prepared, Council will consider the Five Year Plan in relation to the long term debt of the Town, and potential pending revenues from unconditional grants, stimulation grants and other sources of provincial and federal funding, so as to ensure that the projects can be undertaken without exceeding the allowable borrowing capacity of the Town.

From a sustainable context, the ICSMP further suggests that the Town should consider preparation of an additional Capital Plan for a longer range fifteen (15) year period. In this manner, the Town will be able to anticipate fiscal expenditure needs (and funding sources) for the community over a longer timeframe to address potential municipal building and facility upgrades and new construction, equipment and vehicle purchases, and other pending significant community building projects.

19.5.7 MUNICIPAL LAND ASSEMBLY

Through the NL Municipalities Act, Pasadena has the legislative ability to acquire lands to carry out specific economic development initiatives and/or to proceed with required municipal works projects. Under the NL *Urban and Rural Planning Act, 2000*, the Town also has the ability to acquire lands to assist to implement the policies and intent of the ICSMP.

Such land acquisitions typically entail the municipality acquiring required lands through a property sale with a private land owner, or acquire lands from other levels of government such as Crown Lands. The varied reasons why a municipality may proceed to assemble or acquire specific properties include the following objectives:

To facilitate new growth and development in an area that is actively being revitalized or redeveloped, or where such land represents an integral property to allow for contiguous growth within the community;

To enable the development of new parks, recreation facilities, the community wide pedestrian walking trail system and to acquire additional conservation lands;

To provide for enhanced public access opportunities to the Deer Lake shoreline;

To encourage the development of affordable housing projects in partnership with local church groups or other community service organizations;

To facilitate redevelopment of significant property which is currently a non-conforming use of land; and,

To facilitate the development of required services such as municipal parking lots.

19.5.8 ADDITIONAL PLANNING STUDIES AND ACTIONS

A number of community planning studies and varied additional planning action initiatives are recommended to be considered as part of the ICSMP implementation process. Estimated costs, as applicable, are provided for the varied studies and planning actions. The priority for commencing and completing the listed studies and planning tasks will need to be determined by the Town, based upon staff resources, financial capability and other priority municipal issues.

The intent is to take a long-term view to the listed studies and actions as being completed over the next one to five years, and over the longer-term future. Completion of the studies and actions will equip the Town to be in a position to conduct more comprehensive and sustainable land use planning, and to attain greater potential for sustainable success, for the overall benefit of the community.

19.5.8.1 Planning Studies

The recommended community planning studies to be considered are outlined as follows:

- **Hydrology Study** – to ascertain stormwater discharge volumes from residential and other growth areas and determine the capacity of urban watercourses to manage flows from a flood risk perspective. Estimated cost is \$80,000.
- **Consumer Spending Leakage Study** and **Retail Market Study** – to assess the extent and value of retail consumer dollars leaving the community, and secondly to utilize local household incomes data and standard retail industry goods and services purchase data to identify the most viable commercial stores that are likely to locate in Pasadena. Estimated cost of each study is \$30,000. For total of \$60,000.
- **Economic Development Strategy** – Land use planning needs to be complimented by focused community economic development policy initiatives for retention, expansion, marketing and attraction of commercial, employment generating industrial and tourism business uses. Preparation of an Economic Development Strategy for Pasadena will fulfill this void. Estimated cost is \$60,000.
- **Downtown Revitalization Plan** – In the absence of an Economic Development Strategy being prepared, the Main Street commercial core requires detailed attention to evolve into the ‘heart’ of the community through a focused downtown commercial neighbourhood plan/ revitalization strategy. Estimated cost is \$40,000.
- **Deer Lake Waterfront Study** – While public access to Deer Lake is limited, the waterfront asset is not being utilized to its optimum use potential. While a marina may be part of the waterfront’s future, a more detailed examination of the community’s future access and development opportunities at the Waterford is deemed required. Estimated cost is \$40,000.
- **Arts, Culture and Heritage Resources Plan** – Arts, culture and heritage represent one of Pasadena’s primary tourism draws and while the Town holds varied successful annual community events, the effort is not deemed to be focused. An Arts, Culture and Heritage Strategy would provide a pathway for more effective coordination to generate additional tourism benefits. Estimated cost is \$40,000.
- **Rural Areas Recreation Study** – The vast natural lands of the Rural areas of Pasadena represent an invaluable open space asset to the community. A vision and coordinated open space strategy for future public recreation use of the Rural areas is deemed required. Estimated cost is \$40,000.

Collectively, the estimated cost of the seven cited studies is \$360,000.

19.5.8.2 Planning Action Initiatives

There are a varied number of planning initiatives that the Town may consider to assist the community achieve more sustainable success in the future, noted as follows:

Administrative Actions

- Prepare varied new development application forms for ICSMP and rezoning amendments, home based businesses, bed and breakfast, childcare, backyard chicken and similar applications to the Town.
- Prepare new fees and services regulation to identify new costs for land development applications, building permits, accessory uses annual license fees and other application fee revenues.
- Prepare new handout for land development application site plan information submission requirements, tree replanting requirements and similar land use planning needs.
- Prepare new street naming policy based upon historic pioneers, world war vets and other significant contributors to the community.
- Commence conversation with local businesses and sign company representatives as first steps for preparation of possible new sign regulation.
- Consider preparation of an Occupancy and Maintenance Regulation to manage unsightly properties and premises and similar community character issues.

Economic Development

- Prepare vacant and developable lands inventories for residential growth, and for commercial, industrial, mixed use and comprehensive development areas, and catalogue same as medium to highlight local land and economic development opportunities.
- Prepare a vacant floorspace inventory for commercial spaces within the Main Street and proposed Mixed Use designated locations, and catalogue same for use to encourage new commercial growth.
- To compile a Municipal and Crown Lands inventory of vacant and developable lands for potential future community and economic development growth.
- To organize a local business visitation program to maintain a pulse on the economic challenges and opportunities of local businesses.

Provincial Liaison

- Request provincial forestry reps to define fire risk interface areas of rural lands to the urban residential area of the community.

- Invite provincial Land Resource Stewardship Division of the Department of Fisheries and Lands reps to Council information session to discuss agricultural areas best practices, challenges and opportunities.
- Invite provincial Water Resources representatives to Council information session to discuss flood risk management issues.
- Invite Department of Municipal Affairs and Environment representatives to Council information session to explore municipal options for land use and other management issues related to the Pynn's Brook Local Service District.

Parks and Open Space

- Evaluate the form and function of current park types in Pasadena and compare to recommended parkland and open space allocation needs.
- Prepare a parkland acquisition strategy.
- Assess the feasibility of preparation of a Community Amenity Fee or a Development Cost Charge levy for residential development and building permit applications so as to help fund future parkland and open space needs.
- Commence lands inventory work on 20 m wide Conservation designated Blue Gulch and South Brook corridors for comprehensive community wide walking trail network and identify potential properties and portions of land that may need to be acquired to develop the active mobility system.
- Explore partnerships with local environmental stewardship groups.

Arts, Culture and Heritage

- Inventory local arts and culture assets and heritage resources, and related events and attractions for tourism marketing.
- Explore opportunities for local public art program.

Other Community Planning Actions

- Prepare a 'Right to Farm' signage and promotion strategy for local farmers.
- Consider preparation of a comprehensive community wayfinding and information signage program.
- Track local traffic volumes and accident incidents at roadway intersections to identify where safety improvements for pedestrian mobility and motor vehicle flows.

19.6 SUSTAINABLE TARGETS

Beyond the progress towards sustainability that the Plan policies will provide, there are varied sustainability targets that the Town may consider to employ. The targets represent a form of community 'measuring stick' that can be evaluated at the time of the next Plan update, and annually before that time to track the influence of ICSMP policies. The sustainable targets are listed as follows:

- Expand the proportion of local assessed commercial and industrial land values as part of taxation revenue to an amount greater than the current 10% level;
- Increase the number of local businesses;
- Increase the amount of local consumer spending with local stores and business services;
- Increase the level of persons in the workforce working locally;
- Decrease the level of local residents who use the auto to travel to work;
- Increase the annual average total building permit values;
- Reduce the 90% share of all housing to detached dwellings;
- Diversify the dwelling unit mix to provide for more medium and higher density residential uses;
- Increase the amount of environmentally designated property in Pasadena;
- Increase the number and length of pedestrian walking trails in the community;
- Increase the level of local immigration of new residents moving to the community; and,
- Decrease the annual volume of waste stream over the next 10 years.

APPENDIX A: PUBLIC CONSULTATION REPORT

SUMMARY OF PUBLIC CONSULTATION

Town of Pasadena Integrated Community Sustainability Municipal Plan

The Key Findings report includes more information regarding the outcome of research and discussions held with the Town during the various site visits.

The public were notified of the formal public consultation events with the following published notices. Note that the Town also included notification on the webpage and Facebook pages:

The screenshot shows a newspaper page from 'The Western Star' dated 28 Jan 2017. The page is divided into several sections. On the left, there is a 'classifieds' section with various small advertisements. The main body of the page features a large advertisement for the 'TOWN OF PASADENA PUBLIC MEETING MUNICIPAL PLAN REVIEW'. This advertisement includes the following text:

TOWN OF PASADENA PUBLIC MEETING MUNICIPAL PLAN REVIEW

The Town of Pasadena is presently updating its Municipal Plan and the general public is invited to attend a Public Meeting for the Pasadena Municipal Integrated Community Sustainability Plan and Development Regulations Review, to be held at Pasadena Plaza, Wednesday, February 08, 2017 @ 6:30 pm. The Town encourages residents to provide input into this review which will guide development for the next 10 years.

The Town encourages written requests from groups, corporations or individuals on areas of land for possible rezoning. At the meeting the Public can view the existing Pasadena Municipal Plan and provide any comments or concerns on the Municipal Plan Review.

More information may be obtained by contacting:

Ms. Sharon Brown, Town Clerk
Town of Pasadena, 18 Tenth Ave
Pasadena, NL, Canada A0L 1K0
sbrown@pasadena.ca
Phone: 709-686-2075
Fax: 709-686-2507

Below the main advertisement, there is a 'NEWS? Call 637-4669' section and a 'WANT ADS The inexpensive way to shop.' section. To the right of the main advertisement, there is a 'WorkplaceNL' advertisement for a 'Standing Offer - Promotional Items' with a closing date of February 13, 2017. Further right, there is a 'CB Scaredycat Rescue' advertisement with the text 'How You Can Help Foster Adopt Donate Contact Us scaredycatrescue@yahoo.ca'. On the far right, there is a 'SENIOR CITIZENS PROP' advertisement and a 'ALL TAX' section.

Town of Pasadena wants help creating a vision for its long-term future

The Western Star

Published: Feb 08, 2017 at midnight

Updated: Sep 30, 2017 at 5:05 a.m.



<p>THE WESTERN STAR</p> <p>Pasadena Place, the town's new recreation facility, officially opened Monday.</p>

The Town of Pasadena is asking its residents for input on what they would like the town to look like 10 years from now and beyond.

As part of the province's Urban and Rural Planning Act (2000), municipalities are required to review their existing municipal plan every five years and conduct an update every ten years.

Pasadena town council has decided to more than update its current plan. The town has engaged Tract Consulting Inc. of St. John's to prepare the Municipal Integrated Community Sustainability Plan and companion development regulations, and companion land-use and zoning maps, based upon sustainable development principles.

In preparing those documents, the town wants to hear comments, views and perspectives from local residents, business persons, representatives from community organizations, recreation users, youth and seniors, and from local builders, land developers and new residents to the community.

The town will soon be hosting a community questionnaire on sustainable planning issues on its Facebook page for local residents and other interested persons to complete.

The town will also be hosting the first Public Open House meeting at Pasadena Place on tonight at 6:30 pm. The purpose of the meeting is to share information on the planning process and to hear local concerns and comments on the municipal plan review.

TOWN OF PASADENA



The Town of Pasadena has prepared an updated
Integrated Community Sustainability Plan and
Development Regulations

Come to the

Public Meeting

To review the updated *Integrated Community Sustainability Plan*
and *Development Regulations* and provide input

Tuesday August 13, 2019

PASADENA PLACE

7 PM



Public Notice

You replied on Mon 2020-06-01 1:03 PM

BH

Brian Hudson

Mon 2020-06-01 1:01 PM

To: Anna Myers

Hi Anna,

I wanted to confirm that in addition to the printing of a newspaper public notice for our municipal plan & development regulations consultations, the Town of Pasadena also posted the notice at the Town Hall, Pasadena Library, and Pasadena Place Recreational Complex. Additioanly we mailed the notice to every household as well as posted to social media accounts.

Should you requirte anything further, please advise.

Regards,

Pasadena

Brian Hudson

Chief Administrative Officer
Town of Pasadena

18 Tenth Ave | Pasadena | NL | A0L 1K0
T (709) 688-2075 | F (709) 688-2503
www.oberkempfe.ca

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The Telegram

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- Word ads for lost or found items are **FREE**, 15 words, six days.

SPECIAL DEALS

- Advertise your vehicle for only \$5, 15 words, 3 days.
- For articles for sale valued over \$500 the cost is \$5, 15 words, 6 days.
- Volunteer ads, first 20 words free for 5 days
- All other word ads \$5 per 15 words
- Words beyond 15 available at a cost of 44¢ each
- Extra features and frequency discounts available, call for details

To place an ad, please call 709-364-1313 or e-mail class@thetelegram.com

Office hours : Monday-Friday 8:30 am - 5:00 pm

RENTAL DIRECTORY

Center City

FOUR bedrooms fully furnished executive. Available September 1, \$2000 POU. 689-8965.

Downtown

THE BATTERY: Furnished 2 BR, 1.5 bath house with 360 degree view of city, harbor and Cape Spear. Stained glass, pool and beach construction. Vastly furnished, wood stove, granite kitchen. Available 10 September to 30 October. \$4250 CAD total plus utilities. Pets required, no pets for small children.

ML Pearl

Available August 16, 3 bedroom house. Large kitchen, 3 bedrooms, 2 baths, patio, fenced yard, remodeled, parking and laundry room. No pets or smoking. Asking \$1200 p/m. Call 745-6310 or 682-3534.

Pasadena/C.B.S.

1-BEDROOM bright, spacious apartment, independent, washer-dryer, microwave, air heat, ceiling fan. Venetian blinds, ceramic and carpet floors. Free Fiber Op TV. 2-car paved driveway, no smokers, small pets welcome, damage deposit required. 620-0000 or 571

Rooms To Let

CITY: partially furnished bed-in in clean, quiet, comfortable house downtown. Shared kitchen, bathroom, heat/light/cable/wifi. \$550/month. A/C accepted. Male non-smoker. 689-6554.

Articles For Sale

For Sale: Matching sofa & loveseat in excellent condition. Must sell. Price \$275.00. Contact 368-4703

ROLLER blades. Size 8, 88/750/M, men's or women's. New. Cost \$136 selling for \$75 firm, new high heel shoes, size 8 1/2, \$56.00 each, still in boxes, one red, one black. 745-6890

TV stand with 3 smoked glasses. Wooden frame. Holds up to 55 inch flat screen. Cost: \$229 selling for \$108. 745-6890.

BUSINESS DIRECTORY

Contractors

#1 A Class Garbage removal. Free estimates. Interior/exterior. Demolition, painting, pruning, tree removal, fencing & repair and maintenance. 709-725-6425.

HANDYMAN EXPERTS LTD. Visa Accepted. Renovations, gutters, sheds, siding, HW floors, painting, trim, patios, retaining walls, paving stones & fencing.



NOTICE OF TENDER

SJAA - EAST TERMINAL MAINTENANCE BUILDING

CONTRACT NO. BLD 2100-0494

Sealed Tenders on supplied forms will be received by St. John's International Airport Authority Inc., Box 1, 3rd Floor, Airport Terminal Building, 100 World Parkway, St. John's, NL A1A 5T2, until 12:00 p.m. local time on Friday, August 9, 2019.

Scope of Work:

The work proposed for includes but is not limited to:

- The erection of a 9.1m x 18.3m prefabricated steel building;
- The supply and placement of a 9.1m x 18.3m reinforced concrete slab foundation;
- Interior fit-up the 9.1m x 18.3m steel building including interior partitions, interior/exterior doors, fixtures, plumbing, electrical, heating and commissioning;
- Miscellaneous civil and storm works;
- Electrical power and communication conduit re-routing.

TOWN OF PASADENA

PUBLIC CONSULTATION

PASADENA INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN, 2017-2027

The general public is invited to attend a Public Consultation Meeting to review and provide comment on a draft of the proposed updated Town of Pasadena Municipal Plan and Development Regulations and land use zoning map. A public meeting will be held at Pasadena Plaza, on Tuesday August 13, 2019, at 7:00 pm. The Town encourages residents to provide input into this updated Plan which will guide development for the next 10-year period.

The Public can view a copy of the Plan and Development Regulations and the land use zoning map at the Town of Pasadena municipal building during normal working hours.

More information may be obtained by contacting:

Ms. Sharon Brown, Town Clerk
Town of Pasadena, 10 Tenth Ave
Pasadena, NL, Canada A2L 1K2
sbrown@pasadena.ca
Phone: 709-695-2075
Fax: 709-686-2507

APPENDIX B: FUTURE LAND USE MAP