

STRATEGIC PLANNING

(Revised: February 10, 2009)

I DEVELOPMENT / LAND USE PLANNING - CURRENT ISSUES

1.1 Ongoing Developments

1.1.1 South Brook Point Development (See Appendix)

This development has been successfully concluded with housing construction set to begin in the spring.

1.1.2 Timberland Golf Resort Inc. Development (See Appendix)

This development remains under permanent injunction.

1.2 Proposed Developments

1.2.1 Adam's Crescent Development

1.2.1.1 It was Council's desire to have this project start Spring 2007

1.2.1.2 It has been conveyed to Council that a potential developer of this project has indicated that he is no longer interested, due to the cost of infrastructure development peripheral to the proposed housing development.

1.2.1.3 Works Committee has been tasked with looking into alternative approaches to undertake this development.

1.2.1.4 Council recently had discussions with a second developer who is interested in constructing a senior care facility and retirement cottages on this site. Discussions with this developer were not fruitful.

1.2.1.5 Council is currently in discussions with a third developer who has expressed an interest in constructing a senior care facility and retirement cottages on this site.

1.2.2 Season's Development for Seniors (See Appendix)

This development is on hold at the instruction of the developers.

1.2.3 Valleyview Subdivision (West End)

1.2.3.1 A Development Agreement have been entered into and the requisite Development Permits have been issued to Marine Contractors for a 20 unit subdivision off Carroll Avenue.

1.2.3.2 This subdivision has been completed.

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I DEVELOPMENT / LAND USE PLANNING - CURRENT ISSUES (Cont'd)

1.2.4 Sunset Retirement Village (See Appendix)

1.2.4.3 Two additional triplex units were constructed in 2008

1.3 Future Land Development along Deer Lake

1.3.1 What types of development will Pasadena permit within its boundaries/planning area along Deer Lake?

1.3.1.1 Appropriate zoning has been incorporated into the revised Pasadena Town Plan as per Section 1.5

1.4 Town Boundary Extension

1.4.1 Pasadena proposes to extend its Municipal Boundaries eastward as far as Pynn's Brook Road, and westward to, but not including, Little Rapids.

1.4.1.1 A report has been prepared by municipal planning consultant, Stan Clinton, assessing the feasibility of proceeding with this extension.

1.4.1.2 Council has assessed the report referenced in 1.4.1.1 and made a written submission to the Minister of Municipal Affairs to extend its boundaries to include Boom Siding and lands east as far as the Agricultural Station.

1.4.1.3 No response has been received from the Minister of Municipal Affairs on the Town's request.

1.4.2 Pasadena has amended its proposal to Municipal Affairs to include the area known as Humber Village Resort.

1.4.2.1 Discussions are ongoing with HVR chalet owners and potential buyers of HVR.

1.5 Town Plan Revision

1.5.1 This revision to be completed by May 2008

1.5.1.1 On April 02, 2007 Council approved a resolution engaging Stan Clinton to undertake this revision.

1.5.1.2 In September 2007 Council met with Stan Clinton to discuss some of the

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broad parameters surrounding this revision and Mr. Clinton has held an initial public meeting to obtain public input.

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1.5.1.3 A draft Town Plan was received from Stan Clinton and following further modifications by Council and a Town Hall meeting a final draft of the Plan was submitted to Municipal Affairs in December 2008 and we are now awaiting the approval of the Minister.

1.6 Sandy Cove

1.6.1 Extension of Town services to Sandy Cove will be discussed as part of the revision of Town Plan as per 1.5.1

1.6.1.1 Sandy Cove is presently outside Pasadena's limit of services agreement with Municipal Affairs

1.6.1.2 Town Manager will contact Municipal Affairs concerning the possible extension of the limit of services agreement to include Sandy Cove and the proposed extensions of the Town's boundaries.

1.6.1.3 Town Manager will assemble all available data on land ownership and overlay same with a Council approved development scheme appropriate to the Town's responsibilities.

1.6.1.3.1 Resolution of matters of land development are ongoing. One issue affecting three landowners was resolved to their mutual satisfaction.

1.7 Rod & Gun Property

1.7.1 The former Rod & Gun property at Sandy Cove was conveyed to the Western Sno-Riders. Councillor Wheaton will contact Bruce Nichols to determine what plans the Sno-Riders have for this property.

1.7.1.1 A meeting was held between Council and the representatives of the Western Sno-Riders. Any further action will be at the discretion of the Snow Riders.

1.7.1.2 Branch 68 of the Royal Canadian Legion set up temporary HQ s at the former Rod & Gun but have recently vacated that property.

1.7.2 Council will write the Government Services Centre expressing an interest in the former Rod & Gun property in the event the Crown Land lease held by the Sno-Riders becomes available.

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II MUNICIPAL SERVICES AND INFRASTRUCTURE DEVELOPMENT

2.1 Road Re-Capping/Sidewalk Schedule

2.1.1 The Works Committee, in consultation with Town staff :

2.1.1.2 Will address the issue of sidewalks, and in particular sidewalks for Fourth Avenue and Midland Row; and

2.1.1.2.1 Town Manager to cost the installation of sidewalks for Fourth Avenue and Midland Row.

2.1.1.2.2 *Cost estimates were developed for Midland Row - Tenth Avenue to Fourth Avenue - and included in Capital Works applications for 2008*

2.1.1.3 Look into use of asphalt rather than concrete for sidewalks;

2.1.1.3.1 *Council has agreed not to construct sidewalks using asphalt. The current policy of using concrete will remain in effect.*

2.2 Town Water Intake

2.2.1 Town Manager to speak with our Engineer with the view to developing a proposal for the construction of a direct intake from Blue Gulch Brook and submit same to the appropriate cost-sharing authorities by March 31st, 2007

2.2.1.1 Application has been forwarded to Municipal Affairs for funding.

2.2.1.2 *Funding, using gas-tax rebate funding, was approved for this project. Work will be undertaken in 2009.*

2.3 Water Conservation

2.3.1 Water Conservation Committee consisting of Councillors Turner and Beattie working with Town Manager to study and Report back to Council by January 31th, 2008;

2.3.1.1 This Report, amongst other things, to address the issues of Public Education and water metreing for industrial/commercial users

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2.3.1.2 A water conservation kit was prepared and is available for distribution to our schools. These will be distributed this spring.

II MUNICIPAL SERVICES AND INFRASTRUCTURE DEVELOPMENT (cont'd)

2.3.1.3 Councillors Turner & Beattie will further examine the issue of water metering.

2.4 Bridges on Church Street

2.4.1 Both the Bridges on Church Street need attention;

2.4.1.1 Close South Brook Bridge to vehicular traffic

2.4.1.1.1 Engineering consultant has been directed to make a report on the safety of South Brook Bridge

2.4.1.1.2 Engineering Consultant recommended that South Brook Bridge be closed to vehicular traffic

2.4.1.1.3 South Brook Bridge closed to vehicular traffic on May 4th, 2007

2.4.1.1.4 Works Committee to develop options for Council's consideration with respect to South Brook Bridge in time for inclusion in Budget 2008.

2.4.1.1.5 *Council has decided to permanently close South Brook Bridge. Funding is included in the 2009 Municipal Budget to redevelop the Main Street side of the bridge into a park.*

2.4.1.2 Replacement of Blue Gulch Brook Bridge with a culvert. (?)

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III ECONOMIC DEVELOPMENT

3.1 Crown of the Valley Re-Structuring & Economic Development Strategy

3.1.1 Council has met with Chamber of Commerce to discuss this and other issues.

3.1.1.1 The Chamber has presented Council with a list of names for possible appointment to the Crown of the Valley Development Corp.

3.1.1.2 Deputy Mayor Bishop and Mayor Mercer will take the lead in developing a proposal for Council's consideration in early February 2008

3.2 Industrial Park Space

3.2.1 Possible new sites are North Harbour Road, East end of Midland Row and land west of the present East End Industrial Park;

3.2.1.1 Agreed to defer for detailed discussion during the Town Plan Revision process.

3.2.1.2 The Crown Land at the east end of Midland Row may be better suited for recreational use.

3.2.1.3 It was decided that the lands to the west of the present East End Industrial Park would be re-zoned for Industrial/Commercial use. This is reflected in the draft Town Plan.

3.3 Pasadena as a Tourism Destination

3.3.1 Beautify Entrances to the Town

3.3.1.1 Town Manager will undertake work on the West Entrance to Town this spring following discussions with the Department of Transportation;

3.3.1.2 East Entrance work will be started pending resolution of East Boundary extension.

3.3.2 Council will investigate the possibility of hiring a student to develop a plan/do work for Town beautification. The Shills Link Youth Internship program is a possibility.

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III ECONOMIC DEVELOPMENT

(Cont'd)

3.4 Finishing/Re-Development of Main Street

3.4.1 Deputy Mayor Bishop and Councillors Beattie and Wheaton will initiate the development of a plan for Main Street/Town Entrances which can be used to solicit funding;

3.4.1.1 Atlantic Engineering has been asked to do a preliminary design for Main Street.

3.4.1.2 Atlantic Engineering presented a preliminary design in September 2007. This will now be assessed by Council. *This plan was considered to be too expensive to implement.*

3.4.2 Deputy Mayor Bishop will meet with Jamie Meyers concerning his proposed project for the west end of Town.

3.6 Deferral of Property Taxes for Senior Citizens

3.6.1 Mayor Mercer to investigate if this can be done and report back to Council.

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IV RECREATION AND COMMUNITY SERVICES

4.2 Design, Financing & Construction of a Recreational Facility

- 4.2.1 Council has engaged TRACT Consultants to undertake a Recreational Survey to determine what exactly residents want in terms of a recreational facility;
 - 4.2.1.1 Council and Town Manager must review draft Recreational Survey and get back to TRACT;
 - 4.2.1.2 Town Recreational Plan will be started immediately following completion of the Recreation Survey
 - 4.2.1.3 TRACT has completed its Recreation Survey; It has met with Council, Community Groups and the general public for input; It will now prepare a draft report for presentation to Council by November 15th, 2007.
 - 4.2.1.4 Council has asked TRACT to engage an Architect to prepare a 3-D rendering, and to prepare an order of magnitude cost estimate of a recreation facility that would accommodate the activities being requested by citizens and community groups.
- 4.2.2 *Council has received the TRACT Report and has in general accepted Recommendations 5.1.2 through to 5.1.10*
- 4.2.3 *Council has discussed extensively and has had public input into Recommendation 5.1.1, Pasadena Community Centre, of the Tract Report.*
 - 4.2.3.1 *While supportive of the need for a new Community Centre, Council does not support (i) the construction of an international-size soccer pitch and in-line skating park on the N.W. Bennett Sports Field; and (ii) the construction of a viewing deck attached to the proposed Community Centre.*
- 4.2.4 *While Tract did not recommend the construction of either a swimming pool or a bowling alley, Council engaged the services of Atlantic Engineering Consultants to explore the possibility to include both in a proposed Community Centre.*
 - 4.2.4.1 *The Atlantic Engineering Consultants report was (a) supportive of the TRACT contention that a swimming pool was costly, and (b) that a six-lane bowling alley was a possibility.*
- 4.2.5 *Council has instructed TRACT Consultants to make the following changes to the proposed Community Centre.*
 - 4.2.5.1 *Increase the size of the Activity Space (Great Hall).*
 - 4.2.5.2 *Include a multi-purpose stage within the Activity Space.*

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IV RECREATION AND COMMUNITY SERVICES

(Cont'd)

4.2.5.3 Increase the size of the Fitness Centre.

4.2.5.4 Increase the size of the Therapy Pool.

4.2.5.5 Include space to accommodate a new Public library.

4.2.5.6 Building to be heated geothermally.

4.2.5.7 Inclusion of space for a Youth Centre & a change room for outdoor activities such as skating, skateboarding, tennis, etc.

4.2.5.8 Elimination of indoor climbing walls.

4.2.5.9 Provide space for future expansion to include a six-lane bowling alley.

4.2.6 TRACT has been requested to provide an updated floor plan of the proposed Community Centre to include items noted in 4.2.4 and prepare a site plan showing the located of an updated, outdoor skating surface, a skateboard park, and tennis courts.

4.2.7 Upon receipt of 4.2.5 from TRACT it is Council's intention to seek further public input before proceeding with conceptual and detailed engineering drawings.

4.3 Snowmobile Trail & System of Walking Trails

4.3.1 Need to establish a Working Group to design a system of Walking Trails and a Snow Sled Trail System;

4.3.1.1 Chamber of Commerce has agreed to take the lead in designing a Snow Sled Trail for the Town.

4.3.1.1.1 Committee members to include Stewart Foote, Roger Beck, and a member of the Chamber of Commerce;

4.3.1.1.2 This Committee will be advisory only;

4.3.1.1.3 This Committee failed to make a report to Council

4.3.1.2 At the initiative of Cpl. O'Blenis of the RCMP a committee consisting of representatives of the Chamber of Commerce, Sno-Riders and the Town will be formed to design a Snow Sled trail for the Town. When formed this committee will report back to Council on or about April 30, 2009.

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IV RECREATION AND COMMUNITY SERVICES

(Cont'd)

4.5 Pine Ridge Development

4.5.1 Possibility of co-operative use of a proposed Swimming Pool

4.5.2 *Meeting to be arranged with Pine Ridge to discuss its plans for development and how the Town could interact with same.*

4.6 Major Town Attraction(s)

4.6.1 Ironman 90.3

4.6.1.1 The first Ironman 90.3 was held on July 29th, 2007. It attracted approximately 300 competitors and was judged to be a success by organizers and competitors.

4.6.1.2 Plans are underway for the 2nd Ironman 90.3 on July 27th 2008.

4.6.1.3 A meeting with the Ironman 90.3 Committee should be held early in 2008.

4.6.1.4 *Due to less than expected participants the Ironman 90.3 was cancelled after the 2008 race.*

4.6.2 Theatre - Creation of an amphitheatre at Pasadena Beach.

4.7 Promotion of Pasadena as a Green Community

4.7.1 Municipal Compost Yard

4.7.1.1 Councillor Turner to consult with Deer Lake to see what guidelines they are following;

4.7.1.1.1 Councillors Turner & Beattie have visited Deer Lake

4.7.1.2 Use of a wood chipper to dispose of residential brush.

4.7.1.3 *Town Manager to recommend a site where composting and wood chipping can occur.*

4.7.2 Education around Re-Cycling

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IV RECREATION AND COMMUNITY SERVICES (cont'd)

4.8 Promotion of Pasadena as a Wellness Community

4.8.1 Formation of a Wellness Committee - Councillor Turner invited the western regional co-ordinator to a "wellness" meeting held at the Venture Centre and an initial Wellness meeting was held;

4.8.1.1 A Wellness Coalition has been formed. To date it has:

4.8.1.1.1 Sponsored a Level 3 Cooking Program

4.8.1.1.2 Formed a Gardening Club

4.8.1.1.3 Formed an Orienteering Club

4.8.1.1.4 Hosted a Wellness breakfast at the Seniors' Club during Winter Carnival 2009

4.8.1.1.5 Had the Town of Pasadena proclaim 2008-2009 a 'Year of Wellness'

4.8.1.1.6 Presently working on the elimination of plastic disposable shopping bags from community.

4.9 Schools

4.9.1 Town Manager & Mayor Mercer have met with Dr. Ross Elliott;

4.9.1.1 Presently there are no plans to close/relocate either of the two Pasadena schools;

4.9.1.2 No satisfactory answer was given as to why **ALL** students east and west of Pasadena were being bussed to Deer Lake and Corner Brook respectively;

4.9.2 There is no one on the School Board from Pasadena. Pasadena needs to be more proactive in School Board Elections.

4.10 CBPP Timber Harvesting

4.10.1 The Department of Natural Resources to be contacted to determine the status of the proposed CPP/Crown timber land exchange for the Humber Valley.

4.10.2 The CEO of Forest Services has been contacted for an update. There are currently no plans for a land/timber exchange between CPPP and the Province

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with respect to the Humber Valley

V Municipal Administration

5.1 Town Employee Benefits, etc.

5.1.1 Referred to Finance Committee of Council for Study, Evaluation and to Report back to Council

5.1.2 Provision was made in the 2009 Municipal Budget to conduct a review of employees benefits and our Municipal organizational structure.

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Appendix

1.1 Ongoing Developments

1.1.1 South Brook Point Development

1.1.1.1 The Town Plan has been amended to allow this Development to proceed.

1.1.1.2 The Developer's proposal was submitted to our Consulting Engineers for review.

1.1.1.3 The comments of our consulting engineers have been provided to the Developers.

1.1.1.4 On the basis of 1.1.1.2 and 1.1.1.3 the Town Manager and our Works Superintendent will finalize the technical details of this Development.

1.1.1.5 A Development Agreement must be negotiated with the developers before Development Permits pursuant to 1.1.1.4 are issued.

1.1.1.6 A Development Agreement has been negotiated with the Developers and work on this project may commence upon signing of the same.

1.1.2 Timberland Golf Resort Inc. Development

1.1.2.1 An Interim Injunction was issued against the Developers of this project on May 30th, 2007, for having proceeded without the Developer having first entered into a Development Agreement with the Town and having received the required Development Permits.

1.1.2.2 In June 2007, negotiations resumed with Timberland Golf Resort Inc. and the Town to finalize a Development Agreement. In July these negotiations were terminated when Timberland & Council could not come to agreement on:

- (a) Municipal Taxation
- (b) Project Securities
- (c) Engineering Supervision
- (d) Civic Lot numbering

1.1.2.3 Timberland has applied to the Courts to have the Interim Injunction of May 30th quashed. This hearing is scheduled for November 9th, 2007

1.1.2.4 At the November 9th hearing the Town was granted a permanent injunction against Timberland Golf Resort

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Appendix

1.2 Proposed Developments

1.2.2 Season's Development for Seniors

1.2.2.1 This development was advertised as a discretionary use. No objections were received. We are awaiting word from the Developers.

1.2.2.2 The Developer has advised Council that it's plan to construct duplexes on its Main Street site did not prove economically viable. It is now preparing a new development plan for Council's consideration.

1.2.3 Valleyview Subdivision (East End)

1.2.3.1 A Development Agreement has been entered into and the requisite Development Permits have been issued to Marine Contractors for a 30 unit subdivision off Wagg Place.

1.2.3.2 Phase I, consisting of 15 building lots, of this subdivision has been completed.

1.2.4 Sunset Retirement Village

1.2.4.1 In 2007 Sunset Village commenced construction of two additional senior, triplex units pursuant to the Development Agreement entered into in 2006.

1.2.4.2 Contrary to the signs on this property individual units at Sunset Village can not be sold. The owners of Sunset Village have been so advised.

3.5 Peace Cenotaph

3.5.1 Location

5.5.1.1 The consensus of Council is to locate this Cenotaph on Town Hall property

3.5.2 Design

5.5.2.1 Councillors Beattie and Lehr to look into all matters concerning the Peace Cenotaph.

3.5.3 The monument was designed, prepared and installed by Fillatre's and was dedicated on or about November 25th 2007.