

Town of Conception Bay South

Development Regulations Amendment No. 69, 2026

Maximum Building Height: Regional Centre Zone

Prepared by
Town of Conception Bay South

June 2026

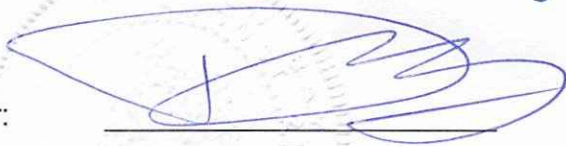
Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Development Regulations Amendment No. 69, 2026

Be it so resolved that under authority of Section 16 of the *Urban and Rural Planning Act, 2000* the Town Council of Conception Bay South hereby adopts Conception Bay South Development Regulations Amendment No. 69, 2026.

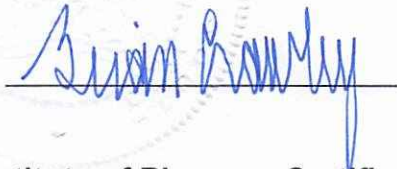
Adopted by the Town Council of Conception Bay South on the 11th day of August, 2026.

Signed and sealed this 12th day of August 2026.

Mayor:



Clerk:



Canadian Institute of Planners Certification

I certify that Conception Bay South Development Regulations Amendment No 69, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Development Regulations/Amendment

REGISTERED

Number 1145 - 0052 - 2026

Date September 17, 2026

Signature See Page 4

Town of Conception Bay South

Development Regulations Amendment No. 69, 2026

Introduction

The Conception Bay South Municipal Plan and Development Regulations came into legal effect on July 20, 2012. The Town Council is considering whether to amend the Development Regulations. This report has been prepared to explain the proposed change, and provide background information for the public and Council.

Background

The Town is proposing to develop a Community Lifestyle Centre at 69 Gateway Drive. The proposed building has lot coverage of 8,930m². The facility will provide year-round access to recreational spaces and contribute to community wellness. The space will also support local sports organizations and accommodate a variety of activities and events. The plans for the Community Lifestyle Centre indicate that building will be approximately 19m high at its highest point.

69 Gateway Drive is within the Regional Centre land use zone where building height is limited to a maximum of 15m. The Town is therefore proposing to change the maximum permitted building height in the Regional Centre zone in order to accommodate the Community Lifestyle Centre.

Assessment

Section 4.3.14 of the Municipal Plan was considered in the context of this amendment. The property is located within the Low Geological Hazard Vulnerability area identified in the *Report on Vulnerability to Geological Hazards in the Town of Conception Bay South* (Batterson and Stapleton, GNL, 2011). The Municipal Plan policy does not restrict development within the Low Geological Hazard Vulnerability Area.

Section 5.4.3 of the Municipal Plan outlines policies for areas designated and zoned as Regional Centre. The policies explicitly states that the area is intended to accommodate recreation and leisure facilities serving the greater region.

Section 9.3 of the Municipal Plan provides for the Development Regulations and requires that the Regulations include “detailed requirements such as lot size, frontage, building setbacks, and parking standards.” The intent of this policy is that items such as building height are established within the Development Regulations.

Additionally, Section 9.3.1 of the Municipal Plan provides guidance to Council on considering changes to the Development Regulations. Those decisions must consider factors including the scale and location of buildings within the proposed development. Council has considered the plans for the Community Lifestyle Centre and believes that the proposed location within the Gateway area is suitable for the size and mass of the proposed structure.

"Building Height" and "Established Grade" is defined at sub section 4(1)(d) and (g) of the (Minister's) *Development Regulations* (NLR 3/01), respectively, that states:

(d) *"building height" means the vertical distance, measured in metres from the established grade to the*

(i) highest point of the roof surface of a flat roof,

(ii) deck line of a mansard roof, and

(iii) mean height level between the eave and the ridge of a gable, hip or gambrel roof,

and in any case, a building height shall not include mechanical structure, smokestacks, steeples and purely ornamental structures above a roof;

(g) *"established grade" means,*

(i) where used in reference to a building, the average elevation of the finished surface of the ground where it meets the exterior or the front of that building exclusive of any artificial embankment or entrenchment, or

(ii) where used in reference to a structure that is not a building, the average elevation of the finished grade of the ground immediately surrounding the structure, exclusive of any artificial embankment or entrenchment;

The proposed building for the Community Lifestyle Centre has an arched roof, that at its peak would be 18.2m above the finished floor elevation. Whereas the overall building height is measured from the established grade, the overall height is expected to be approximately 19m.

St. John's Urban Region Regional Plan

The St. John's Urban Region Regional Plan (Regional Plan) identifies Conception Bay South as a sub-regional centre. Upon installation of municipal services, the Regional Plan encourages a wide range of residential densities, a variety of commercial operations, parks and recreational facilities and other uses that are characteristic and appropriate for a sub-regional centre.

The Regional Plan designates the subject property as “Urban Development” which allows for a range of urban uses connected to municipal water and sewer services. The proposed use and this amendment are consistent with the intent of the Regional Plan.

Consultation

Comments were solicited from the public and other stakeholders regarding the proposed amendment. Notice of the proposed amendment was posted at the Conception Bay South Town Hall and Arena. Notices were also published in the June 25, 2026 and July 2, 2026 editions of The Shoreline, as well as on the Town’s website and social media channels (Facebook and X) during the same period.

Notices were also sent to known property owners in, and within 100m of the Regional Centre Zone providing an opportunity for commentary and feedback to the Town.

A public information session was held on July 15, 2026 to discuss the proposed amendment.

The Town determined that the consultation effort was reflective of the scale and scope of the planning, policy and regulatory issues under consideration.

Amendment

The Conception Bay South Development Regulations shall be amended as follows:

1. Section 10.19.3 is modified by changing the maximum building height from 15m to 20m, so that section 10.19.3 now reads, in part:

Lot Requirements

Minimum building line setback (m)	12
Minimum side yard	10
Minimum flanking yard setback (m)	10
Minimum rear yard depth (m)	8
Maximum height (m)	20
Minimum lot frontage (m)	45
Maximum lot coverage	50%
Minimum landscaping lot coverage	12%