

Town of Conception Bay South
Development Regulations Amendment No. 65, 2025
Building Height in the Regional Centre Zone

Prepared by
Town of Conception Bay South

December 2025

Urban and Rural Planning Act, 2000
Resolution to Adopt
Town of Conception Bay South
Development Regulations Amendment No. 65, 2025

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. 65, 2025.

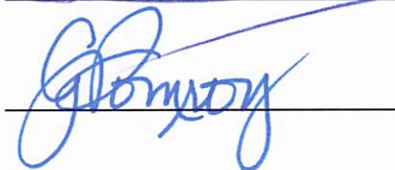
Adopted by the Town Council of Conception Bay South on the 2nd day of December, 2025.

Signed and sealed this 10th day of December 2025.

Mayor:



Clerk:



Development Regulations/Amendment	
REGISTERED	
Number	<u>1145 - 0049 - 2026</u>
Date	<u>January 20, 2026</u>
Signature	<u>Sen F. L. L.</u>

Canadian Institute of Planners Certification

I certify that Conception Bay South Development Regulations Amendment No 65, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Town of Conception Bay South

Development Regulations Amendment No. 65, 2025

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 which includes a 9,300 m², air-supported, multi-sport facility. A 450 m² attached building will complete the structure. The air support structure 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 initial concept plans for the Community Lifestyle Centre indicate that the air support structure portion of the facility will be approximately 30m high at its highest point.

The Development Regulations do not provide a definition for an air supported structure. The land at 69 Gateway Drive is within the Regional Centre land use zone where building height is limited to 15m. The Town is proposing to add a definition for “air support structure” to the regulations and allow for an increase in building height for an air support structure at 69 Gateway Drive.

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 state 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 concept plan 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” is defined at sub section 4(1)(d) of the (Minister’s) *Development Regulations* (NLR 3/01), 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;

An air-supported domed membrane building (such as an inflatable sports dome) doesn’t have a conventional roof structure, eaves, or ridge. Whereas the building height definition noted above is binding on the Town, it must be considered in the context of the proposed structure to determine how to measure the height of the building.

Although detailed design of the proposed air-supported structure has not yet been completed, the current concept envisions a building measuring approximately 122 m by 76 m with an overall height of 30 m. As noted above, building height is measured to the “mean height” of the structure. Since the dome form does not have eaves, it is reasonable to interpret the “mean roof height” as the average elevation of the dome surface, approximating the visual midpoint between the base and the crown.

Given that the proposed air support structure is an ellipsoidal dome rather than a perfectly spherical shape, the average height along the lengthwise axis is approximately 65% of the total height, and along the widthwise axis approximately 68% of the total height. Accordingly, the representative mean roof height is approximately two-thirds of the overall dome height (~20 m).

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 October 30 and November 6, 2025 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 the area of the subject property, providing an opportunity for commentary and feedback to the Town.

A public information session was scheduled for November 13, 2025 but did not proceed as Council cancelled the sessions as there had been no submissions or inquiries related to the proposed amendment prior to the session.

The Town did not receive any comments or submissions through the consultation process.

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. Add the following definition as section 2.6.1

“2.6.1 **Air Supported Structure** means a structure consisting of a pliable membrane which achieves and maintains its shape and support by internal air pressure.”

2. Section 10.19.3 is modified by adding a new subsection:

“10.19.3(1) Notwithstanding the foregoing, the maximum building height of an air supported structure at 69 Gateway Drive shall be **30m.**”