
To:	Corrie Davis Town of Conception Bay South	From:	Warren Martin Stantec, St. John's
File:	1634-01615	Date:	June 29, 2021

Reference: LUIAR Review

Stantec was engaged to provide advice to the Town of Conception Bay South (the Town) while the Town reviewed a development application from Ocean Choice International (OCI; the proponent) for a development in Long Pond Harbour. Stantec provided input into the Land Use Impact Assessment Report (LUIAR) Terms of Reference that was issued to OCI on November 4, 2020. Stantec received the LUIAR, completed by OCI, on November 16, 2021 for review and comment. The report and supporting documentation were reviewed by a number of Stantec's subject matter experts and Stantec provided a list of comments and questions to both the Town and OCI. OCI provided responses to the comments in June 2021, which Stantec also reviewed.

Stantec is of the opinion the information provided is acceptable and reflects the current stage of the development. There are some items requested in the LUIAR Terms of Reference that will be addressed in the future as the scope of the project becomes more defined. We understand that the proponent is currently working on obtaining a number of federal and provincial permits / approvals / authorizations that are applicable for this development. Stantec recommends that the Town review the outcome of these permits / approvals / authorizations and incorporate the permit / approval conditions as part of the Town's approval. It is also recommended that the Town require the proponent to submit their Construction Environmental Protection Plan (EPP) for review and approval in advance of initiating construction, to which contractors will be held accountable, and their Operations EPP for review and approval prior to the end of construction.

As well, it is expected that the proponent will be submitting detailed engineering drawings and specifications for the work as part of the development approval process. Given the complexity of the development, Stantec recommends that the Town consider engaging a qualified third party to provide support during the Town review process. Stantec is available to provide this assistance should additional support be required.

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