

April 28, 2021



**Draft Terms of Reference  
Land Use Impact Assessment Report (LUIAR)  
Community Park**

The Town of Conception Bay South has received an application from the prime consultant, Mills & Wright, to proceed with Phase 2 work for the community park in the Town’s open space located at **Bishops Road**. The property is located within the Residential Low Density (R-1) zone, and the proposed park is within the Moderate and High Hazard Vulnerability area identified by the Town’s Municipal Plan. While Phase 1 of the Community Park was designed and built to meet the specific environmental conditions associated with this location, the park represents infrastructure that is intended to benefit the residents of Conception Bay South for many years to come. As such, Council wishes to identify any additional measures that should be considered in the medium to long-term planning horizons, and in particular measures related to future climate change, including storm surges, erosion or flooding. These measures will be identified in the form of a Land Use Impact Assessment Report (LUIAR).

Section 4.15(5) of the Town’s Development Regulations requires the Town to provide opportunity for the public to review the terms of reference for a LUIAR. The draft terms of reference for the LUIAR may be viewed on the Town’s website at [www.conceptionbaysouth.ca](http://www.conceptionbaysouth.ca).

Any person or persons wishing to make representation in this regard should do so, in writing, to be received at the Town Hall on or before **2:00 p.m. Thursday May 13, 2021**. Submissions can be deposited in the drop box located at the public entrance to the Town Hall at 11 Remembrance Square; faxed to 834-8337; mailed to the address noted below or sent via email to [planning@conceptionbaysouth.ca](mailto:planning@conceptionbaysouth.ca).

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Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Location: \_\_\_\_\_  
Contact Information (Phone #/Email Address): \_\_\_\_\_

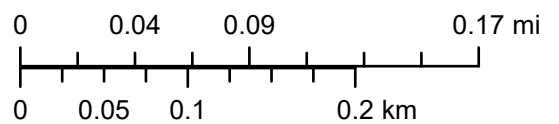
# 18-20 Bishops Road



April 27, 2021

**NOT A LEGAL SURVEY**

Scale: 1:4,514



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# ***DRAFT* TERMS OF REFERENCE**

## **Requirements for Land Use Impact Assessment Report Phase II Community Park Proposal Town of Conception Bay South**

**Release Date: April 28, 2021**

### **BACKGROUND**

The Town of Conception Bay South is continuing to develop the Community Park at Bishops Road. Phase II is scheduled for construction in 2021 and generally consists of installing a combination ice / splash pad, performance stage, and a service building to house electrical and mechanical equipment, public change rooms and public washrooms.

The design of Phase II for the Community Park is being managed by Mills & Wright Landscape Architecture Inc. As prime consultant for the design and construction of the project, Mills & Wright have applied to the Town of Conception Bay South for development approval for Phase II construction.

The Community Park is located east of Bishops Road and is bound to the north by private residential properties at Bishops Road and Johnson Place. The park is bound to the south by the Dominion supermarket property. To the east, the park extends to the shoreline of inner Long Pond at Knight's Arm.

The general area of the community park is a mature neighbourhood consisting of both residential and commercial properties. The property at the location of the Community Park was modified from its natural landscape decades ago. The site was part of a farming property at one time and immediately prior to the Town's acquisition of the property, it had been transformed into a private garden included an accessory building associated with a residential property to the north.

During Phase I construction of the Community Park in 2020, the park was designed and constructed to address the unique issues associated with the environmental conditions on the site, most notably the fact that it is located in an area susceptible to flood risk. Particular care was taken to set elevations and ensure proper drainage and prevent sea water inundation during Phase I construction. Since Phase I completion, extreme weather events have occurred and monitored with no significant impacts observed.

The majority of the land within the Community Park is within the "High Geological Hazard" area identified in the "Report on Vulnerability to Geological Hazards in the Town of Conception Bay South" completed by the Government of Newfoundland and Labrador's Department of Natural Resources in 2011 (Batterson & Stapleton, 2011). The report is available on the Town's website at

<https://www.conceptionbaysouth.ca/services/development/municipal-plan-development-regulations/>.

The park represents infrastructure that is intended to benefit the residents of Conception Bay South for many years to come. Given the expected life span of the park combined with the fact that it is located in the high geological hazard area, Council is requiring the consultant to complete a Land Use Impact Assessment Report (the "Report"). The Report shall identify any additional measures that could be considered in the medium to long term planning horizons to address potential issues with future climate change including coastal erosion. This is a proactive measure being taken by Council to ensure the continued enjoyment of the park by future generations.

Increases in the frequency and duration of storm events associated with climate change is a very real challenge facing Conception Bay South. Accordingly, Council is looking at other measures to ensure the Town is prepared to meet the challenges we continue to face with climate change. The Town is in the process of commissioning an engineering study to identify key risks associated with coastal erosion and climate change in the community that must be addressed in the years ahead. This Report generated through this process will contribute to the coastal assessment study.

Prior to issuance of a final Terms of Reference that will outline requirements for the Report, this Draft Terms of Reference is available for public review. The Town will consider any submissions made by the public regarding the Terms of Reference, and where, in the opinion of Council, additional information should be considered in the LUIAR, the Terms of Reference will be updated accordingly.

## **TERMS OF REFERENCE**

### **A. GENERAL REQUIREMENTS**

The Report shall include:

1. Property description including a location map depicting the property location and any other locally significant information;
2. Acknowledgement that the report is prepared for the Town of Conception Bay South for consideration prior to approval of the development; and
3. Professional qualifications and experience of individuals completing the report.

### **B. REPORT REQUIREMENTS**

The Report shall include:

1. A topographical and geomorphological description of the site and a statement as to the type and location of natural hazards that may affect the site;



2. Taking into consideration potential for climate change impacts, provide any methods, high level design criteria included in Phase II and identify any possible medium- and long-term mitigation measures in relation to storm surges, sea level rise, erosion or flooding and, evaluate the level of hazard risk, if any, considering the elevation, topography and geomorphology of the site; and
3. A description and plan for the overall grading and storm water management within the development in the medium and long term considering potential impacts of climate change.

### **C. DOCUMENTS TO BE INCLUDED**

The Report shall include the following documents:

1. A location plan showing the location of the proposed development in relation to the surrounding area;
2. A detailed site plan showing the location of the proposed development and structures relative to the property boundaries; and
3. A proposed grading plan.

### **SUBMISSION**

#### **A. SUBMISSIONS SHOULD INCLUDE:**

- a. A digital copy of the report in PDF format.
- b. Digital copies of all maps and plans produced in AutoCAD or ARC GIS compatible file formats.

#### **B. SUBMISSION SHOULD BE SENT TO:**

Planning and Development Department  
11 Remembrance Square  
P.O. Box 14040, Stn. Manuels,  
Conception Bay South, NL A1W 3J1  
[planning@conceptionbaysouth.ca](mailto:planning@conceptionbaysouth.ca)