

September 24, 2020

Advocates for Responsible Development of Long Pond  
Conception Bay South, NL

Dear Mr. Perrin and Ms. Canning,

It is extremely disappointing that you are choosing to continue to spread misinformation in relation to Ocean Choice's proposed Long Pond Development. I have personally met with Ted Perrin (and several others) on two separate occasions for over four hours and I have also had a telephone conversation with the both of you to answer your questions and to explain the development. I understand that there are some outstanding questions that you are awaiting answers to; I assure you that we are working on these and will get them to you.

We respect and understand that there will be opposing interests and views for any development, including our proposal for Long Pond. We are happy to address as many of these concerns as possible and we want to be a good corporate neighbor for the area. In addition to creating 30 to 40 new, full-time positions and millions of dollars of economic spin-off we are committed to developing the site to be complimentary to the already commercial area of Long Pond Harbour while balancing the recreational use of the harbour.

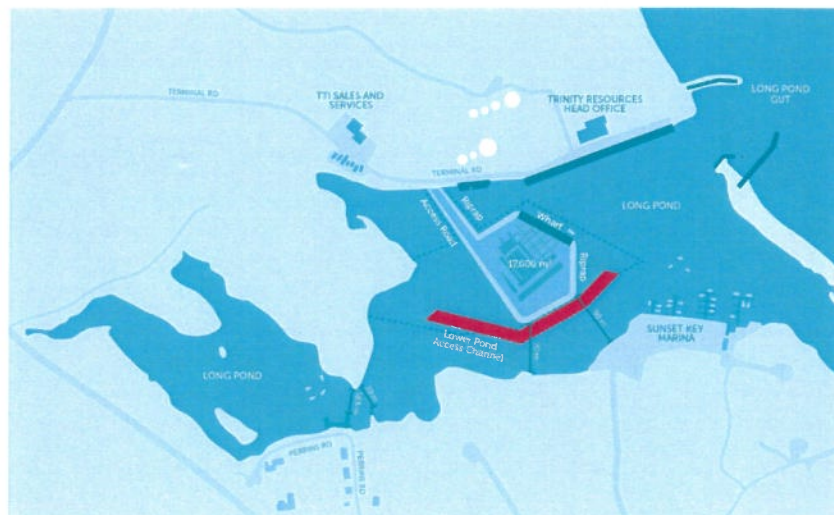
We understand that you are part of a campaign called *Advocates for the Responsible Development of Long Pond* and through this process you are spreading misrepresentations (see enclosed flyer) and making inaccurate statements on the *Conception Bay Community Voice* Facebook Group. I would like to take the time, to once again, provide you with the correct information relating to the proposed development and to correct the misinformation that you are spreading, despite the fact that the correct information has been provided to you:

1. **You are informing people that Ocean Choice has made the decision to proceed with the development:** As I have communicated with you, Ocean Choice is in the permitting and regulatory approval stages of a proposed development in Long Pond. The business plan for the project is still being finalized and a decision to proceed with the development has not yet been made. This is a significant investment – upwards of \$15 million – for the company; and with the added uncertainty caused by the ongoing pandemic we are taking our time to make the final decision.
2. **You have stated that Ocean Choice is filling in 57 percent of the harbour:** This is not the case. Ocean Choice has never made a proposal that would see 5.1 hectares of land developed. As we have shared with you, our proposed plan includes the development of new land that is approximately 1.7 hectares NOT the 5.1 hectares that you have been stating.
  - Ted as you may recall, in 2013, when Ocean Choice first started to consider the development, a map of the proposed development was provided to the Board of the

Long Pond Harbour Authority Inc. (you were on the Board at the time) that showed approximately 2.5 hectares of new land being developed.

- After acquiring the waterlot in 2018, Ocean Choice submitted a proposal for approximately 2.5 hectares to the federal and provincial regulatory departments.
  - Since this time, Ocean Choice has adjusted our development plan to reduce the footprint to 1.7 hectares of new land.
  - On the map you are sharing, you show an outline of an additional building infrastructure (as part of Phase 2) and a Future Lay-down Area – neither of which are part of our plans.
  - There is an opportunity to develop the additional 0.8 hectares on the wharf side of the development that could see an extension to the wharf – this is the 2.5 hectares that was included in the proposed development plan.
  - There has been no decision made on this as the existing 1.7 hectares meets our existing cold storage and offloading needs.
3. **You have stated that the Cold Storage facility is 70 feet (5 to 6 stories high):** The design of the building is not completed, in fact we just engaged a local architect on Monday, September 21, 2020 to provide us with possible designs. With this being said, the height of the building will be 43 feet – not the 70 feet that you have been stating.
4. **You are utilizing an inaccurate map of the development that does not reflect the proposed development plan:** As discussed with you, the proposed development will see approximately 17,000m<sup>2</sup> (approximately 1.7 hectares **NOT** 5.1 hectares) of new land developed that will house:
- Approximate, 90m long marginal wharf;
  - Laydown and parking area; and
  - Cold storage building infrastructure (approximately, 36,000 ft<sup>2</sup>).
    - 43 feet in height

Below you will find a map outlining the current proposed development:



5. **You state that the development will result in an increase of 2,000 trucks on Terminal Road to transport Ocean Choice's 80 million pounds of product:** This is completely inaccurate. First of all, last year Ocean Choice processed a total of 70 million pounds of seafood across our entire operations. This includes our 5 processing facilities and six offshore fishing vessels in both Newfoundland and Nova Scotia. The proposed development in Long Pond will see the offloading and storing of product from five of our offshore fishing vessels (one of our vessels is based in Nova Scotia) – estimated to be 60 landings per year. With respect to the number of trucks that will be required for the operation, approximately four trucks per day will be required to ship the frozen-at-sea product to markets around the world; and an additional four to five delivery trucks per vessel, per turn around will be needed for fueling, food and other supplies.
  
6. **You state that the development proposes significant navigation hazards to young sailors and all other marine recreation activity in Long Pond Harbour:** We understand the importance of maintaining safe access to the channel for those who currently use the area for recreation and/or business purposes. For this reason, as part of the proposed development, Ocean Choice plans to create a new, more direct, marked channel along the edge of the property. The new channel will be developed with the safety of users in mind and will be as deep as the current channel used by boaters. We will rely on the expertise of the regulatory authority to provide advice on navigation for the area and we will adhere to any safety and other mitigation measures recommended by the expert authority.
  
7. **You state that we have carried out "O" public consultations:** Over the last two to three weeks, we have been actively meeting with area residents and businesses to explain the proposed development, to listen to concerns and answer any questions. I would like to remind you that I personally met with you and other residents for over three hours on one occasion. I met with you again on another occasion for over an hour and I have personally answered your calls and emails over the last number of weeks. We have met with and presented to several other groups including: Sunset Key Marina, Long Pond Port Authority, Royal Newfoundland Yacht Club, the Town of Conception Bay South, Conception Bay Area Chamber of Commerce and others. We are willing to meet with interested parties and we will continue to do so as we move through the regulatory and decision-making process.
  
8. **You state that Ocean Choice is under-representing the scale of the project to avoid an Environmental Assessment Process:** Ocean Choice takes great exception to this statement and it could not be further from the truth. To state that we are under-reporting the size of the development in order to gain approval of the project is simply not true and is defamatory to our business and reputation. We have been diligently working with the appropriate regulatory experts and authorities to ensure we have the proper federal, provincial and municipal approvals; and that we have the most stringent mitigation plans in place prior to making a final decision to proceed.

On August 23, 2020, the following post was made to the *Advocates for the Responsible Development of Long Pond* Facebook Group:

*"All information posted by our group is based on what we have garnered from discussions or documents circulated by the proponent, municipality, provincial and federal bodies. If any facts are incorrect or if subsequent to the posting circumstance changes then we will be only too happy to make the appropriate adjustments."*


Please update the information you are providing with the correct information, as you state you would do. Please post a copy of this letter to the *Advocates for the Responsible Development of Long Pond* Facebook Page and update the "OCI Long Pond Cold Storage Facility" Project Facts that you have outlined in your flyer.

Importantly, your repeated comments referring to the infill of over 5 hectares are incorrect. To suggest that we are under-reporting the size of the development to get past the regulatory Environmental Assessment process is irresponsible and extremely damaging to our reputation and integrity. We ask that you immediately publically retract these statements.

We will not standby and allow inaccurate information be shared about the development. We request that you immediately correct and retract the inaccurate information. If you choose to continue with this behavior, we will unfortunately be forced to take further action. We look forward to your response and action to this matter.

As previously stated, I am happy to meet with you and anyone else who has questions relating to the proposed development and to share our plans and answer questions.

Sincerely,



Blaine Sullivan  
President, Ocean Choice

# OCI Long Pond Cold Storage Facility



## PROJECT FACTS:

- **12 acres (5.1ha):** Size of water lease transferred by Long Pond Harbour Authority to OCI in 2018
- **Phase 1: 4.2 acres (1.7ha):** 90 m wharf, 36,000 ft<sup>2</sup> plant and parking area
- **Phase 2: Up to 7.8 acres (3.4ha):** Additional 90 m wharf, office building and lay-down area
- **70 feet:** Height of plant from water level (5 - 6 stories high)
- **57 Percent:** Infill of the harbour
- **30,000:** Number of truck loads of rock needed to infill harbour
- **2,000:** Annual increase of trucks on Terminal Road transporting OCI's 80 million pounds of product
- **64 m:** Size of 1 of the 5 factory freezer vessels that will be using the facility
- **250:** Number of recreational boats in Long Pond
- **200 - 300 :** Number of motorized and unmotorized boats on the weekends during recreational fishing season
- **2 m:** Size of sailboats used by the Provincial Learn to Sail Program and Able Sail (established for people with disabilities ) based at the Royal Newfoundland Yacht Club. **The OCI Project poses significant navigation hazards to these young sailors and all other marine recreation activity in Long Pond Harbour**
- **0:** Number of effective public consultations that would normally fall out of a formal environmental assessment

The **Advocates for the Responsible Development of Long Pond** are requesting the Province to have the OCI Project registered in accordance with the *Environmental Assessment Regulations 2003*

Support us by reaching out to your Councillors, MHA, MPs and Minister of Environment, Climate Change and Municipalities: [conceptionbaysouth.ca](mailto:conceptionbaysouth.ca); [ken.mcdonald@parl.gc.ca](mailto:ken.mcdonald@parl.gc.ca); [barrypetten@gov.nl.ca](mailto:barrypetten@gov.nl.ca); [derekbennett@gov.nl.ca](mailto:derekbennett@gov.nl.ca);