

TOWN OF STEPHENVILLE INVESTMENT PROFILE



Message from the Mayor



Tom Rose
Mayor of Stephenville

Welcome to the Town of Stephenville's new Investment Profile.

These are exciting times in the growth and development of our community. Housing starts are on the rise, our business community is expanding, and The College of the North Atlantic (headquartered in Stephenville) has recently completed a new Heavy Equipment Centre of Excellence that has dramatically increased the number of students coming to our community.

Residents and visitors alike have long appreciated the uniqueness of our picturesque countryside, the rich heritage and the welcoming, small-town feel that defines our Town. But our people make Stephenville a great place to live, invest, work and play. They are excited about the achievements we are making and the opportunities that are being created for a better quality of life for themselves and their families.

We know that with growth comes change, and that can be challenging. Still, we remain focused on the ideas and investments that will ensure we have a healthy and sustainable community that serves both the needs of our residents and our businesses for generations to come.

I invite you to visit Stephenville and fall in love, as many have. Hike, kayak, eat, shop, enjoy the scenery and be welcomed like one of our own. Visit our website, www.stephenville.ca, or contact our Economic Development Officer for more information.

About us

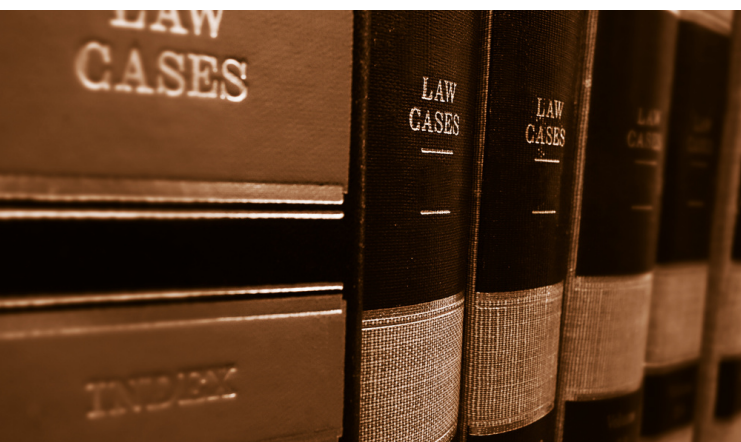


Why Stephenville?

The entrepreneurial spirit is alive and well in Stephenville. Our superb quality of life and range of business support programs create a great environment to foster new business ideas. Our vibrant and diverse business community includes manufacturing firms, professional service firms, and agri-business operations, as well as an increasing number of creative businesses.

What is our Goal?

The Town of Stephenville aims to develop and maintain meaningful partnerships with the business and investor communities to understand their needs, infrastructure requirements and how the Town can assist them in investing in the community and expanding and promoting their businesses.



Legal Disclaimer

This guide provides a general overview of the demographics, regulations, plans and procedures applicable to investors in the Town of Stephenville. The Town does not guarantee, warrant, or make any representations that the information contained herein is the complete authority on current or future circumstances as they apply to investors or businesses.

Going Green



With several major projects in the planning stages, including World Energy GH2's wind-powered green hydrogen Project "Nujio'qonik" and projects related to bio aviation fuel production and mass timber construction, The Town of Stephenville is poised to become a Global hub for green energy and sustainable industry.

The ability of our resources and infrastructure to sustain projects of this scale has not gone unnoticed on the World stage, with Stephenville having been chosen to host Prime Minister Trudeau and German Chancellor Scholz for the signing of the historic Canada-Germany Hydrogen Alliance in 2022. With these successes in mind, the Town will continue to seek new ways to responsibly grow our industrial base in scale and diversity for the long-term benefit of our residents and businesses.

Sustainable



Sustainability is not just about the environment or maintaining the status quo – it is a forward-looking vision for a community that excites people and brings forth commitment, energy and change.

The Town of Stephenville works closely with neighbouring communities, Indigenous groups, and residents to build a collective vision and pathway to get us there.

In Stephenville, we have consistently demonstrated commitment to preserving our natural resources, environment and quality of life. This sense of custodianship is our foundation for living, working and acting sustainably.

Planning for continued sustainability, though, means thinking ahead to ensure the needs of Stephenville's current residents can be met and businesses supported without compromising the ability of the Town to meet the needs of future generations.

Just the Facts



Ready for New Investment

Word is spreading that we are a welcoming community. Stephenville's economic development strategy paves the way for new investment and demonstrates our community's commitment to building a culture of entrepreneurship and supporting our business community.

Home to a growing range of businesses, a significant post-secondary presence, Aquaculture industry leaders, Stephenville Dymond International Airport and an ice-free deep-water port, our community is ready to receive and grow your investment.

The Smart Choice for Entrepreneurs

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It's the Lifestyle!

Residents and visitors are attracted to Stephenville because of our lifestyle, small-town atmosphere and quality of life. Along with our neighbouring communities, we offer a healthy range of activities for all ages, cultures and abilities and host several unique annual festivals infused with our local culture and heritage.

Stephenville's Regional Aquatic Centre is also proud to be the training centre for Paralympic Gold and Bronze medal-winning swimmer Katarina Roxon.

Connected



Road

Katarina Roxon Way (Route 490) connects Stephenville to the Trans-Canada Highway. An excellent transportation thoroughfare in Newfoundland, the Trans-Canada Highway's fast-moving traffic makes for exceptional highway travel. It provides quick access to central Newfoundland, the Avalon Peninsula, and mainland Canada via the Port Au Basque ferry terminal, allowing Stephenville-based companies to move goods across Eastern Canada and beyond efficiently.

Sea

Port of Stephenville operates year-round and is a sheltered, fully equipped and staffed ice-free deepsea port. With a depth at the dockside of 10.1m, it can accommodate ships up to 385m in length and has a turning basin of 450m turning radius. The 100,000 sq ft Port of Stephenville Warehouse Building is newly refurbished and has three 30-ton overhead cranes, as well as a range of forklifts and other machinery to cater for all possibilities.



Air

Air connections are currently made via nearby Deer Lake Airport. However, Stephenville Dymond International Airport (former Stephenville Airport) is opening with plans to become a World-class aviation and technological hub for Eastern Canada.

Responsible



A Sustainable Community

Stephenville will ensure its long-term sustainability through careful maintenance and upgrading existing infrastructure, developing green building policies, promoting renewable energy projects, and various conservation, education and outreach initiatives.

Having recognised the impact of economic and social changes and trends, Stephenville will work with neighbouring communities to establish principles, objectives and strategies to guide sustainable and economic land use and development in the region for the long term.



Expanding Housing Opportunities

Housing stats demonstrate the popularity of our community, with a 10% increase in the number of single-family homes over the last ten years. This represents an investment of around \$75 million in new single-home construction in the Town.

Additionally, the Town plans to implement programs to create municipal and co-op housing developments to increase the available housing stock and provide additional protection for persons needing housing assistance.



Investing in Parks, Recreation and Culture

Parks, recreation and culture play a critical role in the quality of life of our residents; as such, we plan to ensure that the Town's programs, facilities and services, heritage opportunities and available amenities continue to meet the growing needs of our residents. This includes expanding and improving existing infrastructure and creating new facilities, programs and opportunities for recreation.

Collaborative



A Growing Post-secondary Presence

The town is home to The College of the North Atlantic (CNA), one of the largest colleges in Atlantic Canada, offering almost 100 full-time and 300 part-time courses across 17 campuses in Newfoundland and Labrador.

Stephenville also hosts two campuses of Keyin college, one of Canada's largest private colleges, offering a range of post-secondary and adult introductory education courses.

In addition to the two colleges, Stephenville is the location of The Marine Institute's Safety and Emergency Response Training (SERT) Centre, one of Canada's premiere fire training facilities.

Regional Collaboration

The Town of Stephenville is the largest of several communities in the Bay St George area. It is the local service centre for the southwestern part of Newfoundland, serving a direct population of 35,000 people from surrounding areas and over 100,000 people along the entire southwestern coast. Stephenville actively seeks partnerships and collaborates broadly with local communities and indigenous groups. These efforts are essential to our current business retention and knowledge economy and our ability to support future population and economic growth.



Community Revitalisation

Recognising the importance of our commercial cores, The Town of Stephenville is working with residents to create a community improvement plan that will assist in creating a long-term increase in economic activity within the Town.

The investment will include municipal housing developments, public transit systems, façade improvements, additional and improved recreational facilities, landscaping and streetscaping, and other beautification forms supporting Stephenville's vision of a growing yet sustainable community.

Industrious

STEPHENVILLE BUSINESSES



Occupations

Occupational data showcases that, with more than 3,000 workers in the town and many more in neighbouring Bay St George communities, Stephenville's labour force covers many occupations. With such a variety of creative and skilled workers, our community is well-positioned to help staff grow and lead your business for years to come. Additionally, our resident post-secondary educational institutions have multiple vocational programs to provide high-quality graduates to ensure that Stephenville can continue providing the right people for the job as the community grows.

Business Environment

Our infrastructure, available development land and extensive natural resources reflect our community's ability to serve businesses of all kinds, whether self-employed, small and medium-sized enterprises, or more extensive operations up to major industrial projects.

Our businesses range from creative industries such as consulting, engineering, and theatre to manufacturing and service-based industries. In Stephenville, our philosophy is to help any business (small or large) succeed within our borders.

High Income Levels

The strength of our community comes from our people. With an average couple's household income over \$95,000, a figure that has risen steadily for the last 25 years, residents of Stephenville are vital contributors to our community and economy. This, combined with a strong sense of community pride, makes Stephenville the ideal place to live and succeed as a business owner.

Community Oriented

Stephenville is home to families of different sizes, ages and ethnicities. Our beautiful scenery, cultural and recreational amenities, the quality of educational institutions and our expanding range of housing options contribute to our broad appeal.



Unique Cultural and Recreational Assets

The Town of Stephenville is home to a strong base of cultural assets, including the Stephenville Theatre Festival, the province's longest-running professional theatre company. Throughout the year, the community hosts events such as The Sweetgrass Festival and The Friendly Invasion Festival, as well as various social events held by organisations such as The People of the Dawn Friendship Centre and the Lions Club. These events provide opportunities for residents and visitors to experience aspects of the local culture and quality of life associated with living in Stephenville.

In addition, several cultural creative businesses contribute to the local economy, making it a more vibrant and livable community filled with visual and performing art programs. The Town also maintains numerous parks, playing fields and recreational facilities. In particular, The Dome hockey arena, a four-sheet curling club, a YMCA, and the Regional Aquatic Centre, provides a full range of water safety training and leisure swimming activities.

Room to Grow

Stephenville and the surrounding area are poised for extensive growth, not just in terms of population but also in the range of industries and size of the future projects which have been proposed.

To increase our capacity, The Town of Stephenville is embarking upon a program of cadastral surveying, infrastructure upgrading and additional housing development so that we continue to meet the needs of our residents and businesses by offering an increased range of commercial and residential space opportunities.



How Can We Help Your Business?

- Online resources such as the town website
- Guidance and support to new business start-ups, including our Guide to Operating a Businesses in Stephenville
- Connections with local business owners
- Collaborations with the Stephenville Downtown Business Improvement Association, the local Chamber of Commerce, Horizon TNL and CBDC Long Range to educate and provide opportunities for businesses
- Assistance with approval processes and securing financing



Contacts

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Mike Ratter	Economic Development Officer	(709) 280 4434	michael.ratter@stephenville.ca

If you require additional information or clarifications, please feel free to contact us by the means above or drop by the town office at 125 Carolina Avenue, Stephenville, NL, Canada, A2N 2Z5, to have a chat.

