

An aerial photograph of a coastal town at sunset. The sky is a mix of purple, blue, and orange. The town is visible in the foreground, with a marina and a pier extending into the water. The water is calm and reflects the colors of the sky. In the background, there are mountains and a large body of water.

# A Bay of Opportunity

the town of  
Conception  
Bay South

The Town of Conception Bay South is a fast growing Canadian municipality on the edge of the North Atlantic. Close to offshore developments, land blocks, major amenities and infrastructure, the town and its expansive bay are perfectly positioned to support and foster industry growth.

This is where opportunity lives, and your North American expansion begins.



## A progressive municipality and mandate

Our growing town supports offshore oil and gas in Newfoundland & Labrador and we have initiatives in place to foster long-term industry growth. Our Flexible Tax Incentive program is built to help companies reduce development costs and streamline operations, and we continue to invest in infrastructure.



Flexible incentives

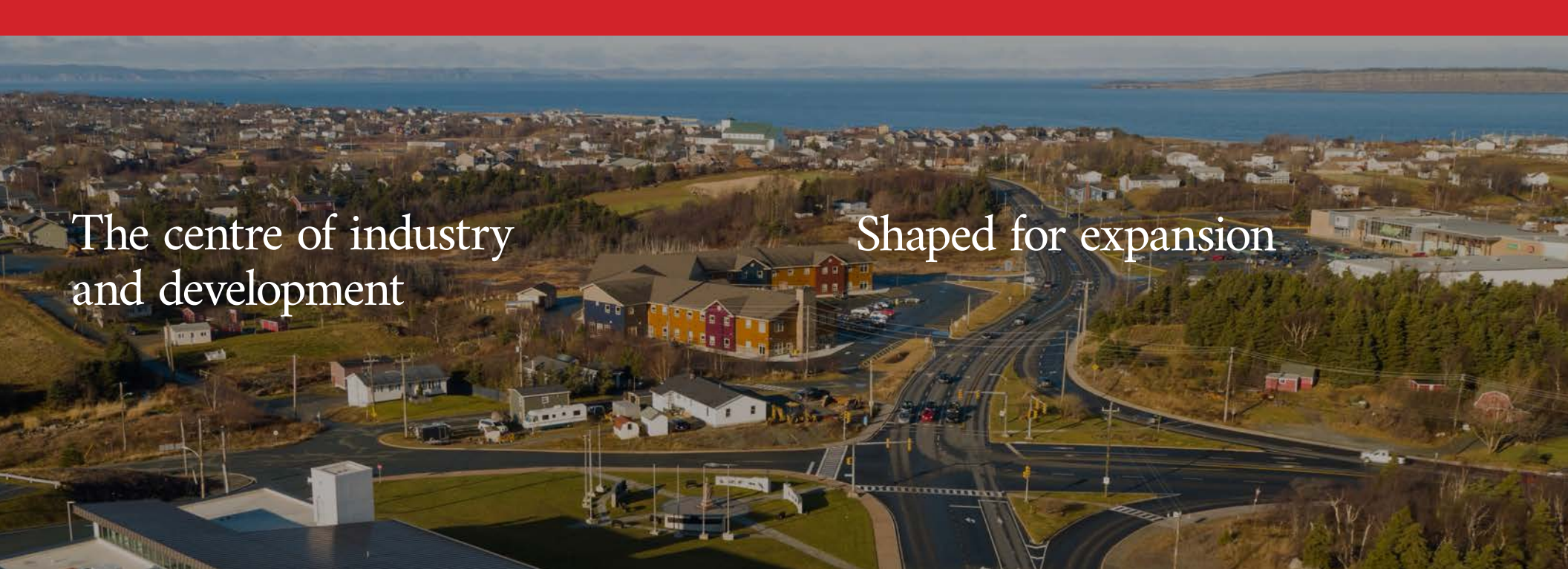


Reduced development costs



Supportive environment





# The centre of industry and development




# Shaped for expansion

Just 15 minutes from the capital city, Conception Bay South is nestled around a sheltered, expansive bay. It's ideally located to service oil and gas industry developments in Orphan Basin, Flemish Pass and Labrador Sea, supporting exploration and drilling, construction and operations.



-  Proximity to future offshore lands
-  Growing commercial + industrial areas
-  Transportation infrastructure
-  Power land-based industry

## Accessible, uniquely-shaped bay easily accommodates multiple:

-  Mobile offshore drilling units
-  Off-station production platforms
-  Petroleum tankers



With 62 km<sup>2</sup> and 25 kms of coastline, the large bay and broad footprint allows plenty of access along the northwest side and significant industry potential along the southeast. The bay is long enough to accommodate 60 aircraft carriers and offers shelter from the harsh North Atlantic. The favourable weather protects people and assets from powerful Nor'easters.



## Multi-highway access

Conception Bay South boasts multi-highway access, with three routes and multiple access points. This efficient transportation network means easy access to the Port of Long Pond, the province's capital city, an international airport, and world-class health care facilities.



Minimal congestion



Simultaneous operations



Ample space for new developments



## Industry-ready port and commercial land potential

The Port of Long Pond offers potential for marine expansion and is minutes away from industrial land, commercial developments, and the highway system, with year-round access and 24-hour operation.

The town's industrial park supports large industry and the growing Gateway Commercial Park is poised to be a multi-purpose area with shops, businesses and a community recreational centre.



Helicopter landing site



Customs



Growing commercial + industrial



Up to 150 acres available for expansion



Robust highway system ~ 2 km



57 acres ready for development



Easy access from both terrestrial and marine operations



Fuel and water supply





## Renewable power ready

Whether supporting large land-based industry or powering platforms from shore, Conception Bay South's proximity to renewable power from Soldier's Pond HVDC substation means an accessible, clean energy supply is in our backyard, just 10 km away.



Offshore electrification



Renewable power supply ~ 10 km



## Supporting sustainability

Conception Bay South is a bright town with a bright future, committed to providing residents and businesses with an enhanced and secure quality of life, in a prosperous and ecologically sustainable way. Our sustainability policies and strategy supports low carbon initiatives through a Community Climate Change Adaptation Plan.





# Urban living in a rural setting

As the second-largest municipality in the province, Conception Bay South offers all the amenities of an urban centre in a rural setting. It's the community of choice for families looking to enjoy an active, outdoor lifestyle in a safe, rural environment. Residents enjoy a healthy work-life balance and access to excellent schools, health care facilities, town services, as well as major amenities.



27,000  
population



Median age  
~40s



Active, rural  
lifestyle



Town services



Police  
detachment



Emergency  
services



For more  
information  
on industry  
opportunities,  
please contact:

[conceptionbaysouth.ca/business/industry](http://conceptionbaysouth.ca/business/industry)

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