



Appendix G

Socio-Economic Baseline



Socio-Economic Baseline

Argentia Renewables Project

Argentia Renewables Wind LP

14 May 2024

→ **The Power of Commitment**



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Acronyms and Abbreviations

CD	Census Division
CMA	Census Metropolitan Area
CNA	College of the North Atlantic
CSD	Census Subdivision
DFO	Fisheries and Oceans Canada
ERCO	Electric Reduction Company
NAICS	North American Industry Classification System
NHS	National Household Survey
NL	Newfoundland and Labrador
NLNFB	NL nutritious food basket
MV	Marine vessel
RCMP	Royal Canadian Mounted Police
RV	Recreation vehicle
US	United States

Units and Symbols

%	Percent
AM	Ante meridiem (before midday)
B	Billion
ft	Foot
kV	Kilovolt
km	Kilometre
km ²	Square kilometre
m	Metre
m ³	Cubic metre
M	Million
PM	Post meridiem (after midday)
sq. ft	Square foot

1. Introduction

This report provides background information in support of the Registration for the Argentia Renewables Project (the Project) owned by Argentia Renewables LP.

1.1 Scope and Limitations

This baseline report has been prepared in support of the Argentia Renewables Project. The content of the report is socio-economic information on:

- Communities;
- Economy, business and employment;
- Infrastructure and services; and
- Community health and well-being.

1.1.1 Data Limitations

The most recent census of the Canadian population was conducted in June 2021 and is one of the most important sources of data for this report. Even with current census data, some detailed data are not available, particularly at the community level. Limited community data are available through the National Household Survey (NHS), though the Newfoundland and Labrador Statistics Agency (NLSA) publishes some disaggregated data through Community Accounts. Datasets are often limited at the community or regional level, and data may not be released due to privacy concerns regarding small populations.

Due to the COVID-19 pandemic, some 2020 and 2021 data and information are not as useful for identifying general trends. Many indicators were affected by public health emergency measures, including closures, limits on usage and travel restrictions. Thus, data may be misrepresentative of trends that would normally reveal changes and issues in a community.

1.1.2 Study Areas

Study areas have been selected based on available data and known concerns about the Project and the potential for effects on the communities, the region and the province.

1.1.2.1 Project Area

The Project Area for the Argentia Renewables Project is defined as “the area in which Project infrastructure components and activities (e.g., construction, operation and maintenance, decommissioning and rehabilitation) will occur, and within the boundaries of which direct environmental interactions with the Project will likely occur”. Specifically, the Project Area encompassed the collective spatial footprint of the Argentia Wind Facility, the Argentia Green Fuels Facility, ammonia storage infrastructure, electrical substation(s) and power lines, and all associated roads for those various elements of the Project. Within the Argentia Backlands and the Argentia Peninsula, the Project Area boundaries correspond to the PoA Property boundaries. A 250 m (metre) buffer was added to either side of the Project Interconnect Line, which is the transmission line that will connect to the Newfoundland and Labrador Hydro (NLH) electrical grid at the Long Harbour Terminal Station, to account for edge effects of the linear corridor and to provide for alignment adjustments of the transmission line Right of Way (ROW).

1.1.2.2 Local Study Area: Placentia / Local Area 2: Placentia-St. Bride’s Area

The Town of Placentia is the Local Study Area (LSA). Data and information are available from Statistics Canada (Census of Canadian Population) and NLSA Community Accounts for the Town of Placentia, which includes Port of Argentia (PoA) and the communities of Freshwater, Dunville, Southeast Placentia and Jerseyside – amalgamated with Placentia in 1991 (Town of Placentia 2024). Where data are not available specifically for the Town of Placentia, NLSA data are used to represent Local Area 2: Placentia-St. Bride's Area, which includes

Placentia along with Fox Harbour and Ship Harbour to the north and the communities of Point Verde, Big Barasway, Ship Cove, Patrick's Cove-Angels Cove, Cuslett, St. Bride's, Point Lance and Branch to the south.

1.1.2.3 Regional Study Area: Avalon and / or Newfoundland and Labrador

Two geographic areas are used to represent the regional study area (RSA): Avalon and Newfoundland and Labrador. The census provides data for the Avalon Peninsula Economic Region or Census Division (CD) No. 1, Avalon, both of which include the Avalon Peninsula and the Isthmus. Data may also be obtained from NLSA for Economic Zones: 17, 18, 19, 20, which encompass the Avalon Peninsula but not the Isthmus. Where data are not available, the census also supplies data for Eastern Health, which encompasses a larger area including the Avalon Peninsula, Bonavista Peninsula and Burin Peninsula. Avalon is the area anticipated to supply labour for a large construction project at Placentia. For some aspects of the human environment such as economic benefits, Provincial royalties / taxes and effects on gross domestic product, the Regional Study Area is the Province of Newfoundland and Labrador (NL).

2. Communities

The following sections provide an overview of demographic data and trends for Placentia, Avalon and NL. Where relevant data were not available for these jurisdictions, information for the most comparable jurisdictions were used.

2.1 Demographic Profile

With a 2021 population of 3,289 residents, Placentia is one of the 20 largest communities in NL (Statistics Canada 2023a). In 1991, Placentia amalgamated with neighbouring communities, resulting in a population increase - from 2,015 in 1986 to 5,515 in 1991 - within the expanded Municipality (Figure G-2.1-1). Following 1991, the population has been decreasing due to an economic decline. More information on amalgamation is included in Section 1.1.3.2 and more information on the economy is in Section 3.1.

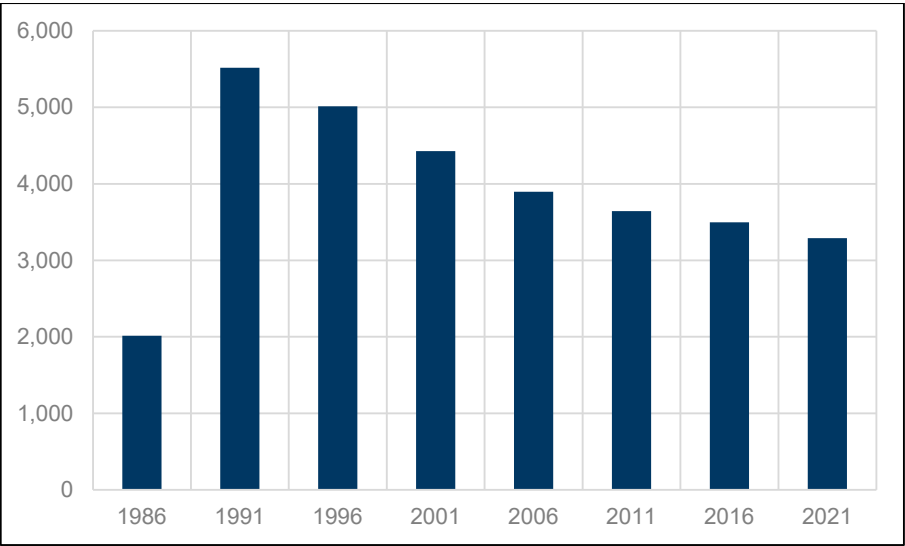


Figure G-2.1-1 Placentia Population: 1986-2021 (NLSA 2002 to 2021)

Placentia experienced a net population loss of 5.9% since 2016 and a net loss of 354 persons in the last decade (Figure G-2.1-2). Avalon had a small population gain of 0.6% since 2016, while NL lost 1.8% of its population in the same period.

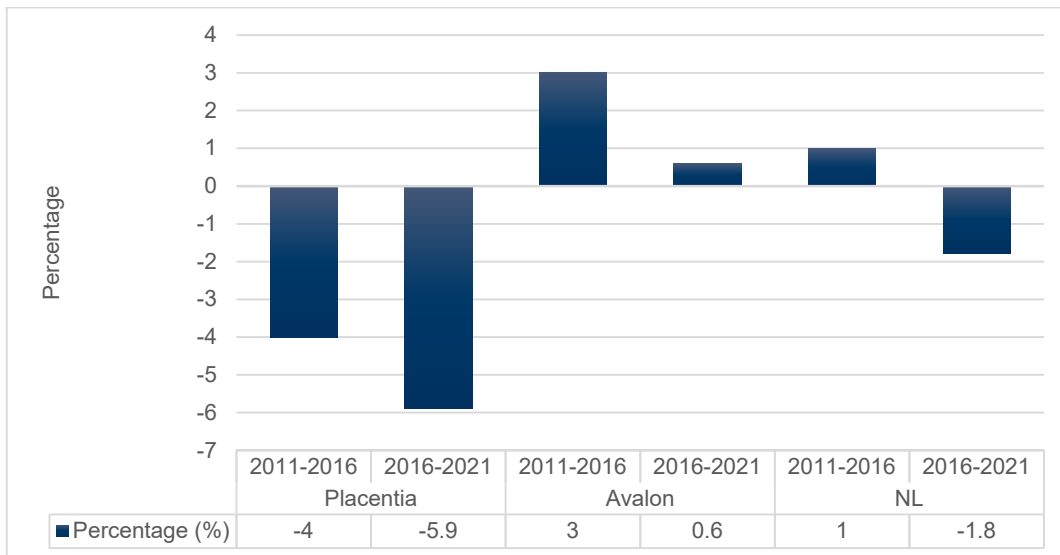


Figure G-2.1-2 Population Change (Statistics Canada 2023a, 2018)

Placentia’s population is also aging (Table 2.1). Its median age rose from 50.5 years in 2011 to 56.4 years in 2021 (Statistics Canada 2012). This was roughly 10 years above the median age of the Avalon and Newfoundland populations in 2021. Average household size increased slightly over the past 10 years in all three jurisdictions, despite an overall decline in population. This may be attributable to various factors, such as the rising cost of living, which could influence an increase in cohabitation. Overcrowding is not likely as the three jurisdictions showed small percentages of households (i.e., Placentia: 2.9%, Avalon: 4.5% and NL: 4.2%) with five or more persons in 2021 (Statistics Canada 2023a).

Table 2.1 Population Average / Median Age and Household Size

Indicator	Placentia		Avalon		NL	
	2016	2021	2016	2021	2016	2021
Population	3,496	3,289	270,348	271,878	519,716	510,550
Average age	48.3	50.8	41.9	43.7	43.7	45.5
Median age	53.3	56.4	43	44.8	46	48.4
Average household size	2.2	2.1	2.4	2.3	2.3	2.3

Source: Statistics Canada 2023a, 2018

2.1.1 Working Age Population

Analysis of population age is useful to identify community needs and analyze the availability of potential project and supporting industry workers (generally 15 and 64 years). Table 2.2 shows the percentage of individuals in this age group, as well as for cohorts in this group. The largest cohort for all three jurisdictions is 50 to 64 years.

Table 2.2 Population Cohorts (2021)

Cohort (years)	Placentia	Avalon	NL
15 to 64 (%)	56.2	65.2	63.0
20 to 34 (%)	10.9	17.7	15.4
35 to 49 (%)	15.2	19.7	18.6
50 to 64 (%)	25.8	22.5	24.1

Source: Statistics Canada 2023a

Placentia has the lowest percentages of younger workers among the jurisdictions (Figure G-2.1.1-1), which may be a challenge for attraction and retention of workers.

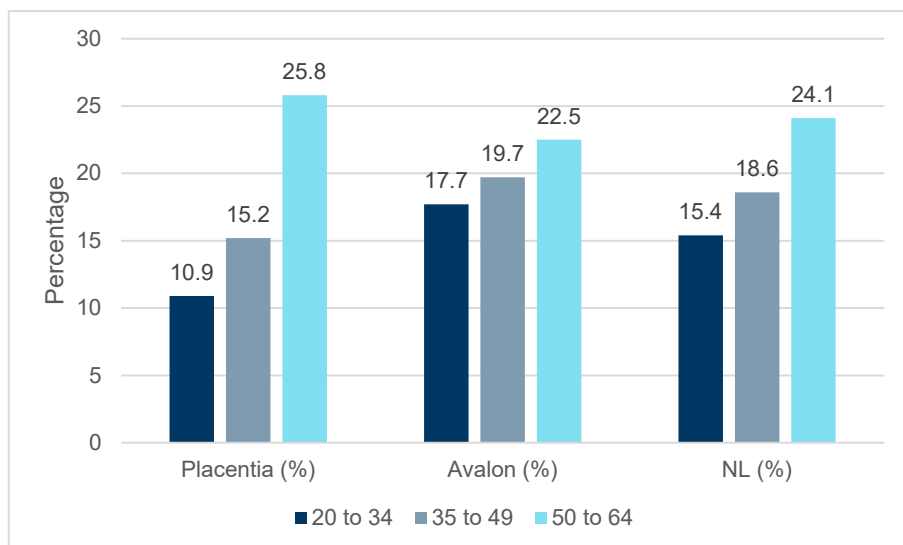


Figure G-2.1.1-1 Population Cohorts: 2021 (Statistics Canada 2023a)

2.1.2 Natural Population Change

Birth and death data are not available for Placentia, but they are for Local Area 2: Placentia-St. Bride's. The number of births in Local Area 2 increased by 10 between 2020 and 2021 (Table 2.3). The number of deaths also increased but by a larger number in the same period, resulting in population decline. The data are indicative of an aging population, out-migration and low birth rate.

Table 2.3 Births versus Deaths, Placentia-St. Bride's Area

Indicator	2020	2021
Births	15	25
Deaths	65	95
Net	-50	-70

Source: NLSA 2023a

2.1.3 Family Life

For each of the three jurisdictions, the proportion of census families¹ in 2021 exceeded that of one-parent families (Table 2.4). Single parents were about four times as likely to be women+² than men+. The proportion of couple families was similar across jurisdictions.

Table 2.4 Census Family Private Households (2021)

	Placentia	Avalon	NL
Total couple families (%)	84.2	83.3	84.2
Total with children (%)	31.1	38.1	34.9
Total without children (%)	53.0	45.1	49.3

¹ A census family is defined as a married couple (with or without children), a common-law couple (with or without children) or a one-parent family (Statistics Canada 2023a).

² "Women+" includes women (and / or girls), as well as some non-binary persons. "Men+" includes men (and / or boys), as well as some non-binary persons (Statistics Canada 2023a).

Table 2.4 *Census Family Private Households (2021)*

	Placentia	Avalon	NL	
Total one-parent families (%)	15.8	16.7	15.8	
	In which the parent is a woman+ (%)	12.8%	13.2%	12.3%
	In which the parent is a man+ (%)	3.1%	3.6%	3.5%

Source: Statistics Canada 2023a

In Placentia, 21.1% of persons were reported as not living in census families in 2021, a rate higher than for the other jurisdictions (Table 2.5) and likely reflective of an older population. In each jurisdiction, persons living alone in 2021 were most often identified as women+. In 2022, life expectancy at birth in NL was 81.22 years for women+ and 77.35 for men+ (Statistics Canada 2023b). Life expectancy has increased steadily for both sexes, but a slight decline has been evident in data since 2019, perhaps due to the COVID-19 pandemic.

Table 2.5 *Non-Census Family Private Households (2021)*

	Placentia	Avalon	NL
Living alone (%)	16.8	12.5	12.4
Living with other relatives (%)	1.9	2.2	2.1
Living with non-relatives only (%)	2.4	4.3	3.3

Source: Statistics Canada 2023a

2.1.4 Mobility

Based on the last two censuses, Placentia, Avalon and NL showed a net increase of in-migration (Table 2.6). Although the proportion of migrants in Placentia remained more or less the same, there was a slight increase (from 2.1% in 2016 to 2.4% in 2021). Many factors such as the Cenovus construction project or retirees returning to NL may have contributed to in-migration in Placentia.

Table 2.6 *Migration Status*

Jurisdiction	Migrant Status 1 Year Ago			
	2016		2021	
	# people	Movers (%)	# people	Movers (%)
Placentia	70	2.1	75	2.4
Avalon	3,945	5	11,385	4.3
NL	13,095	4.8	20,180	4

Source: Statistics Canada 2023a, 2018

2.1.5 Diversity

Various diversity criteria have been selected for Placentia, Avalon and NL based on the 2021 census (Table 2.7). The data show the population diversity of Placentia was lower than for the other jurisdictions. The largest proportion of individuals in Placentia (indicating diversity) identified as Indigenous and / or with Indigenous ancestries. In 2021, about 30 people (0.9%) in Placentia self-identified as being part of a visible minority; they originated from countries in Asia, Europe, the Americas, Africa and the Philippines.

Table 2.7 Selected Diversity Indicators 2021

Indicator	Placentia		Avalon		NL	
	# people	%	# people	%	# people	%
Mother tongue French	5	0.2 ³	1,105	0.4	2,215	0.4
Non-official languages	15	0.5	8,455	3.1	12,655	2.5
Immigrants ⁴	65	2	10,225	3.8	14,250	2.8
Indigenous identity ⁵	70	2.2	8,300	3.1	46,545	9.3
Indigenous ancestry (only) ⁶	50	1.6	4,315	1.6	31,845	6.3
Indigenous and non-Indigenous ancestries ⁷	75	2.4	8,825	3.3	26,945	5.4
Visible minorities ⁸	30	0.9	12,955	4.8	16,855	3.4

Source: Statistics Canada 2023a

2.1.6 Education

In 2021, residents of Placentia aged 25 to 64 years were more likely to be trained in trades than those of Avalon and NL, while people in NL were more likely to have a university education (Table 2.8). A higher proportion of Placentia residents had no certificate, diploma or degree, including high school completion or equivalency compared to the other jurisdictions. Women+ had higher high school and university education levels than men+ in the three jurisdictions, yet more so in Placentia. Men+ were four times more likely to hold an apprenticeship or trades certificate or diploma than women+.

Table 2.8 Education (2021)

Indicator	Placentia		Avalon		NL	
	Men+	Women+	Men+	Women+	Men+	Women+
No high school diploma or equivalency certificate (%)	19.1	8.9	12.0	7.8	17.3	11.8
Apprenticeship or trades certificate or diploma (%)	17.8	4.6	13.5	4.8	14.9	5.1
Bachelor's degree or higher (%)	8.3	13.3	20.1	24.8	14.4	18.8

Source: Statistics Canada 2023a

Major fields of study are shown in Table 2.9. In general, the most favoured field of study in Placentia, Avalon and NL appeared to be architecture, engineering, and related trades, largely dominated by men+. Women+ were more likely to choose education, business, management and public administration and also health studies.

³ It should be noted that the percentages in this table are calculated based on the total number of people who answered the question related to the criterion in Statistics Canada's 2021 census.

⁴ 'Immigrants' includes persons who are, or who have ever been, landed immigrants or permanent residents. Such persons have been granted the right to live in Canada permanently by immigration authorities.

⁵ This category includes persons who identify as First Nations (North American Indian), Métis and / or Inuk (Inuit) and / or those who report being Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and / or those who report having membership in a First Nation or Indian band.

⁶ 'Indigenous ancestry (only)' includes persons who have First Nations (North American Indian), Métis and / or Inuit ancestry. It excludes persons with non-Indigenous ancestry.

⁷ 'Indigenous and non-Indigenous ancestries' includes persons who have First Nations (North American Indian), Métis and / or Inuit ancestry, as well as non-Indigenous ancestry.

⁸ 'Visible minority' refers to whether a person is a visible minority or not, as defined by the Employment Equity Act. The Employment Equity Act defines visible minorities as "persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour." The visible minority population consists mainly of the following groups: South Asian, Chinese, Black, Filipino, Arab, Latin American, Southeast Asian, West Asian, Korean and Japanese.

Table 2.9 Major Field of Study for Population Aged 25-64 Years (2021)

Classification of Instructional Programs (CIP) 2021	Placentia		Avalon		NL	
	Men+	Women+	Men+	Women+	Men+	Women+
Education (%)	3.3	7.7	2.7	6.4	2.6	5.7
Humanities (%)	1.1	1.8	2.0	2.7	1.6	2.0
English language and literature / letters (%)	1.1	0.7	0.5	0.8	0.4	0.6
Social and behavioural sciences and law (%)	1.1	2.8	3.1	6.2	2.1	4.8
Business, management and public administration (%)	2.5	20.0	7.6	18.3	5.5	16.4
Physical and life sciences and technologies (%)	1.1	0.7	2.0	1.9	1.4	1.3
Mathematics, computer and information sciences (%)	0.7	1.4	3.1	2.0	2.1	1.6
Architecture, engineering, and related trades (%)	31.2	3.5	25.7	2.8	25.0	2.3
Agriculture, natural resources and conservation (%)	0.0	0.0	1.0	0.9	1.2	0.8
Health and related fields (%)	2.9	13.7	3.1	13.7	2.7	12.5
Personal, protective and transportation services (%)	9.1	3.5	5.7	3.5	6.9	3.7

Source: Statistics Canada 2023a

2.1.7 Income

Between 2015 and 2020, median household income for Avalon and NL increased by 5% and 6% respectively (Table 2.10). For Placentia, it decreased by 1%. The median total income of households also decreased for Placentia between 2015 and 2020, while it increased in the other jurisdictions. This may be attributable to the aging population in Placentia.

Table 2.10 Median Total Income of Households (2015-2020)

Indicator	Placentia		Avalon		NL	
	2015	2020	2015	2020	2015	2020
Median total income of households (\$)	60,352	59,600	74,676	78,500	67,272	71,500

Source: Statistics Canada 2023a, 2018

Changes to income have been inconsistent between women+ and men+. The median income of men+ in Placentia decreased slightly (\$1,000) from 2015 to 2020, while it increased by about \$5,000 for women+ (Table 2.11). The wage gap for women+ in Avalon and NL was greater, as the median income of women+ was about \$10,000 less than men+. Women+ had a higher low-income rate in Placentia, Avalon and NL in 2015 and 2020.

Table 2.11 *Income and Low Income (2015-2020)*

Indicator	Placentia				Avalon				NL			
	2015		2020		2015		2020		2015		2020	
	Men+	Women+	Men+	Women+	Men+	Women+	Men+	Women+	Men+	Women+	Men+	Women+
Median total income among recipients (\$)	41,440	24,928	40,400	30,400	44,192	29,172	44,800	36,400	40,880	25,314	42,000	32,400
Low-income rate (%)	15.9	19.7	15.4	19.0	11.9	14.5	11.9	13.7	13.9	16.9	14.1	16.3

Source: Statistics Canada 2023a, 2018

3. Economy, Business and Employment

This section discusses economy, business and employment in Placentia, Avalon and NL. It begins with an overview of major economic and social changes in the Placentia area beginning in the mid 20th century prior to confederation with Canada.

Historically, Placentia’s economy was based on harvesting and processing seafood, but several developments resulted in several key socio-economic changes. Beginning in 1940, United States (US) Argentia Naval Air Station and Fort McAndrew were constructed with about 20,000 service people at peak operations (Canadian Encyclopedia 2015). The last of the American facilities closed in 1994. At its height, approximately 5,000 civilians were also employed at Argentia. The American presence introduced American popular culture, including leisure activities, music and fashions, to wartime and postwar NL (Parks Canada No date-a).

In 1966, construction of the Electric Reduction Company (ERCO) of Canada Industries Limited phosphorous reduction facility began at Long Harbour (Heritage NL 2006). The ERCO facility, which attracted workers and families from Canada, the US and Britain, closed in 1989.

Economic decline began within the five-year period (1989 to 1994) that marked the closure of ERCO, a moratorium on groundfish harvesting (1992) and closure of the Argentia Naval Air Station. Since that time, the ERCO site has been redeveloped as Vale NL’s nickel processing facility. The assets and infrastructure of the Argentia Naval Station, now the PoA, are a key component of the Placentia and regional economy.

3.1 Economy and Business

The largest four contributors to NL gross domestic product (GDP) are “Mining and Oil Extraction” (25%) followed by “Real Estate and Rental and Leasing” and “Health Care and Social Assistance” (both 10%) and “Public Administration” (9%) (Table 3.1). Together, these make up 54% of GDP.

Table 3.1 NL 2022 Gross Domestic Product at Basic Prices, By Industry (Millions of Chained 2017 Dollars)

North American Industry Classification System (NAICS) 2017	Value (\$)	Percentage (%)
All industries	29,690.1	100%
Agriculture, Forestry, Fishing & Hunting	560.1	2%
Mining and Oil Extraction	7,432.2	25%
Utilities	642.3	2%
Construction	2,141.1	7%
Manufacturing	993.2	3%
Wholesale Trade	646.8	2%
Retail Trade	1,697.4	6%
Transportation and Warehousing	881.1	3%
Information and Cultural Industries	711.9	2%
Finance & Insurance	1,035.5	3%
Real Estate and Rental and Leasing	3,042.5	10%
Professional, Scientific and Technical Services	1,244.8	4%
Management of Companies and Enterprises	19.2	0%
Administrative and Support, Waste Management and Remediation Services	405.8	1%
Education Services	1,779.8	6%
Health Care and Social Assistance	2,849.7	10%

Table 3.1 NL 2022 Gross Domestic Product at Basic Prices, By Industry (Millions of Chained 2017 Dollars)

North American Industry Classification System (NAICS) 2017	Value (\$)	Percentage (%)
Arts, Entertainment and Recreation	81.3	0%
Accommodation and Food Services	518.2	2%
Other Service (Except Public Administration)	494.0	2%
Public Administration	2,557.8	9%

Source: NLSA 2023b

3.1.1 Main Economic Sectors

Placentia is a regional hub for government and commercial services. The Town includes secondary and post-secondary educational institutions, health care facilities, seniors' care facilities and Municipal / Provincial / Federal Government offices. Vale NL's Long Harbour Processing Plant and the Cenovus West White Rose Expansion Project are both important in terms of employment and procurement though the latter is a temporary construction project expected to be completed in 2025.

Table 3.1 shows the labour force organized by the North American Industry Classification System (NAICS) 2017 including disaggregated data by gender. In 2021, Placentia's largest economic sectors in terms of employment in 2021 were "Health Care and Social Assistance" (21.2%), "Retail Trade" (10.9%), "Construction" (10.9%), "Transportation and Warehousing" (7.3%) and "Education Services" (7.3%) (Table 3.1). Together, these accounted for more than 57% (nearly 800 positions) of those employed in 2021. A larger proportion of people in Placentia were employed in "Agriculture, Forestry, Fishing and Hunting" and "Transportation and Warehousing" than in the other jurisdictions, which is likely related to the fisheries and transportation and logistics businesses at the PoA. Generally, the Avalon and NL economies are more diversified, with a broader distribution of employment across sectors. "Health Care and Social Assistance" is the leading employment sector in NL, followed by "Retail Trade", "Public Administration" and "Construction".

Table 3.2 Labour Force by Industry (2021)

North American Industry Classification System (NAICS) 2017	Placentia		Avalon		NL	
	Men+	Women+	Men+	Women+	Men+	Women+
Agriculture, forestry, fishing and hunting (%)	7.1	5.3	3.1	1.1	5.8	1.9
Mining, quarrying, and oil and gas extraction (%)	4.3	0.0	4.6	1.1	6.6	1.3
Utilities (%)	2.1	0.0	1.5	0.8	1.7	0.6
Construction (%)	18.4	3.0	13.3	1.8	13.9	1.8
Manufacturing (%)	7.1	1.5	5.7	2.4	6.4	3.1
Wholesale trade (%)	1.4	0.0	3.3	1.2	2.9	1.0
Retail trade (%)	6.4	15.2	11.0	13.1	10.7	14.0
Transportation and warehousing (%)	12.8	1.5	6.9	2.1	7.2	2.4
Information and cultural industries (%)	0.0	0.0	1.6	1.4	1.2	1.0
Finance and insurance (%)	0.0	0.0	1.7	3.2	1.2	2.6
Real estate and rental and leasing (%)	1.4	0.0	1.3	0.9	1.0	0.7
Professional, scientific and technical services (%)	2.8	3.0	7.7	5.5	5.4	4.0
Management of companies and enterprises (%)	0.0	0.0	0.1	0.1	0.1	0.1
Administrative and support, waste management and remediation services (%)	3.5	1.5	4.3	2.7	3.6	2.5

Table 3.2 Labour Force by Industry (2021)

North American Industry Classification System (NAICS) 2017	Placentia		Avalon		NL	
	Men+	Women+	Men+	Women+	Men+	Women+
Educational services (%)	5.0	9.8	5.2	10.3	4.5	9.7
Health care and social assistance (%)	7.8	35.6	5.6	25.2	5.6	27.9
Arts, entertainment and recreation (%)	0.0	0.0	1.7	1.8	1.5	1.6
Accommodation and food services (%)	3.5	6.1	5.6	7.6	4.9	7.8
Other services (except public administration) (%)	3.5	3.0	3.9	4.5	3.8	4.3
Public administration (%)	6.4	9.8	9.3	11.2	8.8	9.1

Source: Statistics Canada 2023a

3.1.2 Port of Argentia

The PoA industrial park has about 40 businesses offering a variety of services (PoA 2023). Along with serving its tenants, PoA is focussed on expansion and new developments in marshalling, renewable energy, aquaculture, offshore energy and critical minerals. Existing port facilities and capabilities include:

- A 3-km ice-free, deep-water harbour with a wide turning basin.
- More than 630 m (2,000 ft) of docking facilities with up to 11 m (36 ft) of draft.
- Pilotage services.
- A 40-hectare secure marine terminal with a quayside storage yard.
- Experienced stevedore crews trained in off-loading numerous types of cargo and certified to handle hazardous material, including explosives.
- Extensive land zoned for industrial use.
- 70 hectares of paved runways dedicated as a monopile marshalling port.

Existing tenants at the industrial park offer a variety of goods and services, many of which are compatible with supporting construction projects and industrial operations. These businesses offer marine transportation, commercial vessel charters, cargo and tug vessel services, remotely operated vehicle services, logistics, stevedoring, warehousing, container trucking, construction, crane services, fabrication of piping and structural steel, supply of mobile office trailers and buildings, concrete products and services, building materials supply, metal salvage and recycling, security systems and services, industrial chemicals and other services.

3.1.3 Businesses and Capacity

The Placentia Area Chamber of Commerce has 106 members (Placentia Area Chamber of Commerce 2023). Many of these companies offer goods and services (e.g., accommodations, cargo and storage, construction, electrical, food services, printing / signage, recruitment, safety, security, telecommunications, waste management) to industry and / or workers, but the capacity of the businesses is unknown. In addition, not all businesses are members of the Chamber of Commerce.

3.1.4 Major Capital Projects

In 2023, the Government of NL identified 40 major capital investments (projects of more than \$25 M) ongoing or initiated (Government of NL 2023a). Planned total spending on these projects was approximately \$18.3 B, of which most (\$8.9 B) was in the ‘Mining and Oil & Gas’ category. Sixteen projects were on the Avalon and most were in St. John’s.

The largest investment is the West White Rose Expansion Project at Argentia (Table 3.2). The Project, which will create a fixed drilling platform to tie back to existing infrastructure at the White Rose offshore oil field, will be completed in 2025 with first oil in 2026. The next nearest project to Placentia is the Braya Renewable Fuels refinery conversion at Come By Chance, about 110 km north of Argentia. Major capital investments under the DFO

Small Craft Harbours Program or for development of health care facilities, municipal infrastructure, bridge and road improvements and utilities are in multiple locations in NL and may affect the economy of Placentia or Avalon.

Table 3.3 Major Capital Projects, Avalon

Project	Description	Value (\$M)	Timeline
The Shoppes at Galway, St. John's	590,000 sq. ft of retail buildings	150.0	2017-2027
One Churchill Park, St. John's	Six-storey building with 69 residential units, first floor retail, underground parking	40.0	2020-2023
Memorial University Animal Resource Centre, St. John's	State-of-the-art biomedical research facility to co-locate existing health sciences and biomedical research	39.1	2014-2023
Memorial University Holyrood Marine Base, Holyrood	40,000 sq. ft Ocean Research and Training facility	25.0	2016-2023
Mental health infrastructure, St. John's	Adult mental health and addictions facility	250.0	2018-2024
Health Sciences Centre Emergency Department, St. John's	Redevelopment of the Emergency Department	45.0	2022-2026
Braya Renewable Fuels, Come By Chance	Conversion of refinery to produce bio-fuels from plant-based oils	US\$300.0	2021-2023
Marine Service Centre, Fermuse	Marine Service Centre and spool base to support the offshore oil and gas subsea and drilling exploration sectors	100.0	2023-TBD
West White Rose Project, Placentia	Construction of a fixed drilling platform to tie into existing infrastructure at the White Rose offshore oil field	3,400.0 - 3,800.0	2022-2026
Terra Nova Floating Production Storage and Offloading (FPSO) Asset, Offshore	Structural work on the FPSO hull and maintenance and renovation of the topsides facilities and rotating equipment	US\$500.0	2022-2023
Galway Living-Phase 1, St. John's	500 home residential community with single family houses, bungalow townhomes, 3-storey executive townhomes, ground-based condominiums, quadraplexes and apartment buildings	200.0	2016-2027
Housing development, St. John's	375-unit development of single detached homes, semi-detached homes, condominiums and townhouses (total of 240 units), and four apartment buildings (total of 135 units)	150.0	2023-TBD
Apartment building, St. John's	196 residential unit apartment development with underground parking	80.0	2023-2026
JAG Hotel Expansion, St. John's	Expansion of hotel and addition of a multipurpose space	67.0	2021-2023
Canada Games Sporting Facility, St. John's	Construction of a Centre of Excellence with athletic training space and teaching space	40.0	2023-2025
St. John's International Airport Authority Asphalt Rehabilitation, St. John's	11 asphalt rehabilitation projects to replace / upgrade airside and groundside asphalt surfaces. 10 airside projects include aprons, taxiways and runways and rehabilitation of the groundside road of the General Aviation area of the airport	28.0	2022-2025

Source: NLDF 2023

3.1.5 Commercial Fishing, Aquaculture and Seafood Processing

The Placentia area was settled based on the fishery and, despite many industrial changes, seafood harvesting and processing still play a notable role in the economy.

3.1.5.1 Fishing Harbours

The Fisheries and Oceans Canada (DFO) Small Craft Harbours Program identifies 22 core fishing harbours in Placentia Bay (Table 3.3). These harbours are critical to the fishing and aquaculture industries. Non-core fishing harbours are in Placentia Bay. Most core fishing harbours have been transferred from the Federal Government to local harbour authorities, which manage operations. The Port of Marystown is currently managed by Transport Canada’s Ports Asset Transfer Program (Transport Canada 2019).

Table 3.4 Placentia Bay Core Fishing Harbours

Harbour	Harbour Authority
St. Bride’s	St. Brides
Jerseyside	Placentia Area
Placentia	
Fox Harbour	Fox Harbour
Ship Harbour	Ship Harbour
Long Harbour (Mount Arlington Heights)	Mount Arlington Heights
Fair Haven	Fair Haven
Southern Harbour	Southern Harbour
Arnold’s Cove	Arnold’s Cove
North Harbour	North Harbour
Garden Cove	Garden Cove
South East Bight	South East Bight
Petite Forte	Petite Forte
Baine Harbour	Baine Harbour
Rushoon	
Red Harbour	Red Harbour
Marystown (Little Bay)	No harbour authority
Burin	Burin
St. Lawrence	St. Lawrence
Lawn	Lawn
Point au Gaul	Point au Gaul
Lamaline	Lamaline

Source: DFO 2022, 2021

3.1.5.2 Aquaculture

In 2022, most aquaculture operators in NL produced Atlantic salmon, steelhead trout, blue mussels and American oysters (NLDDFA 2023b). In 2017, the Government of NL identified four shellfish aquaculture sites in Placentia Bay: two at Placentia and two on Merasheen Island (Province of NL 2021). These were likely blue mussel aquaculture sites as 2020 was the first year that American oysters were available.

Grieg Seafood Newfoundland has developed the Placentia Bay Aquaculture Project based at Marystown. Grieg holds eight licences for seawater grow-out sites in four areas of Placentia Bay (Grieg 2024). In October 2023, Grieg harvested its first Atlantic salmon in NL from sea cages at Red Island near Merasheen Island for processing by the Quinlan Brothers Ltd. facility in Bay de Verde (CBC 2023a).

3.1.5.3 Seafood Processors

In 2023, the NL Government identified three licenced seafood producers in Placentia Bay (Table 3.4). Species processed in Placentia Bay included lobster, skate, groundfish (e.g., Atlantic cod) and pelagic species such as capelin, herring and mackerel. Dandy Dan’s Seafood also has a processing facility for Atlantic cod, herring, flounder, snow crab, lobster and halibut at Ship Harbour with a secondary processing facility at Argentia (Dandy Dan’s Seafood 2024).

Table 3.5 Placentia Bay Seafood Processors (2023 licences)

Producer	Location	Species Processed
Avalon Ocean Products Limited	Arnold’s Cove	Lobster, skate
Icewater Seafoods Inc.	Arnold’s Cove	Atlantic cod
Quin-Sea Fisheries Ltd. (Royal Greenland)	Southern Harbour	Capelin, herring, mackerel, lobster, groundfish

Source: NLDFFA 2023a; Association of Seafood Producers 2022; Royal Greenland 2024

3.1.6 Culture and Tourism

Placentia Bay has a long history of Indigenous, Basque, French, British and Irish occupancy. The history and archaeology of the Placentia area are described in the Historic Resources Overview Assessment prepared for the Project. This section focusses on the tourism industry.

3.1.6.1 Historic Sites and Events

Nationally, Provincially and / or Municipally recognized heritage sites, structures and events in the Placentia area are listed in Table 3.5. Most of these sites or structures are designated by the Municipally and / or the Province. One of these, the Argentia 282 Coastal Defence Battery, is on lands managed by the PoA.

Table 3.6 Designated Historic Sites, Structures and Events, Local Area 2: Placentia-St. Bride’s Area

Site / Recognition	Date	Description
Role of Placentia / National Historic Event 1951	As early as the 16 th Century	Noted as an important fishing station in the migratory fishery as early as the 16th century, Placentia became the capital of the French fishing operations in 1662. The French ceded Newfoundland to Great Britain through the Treaty of Utrecht in 1713. As St. John’s was the new British capital of Newfoundland, the British garrison left Placentia at the beginning of the 19th century and the colony reverted to its role as a fishing station.
Castle Hill National Historic Site of Canada / National Historic Site of Canada 1968	Constructed 1692 to 1762	The remains of French (1692-1713) and British (1713-1811) fortifications containing defensive walls and military works. The site was used to defend Placentia and the larger economic and strategic interests of France and Britain in Atlantic Canada. The remnants of the wall, Fort Royal, Gaillardin Redoubt, Detached Redoubt and pathway were stabilized by Parks Canada (with interpretative facilities and programs developed) between 1962 and 1968.
Fort Frederick / Municipal Heritage Building, Structure or Land 1972	Constructed 1715 to 1717	The site of an 18th century English fort consisting of a semi-circular redoubt mounting 12 guns, a guard house, barracks and storehouse surrounded by a palisade erected to protect English interests in the seasonal fishery. Served as Newfoundland military headquarters from 1721-1746 and abandoned in 1811. A battery was constructed near this site in 1813 as protection against American privateers. Much of the Portland stone facing of the redoubt was incorporated in the Presentation convent. An archaeological excavation in 2000-2002 revealed artifacts from as early as 1630.

Table 3.6 Designated Historic Sites, Structures and Events, Local Area 2: Placentia-St. Bride's Area

Site / Recognition	Date	Description
Our Lady of Angels, Presentation Convent / NL Registered Heritage Structure 1991 / Municipal Heritage Building 2006	Constructed between 1858 and 1864	The only remaining stone building in Placentia and the last structure of a five-building ecclesiastical complex located in Town Square. Built mainly out of locally quarried stone and possibly imported limestone in the style of French Colonial architecture. Housed the Irish Presentation Sisters of the Roman Catholic Church (in Placentia from 1864 to 1989) and included the first teacher training school in Newfoundland in a building attached to the convent.
Cape St. Mary's Light Tower / Recognized Federal Heritage Building 2007	Constructed 1859 - 1860	As the only existing remnant of the 19th-century light station at Cape St. Mary's, it illustrates the importance of maritime traffic in the history of Newfoundland and Canada. Construction of the light tower enabled establishment of communities and the fishing industry along the Cape Shore.
Anglo American Telegraph Office / NL Registered Heritage Structure 2005 / Municipal Heritage Building, Structure or Land 2006	Constructed around 1876	Reminiscent of a simple architectural style and design used for company-owned structures in outport Newfoundland. The building played a role in transatlantic communications for around 60 years during the late 19th and early 20th centuries. It was connected by a land line to the Heart's Content cable station, the main cable station in Newfoundland constructed in 1873 by the Anglo American Telegraph Company. The Placentia cable station was connected to St. Pierre and Nova Scotia via a submarine cable relaying messages between Europe, North America, St. Pierre and Heart's Content. During the 1940s and 1950s, the building housed American servicemen and families waiting for housing on the Argentia base and later converted into a convenience store.
O'Reilly House / NL Registered Heritage Structure 1999 / Municipal Heritage Building 2006	Constructed 1902	A good and well-preserved example of a Victorian house constructed in the Bracketed style. This upper-class residence features large, double-bay windows, dentil mouldings, eaves brackets, stained glass windows and the entablature above the front door with fine hand-crafted details such as mouldings and staircase. The home of Placentia magistrates from 1902 to 1984.
St. Luke's Anglican Church / NL Registered Heritage Structure 2000 / Municipal Heritage Building, Structure or Land 2006	Constructed between 1906 and 1908	Gothic Revival style church built on the site of at least two previous churches. The grounds include a Basque gravesite and headstones dated in the 17 th century.
Wakeham Sawmill / NL Registered Heritage Structure 2005 / Municipal Heritage Building 2006	Constructed in Petite Forte in 1912, reconstructed in Placentia in 1942	A two-storey, hand-cut wooden sawmill and the only building of its type remaining in Placentia. Sits on the former route of the Orcan River, which once ran under the building and was important to its operations.
American Military Presence in Newfoundland / National Historic Event 1988	Began in 1940	In 1940, the United Kingdom granted the US 99-year leases for military bases at Argentia, St. John's and Stephenville. Construction and operations created employment for thousands of local people and stimulated local economies. The presence of thousands of Americans during and after World War II affected Newfoundland economically and socially and created a cultural focus from Europe toward North America.
Argentia 282 Coastal Defence Battery / NL Registered Heritage Structure 2005 / Municipal Heritage Building, Structure or Land 2006	Constructed 1941	The underground fortification at Fort McAndrew Air Force Base is likely the only one of its kind remaining with original artillery guns in place. Part of the defence system at the former Argentia Naval Air Station, which played a key role in the Battle of the Atlantic and served as a communications centre and part of the early warning system instigated by the US to monitor Soviet activity.
Atlantic Charter / National Historic Event 1973	Occurred in 1941	In 1941, British Prime Minister Winston Churchill and US President Franklin Roosevelt secretly met (anchored off Ship Harbour Point) and drafted the Atlantic Charter, which became the basis of the United Nations Charter endorsed by the 26 Allied powers in 1942.

Source: Parks Canada 2023, No date-a, No date-b

Placentia has other historic sites, including the remains of 12 historic forts (e.g., Fort Louis and the British New Fort) that present artifacts from French and English settlers dating to the 1600s (Town of Placentia 2024, 2015). Undesignated historic architecture assets include the Sacred Heart Roman Catholic Church and the old courthouse.

3.1.6.2 Cultural Facilities and Activities

Placentia’s Town Square is bordered by key architectural landmarks and includes Town Hall and the Placentia Bay Cultural Arts Centre, a venue used for community gatherings, workshops and conferences, special events and live performances (Town of Placentia 2024).

The Placentia Cultural Interpretation Centre includes *Voices of Placentia Bay* and *Placentia Uncovered* cultural and historic exhibits. *Voices of Placentia Bay* is an interactive, multimedia exhibit that celebrates the history and oral traditions of Placentia Bay through songs and stories from past and present performers (Town of Placentia 2024). Themes include Placentia Bay resettlement and American influence in the Placentia area. *Placentia Uncovered* archaeological exhibit displays and explains thousands of artifacts from Fort Louis, Fort Fredrick and several other sites occupied by French military and settlers in the 16th century.

The Placentia Theatre Festival stages plays and musical shows that present the social, cultural and historical context of Placentia and NL (Placentia Theatre Festival 2023). Productions are held at the Placentia Bay Cultural Arts Centre, St. Luke’s Church, Castle Hill National Historic Site and others.

3.1.6.3 Parks and Protected Areas

NL has various Provincial and Federal parks and protected areas, though no National Parks of Canada are in Avalon. Provincial wilderness and ecological reserves on the Avalon protect unique species, habitat or landscapes (Table 3.6). Most wilderness and ecological reserves in NL, except Cape St. Mary’s and Mistaken Point, have little infrastructure or services for visitors. Some reserves offer outfitting (e.g., hunting and fishing) and adventure touring (e.g., snowmobiling and backcountry hiking).

Table 3.7 Provincial Parks and Protected Areas, Avalon

Park or Protected Area	Description
Avalon Wilderness Reserve	Protects 1,070 km ² of barrens and forests and habitat for the Avalon Woodland Caribou herd – the most southerly caribou herd in Canada.
Baccalieu Island Ecological Reserve	The largest protected seabird island in NL. In summer, it has more types of breeding seabirds than any other seabird colony in NL. With 3,360,000-plus pairs of Leach’s storm petrels, it is the largest Leach’s storm petrel colony in the world.
Bellevue Beach Provincial Park Reserve	A cobble and sand beach complex with salt marsh, sand dunes, bar lagoons and habitat for migrating shorebirds.
Butter Pot Provincial Park	Geological features include 600-million-year-old rocks from the Precambrian era and large boulders deposited by receding glaciers 10,000 years ago. More than 230 plant species have been identified.
Cape St. Mary’s Ecological Reserve	A major NL seabird colony. During breeding season, it is home to 30,000 Northern gannets, 20,000 black-legged kittiwakes, 20,000 common murrens and 2,000 thick-billed murrens. Also, a nesting site for more than 100 pairs of razorbills, more than 60 pairs of black guillemots along with double-crested and great cormorants and Northern fulmars. Interpretation and visitor services available.
Cataracts Provincial Park	Features two cascading waterfalls surrounded by rock walls. Plant life includes 121 species of moss and 63 species of liverwort believed to represent about one third of known bryophytes in NL.
Chance Cove Provincial Park	A barachois important for migrating shorebirds. The coastal barrens include blanket and plateau bogs. Patches of forests modified by the ocean climate result in patches of stunted balsam fir called tuckamore. Plant life includes arctic-alpine plants (e.g., alpine azalea) and abundant blueberries, partridgeberries and bakeapples.
Fitzgerald’s Pond Provincial Park Reserve	Includes a population of a rare boreal felt lichen: <i>Erioderma pedicellatum</i> .

Table 3.7 Provincial Parks and Protected Areas, Avalon

Park or Protected Area	Description
Gooseberry Cove Provincial Park	Features a sandy beach with a grassy bluff.
Hawke Hill Ecological Reserve	The most easterly alpine barrens in North America. Protects a variety of arctic-alpine plants rarely encountered this far east and south in North America.
Jack’s Pond Provincial Park Reserve	Habitat of some of the province’s rarest plants.
LaManche Provincial Park	Contains a variety of habitats including bog, marsh and boreal forest. Mixed forests are dominated by balsam fir. Many species of shrubs and wildflowers such as honeysuckle, Labrador tea and tall meadow-rue.
Marine Drive Provincial Park Reserve	A small portion of coastal features characteristic of the Maritime Barrens, Northeastern Barrens subregion.
Mistaken Point Ecological Reserve	One of the world’s most significant fossil sites. Protects fossils of the oldest, large, complex life-forms found anywhere on Earth. The Ediacara biota lived from 580 to 541 million years ago, when all occurrences of life was in the sea. The 5.7 km ² reserve extends along 17 km of coastline. The coastline of the reserve was inscribed as a World Heritage Site in 2016. Interpretation and visitor services available.
Witless Bay Ecological Reserve	Contains North America’s largest Atlantic Puffin colony with more than 260,000 pairs nesting during the late spring and summer. Also hosts the second-largest (after Baccalieu Island Ecological Reserve) Leach’s storm-petrel colony in the world -- more with than 620,000 nesting pairs. In addition, hosts thousands of black-legged kittiwakes and common murres.

Source: NLDECC 2024, Parks NL 2023

The Government of NL has proposed additional protected areas, of which three are in Avalon (WERAC 2020). These are described in Table 3.7. The Wilderness and Ecological Reserves Advisory Council conducted public consultation on the Protected Areas Plan in 2020.

Table 3.8 Proposed Protected Areas, Avalon

Potential Protected Area	Description
Halls Gullies Ecological Reserve	The 19 km ² area southeast of Whitbourne is one of two locations in NL with populations of, and critical habitat for, the endangered Vole Ears Lichen. This habitat is considered key to the survival of this species in NL and Canada.
Ripple Pond Ecological Reserve	This 70 km ² area, west of Salmonier Line in central Avalon, includes the largest intact undisturbed portion of the Avalon Forest natural region with examples of all representative features: ribbed moraines, balsam fir with yellow birch forests on northern slopes and scrubby balsam fir and black spruce forests with Canada Yew on southern slopes. The forest is rich in lichens including rare species. Includes a significant portion of the Colinet River watershed and wetlands.
St. Shotts Ecological Reserve	Includes 53 km ² north of St. Shotts on the east side of St. Mary’s Bay, representative of the Eastern Hyper-Oceanic Barrens a natural region found only along some coasts in eastern Newfoundland. The rolling terrain is mainly covered by mosses, lichens and heaths with patches of tuckamore. Large blanket bogs are found in the upper reaches while exposed coastal areas are mainly covered in arctic-alpine plants normally found much farther north or at higher elevations.

Source: WERAC 2020

3.1.6.3.1 Camping and Day Use Parks

Nine Provincial parks and park reserves in Avalon are available for camping and / or day use (Table 3.8). The nearest Provincial camping sites are at Fitzgerald’s Pond Provincial Park Reserve (on Route 100), which has 24 camp sites (Compendium 2023).

Table 3.9 Provincial Parks in the Avalon Region

Name	Facilities / Activities
Bellevue Beach Provincial Park Reserve	Privately-owned camping facilities
Butter Pot Provincial Park	Day use and camping facilities
Cataracts Provincial Park	Day use
Chance Cove Provincial Park	Day use
Fitzgerald's Pond Provincial Park Reserve	Privately-owned camping facilities
Gooseberry Cove Provincial Park	Day use
Jack's Pond Provincial Park Reserve	Privately-owned camping facilities
LaManche Provincial Park	Day use and camping facilities
Marine Drive Provincial Park Reserve	Privately-owned camping facilities

Source: Parks NL 2023

The Argentia Sunset RV Park is located 2.5 km from the Marine Atlantic Ferry Terminal (PoA 2024). Seasonally operated by PoA, the RV park features 40 serviced sites with water, sewer, electrical hookups along with two unserviced lots and washrooms, showers and a picnic area (NL Tourism 2023).

3.1.6.4 Marine Ferry

The marine vessel (MV) Atlantic Vision operates seasonally from June to September between Argentia and North Sydney, Nova Scotia (Marine Atlantic 2024). The ferry is an important component of the tourism sector in Placentia, both as a service to tourists and supporting business opportunities such as accommodations and food services.

3.1.6.5 Hiking Trails

The Argentia Backlands Trail is 16 km of prepared walking trails and roads developed in 1996 on lands controlled by the PoA. The trailhead and parking area are at the Pavillion Picnic Site. The various trail segments are identified in Table 3.9.

Table 3.10 Argentia Backlands Trails

Trail	Length (m)
Argentia Pond Road	1,200
Churchill Sprint	500
Roosevelt Walk	300
Greer Trail	1,200
Decatur Road	650
Dickerson Traipse	350
McCormick Trek	1,700
Ellis Path	750
Backland Road	4,170
Silver Mine Road	610
Peck Rove	1,320
Bunker Alley	1,140

Source: PoA 2022

Hike Placentia Inc. (HPI) has proposed to improve (upgrade infrastructure such as lookouts) and link the Backlands Trail to a larger network for the Placentia area (Hike Placentia Inc. 2023, Atlantic Business Magazine 2023). The proposed Placentia Area Hiking Trail would be a 22 km network including Townside Placentia and the

Point Verde lighthouse. The trails project, which is a collaboration of local groups, including Placentia Chamber of Commerce, the Placentia Lions Club and PoA, was released from the Provincial EA process in September 2023.

3.1.6.6 Accommodations

Placentia has various short-term accommodations, including hotels, efficiency apartments and bed and breakfast guest homes totalling more than 50 rooms (NL Tourism 2023; Town of Placentia 2021; Placentia Area Chamber of Commerce 2023; Castle Landing 2018; Rosedale Manor 2023). Short-term vacation rentals are also available; approximately 20 with a total of more than 50 rooms were promoted on web applications at time of writing (Airbnb 2023; Baycation 2023; Bay Chalets 2023).

3.2 Employment

This section discusses labour force characteristics, level of post-secondary achievement, employment by sector, work commuting, availability of skilled and unskilled labour and employment equity and diversity.

3.2.1 Labour Force Characteristics

In 2020, the employment rate in Placentia was similar for men+ and women+, the unemployment rate for women+ was 7% lower than for men+ (Table 3.10). Men+ were more likely to be engaged in part-time, casual, short-term or seasonal work and women+ were more likely to be employed in full-time, year-round and permanent positions. This could be attributed to men+'s higher participation in the construction (short-term) and fishing (seasonal) industries. The rate of self-employment is relatively low for the overall population but remains three times higher for men+ than women+.

Table 3.11 Labour Force and Employment (2021)

Indicator	Placentia		Avalon		NL	
	Men+	Women+	Men+	Women+	Men+	Women+
Labour force participation rate (%)	51.4	46.7	63.0	57.6	58.6	53.7
Employment rate (%)	40.9	40.7	53.9	51.9	48.1	47.0
Unemployment rate (%)	19.7	12.8	14.5	10.0	18.0	12.4
Worked full year full time (%)	21.4	23.2	33.5	30.7	28.2	26.8
Worked part of year and / or part time (%)	30.4	23.9	30.2	27.4	32.2	28.2
Permanent position (%)	55.3	66.7	63.0	68.3	59.8	66.5
Casual, seasonal or short-term position (less than 1 year) (%)	26.2	23.5	18.4	15.3	23.0	18.3
Self-employed (%)	9.2	3.0	10.4	7.3	9.4	6.5

Source: Statistics Canada 2023a

3.2.2 Work Commuting

In 2021, most employed residents of Placentia worked within the census subdivision (CSD) of residence (i.e., Placentia) compared to those in the Avalon or NL, as shown in Table 3.11. A higher proportion of workers in the Avalon and NL commuted to another municipality within the CD, which likely indicates the large population in the Northeast Avalon Region (St. John's and surrounding areas) that commutes daily from suburban communities to urban employment centres such as St. John's and Mount Pearl. Small proportions of workers in each jurisdiction commuted to a different CS and CD within NL, to a different province or territory or worked outside of Canada. Around 80% of workers in Placentia, Avalon and NL experienced commute times of 30 minutes or less in 2021. A larger proportion of workers living in Placentia (12.3%) experienced commute times of 60 minutes or greater compared to the Avalon (5.4%) or NL (5.8%), which may indicate a tendency for some to accept longer commutes.

Table 3.12 Work Commuting (2021)

Commuting Location / Time	Placentia	Avalon	NL
Commute within CSD of residence (%)	77.5	50.3	55.6
Commute to a different CSD within CD of residence (%)	17.8	47.1	38.3
Commute to a different CSD and CD within province or territory of residence (%)	1.8	1.5	4.4
Commute to a different province or territory (%)	1.8	1.1	1.8
Worked outside Canada (%)	0	0.3	0.2
Less than 15 minutes (%)	59.4	42.7	51.4
15 to 29 minutes (%)	18.9	40.3	31.1
30 to 44 minutes (%)	7.1	9.1	8.8
45 to 59 minutes (%)	2.4	2.5	2.8
60 minutes and over (%)	12.3	5.4	5.8

Source: Statistics Canada 2023a

A combined total of about 91% of employed men+ in Placentia worked within the CSD of residence (i.e., 64.5% in Placentia) or commuted to another municipality within the CD (i.e., 26.3% in CD No. 1, Avalon) in 2021 (Statistics Canada 2023a). For women+, a total of 99% worked within the CSD of residence (i.e., 88.2% in Placentia) or within the CD (i.e., 10.8% in Avalon). The difference may be associated with traditional gender roles in employment. As noted in Section 3.1.1, a higher proportion of women+ worked in sectors that provide health services, as well as education and public administration sectors, which are available in Placentia. Men+ tended to work in traditional sectors including construction, transportation and warehousing, fishing and manufacturing.

Most workers in each of the jurisdictions experienced commute times of less than 30 minutes in 2021, with a proportion of 45% for men+ and 73% for women+. Commute times were shorter for Placentia residents than for the other jurisdictions (Statistics Canada 2023a). Around half of the working population in each of the jurisdictions traveled less than 15 minutes for work, though the gender difference was less pronounced for NL generally. The proportion of men+ commuting more than an hour for work was twice as high in Placentia compared to NL, which may be linked to certain traditional work sectors for men+ (e.g., construction or industrial sites).

3.2.3 Availability of Skilled and Unskilled Labour

Due to low birth rates and out-migration of young people, the populations of the jurisdictions examined are aging and showing little growth, except for the population of Avalon. Natural population growth is declining as the number of deaths exceeds the number of births. Population stability is sustained by immigration and international students along with migrants (e.g., post-secondary students, retirees and remote workers) from other provinces (BuildForce Canada 2023).

An aging and retiring workforce along with continued economic growth and a transition from a resource-based to a knowledge-based economy are contributing to labour shortages (Public Policy Forum 2020), as well as to low unemployment rates of 10% in summer months (BuildForce Canada 2023).

Information on the types of occupations required from 2018 to 2027 in NL describes demand based on educational and training requirements (Table 3.12). Natural resources industries with occupations in processing, manufacturing and machine operating are expected to continually require workers. Occupations in the knowledge economy, such as highly skilled managers in financial and business services, will also likely be in high demand; this shift can contribute to early retirement as older workers may have more difficulty adapting. NL will be especially challenged to fill jobs in areas such as computer engineering, information technology, sustainable food safety, healthcare, social work and bilingual services, especially in rural communities.

Table 3.13 Occupational Ratings for 2018-2027, NL (adapted from Public Policy Forum 2020)

Indicator	Occupations that usually require university education	Occupations that usually require college education or apprenticeship training	Occupations that usually require secondary school and/or occupation-specific training	Occupations where on-the-job training is usually provided
Competition for qualified labour will be strong	Managers in health, education, social and community services, sales, natural resources production and fishing	Control operators		
New labour supply will be required to meet anticipated job openings	Managers in all fields Professionals in business and finance	Technical occupations Professionals in business, finance and administration Supervisors in manufacturing and utilities	Machine operators Administrative support occupations Tourism and security related occupations	Labourers in processing, manufacturing and utilities, and some elementary service occupations Cleaners

Source: BuildForce Canada 2023

BuildForce Canada indicates the 2022 NL construction labour force consisted of 19,400 individuals. BuildForce’s 10-year (2023-2032) construction workforce outlook for NL forecasts 5,700 retirements and 3,400 new entrants in the construction industry for a loss of 900 (-6.2%) workers (BuildForce 2023). BuildForce provides information for the residential and non-residential construction markets.

Table 3.13 describes the non-residential market by trade or occupation. Employment in the NL non-residential construction sector increased in 2022 over 2021 due to a post-pandemic commercial recovery, ongoing institutional projects and the restart of construction at the West White Rose project (BuildForce 2023). Some capital investment eased in 2023, resulting in a more balanced situation for many trades and occupations. Weaker markets are anticipated in 2024 and 2025 for some trades, though those engaged in heavy-industrial activities could experience tight labour markets in 2025. Labour markets for all trades are expected to weaken by 2031. However, several proposed large-scale resource projects (e.g., hydrogen, mining) could be under development at that time.

Table 3.14 Non-Residential Construction Market Rankings, NL (adapted from BuildForce 2023)

Trades and Occupations	2022-2032										
	'22	'23	'24	'25	'26	'27	'28	'29	'30	'31	'32
Boilermakers	4	3	3	4	3	3	3	3	3	2	3
Carpenters	4	4	3	2	3	3	3	3	3	2	3
Construction managers	4	4	3	4	3	4	4	4	3	3	3
Construction millwrights and industrial mechanics	3	3	3	4	3	4	3	3	3	2	2
Contractors and supervisors	4	4	3	4	3	4	4	4	3	2	3
Crane operators	3	3	3	4	3	4	3	3	2	2	3
Electricians	4	3	3	4	3	3	3	3	2	2	3
Heavy equipment operators (except crane)	4	3	3	4	3	3	3	3	3	2	3
Heavy-duty equipment mechanics	3	3	3	4	3	3	3	3	3	2	2
Insulators	4	3	3	4	3	3	3	3	3	2	3
Ironworkers and structural metal fabricators	4	4	3	2	3	3	3	3	3	2	3
Painters and decorators (except interior decorators)	4	3	2	2	3	3	3	3	3	3	3
Plumbers	4	4	3	4	3	4	4	4	3	2	4
Refrigeration and air conditioning mechanics	4	4	2	3	3	3	3	3	3	3	3

Table 3.14 Non-Residential Construction Market Rankings, NL (adapted from BuildForce 2023)

Trades and Occupations	2022-2032										
	'22	'23	'24	'25	'26	'27	'28	'29	'30	'31	'32
Residential and commercial installers and servicers	4	3	2	3	3	3	3	3	3	3	3
Sheet metal workers	4	4	3	2	3	4	4	3	3	2	3
Steamfitters, pipefitters and sprinkler system installers	3	3	3	4	3	3	3	3	3	2	3
Trades helpers and labourers	4	4	2	2	3	3	3	3	3	2	3
Truck drivers	4	3	3	4	3	3	3	3	3	2	3
Welders and related machine operators	4	4	3	2	3	3	3	3	3	2	3

Source: BuildForce 2023

1. Workers meeting employer qualifications are available in local markets to meet an increase in demand at the current offered rate of compensation and other current working conditions. Excess supply is apparent and there is a risk of losing workers to other markets.
2. Workers meeting employer qualifications are available in local markets to meet an increase in demand at the current offered rate of compensation and other working conditions.
3. The availability of workers meeting employer qualifications in the local market may be limited by large projects, plant shutdowns or other short-term increases in demand. Employers may need to compete to attract needed workers. Established patterns of recruiting and mobility are sufficient to meet job requirements.
4. Workers meeting employer qualifications are generally not available in local markets to meet any increase. Employers will need to compete to attract additional workers. Recruiting and mobility may extend beyond traditional sources and practices.
5. Needed workers meeting employer qualifications are not available in local markets to meet current demand so that projects or production may be delayed or deferred. There is excess demand, competition is intense, and recruiting reaches to remote markets.

As the retirement rate increases over the next decade in NL, it is anticipated competition for younger workers will be intense (BuildForce Canada 2023). The construction industry and other sectors will need to expand recruitment programs to succeed in attracting workers. Recruitment of individuals from groups (e.g., women, Indigenous people and immigrants) who have been traditionally under-represented in the construction sector will have a positive impact on labour supply.

In 2022, approximately 1,780 women (about 10% of total workers) were employed in the NL construction industry, of which 60% worked directly on construction projects and the remaining 40% worked off site, primarily in administrative and management roles (BuildForce Canada 2023). Women made up only 7% (1,070) of the 15,200 tradespeople employed in the construction industry. They were represented across all sectors of construction but had higher participation in non-residential construction. Women in the industry were most often employed as electricians (22% of total women), trade helpers and labourers (19%), construction managers (7%), painters and decorators (6%) and heavy-duty equipment mechanics (5%).

In 2021, Indigenous workers accounted for approximately 9% of the NL construction labour force (BuildForce Canada 2023), which was consistent with 2016 employment in construction. However, the general labour force increased its share of Indigenous workers from 2016 to 2021.

As of 2021, new Canadians accounted for approximately 8% of NL's workforce. While NL has been successful in attracting and integrating immigrants into the labour force, the share of immigrants in the NL workforce is below that of Canada (BuildForce Canada 2023). In 2021, the proportion of immigrants (1.9%) in the NL construction labour force was less than one-quarter of the immigrant share in the general NL labour force. NL is anticipated to receive 37,700 new immigrants between 2023 and 2032, who will make up an increasing share of the NL working-age population.

4. Infrastructure and Services

The introduction of development projects can affect community infrastructure and services. Generally, permanent population increases, with a higher number of families, result in increased demand for housing, education, health care, child care and recreation, as well as usage and capacity of water, sewerage, solid waste, communications and utilities. Temporary population increases (e.g., for a large-scale construction project) also result in increased

demand for infrastructure and services, but mainly for water, sewerage, solid waste, communications and utilities, though they may also affect housing and transportation infrastructure and services depending on how non-resident workers are housed and transported during construction.

4.1.1 Housing

In 2016, Placentia had 1,852 total private dwellings with 1,559 occupied by usual residents⁹ (Statistics Canada 2018). Five years later, private dwellings totalled 1,827 (-25) with 1,543 occupied by usual residents (-16) (Statistics Canada 2023a). It is challenging to identify the exact reason for the decrease in private dwellings. Possibilities include changes in the population or housing, or changes in the classification of dwellings – meaning a private dwelling in one census might be classified as a collective dwelling (e.g., rooming or boarding house) in another census. Regions with a higher number of temporary residents may experience more fluctuations.

Placentia has a high rate of homeownership with a proportion of just over 80% in 2016 and 2021 (Table 4.1). The 2021 data show a higher rate than for Avalon and NL, both of which decreased since the last census. Consequently, the rate of household renters was lower in Placentia compared to Avalon and NL. For each of the three jurisdictions, a high proportion of housing was considered suitable and not in need of major repairs.

Table 4.1 Selected Housing Indicators

Indicator	Placentia		Avalon		NL	
	2016	2021	2016	2021	2016	2021
Household owner (%)	81	81.5	74.1	73.3	81	75.7
Household renter (%)	19.3	18.5	25.9	26.7	23.1	24
Suitable housing (%)	99.4	98.4	98.2	98.2	98.2	98.3
Unsuitable housing (%)	0.6	1.9	1.8	1.8	1.8	1.7
In need of major repairs (%)	7.4	4.9	5.1	4.6	6.5	5.5
Average household size (people) (%)	2.2	2.1	2.4	2.3	2.3	2.3
Multigenerational households (%)	NA	1.3	NA	2	NA	2

Source: Statistics Canada 2023a, 2018

Households in core housing need¹⁰ live in unsuitable, inadequate or unaffordable dwellings and cannot afford alternative housing in their community (Statistics Canada 2023a). Renters in Canada are more than four times as likely to be in core housing need than homeowners, core housing needs are higher in urban areas and more than one in 10 households has more than one housing challenge (e.g., financial, repairs, crowding) (Statistics Canada 2022a). In NL, 8% of households were in core housing need in 2021.

In 2021, the average household size in Placentia was 2.1 people, almost the same as in 2016 (Table 4.2). This small decrease is similar to the household size trend in NL, which remained at 2.3 between 2016 and 2021. Information on multigenerational households was not available for 2016, but the 2021 rate for Placentia (1.3%) was lower than for Avalon and NL, both at 2% of total households. For the parameters examined, Placentia is generally more affordable from a housing perspective, probably because the Avalon and NL both include the Northeast Avalon, which encompasses the St. John’s urban region and suburbs, where housing values are higher. The exception is that a higher percentage of tenant households in Placentia live in subsidized housing.

⁹ Private dwelling in which a person or group of persons are permanently residing residents, as opposed to unoccupied private dwellings or dwellings occupied solely by foreign residents or temporary residents.

¹⁰ “Core housing need refers to whether a private household’s housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and would have to spend 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds)” (Statistics Canada 2022a).

Table 4.2 *Housing Value and Costs*

Indicator	Placentia		Avalon		NL	
	2016	2021	2016	2021	2016	2021
Owner households with a mortgage (%)	36.9	33.1	57.5	55.9	49	47.4
Owner households spending 30% or more of income on shelter (%)	10.4	7.6	12.7	11.2	10.6	8.9
Owner households in core housing need (%)	NA	3.2	NA	3.7	NA	3.4
Median monthly shelter costs for owned dwellings (\$)	535	520	1,056	1,070	743	750
Average monthly shelter costs for owned dwellings (\$)	741	738	1,201	1,240	984	1,014
Median value of dwellings (\$)	149,875	150,000	299,072	300,000	219,228	240,000
Average value of dwellings (\$)	176,876	173,200	308,833	305,600	243,157	246,800
Tenant households in subsidized housing (%)	33.3	33.3	20.8	18.6	22.2	19.6
Tenant households spending 30% or more of income on shelter (%)	36.7	24.6	41	33.8	39.4	32.5
Tenant households in core housing need (%)	NA	12.3	NA	21.8	NA	20.8
Median monthly shelter costs for rented dwellings (\$)	571	665	880	930	802	870
Average monthly shelter costs for rented dwellings (\$)	661	670	905	970	836	903

Source: Statistics Canada 2023a, 2018

There was a slight decrease in the percentage of owner household with a mortgage in Placentia, Avalon and NL between 2016 and 2021 (Table 4.3). The proportion of owner households with a mortgage was lower in Placentia than in Avalon and NL, partially owing to the lower value of dwellings in Placentia (Statistics Canada 2023a). The older population may also explain the lower rate of homeowners with a mortgage in Placentia, as purchasing a home is generally associated with early adulthood, and mortgage repayment typically occurs by retirement age.

As shown in Table 4.3, the median value of dwellings in Placentia was lower than for the other jurisdictions in 2021. Median value increase was limited between the last two censuses for Placentia (+0.08%) and Avalon (+0.31%) (Statistics Canada 2018). For NL, housing prices increased by 9.48% between 2016 and 2021 and by 26% between 2011 and 2016 (Statistics Canada 2018, 2012). In 2021, nearly 90% of dwellings in Placentia were single-detached houses, while a total of 2.2% were apartments. This trend appears somewhat representative of NL where single-detached houses make up around 75% of households and dwellings, and apartments constitute nearly 20%.

Table 4.3 *Household and Dwelling Characteristics (2021)*

Indicator	Placentia	Avalon	NL
Single-detached house (%)	89.6	63.6	72.3
Semi-detached house (%)	3.6	3.9	3.9
Row house (%)	4.9	5.8	4.8
Apartment or flat in a duplex (%)	0.6	19.3	12.3
Apartment in a building that has fewer than five stories (%)	1.6	6.6	5.5

Source: Statistics Canada 2023a

4.1.2 Education and Training

NL English School District (ESD) operates 91 schools in the Avalon Region with a 2022-2023 enrolment of 35,269 students (NLDE 2023a). The Conseil scolaire francophone has six schools (two in Labrador, two on the west coast of Newfoundland and two in St. John's) with a total enrolment of 356 students. Placentia has two schools: St. Anne's Academy with a 2022-2023 enrolment of 212 from Kindergarten to Grade 6 and Laval High School with an enrolment of 226 from Grade 7 to completion (total enrolment 438). These schools had a total enrolment 433 in the 2021-2022 school year, representing a net gain of five students in 2023.

The College of the North Atlantic (CNA) has 17 campuses, including Placentia, Carbonear, Seal Cove and two campuses in St. John's (CNA 2023a). The Placentia campus offers programs in Early Childhood Education, Heavy Duty Equipment Technician / Truck and Transport Mechanic, Heavy Equipment Operator, Machinist, Industrial Mechanic (Millwright), Personal Care Attendant and Welder. As of September 2023, CNA is offering a two-year diploma program in Hydrogen Technician at the Corner Brook campus and a one-year certificate program in Wind Turbine Technician at the Bay St. George campus (CNA 2023b).

4.1.3 Child Care

Child care is important to economic development, especially for facilitating women's career engagement. Placentia has limited registered child care providers; one Family Child Care Provider with six spaces is listed in the NL Department of Education's Early Learning and Child Care Directory (NLDE 2023b). Placentia has a Family Resource Centre, which provides support services to children accompanied by parents. It is likely that informal child care arrangements exist.

A pre-kindergarten program is planned for St. Anne's Academy in Placentia (YMCA NL 2023). The program is still under development and recruiting early childhood education workers.

4.1.4 Health Services and Social Programs

NL Health Services operates Community Health Clinics, including the Placentia Health Centre (Eastern Health 2023a). The facility offers in-patient and out-patient services with 10 in-patient beds, including a palliative care room and three emergency care beds. The Centre provides a Child Health Clinic, diagnostic services, such as blood collection, radiography, ultrasound, blood pressure monitoring and electrocardiogram / Holter monitoring. Treatment includes ambulatory care services, intravenous medications and chemotherapy. Patients are referred to regional or Provincial facilities in Carbonear or St. John's for emergency care that cannot be provided at the Health Centre, surgery, pediatric care, mental health care or rehabilitation hospital.

Services are also available for seniors and those with disabilities at the Placentia Health Centre (Eastern Health 2023a). Long-term care is provided at the Lions Manor Nursing Home, which has 75 beds. Two rooms are available for respite care. Supportive housing is available to seniors and individuals with disabilities over the age of 50 in 40 accessible cottages. Beachside Manor offers support in a personal care home setting. The Government of NL also provides community support services for seniors who wish to remain in their own homes.

The NL Department of Health and Community Services programs focus on diseases and conditions that affect a large portion of the population (NLDHCS 2023). Chronic diseases, which often share risk factors (e.g., tobacco use, physical inactivity, unhealthy eating, excessive alcohol use), include:

- Arthritis
- Cancer
- Chronic pain
- Diabetes
- Heart disease
- Kidney disease
- Lung disease
- Stroke

The Department provides prenatal and postnatal services for new parents, children, services such as adoptions, child protection and youth corrections for families and youths (NLDHCS 2023). General services and programs include: Development & Behavioural Services for Persons with Disabilities, Mental Health Services, Medical Care Plan, Dental Services, Eye See Eye Learn (pre-kindergarten eye examinations and prescription eyeglasses for those not covered by private insurance), Prescription Drug Plan (for those not covered by private insurance), Communicable Diseases / Immunization, Help Lines (support via telephone with referrals to health services) and Youth Treatment Centres (complex mental health needs).

The Community Supports Program is delivered through the Eastern Health Placentia District Office (Eastern Health 2023b). Services and programs include financial assessment services, home support program, intervention services, residential services programs, special assistance program, special child welfare allowance and supports for adults who may need protection. Service organizations also provide social support programs for those in need.

4.1.5 Water and Sewer Services

Placentia has permits to operate drinking water treatment facilities and distribution systems (NLDECC-W 2023). A chlorine gas disinfection system treats a gravity flow surface water supply from Clarke's Pond that services Dunville, Freshwater and Argenticia. This facility includes an in-ground storage reservoir (650 m³) and two sodium hypochlorite booster stations in Dunville, two in-ground storage reservoirs (1,894 m³ and 1,364 m³) in Argenticia and a storage reservoir (237 m³) and booster pump station in Freshwater. The Larkin's Pond gravity flow surface water supply, which is also chlorine-gas treated, serves Placentia, Jerseyside and Southeast Placentia. This system has a storage reservoir (325 m³) in Jerseyside, a booster pumping and sodium hypochlorite disinfection system in Placentia and an in-ground storage reservoir (360 m³) in Southeast Placentia.

In the 2024 fiscal year, the Town of Placentia is focused on infrastructure improvements such as the Dunville Water Line Project (\$7,350,000), Jerseyside storm water assessment and repairs (\$1,998,772), Station Road erosion control project (\$639,411), Dunville sanitary storm water system (\$1,174,135) and Battery Road water and sewer upgrades (\$435,384) (Town of Placentia 2023a). Eighty percent of costs are covered by other levels of government or through Canada Community-Building Fund (formerly the Gas Tax Fund).

Waste water and storm water are collected in a sewerage system with multiple coastal outfalls, but Placentia does not have a sewage treatment facility. Studies and proposals have been initiated to address sewage treatment but show little progress.

4.1.6 Solid and Hazardous Waste

The Municipality provides curbside collection of household solid waste (weekly), recycling (biweekly) and bulk garbage (twice annually) (Town of Placentia 2023b). It occasionally offers free household hazardous waste collection. Eastern Waste operates a local waste recovery facility for residential drop-off of non-recyclable waste materials three days per week (ERSB 2023).

Businesses are expected to deliver their own waste or use contracted services. All solid waste and materials diverted for recycling in Placentia are delivered to Robin Hood Bay Regional Waste Management Facility in St. John's (by permitted waste haulers) where differential tipping fees are charged (Table 4.4).

Table 4.4 Robin Hood Bay Waste Disposal Fees (April 1, 2024)

Waste Type	Tipping Fees per Metric Tonne
Regular Waste Disposal	\$90.75
Commingled Recyclables	\$28.75
Rejected Wastes or Recycling, or Mixed Waste	\$170.75

Source: Robin Hood Bay 2024

4.1.7 Transportation

Placentia is accessed via Route 100 from the Trans-Canada Highway. The nearest airport is St. John's International. The seasonal Argenticia – North Sydney ferry service operates from mid-June to late September (Marine Atlantic 2024).

Placentia Bay is one of seven Canadian Coast Guard vessel traffic services zones in Atlantic Canada (CCG 2022). The Coast Guard's Marine Communications and Traffic Services (MCTS) monitors marine traffic in Placentia Bay from Argentia.

4.1.8 Utilities and Communications

Newfoundland and Labrador Hydro (NLH), the primary generator of electricity in NL, supplies Newfoundland Power with 93% of the electricity it distributes to customers on the island of Newfoundland (Newfoundland Power 2023). Placentia is served by the Clarke's Pond Terminal Station, which is connected by a 69-kV transmission line to the Holyrood Thermal Generating Station (NLH 2022). Nearby Long Harbour is served by a Terminal Station, which is connected to TL208, a 230-kV transmission line connected to the Muskrat Falls Generating Station via the Western Avalon Terminal Station (NLH 2022; NLH 2023).

Three major service providers (Bell Aliant, Rogers and Eastlink) offer mobile and landline telephone services, as well as Internet, wireless networking, cable or satellite television and home security in NL (Bell Aliant 2023; Rogers 2023a). Other providers (e.g., Telus, Koodoo, Virgin Mobile), supply mobile phone services.

Cellular service is insufficient in parts of rural NL, including within the Regional Study Area, which creates an issue for mobile customers as well as for emergencies. The Government of NL's 2023 Cellular Service Improvement Initiative aims to improve coverage especially for communities with no or limited cellular access (NLIET 2023). Meanwhile, alternative communication services (e.g., satellite phone, InReach) are available for use in low or no-service areas. In December 2023, Rogers performed Canada's first successful satellite-to-mobile phone call (also testing text, data and emergency alerts) through Lynk's low-earth orbit satellites and Rogers national wireless network (Rogers 2023b [satellite-to-mobile]). Access to Lynk's services is expected to provide customers of mobile networks with consistent cellular access in rural and remote areas.

4.1.9 Prevention and Emergency Services

Prevention of crime and safety issues and timely response to incidents require sufficient capacity in services such as policing, fire and emergency medical services. A major construction project with a large worker population may have the ability to adversely affect capacity in such services by increasing demand due to traffic issues, a safety incident or worker behaviour, especially if time is spent in nearby communities.

4.1.9.1 Policing

The Royal Canadian Mounted Police (RCMP) has 43 detachments in NL (RCMP 2024). In Avalon, these include NL headquarters in St. John's and seven detachments. The RCMP reports that the Placentia detachment is fully staffed and supported by officers from the Whitbourne detachment (40 km away) when required.

Concerns about violent crime have escalated in Placentia following incidents, such as several home invasions, violent assaults and an attempted murder (CBC 2023b). Some of these incidents have been attributed to drug activity and individuals with criminal backgrounds moving into the community.

While detailed data on police-reported incidents are not available for Placentia or Avalon, NL experienced an increase in the crime severity index between 2021 and 2022 (Table 4.4). Between 2021 and 2022, NL experienced a nearly 20% increase in violent crime, which includes violent offences such as homicide, attempted murder, assault, sexual assault and robbery, the latter of which is theft involving use or threat of violence (Statistics Canada 2022b). It is important to note that the St. John's Census Metropolitan Area (CMA) is responsible for a large number of police-reported crimes in NL. Based on Statistics Canada data, approximately 88% (6,061 / 6,865) of police-reported crimes in NL were attributed to the St. John's CMA (Statistics Canada 2023c), indicating the crime rate is generally much lower outside of the St. John's area.

Table 4.5 NL Police-Reported Crime Severity Index - 2022

Indicator	NL	Canada
Total Crime Severity Index (per 100,000)	82.2	78.1
Percentage change 2021-2022 (%)	6	4
Percentage change 2012-2022 (%)	21	3

Source: Statistics Canada 2023c

The NL Crown Attorneys Association indicates there has been an increase in violent offences, gun crime and homicides at a time when the number of public prosecutors has decreased due to attraction and retention issues. (CBC 2023c). In January 2023, there were 5,012 outstanding criminal files in the Eastern Region compared to 3,943 in February 2020, meaning the justice process is slower for victims and their families as well as those accused of crimes.

4.1.9.2 Fire Prevention and Response

Placentia provides fire protection and response services through prevention, public education and emergency response (Town of Placentia 2024). A 2015 report on municipal fire protection services in NL rated Placentia Volunteer Fire Department as Acceptable (includes the ability to have a minimum of six firefighters on scene within 14 minutes, 80% of the time) for offensive interior fire suppression / rescue, meaning firefighters have the training, equipment and resources required to enter the structure and provide search and rescue operations as well as interior fire suppression. Placentia Volunteer Fire Department was also rated Acceptable (the ability to safely commence attack within two minutes after assembling necessary resources on scene, 90% of the time, minimum of four firefighters) for defensive exterior. Defensive exterior means firefighters do not enter the structure to attempt to put the fire out or rescue anyone trapped inside (NLFES 2015).

4.1.9.3 Emergency Medical Response

Emergency health services are available at the Placentia Health Centre, Carbonear and St. John’s (Province of NL 2023b). Power’s Ambulance Service Ltd. is in Placentia.

4.1.10 Recreation

As a Municipality, Placentia offers a variety of sports and recreation facilities for indoor and outdoor activities (Table 4.5). Other non-profit and for-profit organizations provide programs and activities.

Table 4.6 Recreation Facilities, Placentia

Facility	Infrastructure and Activities
Unity Parc Arena	Indoor ice arena and stadium. Sports and recreation (e.g., hockey, curling, figure skating, power skating, power walking) and entertainment / public events
Freshwater Skate Park	Skate park, playground, basketball court
Regatta Grounds	Site of the Annual Placentia Regatta organized by the Placentia Rowing Club Inc. (founded in 1963)
Wayne John Searle Memorial Recreation Complex	Accessible playground and park
Willard Hatfield Memorial Ball Field	Minor softball field with 2 dugouts used for summer recreation programs and softball tournaments
William Hogan Ball Field	International class softball facility offers local programs and hosts provincial and national softball tournaments
Jeff Jones Memorial Soccer Pitch	Soccer facility and accessible park
Coalyard Playground	Playground, tennis court and basketball court
Ferndale Veterans’ Park Playground	Day use park with picnic tables, playground
Mount Pleasant Playground	Playground and basketball court

Table 4.6 Recreation Facilities, Placentia

Facility	Infrastructure and Activities
William Hynes Memorial Playground	Playground
Great Beach Boardwalk	1.4-km boardwalk with view of Placentia Bay

Source: Town of Placentia 2024

5. Community Health and Well-Being

Community health and well-being encompasses the holistic nature of community health / well-being and the many factors within a community that may affect health and well-being. This section includes an analysis of community health and well-being within the analytical frameworks of social determinants of health and intersectionality.

Many factors including individual genetics and lifestyle choices, along with where one is born, grows, lives, works and ages, all influence health (Government of Canada 2023). Social determinants of health are a broad range of personal, social, economic and environmental factors that determine individual and population health. More specifically, they refer to social and economic factors (e.g., income, education or employment) that relate to an individual's place in society and thus influence health. In addition, experiences of discrimination, racism and historical trauma are important social determinants for certain groups of people (e.g., Indigenous Peoples, 2SLGBTQIA+ and Black Canadians).

Intersectionality identifies distinct groups of a community that may experience multiple and simultaneous forms of oppression. It also considers these groups within social, economic and political systems (e.g., colonialism, patriarchy) that result in systemic disadvantage or privilege based on social identity factors. Intersectionality is also known as Gender-based Analysis Plus (GBA+) within the Government of Canada's approach to addressing systemic-based inequality and inequity.

5.1 Selected Determinants of Health

Considering the preceding information and the socio-economic profile captured in Sections 2 to 4 of this report, particular social determinants of health have been chosen as most likely to affect the health and well-being of people in Placentia, Avalon and NL, namely:

- Education
- Income
- Housing
- Food security
- Access to health services
- Gender
- Race

These determinants are presented with a focus on determinants of health and intersectionality to help identify issues and opportunities as relevant to the Project.

5.1.1 Education

Education facilitates full-time, longer-term employment and higher income, which in turn results in better housing and food security. As shown in Section 2.1.6, the population of Placentia has a higher rate of individuals without a high school diploma or equivalent compared to Avalon or NL and a lower rate of individuals with a university degree. On the other hand, Placentia has a higher proportion of residents with an apprenticeship diploma, which is often suitable for employment in rural areas.

5.1.2 Income

The 2020 median after-tax income of individuals and households in Placentia was lower than in the other jurisdictions and of Canada (Table 5.1). This is likely indicative of rural areas generally and of Placentia's and NL's older population, many of whom would have retirement income only.

Table 5.1 Median After-Tax Income (2020)

Median Income	Placentia	Avalon	NL
After-Tax Among recipients (\$)	31,400	35,600	33,200
After-Tax Household (\$)	53,600	68,000	63,200

Source: Statistics Canada 2023a

As discussed in Section 2.1.7, the low-income rate is higher for women+ in Placentia (19%), Avalon (13.7%) and NL (16.3%) compared to men+. The same is true for Canada with 11.6% women+ having low income (Statistics Canada 2023a). In Placentia, women+ aged 65 and older were most likely to experience low income in 2020.

5.1.3 Housing

Safe and affordable housing is essential for health and well-being. People who have stable housing are more likely to achieve higher education, experience stable employment and more fully participate in society. Canada Mortgage and Housing Corporation estimates that 1.4 million households in Canada do not have access to quality housing (CMHC 2022).

Despite the increase in housing value (Section 4.1.1) and rents in NL and across Canada, the proportion of people spending 30% or more of their income in housing decreased between 2016 and 2021 in all three jurisdictions. This may be attributed to various factors such as the higher rate of homeownership in Placentia (81.5%), Avalon (73.3%) and NL (75.7%) compared to Canada (66.5%) in 2021 (Statistics Canada 2023a). Household income generally increased in NL between 2015 and 2020 (Section 2.1.7).

5.1.4 Food Security

Food prices have increased and demand at Canada's food banks has increased to levels not experienced since 1989. Food bank usage increased by 32% in 2023 over the same date in 2022 and by more than 78% since 2019. Specifically for NL, an increase of 12.4% has been observed since 2022 and more than 44% since 2019 (CBC 2023d).

Between 2021 to 2022, the total cost of the NL nutritious food basket (NLNFB) increased by 12% generally for NL (NLSA 2021). In 2021, the NLNFB cost the least in Eastern NL (including Placentia and Avalon), though it was higher in rural areas.

The Placentia Area Food Bank serves residents of communities from Ship Harbour to Branch (Canada Helps 2024). The food bank is supported by corporate and private donations (Placentia Area Food Bank 2023). Usage data or changes were not available, but food security is most often attributed to low income and increased cost of living.

5.1.5 Access to Health Services

Appropriate access to health care services means getting care at the right time, without financial, organizational or geographic barriers (Canadian Institute for Health Information 2024). Health care access data were not available for Placentia or Avalon, but data are available for several parameters to compare NL to Canada.

NL performance on availability of a regular health care provider and hip fracture surgery are on par with the Canadian average (Table 5.2). The self-harm hospitalization rate is higher than for Canada. Self-harm hospitalizations in NL have declined by 20% from 2022-2023 to 2016-2017, possibly due to increased services and reduction of stigma on seeking support for mental health issues. The Canadian rate has remained between 60 and 65 per 100,000 (Canadian Institute for Health Information 2024). Available data show self-harm hospitalizations in NL were highest in western NL, followed by Labrador, eastern NL and central NL. Men were most likely to be hospitalized for self harm in western NL and women were more likely in Labrador.

Table 5.2 Health Care Access

Indicator	NL	Canada	Rating
Has a regular health care provider 2019 to 2020 (%)	87.1	85.6	Same as average performance
Hip fracture surgery within 48 hours 2022-2023 (%)	81.2	81.9	Same as average performance
Self-harm hospitalizations 2022–2023 (per 100,000)	81	62	Below average performance

Source: Canadian Institute for Health Information 2024

5.1.6 Gender

In 2023, Canada rated 30 out of 146 countries on the Global Gender Gap Index (Canadian Women’s Foundation 2023). Despite continual progress, women in Canada are still disadvantaged compared to their male counterparts. In 2022, 184 women and girls were killed by violence. In 2019, 1.5 million women lived in poverty and 10 times more women than men left the labour force since 2020. In 2022, women (working full and part-time) earn 89 cents for every dollar earned by men. Further it has been estimated that accelerated progress on gender equality could result in \$150 million in incremental GDP growth.

Gender equality can be defined as equal rights, responsibilities and opportunities regardless of gender or gender identity. Equality is a human rights issue and implies that the interests, needs and priorities of both women and men are taken into consideration, recognizing the diversity of different groups of women and men (UN Women no date).

In Canada, the gender wage gap is \$7,200 (Statistics Canada 2023a). Data for each of the three jurisdictions show an after-tax wage gap between men+ and women+: Placentia (\$7,800), Avalon (\$6,400) and NL (\$7,400). While the wage gap remains a major issue for women+, especially in industries and areas of business dominated by men+, gender discrimination is present in every field and many occupations (Canadian Labour Relations 2024).

Women+ are often overlooked for job advancement, even when they are more qualified than their male competitors, because employers fear that they will be more committed to their current or future family obligations than to their work and / or they cannot be as hard-nosed or unemotional when in positions of power (Canadian Labour Relations 2024). This can require women+ to work harder and longer to reach the same positions as their male co-workers. It also results in lower income and fewer benefits, including for retirement income.

5.1.7 Race

Racism is a form of prejudice that generally includes negative attitudes towards members of a group that result in perpetuation of stereotypes, discrimination against groups or individuals and race motivated violence. The Canadian *Human Rights Act* protects against discrimination based on race, national or ethnic origin, colour and religion as well as other attributes (Canadian Human Rights Commission 2021).

Hate crimes are committed by people motivated by extreme bias or hatred directed at a social group and can negatively affect physical and psychosocial well-being (Justice Canada 2023). The number of race or ethnically motivated police-reported hate crimes in Canada increased by 6% (1,723 incidents) between 2020 and 2021, following an 83% increase in 2020 (Statistics Canada 2023d). Black people were most subjected to hate crimes (by at least 50% more compared to other groups). Fewer than 10 hate crimes were reported in NL in 2020 (Justice Canada 2023). The small number of hate crimes is positive though it is likely that unreported incidents occur. The Anti-Racism Coalition of NL believes racist incidents have increased (CBC 2022).

Section 2.1.5 describes diversity in Placentia, Avalon and NL, though data are not available for all grounds of discrimination. The three jurisdictions have small proportions of people whose mother tongue is French or a non-official language. Small percentages of people identify as immigrants, visible minorities or of Indigenous identities. Nonetheless, discrimination may occur and can result in individuals or groups being excluded from employment opportunities or given unfavourable work assignments, limited employment benefits and / or exclusion from community or social activities. In 2022, the Government of NL established the Ministerial Committee on Anti-Racism to help address systemic racism (e.g., in education, justice, child protection, policies, legislation, public service) as well as to reduce the influences of racism / colonialism in public awareness and the presentation of culture and history (NL Executive Council 2022).

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