

THE TOWN OF STEPHENVILLE Growth Plan Presentation .
MNL's 2026 Northern-Western Regional Meeting

The Future Arrived Differently.

A story of stability, reinvention, and the regional role no project can replace.

Stephenville, Newfoundland and Labrador





PROLOGUE

Every region has a story about a project that was supposed to change everything.

This is ours — and what we learned when the change arrived in a different shape than we forecast.



ACT ONE

Who We Are

The regional service centre of southwest Newfoundland.

REGIONAL CONTEXT

One town. One region. One enduring role.

21,000

people served
across the Zone 9 region

550+

businesses anchored
in Stephenville

44

communities connected
to our services

Air · Sea · Road

Trans-Canada link,
deepwater port,
longest-runway
aerodrome/airport under
new ownership

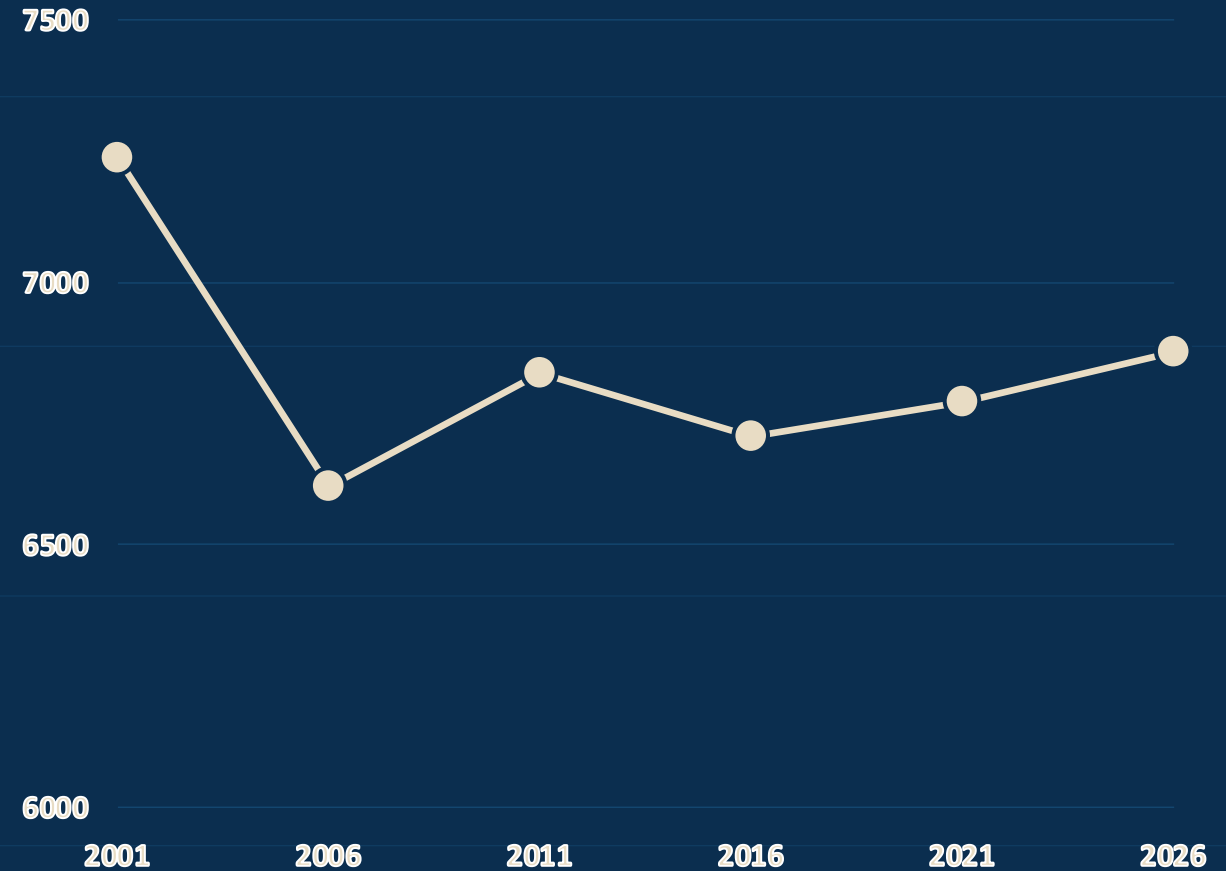
Stephenville is the commerce, retail, education, and health hub for Bay St. George and the Port au Port Peninsula.



Twenty Years of Stability.

*While projects came and went,
Stephenville remained the
Primary service centre for the
southwest coast.*

POPULATION, 2001 — 2026



ACT TWO

What Changed.

Expectations met reality — and reality reshaped the plan.



From hydrogen export to renewable optionality.

2022

MOU signed with Germany at the Port of Stephenville.

2024

Project Nujio'qonik released from environmental assessment.

2025

World Energy GH2 pivots away from green hydrogen and ammonia due to industry supply chain delays and internal issues.

2026

WEGH2 enters CCAA protection — wind lease entitlements and ownership before the courts.

Whatever happens to the wind file, Stephenville's infrastructure remains.

Power on. Runway open.

2023

Acquired for \$1 by the Dymond Group with sweeping promises.

Mar 2025

Downgraded to aerodrome. Power cut to the building.

May 2026

Court approves sale to BTG Capital. Power restored.

Summer 2026

**Targeted reopening under new owners as
Stephenville International Airport Corp.**



Demand grew. Supply didn't.

+71%

*provincial social-housing
waitlist growth, 2021 → 2025*

Auditor General, NL — March 2026

87% of applicants need 1- or 2-bedroom units.

Only 28% of provincial inventory meets that need.

Stephenville housing starts rising; mismatch persists. Town is not able to develop housing but will cooperate with local developers

What We Learned.

01

Service centres matter.

Regional economies depend on the towns that anchor them — not on any one project.

02

Housing matters.

Without homes for new workers and families, no future investment plans work

03

Flexibility matters.

The strongest plans are the ones that survive a pivot.



Four engines, one strategy.

AIRPORT

Reopened under new ownership. Long runway. Cargo, charter, hopeful to provide a future scheduled service return.

AEROSPACE & MRO

Aircraft maintenance, repair, and overhaul anchored by aviation fueling and ground services. Significant demand in this industry. Huge backlog

HOUSING

Diversified housing types, infill and mixed-use along Main Street, partnerships with private builders continuing. Permits are increasing this year

REGIONAL PROJECTS

Triple Point salt caverns, CEMEX on Port au Port peninsula, regional partner communities are driving demand into Stephenville.

From runway to revenue.

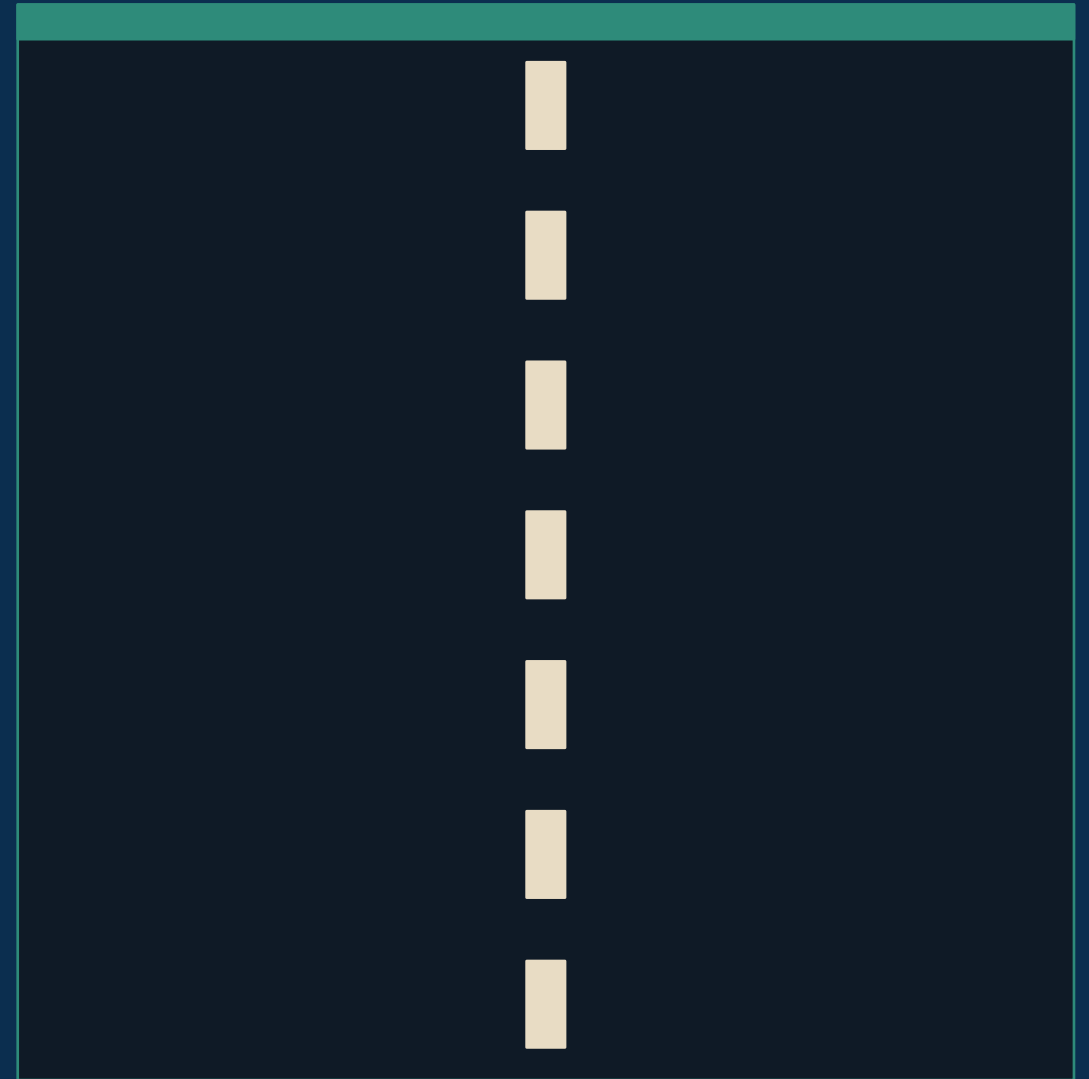
Long-runway airport capable of wide-body cargo & charter

Aviation fueling services anchoring transatlantic stopovers

Aircraft maintenance, repair & overhaul (MRO) development

Adjacent industrial lands ready for aerospace tenants

Aerospace in Action
Satellite uplink array



Co-located with the Port of Stephenville — 293 m quay, 9.8–10.1 m draft, year-round.





ARCTIC SPACE
TECHNOLOGIES

TRIPLE POINT · FISCHELLS SALT DOME

The largest documented salt dome in eastern North America.

SIZE

**5 km × 4.5 km ×
1.8 km**

Domal salt formation — long,
wide, and over 1.8 km deep.

CAVERNS

20+

Commercial-scale caverns, each
up to 800,000 m³ in volume.

LD ES

3 GW

Long-duration energy storage
capacity across the full site.

HALITE

HIGH-PURITY

Low permeability and porosity
— ideal for hydrogen, CAES, oil,
and natural gas storage.

Supported by NRCan and Genome Atlantic — with the Geological Survey of Canada, Memorial University, and the University of Calgary.

ALSO BUILDING NEXT DOOR

CEMEX · Lower Cove, near Sheaves Cove — cement and aggregate production driving marine traffic through the Port of Stephenville.

Stephenville Crossing · Kippens · St. George's · Port au Port — workers, families, and services route through Stephenville.

The services the region actually relies on.

REGIONAL HOSPITAL

Sir Thomas Roddick Regional Hospital anchors acute, primary, and specialist care for Bay St. George and the Port au Port Peninsula.

SENIORS SUPPORTS

Long-term care regional needs are high and growing, home support, and community programs are scaled for an aging regional population.

PAID FIRE SERVICES

Professional fire department extending mutual-aid and working towards providing Provincially supported regional support to surrounding communities.

These services are why the region routes through Stephenville — and why investment in them is regional investment.



The future rarely arrives exactly as forecast.

Build for the role. Plan for the pivot. Anchor the region.

That is the work of municipal leadership in 2026.