

A couple is sitting on a rocky cliff, looking out over a coastal town at sunset. The town is nestled in a valley, with a large body of water to the right. The sky is a mix of orange and blue, and the water reflects the light. The couple is in the foreground, their backs to the camera. The town below is densely packed with buildings, and a road winds through it. The water is calm, and the overall atmosphere is peaceful and scenic.

Discover life in Conception Bay South.

the town of
Conception
Bay South

2nd largest
municipality
in NL

9 amalgamated
communities

41 years
median age

27,000
population



Living here isn't all
fun and games.
It just feels that way.

A growing community on the edge of nature.

Welcome to Conception Bay South, one of the fastest growing municipalities in the province with a strong sense of community, and a close connection to nature.

Just a 20-minute drive from downtown St. John's, NL, Conception Bay South is one of the province's newest towns, made up of some of Newfoundland's oldest settlements.

The town is quickly becoming the community of choice for families wanting to establish long-term roots. Our favourable climate, rural feel, close proximity to urban amenities, offshore servicing projects, and natural resource processing create an ideal location to live and work on the Avalon Peninsula.

6 elementary schools

4 junior high & high schools

4 post-secondary institutions

Welcome to your new backyard.



We've got millions of reasons for you to visit.



Urban living in a rural setting.

Conception Bay South is a family-oriented community with affordable real estate, excellent schools and recreation facilities, and an ideal mix of rural and urban amenities.

The town is focused on creating a healthy and sustainable community. Our residents enjoy a high quality of life, a safe environment, and some of the best weather in the province.

A popular choice for divers, sailors, and nature enthusiasts, Conception Bay South is home to a network of pristine walking and hiking trails, as well as parks, playgrounds, beaches, and marinas, not to mention incredible ocean views.

The town has an excellent transportation network to the airport, downtown St. John's, and major health care facilities. Residents can also avail of numerous local health-related clinics within the town.

Municipal services include curbside waste collection and a recycling program, two 24/7 fire stations, a provincial police detachment, and a municipal enforcement unit.

With a thriving business community, strategic location, and continued residential growth, Conception Bay South is a great place to live and do business.



2 marinas + public boat launches

1 Royal Newfoundland Yacht Club

50 playgrounds/leisure spaces

650 million years of geological history at Manuals River

6 annual festivals & events

18 km of grand concourse authority trails



Explore Conception Bay South.

Surrounded by coastline, spectacular views, and an abundance of walking trails, Conception Bay South is a nature lover's paradise. It's also a world-class geology and archaeology destination.

Manuels River is an internationally known site for fossilized trilobites that are millions of years old and found in the shale beds along the lower section of the river. The Manuels River Experience preserves and interprets the natural, cultural, and geological history of Manuels River through educational, recreational, and conservation programs.

Conception Bay South plays host to six can't-miss festivals and events throughout the year – Bobber Race,

Giv'er on the River, Chefs for Trails, Kelligrews Soiree, Winterfest in CBS, and Pirate Day.

For nature lovers, Conception Bay South offers the perfect backdrop for hiking and walking along 18 kilometres of Grand Concourse Trails. It's also where you'll find the starting point of the world-renowned East Coast Trail – a network of more than 300 km of developed coastline trails.

Visitors can also enjoy scenic day parks, green spaces, beaches, and recreational facilities, as well as public boat launches for recreational boaters to get out on the water and take in some of those epic views.



A growing community with all the right connections.



More opportunity (and ocean view) per square foot.

400 sm-med businesses

250,000 trade area population in 30 km radius

1 strategically located commercial port

1 commercial + 1 industrial park

43% of household incomes over \$100,000



Business and Economic Development.

With steady housing and commercial growth, the town of Conception Bay South has established an 'open for business' mindset. The town offers competitive tax rates and promising commercial, industrial, and tourism investment opportunities.

We work in partnership with businesses, community organizations such as the Downtown Business Improvement Association and the Conception Bay Area Chamber of Commerce, and government departments to promote new economic development opportunities.

Situated on the Northeast Avalon Peninsula, Conception Bay South is strategically located approximately 20 kilometres from the capital city and features

a commercial port as well as a commercial and industrial park.

The Port of Long Pond plays an important economic role, enabling the exporting and importing of goods and materials for regional activity, and also functions as a port of call for offshore supply vessels.

The town has a thriving, growing business community and is committed to long-term fiscal responsibility and sustainability.

Our friendly staff can provide you with information on municipal regulations and procedures, and business tax incentives for new and expanding businesses. We also offer an online interactive mapping tool for investors.

The Gateway at Conception Bay South.

Set on a scenic vista overlooking the town, the Gateway at Conception Bay South is a new 130-acre regional centre development. With 9,500 residences within a 15-minute drive, and strategically located next to the main commuting highway, the Gateway is positioned to become a 'one stop' destination for residents and visitors alike.

Adjacent to recreation facilities and an integrated walking trail network, the Gateway includes a retail mix, including big boxes, mid-boxes, strips and pads, and a new \$21 million civic centre, offering a variety of shopping, dining and recreational opportunities. There is also potential development of a professional office/light industrial business park adjacent to the Gateway.


Zoning permits a variety of retail, cultural, civic, educational, and professional services uses. Serviced commercial lots and industrial lands for development are now available.



57 acres ready for development



1200-5100 sq. ft. units ready for occupancy

10,390 sq. ft. of commercial land constructed



For more
information on
living, working,
or visiting,
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 [TownOfConceptionBaySouth](#)
 [TownofCBS](#)

the town of
Conception
Bay South