

Eastern Passage and Shearwater

COMMUNITY PROFILE

Eastern Passage is a primarily residential community with historic ties to Nova Scotia’s fishing industry. Since 1996, the iconic Fisherman’s Cove has operated in the centre of the community as a tourist attraction, which combines an active fishing harbour with gift shops and restaurants. The community also features a mix of lower density development, local businesses and a variety of green spaces. CFB Shearwater is located just above Eastern Passage and includes an active military air base. It is the second oldest military air base in Canada. The Shearwater Flyer Trail begins in the community and connects to the Salt Marsh Trail in Cole Harbour.

Population

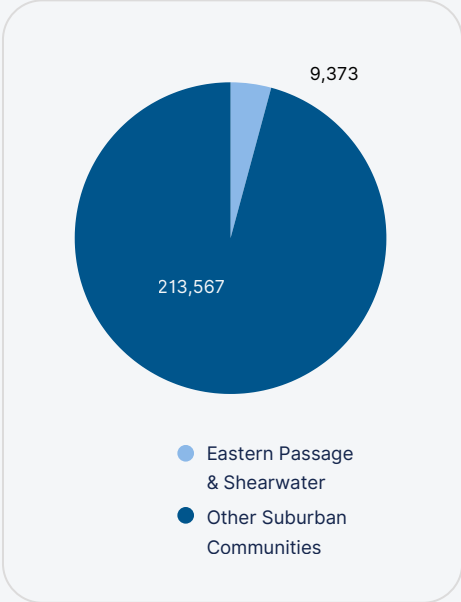
Census 2021



4%

Eastern Passage and Shearwater's share of the total Suburban Area population (222,940).

2024 Estimate



9,373

Total Eastern Passage and Shearwater population in 2021

10,617

Estimated Eastern Passage and Shearwater population in 2024

Approximately 13.3% growth between 2021 – 2024.

Age

2024 Estimate

Average age
39.0 years



0-14

18%



15-64

69%



65+

14%

Identity

Census 2021

Indigenous

439 4.8%

3.9% of Eastern Passage residents identify as Indigenous.

Visible minority

717 7.8%

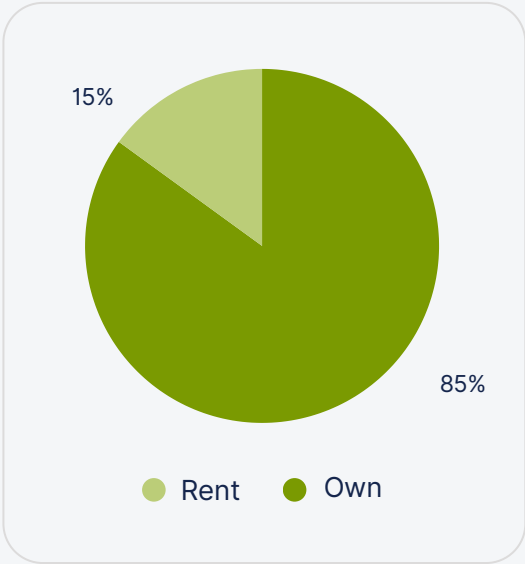
13.0% of Eastern Passage residents identify as a visible minority.

Immigrant to Canada

553 6.0%

8.5% of Eastern Passage residents identify as an immigrant to Canada.

A note on data sources: Data labelled *Census 2021* was sourced from the 2021 Statistics Canada census, while data labeled *2024 Estimate* was sourced from Environics population estimates.



Household

Census 2021

\$94,301

Average household income



85%

Residents own their home

15%

Residents rent their home

Number of dwellings by building type



1,665 45.0%
Single-detached house



1,474 39.9%
Semi-detached house



58 1.6%
Row houses



77 2.1%
Apartment in duplex



111 3.0%
Apartment (in building of < 5 storeys)



0 0%
Apartment (in building of 5 or more storeys)



307 8.3%
Moveable dwelling

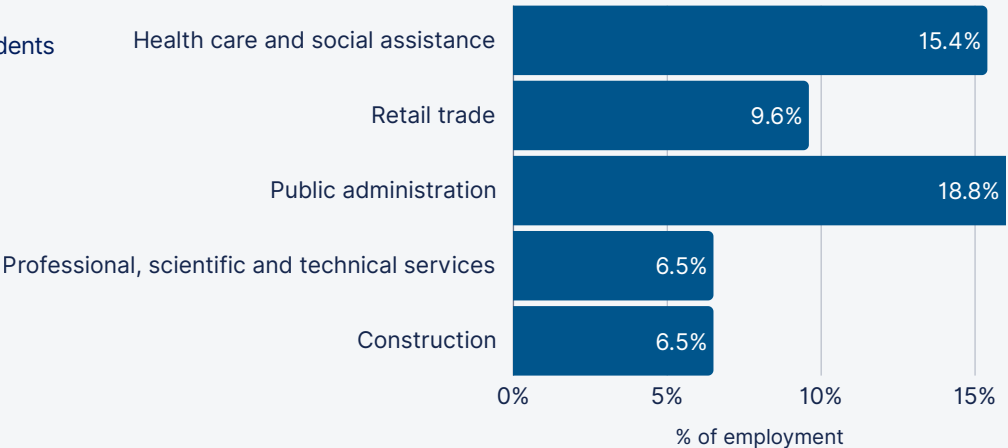


5 0.1%
Other single-attached house

Employment

Census 2021

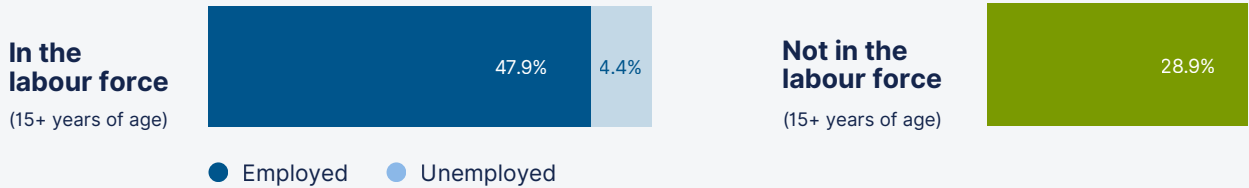
Top 5 industries employing Eastern Passage and Shearwater residents



Rate of employment

Census 2021

As a percentage of total Eastern Passage and Shearwater population



Transportation

Census 2021

Preferred mode of transportation to work



Personal vehicle
83% Driver
9% Passenger



Public transit
5%



Active Transportation / Other
3%