

AREA F



Image Source: www.picturebc.ca

REGIONAL CONTEXT

Electoral Area F is one of the five unincorporated areas encompassed within the Regional District of North Okanagan. Area F is located in the northern part of the Regional District and is one of the larger electoral areas at 1,766 square kilometers. Area F is comprised of several communities including; Ashton Creek, Grandview Bench, Grindrod, Kingfisher (Mabel Lake), Mara, Springbend and Trinity Valley, and surrounds the Village of Enderby. Area F is rural in nature with a population per square kilometer of 2.3. Heavily reliant on agriculture and resource industries the nearest major urban centre is the City of Vernon, located to the south along Highway 97A.



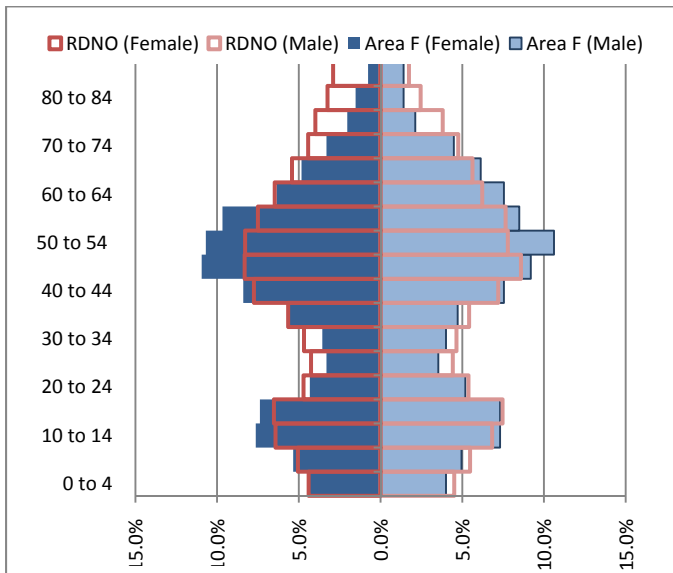
POPULATION

The population of Area F has increased over the ten year period from 1996 through 2006 at an average annual rate of 0.3% per year. The population of Area F in 2006 was 4,091, up from 3,997 in 1996.

In 2006, the population of Area F represented 5.3% of the total population of the Regional District of North Okanagan. The median age of the population was 45.6 years, slightly higher than the RDNO at 44.8 years, and higher than the BC average of 40.8 years.

The following population pyramid illustrates the distribution of the population of Area F in 2006 by age and sex.

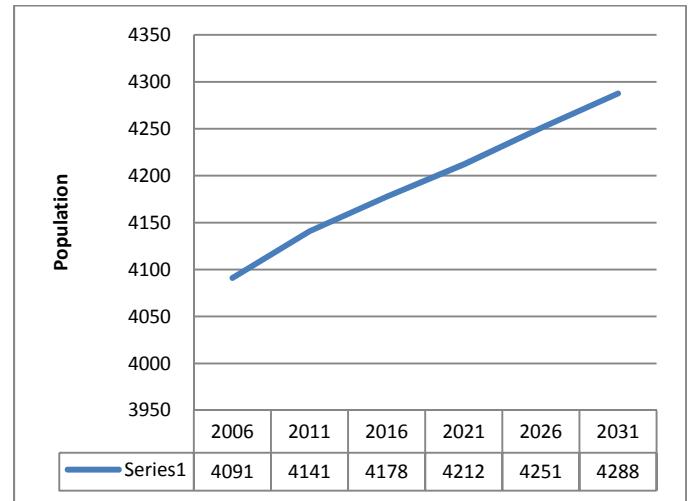
Figure 1: Population Distribution by Age and Sex, 2006 (% of Total), Area F and RDNO



As illustrated, Area F is comprised largely of an older population, with a significant gap in population in the 20-40 year age range. With an increasing aging population and a significantly reduced child bearing population the number of deaths per year will continue to increase at a greater rate than the number of births, resulting in a negative natural increase. This trend will have significant implications for housing, health care services and employment. The distribution of the population in Area F closely mimics that of the RDNO, with an even greater percentage of the population between the ages of 40 and 65, and a slightly reduced percentage of the population over the age of 65.

Looking forward to the year 2031, the population of Area F is expected to increase slowly at a rate of 0.19% per year, resulting in an expected total population of 4,288 people in 2031.

Figure 2: Population of Area F, 2006–2031, 0.19% Annual Growth Rate



HOUSEHOLDS

The average number of persons in a private household within Area F is 2.5, slightly higher than the RDNO at 2.4, but the same as BC at 2.5. There are a total of 1,225 census families in private households within Area F. A significant portion of these census families are 2 person families (55.4%), lower than the RDNO (57.7%), but higher than the BC average (50.6%). Three person families represent 19.5% of the total, 4 person families 13.5% and five or more persons 11.2%.

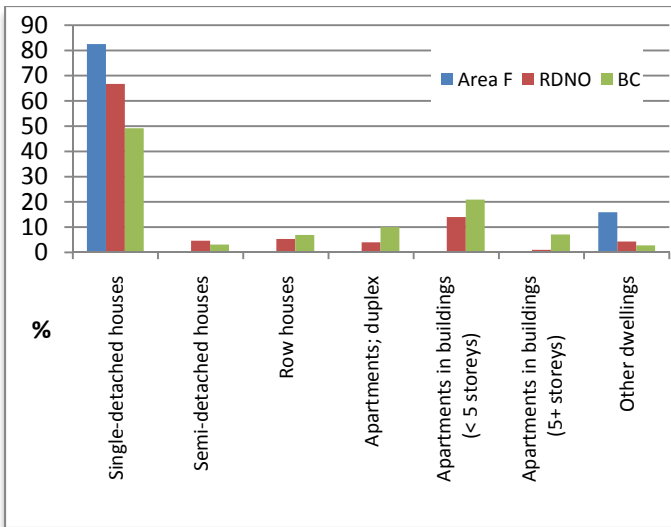
The average value of a dwelling in Area F was \$305,404 in 2006. The average gross rent for a private dwelling in Area F was \$520 in 2006 and for a home owner the average payment was \$666. Of the total dwellings occupied by usual residents (full time residents), 33% of tenant occupied, and 16% of owner occupied households spent more than 30% of their household income on housing. This is considered to be above the level of affordability for housing. Of the total number of private dwellings (1,515) 280 households, or 18% of Area F residents, are spending more than 30% of their household income on shelter.

HOUSING STOCK

There were a total of 1,630 occupied private dwellings in Area F in 2006, 85.6% of which were owned and 14.4% were rented. The percentage of ownership of dwellings is significantly higher than the RDNO at 77.2% and BC at 69.7%.

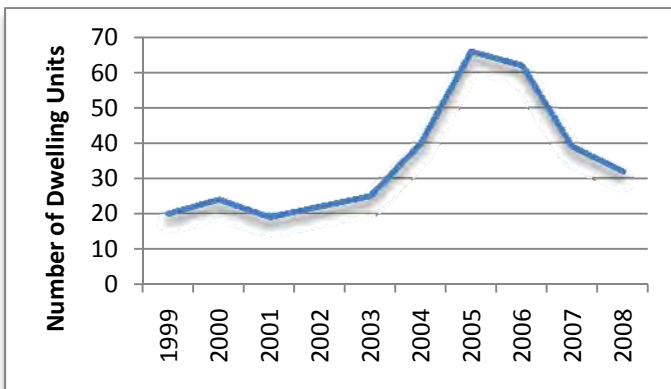
Area F has a very high percentage of single-detached houses, making up 82.5% of the total housing stock. This is significantly higher than the RDNO at 66.7% and BC at 49.0%.

Figure 3: Dwellings by Structural Type (As a % of Total Occupied Dwellings), 2006



Building permit activity has fluctuated in recent years, but in the period for 1999 through 2008, an average of 35 residential units were created per year. The highest building permit activity was seen in 2005 with 66 residential units being created.

Figure 4: Residential Building Permits, Number of Dwelling Units Created, 1999-2008



Looking forward to the year 2031, an additional 79 total dwelling units are expected in Area F. The estimated housing demand is lower than the average building permit activity in recent years because this projection does not take into account non-resident housing such as second homes, vacation homes or resort properties. Within Area F, 22.83% of the housing stock is not occupied by a resident.

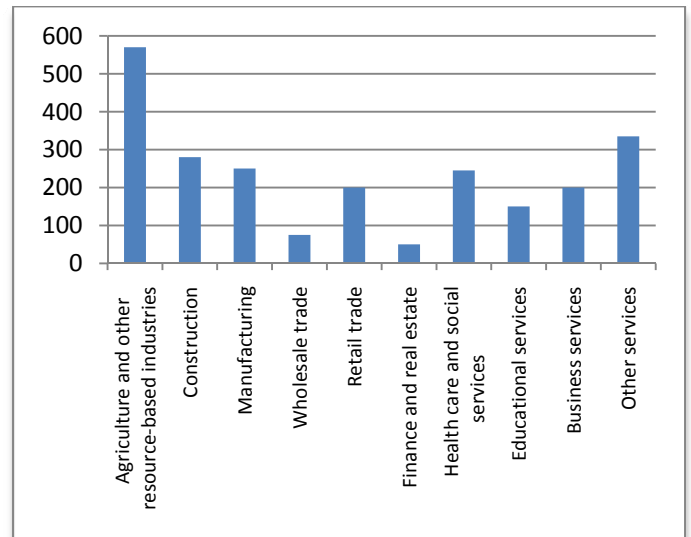
ECONOMY

The employment rate in Area F is 64.6%, higher than the RDNO at 58.1% and BC at 61.6%. The participation rate of the labour force within Area F is 68.7%, higher than the RDNO at 61.9% and BC at 65.6%.

The median income of an individual over 15 in 2005 was \$20,170, lower than the RDNO at \$22,608, and the BC average of \$24,867. The median income of a family in 2005 was \$53,409, lower than the RDNO at \$57,637, and BC at \$65,787.

The labour force of Area F is largely employed in agriculture and other resource based industries. Construction and retail trade are also large employers of the labour force within Area F.

Figure 5: Distribution of Labour Force by Industry, Area F, 2006



The total experienced labour force in Area F was 2,350 people in 2006, or 57% of the total population.

Community profile prepared by:



CTQ Consultants Ltd.
205-1726 Dolphin Ave.
Kelowna, BC, V1Y 9R9
Phone: 250.979.1221

Amended by the Regional District of North Okanagan

This profile has been prepared as a supplement to the Regional District of North Okanagan Population, Employment and Housing Forecast, 2008-2031. For further information on data sources, assumptions, limitations and methodology please refer to the full report.
