

# LUMBY

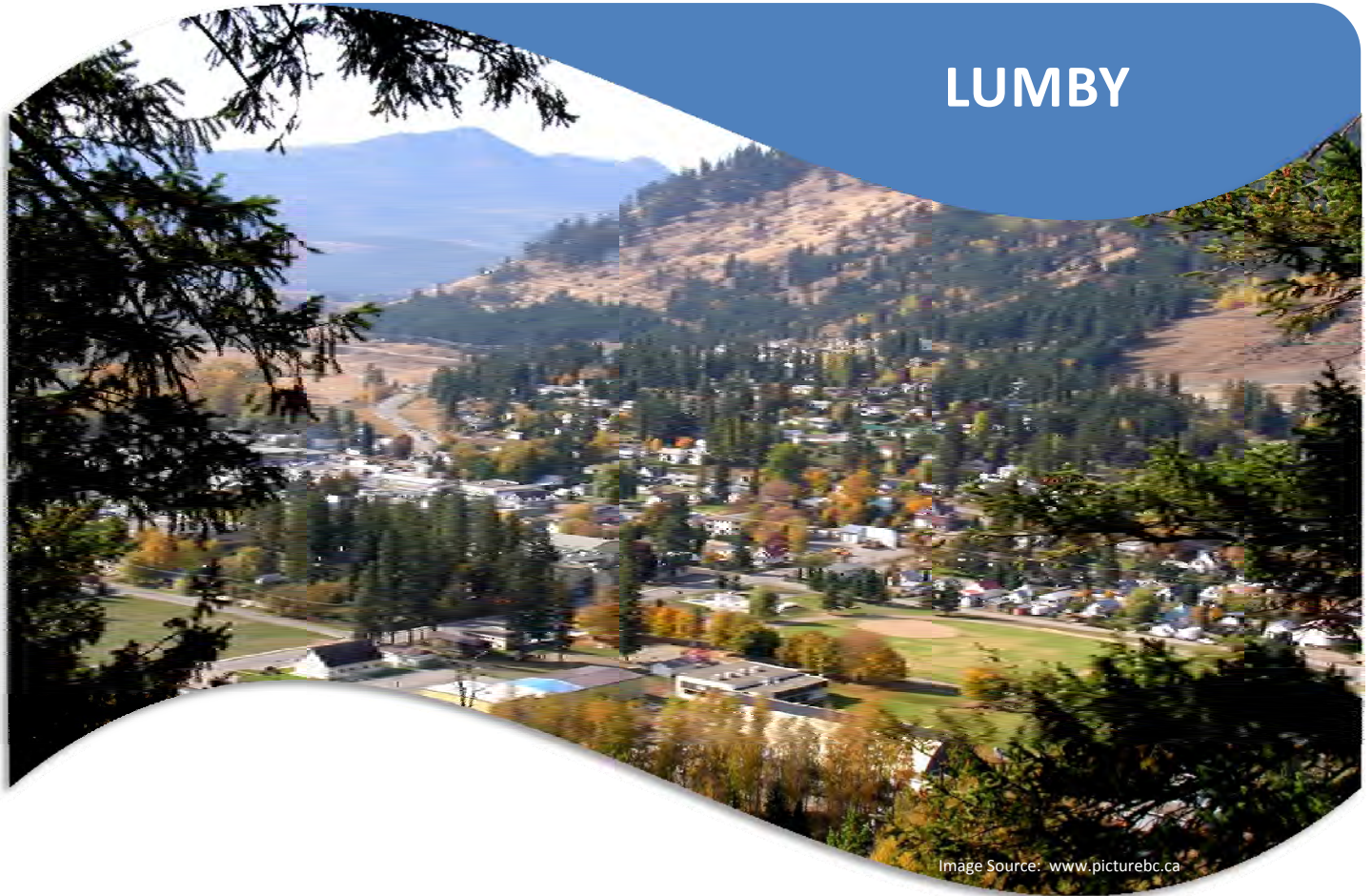


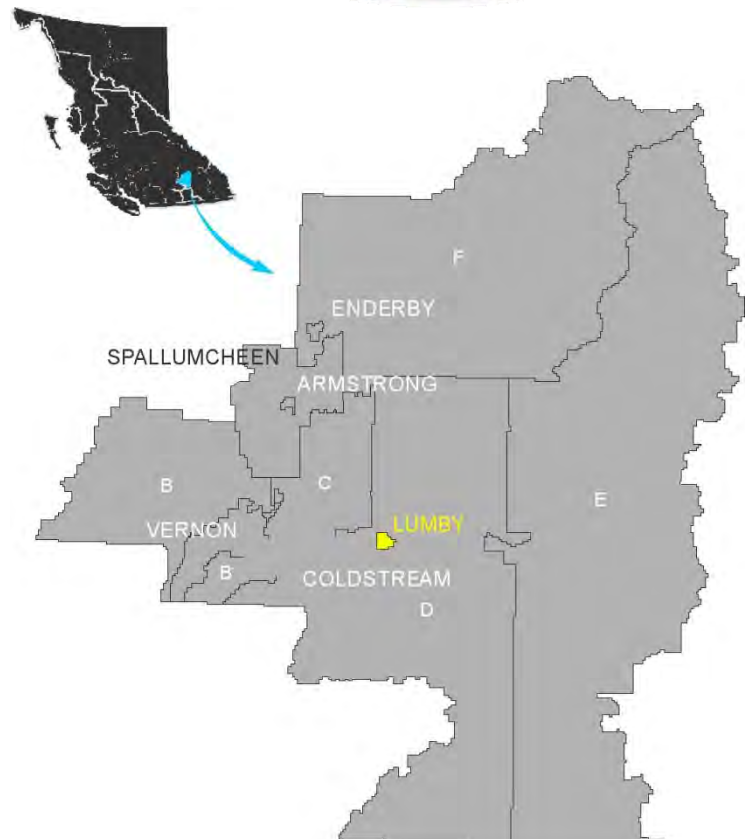
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## REGIONAL CONTEXT

The Village of Lumby is located centrally within the Regional District of North Okanagan, often described as the gateway to the Kootenays. 35 kilometres east of Vernon, Lumby is centrally located between Vancouver and Calgary; separated by approximately 500 Km. Lumby is only accessible via Highway 6, a major east west route through British Columbia. The closest urban centres are Vernon and Kelowna, 35 and 81 kilometres away respectively.

Lumby is located in the centre of the Regional District of North Okanagan midway between Coldstream and Cherryville. The Village covers 5.2 km<sup>2</sup> and sits at an elevation of 495m.

Lumby's economy is driven by large scale agriculture and resource extraction. Forestry is the primary resource and complementary wood manufactures are the primary employers in the area. Other major employers include local government and the school district.



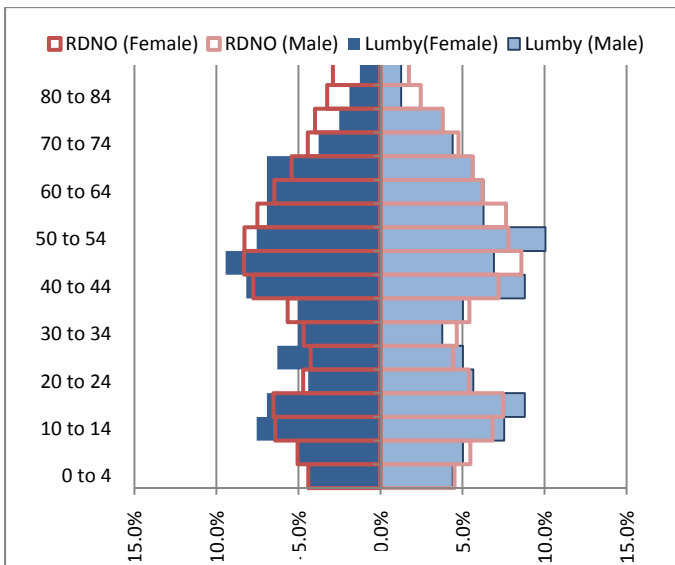
## POPULATION

The population of Lumby has decreased slightly over the ten year period from 1996 through 2006 at an average annual rate of 0.3% per year. The population of Lumby in 2006 was 1,634, down slightly from 1,689 in 1996.

In 2006, the population of Lumby represented 2.1% of the total population of the Regional District of North Okanagan. The median age of the population was 43.2 years, slightly lower than the RDNO at 44.8 years, and higher than the BC average of 40.8 years.

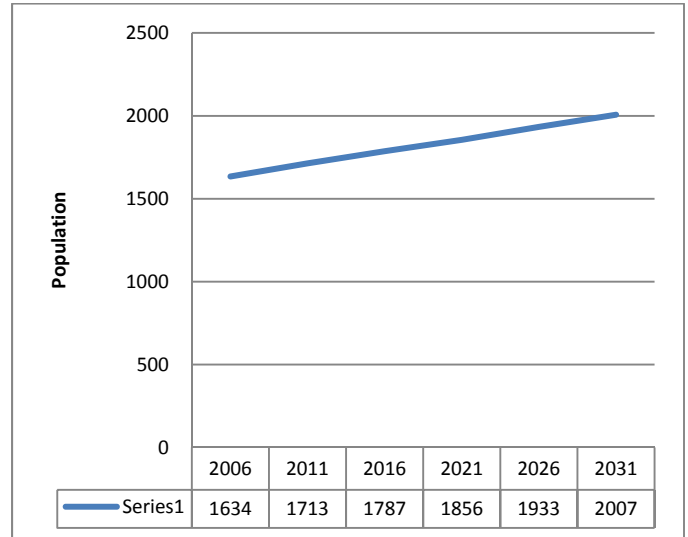
The following population pyramid illustrates the distribution of the population of Lumby in 2006 by age and sex. As illustrated the population of Lumby is comprised largely of an older population. When compared with the RDNO the population in Lumby does appear to have a smaller percentage of people over the age of 70, and a higher percentage of the population in the 10-19 year age range.

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



Looking forward to the year 2031, Lumby is expected to grow at a slow rate of 0.82% annually, resulting in an expected total population of 2,007 people in 2031.

**Figure 2: Population of Lumby, 2006 – 2031, 0.82% Annual Growth Rate**



## HOUSEHOLDS

The average number of persons in a private household within Lumby is 2.4, the same as the RDNO, but slightly lower than the BC average of 2.5. There are a total of 515 census families in private households within Lumby. A significant portion of these census families are 2 person families (65.0), slightly higher than the RDNO (57.7%), but far higher than BC (50.6%). Three person families represent 15.5% of the total, 4 person families 10.7% and five or more persons 8.7%.

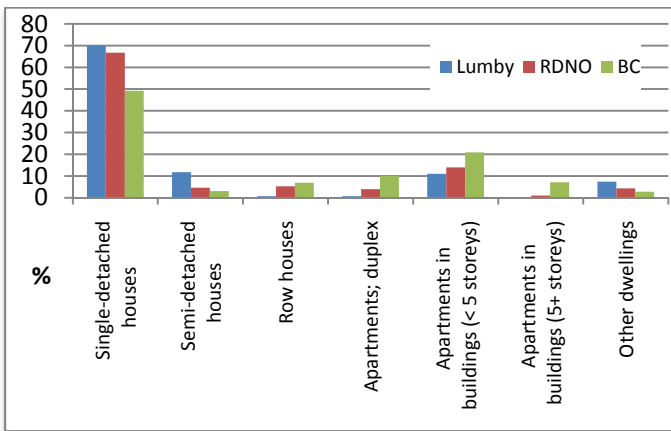
The average value of a dwelling in Lumby was \$226,407 in 2006. The average gross rent for a private dwelling in Lumby was \$550 in 2006 and for a home owner the average major payment was \$842. Of the total dwellings occupied by usual residents (full time residents), 34% of tenant occupied, and 28% 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 (680), 200 households, or 29% of Lumby residents, are spending more than 30% of their household income on shelter.

## HOUSING STOCK

There were a total of 680 occupied private dwellings in Lumby in 2006, 74.3% of which were owned and 25.7% were rented. The percentage of ownership of dwellings is slightly lower than the RDNO at 77.2% and slightly higher than BC at 69.7%.

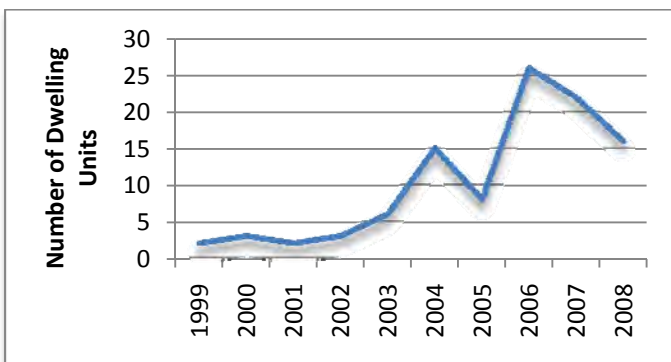
Lumby has a high percentage of single-detached houses, making up 69.9% of the total housing stock, slightly higher than the RDNO at 66.7% but significantly higher than BC at 49.0%. Lumby has a significantly higher percentage of dwellings that are semi-detached, row houses, or apartments than the RDNO.

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



Building permit activity has fluctuated in recent years, but has steadily increased for the period 1999 through 2008, where an average of 10 residential units was created per year. The highest building permit activity was seen in 2006 with 26 new residential units being created.

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



Looking forward to the year 2031 the number of dwelling units is expected to be 156 by 2031. This represents an average of 7 units per year. While lower than the average building permit activity in recent years, given the moderate expected population growth the demand for increased residential units is not expected to be high.

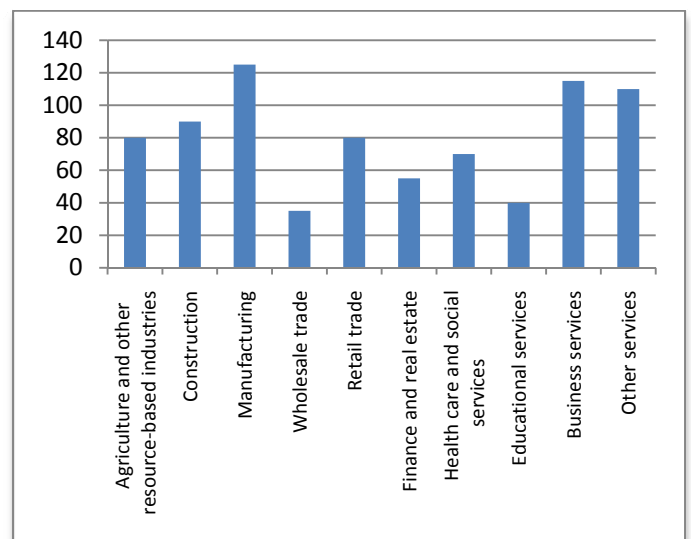
## ECONOMY

Lumby's employment rate is 54.4%, lower than the RDNO at 58.1% and BC at 61.6%. The participation rate of the labour force within Lumby is 60.3%, lower than the RDNO at 61.9% and BC at 65.6%.

The median income of an individual over 15 in 2005 was \$20,111, lower than the RDNO at \$21,833, and the BC average of \$24,867. The median income of a family in 2005 was \$52,803, lower than both the RDNO at \$57,637 and BC at \$65,787.

The Lumby economy is similar to many of the other north Okanagan communities with the main industries being manufacturing and construction, retail trade and health and social services and business services. Agriculture and resource extraction play a large role in the economies of all north Okanagan communities, including Lumby, but generally do not employ as many as these other industries.

**Figure 5: Distribution of Labour Force by Industry, Lumby, 2006**



The total experienced labour force in Lumby was 765 in 2006, or 47% of the total population.

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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.

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