

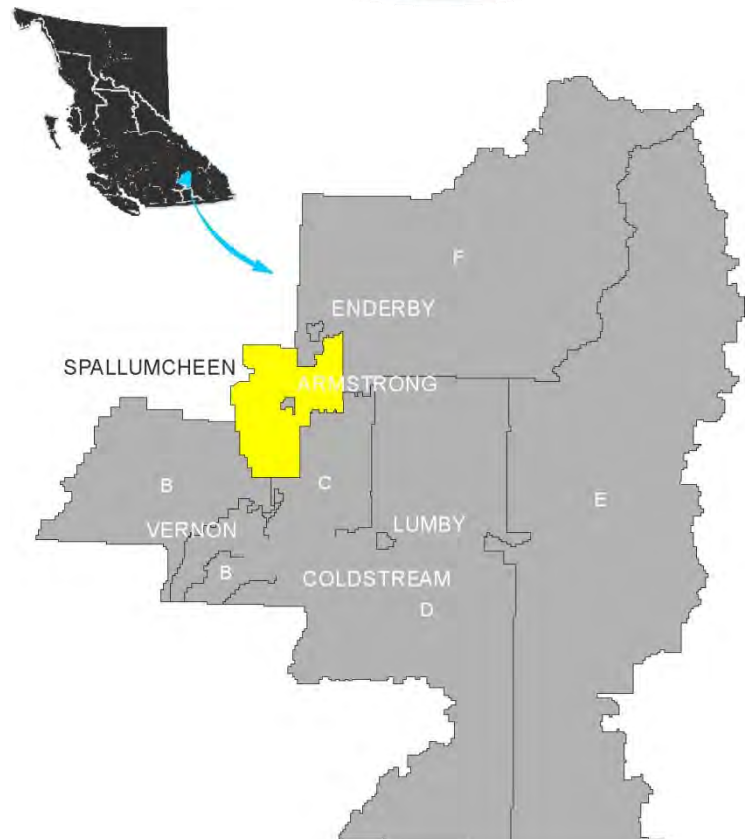
SPALLUMCHEEN



Image Source: www.picturebc.ca

REGIONAL CONTEXT

The Township of Spallumcheen is located in the western part of the Regional District of North Okanagan, halfway between the City of Enderby and the City of Vernon. Located centrally within Spallumcheen is the City of Armstrong. Spallumcheen is rural in nature, with a strong agricultural background, as well as industrial and residential development. The District Municipality of Spallumcheen was incorporated on July 21, 1892, making it one of the oldest municipalities in the Southern Interior of British Columbia. The City of Vernon is the nearest urban centre, located to the south of Spallumcheen along Highway 97A.



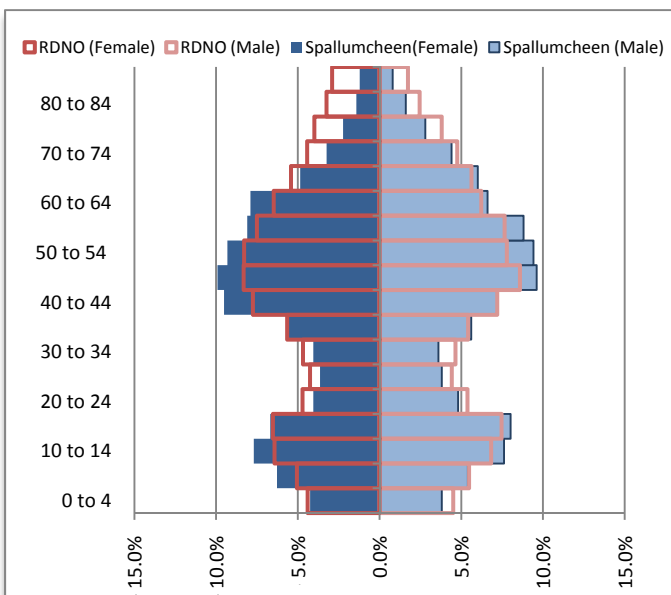
POPULATION

The population of Spallumcheen in 2006 was 4,960 down from 5,322 in 1996.

In 2006, the population of Spallumcheen represented 6.4% of the total population of the Regional District of North Okanagan. The median age of the population was 44.6 years, slightly lower than the RDNO at 44.8 years, but significantly higher than the BC average of 40.8 years.

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

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

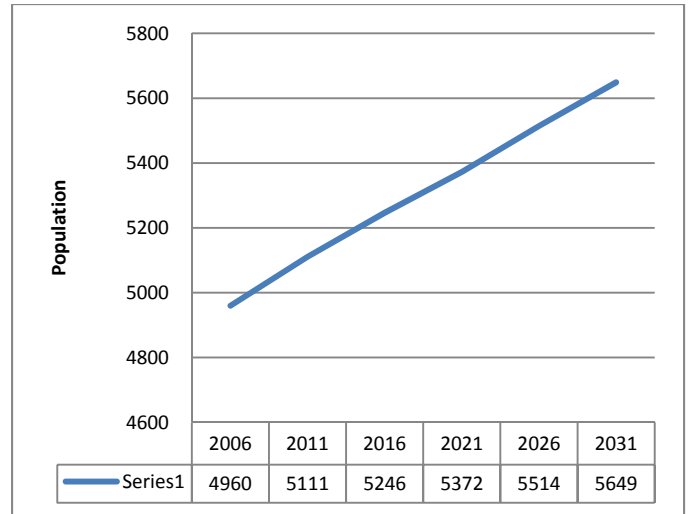


As illustrated, Spallumcheen is comprised largely of an older population, with a significant gap in population in the 20-40 year age range. With an increasing aging population and a significantly reduced child bearing population the number of deaths per year will continue to increase at a greater rate 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 Spallumcheen 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, Spallumcheen is expected to continue to increase at a moderate rate of 0.52% annually,

resulting in an expected total population of 5,649 people in 2031.

Figure 2: Population of Spallumcheen, 2006 – 2031, 0.52% Annual Growth Rate



HOUSEHOLDS

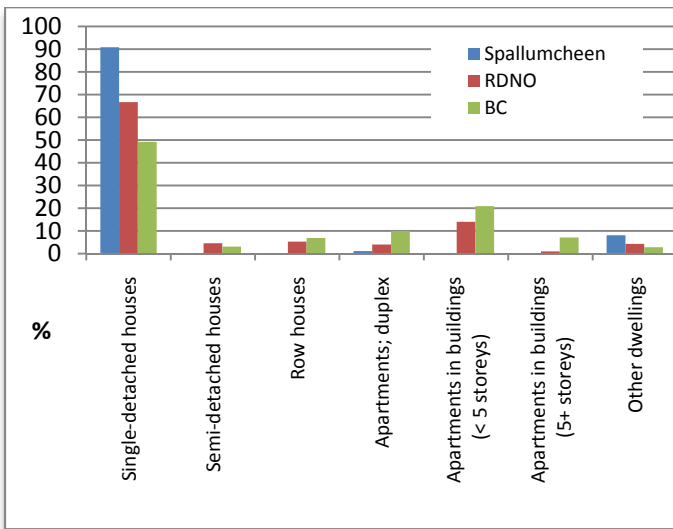
The average number of persons in a private household within Spallumcheen is 2.7, slightly higher than the RDNO at 2.4, or BC at 2.5. There are a total of 1,570 census families in private households within Spallumcheen. A significant portion of these census families are 2 person families (54.1%), lower than the RDNO (57.7%), but higher than BC (50.6%). Three person families represent 18.8% of the total, 4 person families 17.5% and five or more persons 9.6%.

The average value of a dwelling in Spallumcheen was \$388,768 in 2006. The average gross rent for a private dwelling in Spallumcheen was \$532 in 2006 and for a home owner the average major payment was \$834. Of the total dwellings occupied by usual residents (full time residents), 15% of tenant occupied, and 20% 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 (1,690), 325 households, or 19% of Spallumcheen residents, are spending more than 30% of their household income on shelter.

HOUSING STOCK

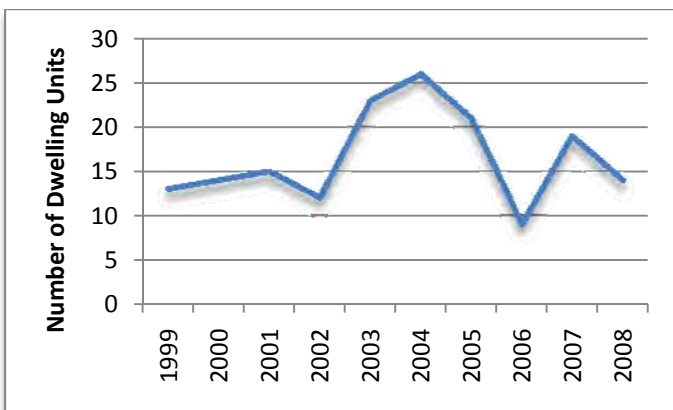
There were a total of 1,850 occupied private dwellings in Spallumcheen in 2006, 87.6% of which were owned and 12.7% were rented. The percentage of ownership of dwellings is significantly higher than the RDNO at 77.2% and BC at 69.7%. Spallumcheen has a very high percentage of single-detached houses, making up 90.8% 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 16 residential units were created. The highest building permit activity was seen in 2004 with 26 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 new dwelling units expected in Spallumcheen are 254. This represents an average increase of 11 unit per year. While lower than the average building permit activity in recent years, given the expected slight increase in population the demand for increased residential units is not expected to maintain previous levels.

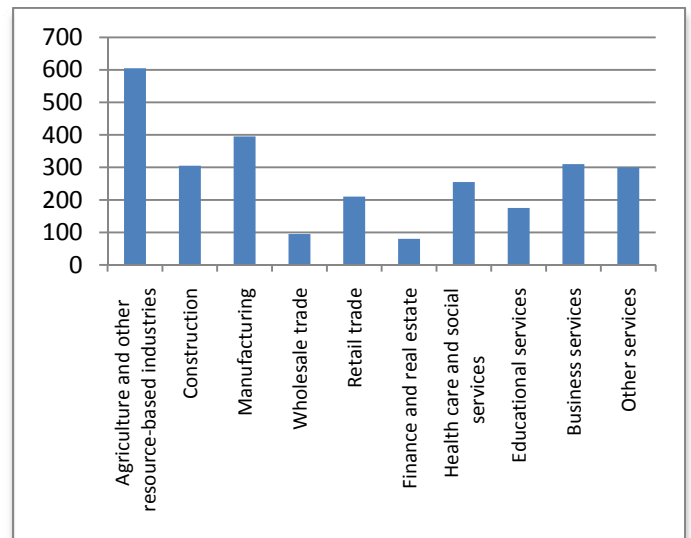
ECONOMY

Spallumcheen's employment rate is 64.2%, higher than the RDNO at 58.1% and BC at 61.6%. The participation rate of the labour force within Spallumcheen is 67.7%, higher than the RDNO at 61.9% and BC at 65.6%.

The median income of an individual over 15 in 2005 was \$24,001, higher than the RDNO at \$22,608, but lower than the BC average of \$24,867. The median income of a family in 2005 was \$59,391, higher than the RDNO at \$57,637, but lower than BC at \$ 65,787.

The Spallumcheen economy is largely comprised of agricultural and other resource based industries. 22% of the total labour force in Spallumcheen was employed within agriculture or resource based industries.

Figure 5: Distribution of Labour Force by Industry, Spallumcheen, 2006



The total experienced labour force in Spallumcheen was 3,046 in 2006, or 55% of the total population. The labour force is expected to decrease 6.7% by the year 2031 to a total of 2,843.

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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.