









COMMUNITY **PROFILE**





DISCLAIMER

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SALMON ARM COMMUNITY PROFILE

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INTRODUCTION COMMUNITY OVERVIEW





SMALL CITY BIG IDEAS













Looking to move your family or your business? Here's a big idea, consider Salmon Arm, British Columbia! Salmon Arm is a growing city in British Columbia's interior, located on Shuswap Lake, midway between Calgary and Vancouver on the Trans-Canada Highway. If you come for a visit you will never want to leave – the Shuswap always exceeds expectations!

The Shuswap is named after the Shuswap First Nations – the Secwepemc – an important Salish Nation comprised of 17 Bands, whose ancestors lived in south-central British Columbia. Today, four First Nations bands live in the Shuswap region: the Adams Lake Indian Band, Neskonlith Indian Band, Splatsin First Nation and Little Shuswap Lake Indian Band.

Salmon Arm is a city for families, that has all the amenities you are looking for. We boast a unique, picturesque downtown with draws tourists from around the world. With expansive arts and culture events, world-class wineries, twin-sheet arena, recreation centre and pool, hundreds of kilometres of hiking and biking trails, golf courses and of course houseboating and lake sports, there is something for everyone!

Proximity to markets is among the City's many competitive advantages as it provides ready access to provincial, national and international marketplaces. People, products and services are easily moved into and out of Salmon Arm via the Trans-Canada Highway, CP Rail, Shuswap Regional Airport, nearby Kelowna International Airport and proximity to the Port of Vancouver and several United States border crossings.

Salmon Arm's cost of living is notably lower than the nearby cities of Kamloops and Kelowna as well as the larger urban centres of Vancouver and Calgary, particularly in the categories of shelter, entertainment and household goods.

The City's tremendous quality of life has supported the attraction of world-class companies and a highly skilled workforce. The diverse and growing economy includes strong clusters of high-technology, commerce and business services, retail, health, tourism, agriculture and manufacturing. With hundreds of state-of-the-art operations, our businesses can provide the solution you are looking for. There are available industrial and commercial development properties to support new business establishments – at a price point well below larger western Canadian cities.

But it's far from all work and no play: with only a 10 minute communte to work, that's over before it starts. Shuswap Lake moments from our business doors and loads of other outdoor recreation, year-round events and numerous fantastic restaurants to enjoy, there is a perfect balance between business opportunities and a fabulous quality of life. Come and see for yourself!

CONTACT US

Salmon Arm Economic Development Society

220 Shuswap St NE PO Box 130 Salmon Arm, BC V1E 4N2 (250) 833-0608 edo@saeds.ca www.saeds.ca



SECTION ONE DEMOGRAPHICS

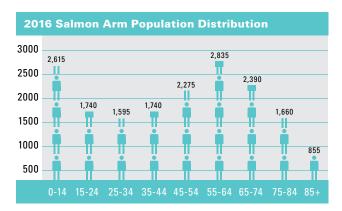


Salmon Arm Growth Rate (10 year average)

	2006	2016	Growth Rate
Salmon Arm	16,012	17,706	5.04%

2016 Salmon Arm Market Area

City or Area	2016 Population
Salmon Arm	17,706
Chase	2,286
Sicamous	2,429
Columbia Shuswap Electoral Area 'C' (Sorrento, White Lake, Blind Bay, Eagle Bay, Tappen, Wild Rose Bay)	7,921
Columbia Shuswap Electoral Area 'D' (Deep Creek, Silver Creek, Falkland)	4,044
Columbia Shuswap Electoral Area 'E' (Canoe, Mara, Malakwa, Three Valley Gap)	1,185
Columbia Shuswap Electoral Area 'F' (Lee Creek, Scotch Creek, Celista, Anglemont, Seymour Arm)	2,454
Regional District of North Okanagan Electoral Area 'F' (Enderby, Grindrod, Grandview Bench, Ashton Creek, Mara Lake, Mable Lake)	4,000
Adams Lake Indian Band	808
Little Shuswap Lake Indian Band	335
Neskonlith Indian Band	660
Splatsin First Nation	905
Total Market Area	44,733



A GROWING COMMUNITY

Between 2016-2017 Salmon Arm was the city that saw the largest population growth across all of BC at 9.3%



SECTION TWO HOUSING



2016 Salmon Arm Comparative Age Distribution

2010 Camion / tim Comparativo / tgo Dioti isation		
Population by Age Group	Salmon Arm % of Population	British Columbia % of Population
0-14	15%	15%
15-24	10%	12%
25-34	9%	13%
35-44	10%	13%
45-54	13%	15%
55-64	16%	15%
65-74	13%	11%
75-84	9%	5%
85+	5%	2%

2016 Number Of Businesses Per 1,000 People

Salmon Arm	ВС	Canada
134.8	83	70.9

Comparative Unemployment Rates (April 2019)

Thompson Okanagan	BC	Canada
5.3%	4.6%	5.7%

2016 Salmon Arm Median Household Income

Household Income	Salmon Arm	British Columbia
Number of households	7,460	1,881,970
Median household income (before tax)	\$63,646.00	\$69,995.00

2016 Salmon Arm Education Attainment

	2011	2016
No certificate, diploma or degree	25%	17%
High school certificate or equivalent	26%	30%
Apprenticeship or trades certificate or diploma	13%	12%
College, CEGEP or other non- university certificate or diploma	19%	22%
University certificate or diploma below the bachelor level	5%	4%
University diploma or degree	12%	16%

2017 Salmon Arm Housing Characteristics

	2011	2017
Single-detached house	69%	64%
Movable dwelling	2%	5%
Semi-detached house	3%	3%
Row house	6.5%	7%
Apartment, duplex	7%	9%
Apartment, building that has fewer than five storeys	12%	13%
Apartment, building that has 5 or more storeys	0%	0%
Other single-attached house	0.5%	0%

Other Real Estate Links

Okanagan Mainline Real Estate Board	www.omreb.com
Realtor.ca	www.realtor.ca
SAEDS Commercial Real Estate Listings	www.saeds.ca/ realestate



Average Residential Housing Value in Salmon Arm is \$458,097.00 in April 2019





2019 Salmon Arm Major Employers

ADAM Integrated Industries Inc. Askews Foods Inc. Retail askewsfoods.com BID Group Canada Manufacturing bidgroup.ca Canadian Tire Retail canadiantire.ca Canoe Forest Products Chances Salmon Arm Entertainment chancessalmonarm.ca City of Salmon Arm Government salmonarm.ca Dinoflex Manufacturing dinoflex.com Farmcrest Foods Inc. Forsite Consultants Ltd. Ltd. Ltd. Business Services hubbinternational com Services Products Interior Health Authority Health interiorhealth.ca Authority Landmark Solutions Consultants/ Contractors Okanagan College Salmon Arm - Revelstoke Campus SASCU Business Services Save-On-Foods Retail saveonfoods.com School District #83 Education sd83.bc.ca Talius Manufacturing usnr.com Valid Manufacturing Manufacturing validmanufacturing.com Valid Manufacturing Letail walmart.ca	Employer Name	Category	Website
BID Group Canada Manufacturing bidgroup.ca Canadian Tire Retail canadiantire.ca Canoe Forest Products Chances Salmon Arm Entertainment chancessalmonarm.ca City of Salmon Arm Government salmonarm.ca Dinoflex Manufacturing dinoflex.com Farmcrest Foods Inc. Agriculture farmcrestfoods.ca Forsite Consultants Ltd. Natural Resource Consultants/Contractors Hub International Business Services Interior Health Authority Health interiorhealth.ca Landmark Natural Resource Consultants/Contractors Okanagan College Salmon Arm - Revelstoke Campus SASCU Business Services Save-On-Foods Retail saveonfoods.com School District #83 Education sd83.bc.ca Talius Manufacturing talius.com USNR Manufacturing usnr.com Valid Manufacturing Landmanufacturing.com Valid Manufacturing Validmanufacturing.com		Manufacturing	adamintegrated.ca
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Farmcrest Foods Inc. Agriculture farmcrestfoods.ca Forsite Consultants Ltd. Consultants/ Contractors hubinternational.com Hub International Ltd. Services hubinternational.com Interior Health Authority Health interiorhealth.ca Natural Resource Consultants/ Consultants/ Contractors landmark-solutions.ca Okanagan College Salmon Arm - Revelstoke Campus SASCU Business Services sascu.ca Save-On-Foods Retail saveonfoods.com School District #83 Education sd83.bc.ca Talius Manufacturing talius.com USNR Manufacturing usnr.com Valid Manufacturing Manufacturing validmanufacturing.com	City of Salmon Arm	Government	salmonarm.ca
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Salmon Arm - Revelstoke Campus SASCU Business Services Save-On-Foods Retail School District #83 Education Talius Manufacturing USNR Manufacturing Valid Manufacturing Ltd. Manufacturing Valid Manufacturing		Consultants/	landmark-solutions.ca
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School District #83 Education sd83.bc.ca Talius Manufacturing talius.com USNR Manufacturing usnr.com Valid Manufacturing Manufacturing validmanufacturing.com Ltd.	SASCU		sascu.ca
Talius Manufacturing talius.com USNR Manufacturing usnr.com Valid Manufacturing Manufacturing validmanufacturing.com Ltd.	Save-On-Foods	Retail	saveonfoods.com
USNR Manufacturing usnr.com Valid Manufacturing Manufacturing validmanufacturing.com Ltd.	School District #83	Education	sd83.bc.ca
Valid Manufacturing Manufacturing validmanufacturing.com Ltd.	Talius	Manufacturing	talius.com
Ltd.	USNR	Manufacturing	usnr.com
Walmart Retail walmart.ca		Manufacturing	validmanufacturing.com
	Walmart	Retail	walmart.ca

2019 PAYROLL COSTS

Workers Compensation

Average base premium rate	\$1.62
Maximum weekly benefit (Net)	\$1,122.48 (90% net weekly based on \$84,800 annual gross earnings)

To search workers compensation rates by industry classification visit: worksafebc.com/en/insurance/know-coverage-costs/find-classification-industry-rate

Employment Insurance (EI)

Employee Rate	\$1.63 per \$100.00
Employer rate	1.4% (=\$2.268)
Annual employer premium maximum	\$1,204.31
Annual employee premium maximum	\$860.22
Maximum earnings	\$53,100.00

Canada Pension Plan (CPP)

Employee/Employer Rate (%)	5.1%
Self-employed contribution rate (%)	10.2%
Maximum annual employer contribution per employee	\$2,748.90
Maximum annual self-employed contribution	\$5,497.80
Maximum pensionable earnings	\$57,400.00



Salmon Arm is home to a high-tech workforce of over 700 people.



SECTION FOUR TRANSPORTATION





Highway Distance from Salmon Arm to Major Markets Nearby

Metro Area	Distance (KM)	Direction from Salmon Arm	Drive Time
Calgary	515	East	5hr 35min
Edmonton	814	Northeast	8hr 45min
Kamloops	112	West	1hr 20min
Kelowna	105	South	1hr 20min
Portland	898	Southwest	10hr
Prince Rupert	1,346	Northwest	16hr 6min
Seattle	574	Southwest	6hr
Vancouver	467	Southwest	4hr 20min
Victoria	541	Southwest	7hr 20min

Local Rail Service

Railway	Website
Canadian Pacific Railway	www.cpr.ca

Nearest Ports

Kelowna International Airport (YLW)

Kelowna, BC Kamloops, BC

kelownaairport.com kamloopsairport.com

107km 119km

Distance from Salmon Arm

Status Regional International

Kamloops Airport (YKA)

Nearest With Commercial Airline Service

City

Canadian National Railway

www.cn.ca

Nearest Airports: Local

Prince Ru	Port M	Name
Prince Rupert Port Authority	Port Metro Vancouver Vancouver	
Prince Rupert	Vancouver	City
Prince Rupert www.rupertport.com	www.portvancouver.com	Website
1,346	467	Distance (KM)
Ocean	Ocean	Type of Port
~	~	Barging Facilities (Y/N)
Hwy 16/Trans Canada Hwy	Trans Canada Hwy	Highways Serving Port
CN Rail	CN, CP, Burlington Northern Santa Fe Railway, Southern Railway of BC	lighways Serving Port Railways Serving Port



itourout Guotomo i orto or Entry		
City	Type of Entry	Distance (KM)
Kamloops	Airport	112
Kelowna	Airport	105
Osoyoos	Airport	242
Penticton	Airport	175
Vancouver/Lower Mainland	Airport, Road, Port	
Peace Arch	Road	430
Aldergrove	Road	413
Sumas	Road	393

Agency website: www.cbsa-asfc.gc.ca

City	Type of Entry	Distance (KM)
Kamloops	Airport	112
Kelowna	Airport	105
Osoyoos	Airport	242
Penticton	Airport	175
Vancouver/Lower Mainland	Airport, Road, Port	
Peace Arch	Road	430
Aldergrove	Road	413
Sumas	Road	393

AN ACCESSIBLE COMMUNITY

- Airport, Railroad, Trans-Canada Highway
- Proximity to Vancouver Port and US Border

Airport	City	Distance	Usage	Runway length	Runway width	Fuel Availability
Shuswap Regional Airport (CZAM)	Salmon Arm	Local	Corporate Charters, Pleasure Craft, RAPP Attack, Medi-Vac	4,300 ft / 1,310.64 m	76 ft / 23.2 m	Jet A1, 100LL, Mogas (premium)

• Midway between Vancouver and Calgary







INDUSTRIAL, COMMERCIAL AND AGRICULTURE LANDS



A small city with big ideas! Home to world-class design, engineering, manufacturing and high-tech firms. Currently, the city is home to over 80 high tech businesses operating out of over 1 million square feet of existing industrial building space. There are development lots available in the Salmon Arm Industrial Park as well as buildings for sale and/or lease. Salmon Arm offers industrial land at costs much below neighbouring communities and larger urban centres. The city is also offering an Industrial Development Revitalization Tax Exemption Program to support new industrial development in specified areas of the City. Eligible developments will receive a 5-year 100% exemption on the municipal portion of property taxes, plus an additional 5-year sliding scale exemption.

Commercial development in Salmon Arm includes a vibrant and visually appealing downtown core consisting of approximately 300 unique retail stores, business services and financial institutions. The downtown core is easily accessible from the Trans-Canada Highway, drawing in visitors from around the world! Downtown Salmon Arm does a tremendous job of securing live music, festivals and community events, adding to the activity. In addition to the downtown core, commercial opportunities are available in areas fronting the Trans-Canada Highway as well as in three large indoor malls. There is available commercial space for lease and/or sale to meet your business needs! Salmon Arm also boasts a Commercial Revitialization Tax Exemption Program. This program is designed to support commercial development in Salmon Arm's downtown core.

Agriculture has a long history in Salmon Arm. The Agricultural Reserve Lands account for approximately 35% of land area within the City of Salmon Arm. There are close to 200 farms operating within the City, including livestock (dairy and beef), equestrian, poultry and fruit and vegetable production. There are extensive opportunities for agri-food and agri-tourism business development with available farm land to support new business establishments.

For information on industrial, commercial and agricultural development sites available for sale and/or lease in Salmon Arm, contact the Salmon Arm Economic Development Society at 250-833-0608 or email: edo@saeds.ca

To view commercial and industrial properties for sale or lease in Salmon Arm visit: SAEDS.ca/realestate/

A GROWING ECONOMY



To learn more about the Industrial and Commercial Revitalization Tax Exemption Program, as well as, other programs to support development in specified areas of the City, check out: www.salmonarm.ca/business

SECTION SIX **TAXATION**

Land Zoned and Designated in Official Community Plan

The City of Salmon Arm Zoning Bylaws regulate whether a business can locate on a parcel of land and, if permitted, the type of business that can occur.

The City of Salmon Arm Development Services Department coordinates building permits, business licensing, bylaw enforcement, current- and long-range planning and subdivision development.

Please contact the City of Salmon Arm Development Services Department or visit the city of Salmon Arm website for planning, zoning and development bylaw information at: www.salmonarm.ca.



2019 Sales Tax Rates

Sales/Use Tax	Percent	Notes
Provincial Sales Tax (PST)	7%	0% for production machinery and equipment for eligible manufacturers
Federal Goods and Services Tax (GST)	5%	GST on business inputs is fully recoverable

2019 Corporation Tax Rate

	Lower Rate	Higher Rate	Business Limit
Provincial	2%	12%	\$500,000
Federal	Small business	deduction net tax	rate: 9%

2019 BC Personal Income Tax Brackets & Rates

	Rates
First \$40,707	5.06%
Over \$40,707 up to \$77,797	7.70%
Over \$77,797 up to \$89,320	10.50%
Over \$89,320 up to \$108,460	12.29%
Over \$113,506	14.70%
Over \$153,900	16.80%

2019 Federal Personal Income Tax Brackets & Rates

	Rates
First \$47,630	15%
Over \$47,630 up to \$95,259	20.5%
Over \$95,259 up to \$147,667	26%
Over \$147,667 up to \$210,371	29%
Over \$210,371	33%

Farm Business/ Other Supportive Housing Residential Major Industry Utilities Non-Profit Recreational/ Light Industry Property 2.8745 11.1080 3.937 12.7915 11.1080 72.7672 25.6419 Municipal General 0.2870 0.7032 0.9758 0.9758 0.2870 Regional Hospital District 0.7747 0.2214 0.2214 0.2214 0.5423 0.7526 0.7526 Regional District 0.1130 0.1163 0.0332 Regional District SIR 0.0332 0.0332 0.0814 0.1130 1.3933 Specified Area Business Improvement 0.3224 Specified Area Off-Street Parking Regional Library 0.1747 0.1747 0.1747 0.5939 0.6114 0.4280 0.5939 BC Assessment Authority 0.0389 0.1082 0.4830 0.0389 0.0389 0.1082 0.4830 0.0007 0.0002 0.0002 0.0005 0.0007 0.0002 Municipal Finance Authority

2019 Salmon Arm Property Taxes

BUSINESS SUPPORT SERVICES



Local Investment & Business Support Services

Service or Organization Name	Contact Information
Accelerate Okanagan	(250) 870-9028 accelerateokanagan.com
Community Futures Shuswap	(250) 803-0156 futureshuswap.com
Downtown Salmon Arm	(250) 832-5440 salmonarmdowntown.com
Industry Canada	(800) 622-6189 ic.gc.ca
Ministry of Jobs, Tourism, and Skills Training	(800) 661-8773 gov.bc.ca/jtst
Salmon Arm Chamber of Commerce	(250) 832-6247 sachamber.bc.ca
Salmon Arm Economic Development Society	(250) 833-0608 saeds.ca
Salmon Arm Innovation Centre, Powered by SASCU	(250) 833-0608 innovatesa.ca
Shuswap Construction Industry Professionals	(250) 832-8050 scip.bc.ca
Shuswap Makerspace	(250) 833-0608 innovatesa.ca
Shuswap Settlement Services Society	(250) 804-2726 welcomeshuswap.com
Small Business BC	(604) 775-5525 smallbusinessbc.ca
Southern Interior Development Initiative Trust	(250) 545-6829 sidit-bc.ca
Work BC Office – Salmon Arm	(250) 804-4770 workbc.ca

Local Financial Institutions

	Phone	Website
ВМО	(250) 832-7168 or (877) 225-5266	bmo.com
CIBC	(250) 833-3334 or (800) 465-2422	cibc.com
RBC	(250) 832-8071	rbc.com
SASCU	(250) 832-8011	sascu.com
Scotia Bank	(250) 833-3500	scotiabank.com
TD Canada	(250) 833-1350	tdcanadatrust.com



SECTION EIGHT GOVERNMENT



Local Municipal Government

City of Salmon Arm	Mayor and 6 Councillors
Contact Info	(250) 803-4000 www.salmonarm.ca
Mayor	Alan Harrison
Next Election	2022
Chief Administrative Officer	Carl Bannister
Director of Development Services	Kevin Pearson

Local Regional District

Columbia Shuswap Regional District	Board of Directors
Contact information	(250) 832-8194 or 1-888-248-2773 www.csrd.bc.ca
Chair	Rhona Martin
Next election	2022
Chief Administrative Officer (CAO)	Charles Hamilton
Manager of Development Services	Gerald Christie

Provincial Government

Tovillolal Govornmont	
Government of British Columbia	Constitutional Monarchy
Number of elected officials (Members of Legislative Assembly (MLA))	87
Government sessions	Typically 1 session per year
BC Premier	John Horgan
Affiliation	BC New Democratic Party
Year elected	2017
Next election date	2021
Local electoral district	Shuswap
Total local members of Legislative Assembly	1
Name of local Member of Legislative Assembly (MLA) - Shuswap	Greg Kyllo
Affiliation	BC Liberal Party
Year elected	2013 and 2017

Federal Government

Government of Canada	Constitutional Monarchy
Elected officials (Members of Parliament (MP))	338
Appointed officials (Senators)	105 (in Canada Senators are appointed by the Governor General on the advice of the Prime Minister)
Government sessions	Typically 1 to 2 sessions per year
Prime Minister	Justin Trudeau
Affiliation	Liberal Party of Canada
Year elected	2015
Next election date	2019
Local electoral district	Okanagan Shuswap
Total local Members of Parliament	1
Name of local Member of Parliament (MP) – Okanagan Shuswap	Mel Arnold
Affiliation	Conservative Party of Canada
Year elected	2015

Local First Nations Governments

Adams Lake Indian Band	Chief and Council
Contact info	(250) 679-8841 www.adamslakeband.org
Chief	Cliff Arnouse
Little Shuswap Lake Indian Band	Chief and Council
Contact info	(250) 679-3203 www.lslib.com
Chief	Oliver Arnouse
Neskonlith Indian Band	Chief and Council
Contact info	(250) 679-3295
	www.neskonlith.net
Chief	1 ' '
Chief Splatsin First Nation	www.neskonlith.net
	www.neskonlith.net Judy Wilson

OUALITY OF LIFE



Latitude 50° 42 North Longitude 119°17 West Elevation 396 meters

2019 Local Climate

Month	Low Temperature (C)	High Temperature (C)	Average (C)
January	-6	1	-2
February	-5	4	-1
March	-1	9	4
April	2	15	9
May	7	20	14
June	11	24	17
July	13	28	20
August	12	28	20
September	7	22	14
October	3	13	8
November	-1	6	2
December	-5	-1	-2

2019 Local Annual Averages

Rainfall	469 mm
Snowfall	184 cm
Sunshine	1,802 hours



ACCESS TO EDUCATION

- K-12 French Immersion Programming
- Okanagan College Salmon Arm Campus
- Okanagan College Trades Training Centre in our Industrial Park
- Private School options
- Ongoing Learning visit the Shuswap Makerspace



EDUCATION

Local Public School System

North Okanagan-Shuswap School District No. 83 (250) 832-2157 www.sd83.bc.ca

	Elementary	Middle	Secondary	Alternative
Number of Schools	7	1	2	3

Local Private Schools

	Grades	Contact Info	Website
King's Christian School	Preschool - High School	Preschool: (250) 832-5200 School: (250) 463-5200	kingschristianschool .com
Shuswap Adventist School	Kindergarten - Grade 9	School: (250) 804-0656	shuswapadventistschool .ca

Local and Nearby Post-Secondary Institutions

Institution	Website	Campus Location	Nearby Campuses	Driving Distance
Okanagan College – Salmon Arm Campus	okanagan. bc.ca	Campus and Trades Training Centre locations: Salmon Arm	Revelstoke; Vernon; Kelowna; Penticton	Campuses located in Salmon Arm
UBC Okanagan	ubc.ca/ okanagan	Kelowna	UBC Vancouver	101 kms
Thompson Rivers University	tru.ca	Kamloops	Williams Lake	112 kms

Local Health Care Facilities

Hospitals	# of Acute Care Beds
Shuswap Lake General Hospital	44
Medical Services	Number
Walk-in Clinics	3
Physicians	50+
Dentists	20+

Local Health Support Services

Support Service	Contact Information
Canadian Cancer Society	(250) 833-4334 cancer.ca/en/?region=bc
Canadian Mental Health Association	(250) 832-8477 shuswap-revelstoke.cmha. bc.ca
Canadian Red Cross	(250) 832-6553 redcross.ca
Community Living BC	(250) 832-1718 communitylivingbc.ca
Multiple Sclerosis Reaching Out Society	(250) 803-0109
North Okanagan-Shuswap Brain Injury Society	(250) 833-1140 nosbis.ca
Salmon Arm Health Centre	(250) 833-4100 interiorhealth.ca
Shuswap Family Centre	(250) 832-2170 familyresource.bc.ca
Shuswap Home and Community Care	(250) 832-6643 interiorhealth.ca
The Salvation Army	(250) 832-9194 salvationarmy.ca



ACCESS TO HEALTH CARE

- Wide range of health specialists and therapists practicing within the City of Salmon Arm
- A wealth of recreational facilities and amenities



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Splatsin First Nation https://www.splatsin.ca/

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CREDITS

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SALMONARM

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