

# MAKE WAVES

## Shuswap Investment Guide

We are always one thought away from an idea that can change the world.



SHUSWAP  
ECONOMIC  
DEVELOPMENT  
SOCIETY

### MAKE WAVES in Shuswap:

- ✓ Life-Work Balance
- ✓ Growing Population
- ✓ Transportation Access
- ✓ Lower Business Costs

# MAKE WAVES IN THE SHUSWAP

\* This Investment Guide is produced by the Shuswap Economic Development Society, representing Columbia Shuswap Regional District Areas C, D, F, and G.

**“THE SHUSWAP”\*...the name itself puts an immediate smile on the face...a mythology of place, time, and connectivity to life with deeper meaning in lake shimmer, forest whispers, farm / orchard / vineyard fresh, and human connection. Life-work in balance...quieter rhythms...a spirit home.**

No wonder 39% of our workforce is self-employed. The region offers affordable land, flexible spaces, and a supportive community - empowering self-employed innovators to make an impact, be inspired, and inspire others.

**With a mind at ease and free to imagine possibilities, there’s a deep enterprise practicality to a Shuswap location:**

- Industrial accessibility - mid-point between Vancouver and Calgary - two of western Canada’s largest (and rapidly growing) markets - on Trans Canada Highway 1. One to two-hour Highway 97 (south) market and value chain connection to central and north Okanagan. Ideal for industries that need connectivity, logistics, and market reach.
- Industrial land availability in Scotch Creek. Industrial land development opportunity in Tappen. Commercial land and lease opportunities focused on Sorrento/Blind Bay.
- Market growth - Columbia Shuswap Areas, C, D, F, G 10-year population growth of 17.3% to 2021. 1-2 hour market access to growing (33%, 15-year population growth) north and central Okanagan population of 355,000.
- Comparatively lower land, business and housing costs than large urban markets, with ability to participate in key economic sectors such as construction on acreage properties with room to grow.

**The Columbia Shuswap Regional District offers area-specific advantages:**

- Area C (South Shuswap incl. White Lake, Eagle Bay, Wild Rose Bay) thrives on tourism, lifestyle-driven services, and residential growth - creating a robust market for services and ventures that combine quality of life with commercial potential.
- Area D (Falkland, Rancho / Deep Creek, Salmon Valley, Silver Creek) offers resource-rich and agriculturally productive land for agri-food innovation and forestry value-add, and innovative production systems that leverage natural assets and emerging markets.
- Area F (North Shuswap – Scotch Creek, Celista, Anglemont, Seymour Arm) blends recreational amenities with hospitality and creative enterprise potential. Amenity-rich and recreation-focused, Area F supports tourism, hospitality, and creative enterprises that capitalize on the Shuswap’s lifestyle and visitor appeal.
- Area G (South Shuswap incl. Sorrento, Blind Bay, Notch Hill) presents corridors for industrial enterprise, including logistics, craft-scale forestry value-add, and construction (including prefab systems and components value add) ventures. With the greatest population density in the north and south Shuswap, retail and professional services opportunities present themselves. There is additional Highway 1 corridor market capture potential.

**THE SHUSWAP OFFERS A DIVERSE AND HIGH-POTENTIAL LOCATION WHERE ENTERPRISE CAN SCALE, SUPPLY CHAINS CAN FLOW, AND MARKETS ARE WITHIN REACH. BUILD ECONOMIC VALUE. LIVE THE BETTER LIFE. IN THE SHUSWAP.**



## QUICK FACTS

**Population:** 16,519 (2021)

**Dwellings** (2021): 10,688

**Median Age** (2021): 56 (BC 42.8)

**Households:** 7,365

**Median Dwelling Value** (2021): \$523,795

**Median Household Income** (2021): \$71,473

**Number of Businesses** (2025): 1952

Sources: Census Canada, 2021. Number of Businesses - Lightcast

## TOP EMPLOYERS\*

\*Estimated

**School District No. 83:** 300–500  
(regional employment footprint)

**Interior Health Authority:** 200–400  
(residents across C/G/D/F)

**Quaaout Lodge & Talking Rock Golf Resort:** 150–200  
(Little Shuswap Lake Band)

**Adams Lake Indian Band** (Sexqeltqin): 100–200

**Columbia Shuswap Regional District** (CSRD): Municipal  
Government: 100–150

**Village Grocer** (Sorrento, Blind Bay): 100

**White Lake Community Resorts & Lodges** (aggregate):  
50–100 (mostly seasonal)

**Provincial Parks & Recreation Sites** (North Shuswap):  
40–80 (seasonal)

**Shuswap Lake Estates / Golf Course operations:** 40–70

**CPKC Railway** (Sorrento / Notch Hill corridor): 25–50

**Amrize** (former Lafarge) **Falkland Gypsum/Anhydrite  
Quarry** (Area D): 20

Disclaimer: this guide is for informational purposes only and does not constitute financial, legal, or tax advice. While we aim for accuracy, information may become outdated or incomplete. Investments carry risk, including loss of principal. Always consult a qualified professional before making financial decisions. The publisher and authors are not liable for any losses or damages resulting from use of this guide.

# MAKE WAVES

Make waves in enterprise purpose and courage.

Dare where others hesitate.

Turn ideas into momentum.

Challenge the ordinary.

Seize opportunity.

Transform ideas into impact.

Amplify impact through deliberate, strategic moves.

Act with bold intention.

Lead with vision.

Trust intuition.

In every choice build influence, attract opportunity, and shape markets - leaving ventures, community, and self transformed.

Bold.

Intentional.

Unstoppable.

**Legacy-building.**



# ABOUT THE COLUMBIA SHUSWAP REGIONAL DISTRICT

The Columbia Shuswap Regional District (CSRD) encompasses four incorporated member municipalities (cities of Salmon Arm, Revelstoke, Town of Golden, District of Sicamous) and seven unincorporated rural electoral areas (A, B, C, D, E, F, G), which together form its administrative divisions.

The member municipalities serve as local governments within the CSRD boundaries, handling urban services like water, sewage, and policing, while participating in regional planning.

The seven electoral areas provide governance for rural and remote portions of the CSRD, emphasizing land management, environmental protection, and community services (water systems, fire protection, land use planning, building inspections, waste management, and noxious weed control, tailored to their unincorporated communities).



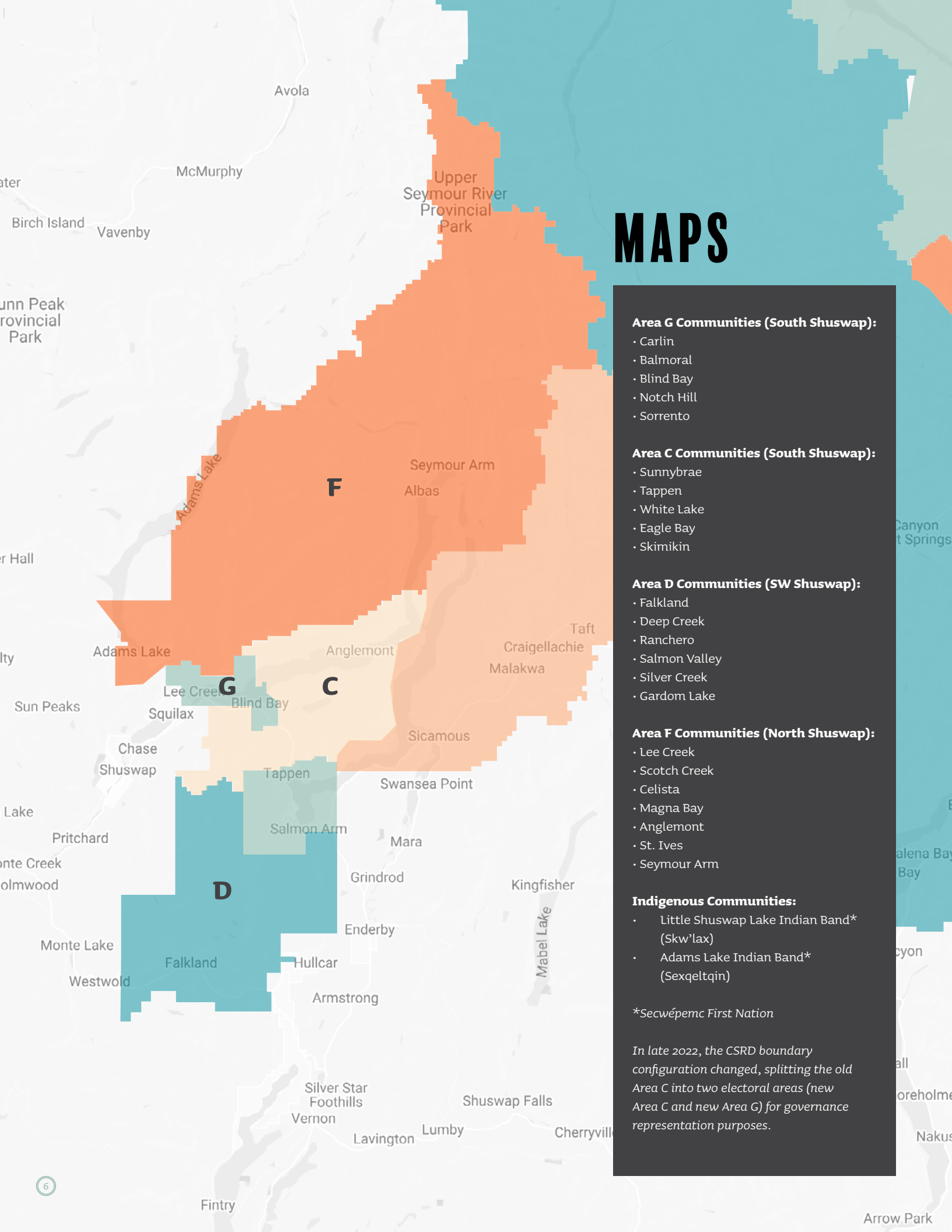
Photo Credit: Rob Marshall

- Electoral Area C, located along the Trans-Canada Highway west of Salmon Arm and known as the South Shuswap, manages farmland, lake access, and recreational trails in areas like Sunnybrae and Tappen.
- Electoral Area D, south and west of Salmon Arm, supports agricultural and forestry economies in expansive rural lands, with services centered on farming communities and valley infrastructure.
- Electoral Area F, on the north side of Shuswap Lake, oversees seasonal tourism and salmon habitat protection in communities such as Scotch Creek and Seymour Arm.
- Electoral Area G, established in 2022 as a division of the former Electoral Area C, covers the South Shuswap along Shuswap Lake, focusing on residential development and highway-adjacent services in places like Blind Bay and Sorrento.

These entities collaborate through the CSRD Board of Directors, where each electoral area elects one director, while the municipalities appoint representatives proportional to their population: two from the City of Salmon Arm, and one each from the City of Revelstoke, Town of Golden, and District of Sicamous.

The Shuswap Economic Development Society (SEDS) – author of this Investment Guide and facilitator of economic development and investment attraction - is a not for profit organization focused on strengthening the economic future of the rural Shuswap region in British Columbia. It was formed in late 2020 and operates under a service agreement with the Columbia Shuswap Regional District (CSRD) to provide economic development services for the rural electoral areas of C, D, F, and G.

# MAPS



## Area G Communities (South Shuswap):

- Carlin
- Balmoral
- Blind Bay
- Notch Hill
- Sorrento

## Area C Communities (South Shuswap):

- Sunnybrae
- Tappen
- White Lake
- Eagle Bay
- Skimikin

## Area D Communities (SW Shuswap):

- Falkland
- Deep Creek
- Rancho
- Salmon Valley
- Silver Creek
- Gardom Lake

## Area F Communities (North Shuswap):

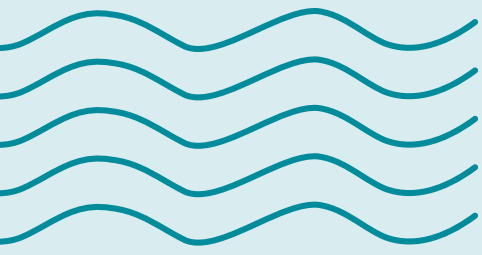
- Lee Creek
- Scotch Creek
- Celistia
- Magna Bay
- Anglemont
- St. Ives
- Seymour Arm

## Indigenous Communities:

- Little Shuswap Lake Indian Band\* (Skw'lax)
- Adams Lake Indian Band\* (Sexqeltqin)

\*Secwépemc First Nation

In late 2022, the CSRD boundary configuration changed, splitting the old Area C into two electoral areas (new Area C and new Area G) for governance representation purposes.



**Kamloops**  
75 km (1 hr)

**Ashcroft Terminal CN Rail mainline**  
(bulk, break-bulk, container services)  
170 km (2 hrs)

**Fraser Valley**  
(Abbotsford/Chilliwack)  
360 km (4 hrs)

**Port of Vancouver**  
430 km (4 hrs 45 mins)

**Vernon**  
91 km (1 hr 15 mins)

**Kelowna**  
140 km (2 hrs)

To Kamloops

**Salmon Arm**  
30 km (25 mins)

**Falkland**

**Chase**

**Sicamous**

**Malakwa**

Seymour Arm

St. Ives

Anglemont

Celista

Scotch Creek

Lee Creek

Blind Bay

Eagle Bay

White Lake

Sorrento

Sunnybrae

Tappen

Salmon Valley

\* distances shows are from Sorrento.

The Shuswap Economic Development Society respectfully acknowledges that we live and work on the unceded, traditional, and ancestral territories of the Secwepemc (Shuswap) Nation. We recognize and honor the enduring connection of the Secwepemc people to this land, and we commit to fostering respectful relationships and supporting initiatives that advance reconciliation, cultural understanding, and sustainable economic development in the region.

# THE BIG PICTURE

In 2023/2024, the Shuswap Economic Development Society completed each of a Community Development and Investment Attraction Strategy to identify its action agenda.

## OUR VISION: TO BE A LIFESTYLE-LED ENTERPRISING COMMUNITY

The Shuswap is a lifestyle-led community inspired by its lake settings and pastoral geography.

With ease of access to major urban markets, a growing population, leading construction, tourism, and agriculture sectors, and 1/3 of the workforce who are self-employed, the Shuswap offers soulful work-life balance to entrepreneurs.

The Shuswap is a complete, connected community, enabled by our efforts to create housing choice and affordability solutions for local workforce, village centres mixed-use densification, water/wastewater servicing, additional industrial and commercial land, spaces that nurture entrepreneurship, and gigabit broadband.

The Shuswap is an investment-friendly community, enabled by planning policy and a streamlined development approval process.



## OUR DEVELOPMENT VISION

- Sorrento/Blind Bay Urban Hub (development intensification, Shuswap's "Downtown").
- Vibrant Village Centres (densification/commerce).
- Additional shovel-ready industrial land – Area C (Tappen north), Notch Hill rail spur.
- Agrihood – Area C.
- Celistia Tourism Hub – waterfront development, trail/ski development.
- Commercial node – Balmoral.
- Skw'lax Opportunity Exploration.

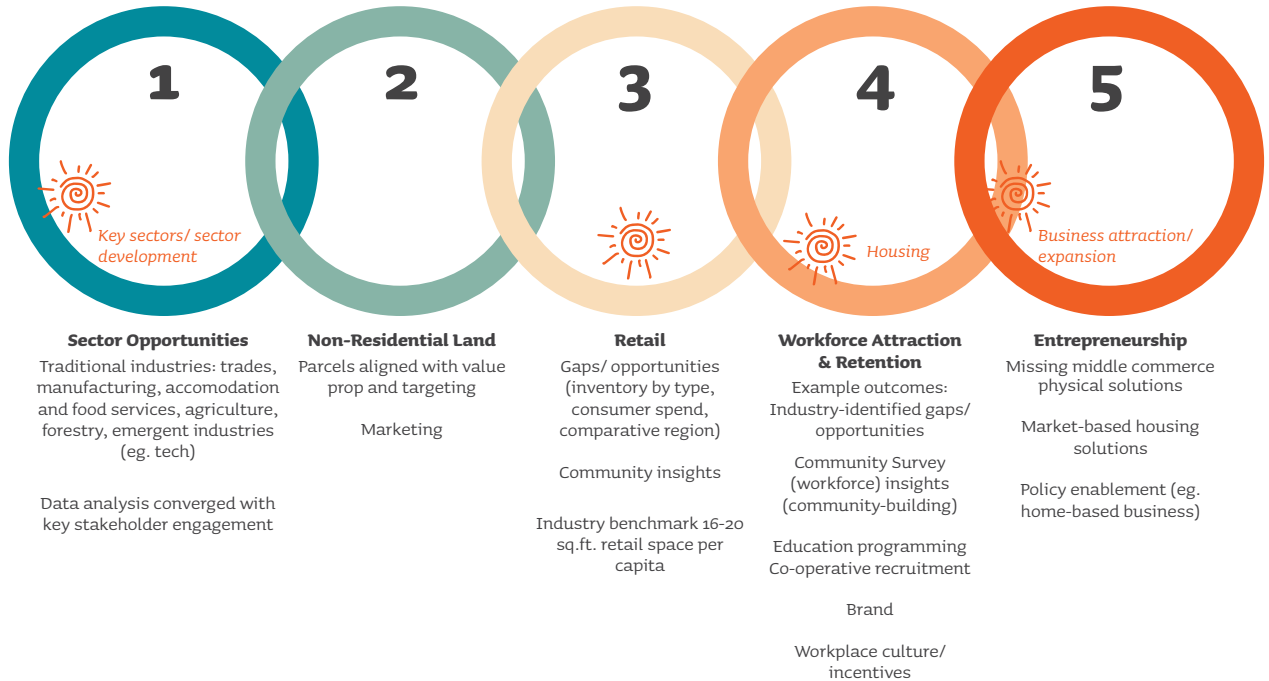
# OUR INVESTMENT ATTRACTION STRATEGY

Strategy is where value proposition and values is aligned with opportunity. Our strategy is big picture, longer term.

**A strategic plan for attracting business investment, based on a clear set of objectives that can be achieved by implementing carefully thought-out tactics**

## Investment Attraction Strategy Elements

**Enablers:** Housing Affordability and Choice (Planning Policy, Placemaking, Recreation and Culture, Healthcare, Brand and Marketing, Recreation & Culture, Healthcare



**Entrepreneur Enablement – Spaces (planning policy enablement or other initiatives):** 1. More mixed-use buildings; 2. More permitted uses/more mix of use in each zone; 3. Incubator/accelerator/hub space to grow companies; 4. Expand allowances for temporary uses (e.g. food trucks, commercial trailers, pop-up tent commerce, pop-up buildings on vacant land that can be moved); 5. New commercial/industrial lands development; 6. Formal/permanent District-owned market space for vendors – indoor; 7. Co-work space for independent entrepreneurs/digital workers; 8. Formal/permanent District-owned market space for vendors – indoor.

**Key Industry Sector Development:** 1. Agrifood (manufacturing); 2. Construction; 3. Tourism; 4. Resident Attraction (The Independents); 5. Technology; 6. Forestry Value-Add (manufacturing).

**Business Retention & Expansion:** 1. Tax incentives for specific types of desired development; 2. Love local marketing campaign; 3. Create a co-op/local business investment organization or fund; 4. Showcase local products in public buildings/spaces; 5. Business operations learning opportunities (e.g. workshops, webinars).

**Retail:** Medical/dental services, Banking, Restaurants, Clothing, Sports rentals, Local/natural/artisan/craft food, Home essentials, Hardware, Artisan wares.

### Investment Opportunity Agenda

- Short/Intermediate Term: 1. Housing Innovation Construction; 2. Construction Sector Development / Promotion; 3. Beverage / Natural Food Manufacturing; 4. Retail / Services Opportunity Promotion, 5. Sorrento / Blind Bay Urban Hub.
- Long-Term: 1. Village Centres Rezoning for Densification / Mixed Commercial-Residential; 2. Healthcare and/or Professional Services Building Construction; 3. Agrihood – Area C; 4. Participation in Regional Healthcare Professionals Recruitment; 5. Hotel / Resort Opportunity.

### Workforce Training Opportunities Promotion

# OUR KEY INITIATIVES

Gigabit Broadband - the [Shuswap Region Broadband Co-op](#) - founded by SEDS, Skw'lax Group Ltd., and the Village of Chase - aims to build an open-access fibre optic network to serve approximately 2,000 underserved households in rural Shuswap.

<https://shuswapecdev.ca/fostering-the-next-generation-of-workers-duplicate-15649/>

**Hot Button Issues** - three Shuswap Economic Development Society Task Forces are actively working on implementing the Investment Attraction Strategy: 1) Healthcare Services; 2) Agriculture; 3) Infrastructure.

## OUR ADVOCACY AGENDA

### 1. Infrastructure

- Water/wastewater servicing extension to Scotch Creek to enable mixed-use development.
- Sorrento / Blind Bay Urban Hub – planning policy enablement of intensification of use (e.g. lower parking standards, increased building height, reduced setbacks, greater lot coverage).
- Village centres densification/investment opportunity including missing middle commerce and mixed-use hotel/housing/commercial.
- Industrial land development: 1. Pursue shovel-ready status for Area C (Tappen north) 5.5 quarters zoned in OCP; 2. Promote existing North Scotch Creek.
- Gigabit Broadband – 100% connectivity.

### 2. Housing Choice and Affordability

- Top-tier desires: 1. Assisted and independent living seniors housing; 2. Secondary suites (attached to primary residences); 3. Smaller minimum house sizes; 4. Accessory dwelling units.
- Mid-tier desires: 1. More mixed-use buildings in village centres; 2. Three residential units on a property; 3. Multi-family (duplexes, apartments, condos, townhouses); 4. Innovative neighbourhoods (e.g. eco-village, agrihood).

### 3. Investment-Enabling Planning Policy

- Hybrid code-driven updating of Official Community Plans and Zoning Bylaws.
- Home Industry 1 and Home Industry 2 definition to create a new mid-tier home-based business intensity opportunity for 1 ha zoning (RR1, RR2, RR3, where home industry is not currently permitted).
- Enable up to two (principal dwelling plus attached secondary suite or accessory dwelling unit) to three residential units (principal dwelling plus attached secondary suite plus accessory dwelling unit) on all residential zoning as permitted with water/sewer servicing, and with proof of water/sewer capacity for independently-serviced properties. Current policy: maximum 1. As an enabler of infill and intensification, consider extension of water/sewer services, with priority one to Scotch Creek as a desire expressed in Investment Attraction Strategy engagement. E.g. R1 min .35 acres with water/sewer services otherwise min 2 ha (2.47 acres).
- Enable Accessory Commercial Units (ACU) in expansion zone for Town Centre Commercial Zone (Sorrento) to encourage commercial expansion in “downtown” Sorrento.
- Add new commercial zoning (or ACU zoning) with focus on village centres/village centre expansion zones to nurture village centre node development.
- Use more comprehensive development zoning to enable mixed-use.
- Explore further industrial zoning opportunity in addition to Scotch Creek and Area C (North Bay).
- In all commercial zones, permit manufacturing associated with retail (craft) – including small scale brewpubs and distilleries) to enable agrifood sector development, and village centres animation.
- Consider exemption of all non-residential uses from parking standards and secondary suites/accessory dwelling units with a focus on nurturing Sorrento/Blind Bay commercial intensification, housing choice/affordability, and better enterprise investment models.
- Conduct a parking study (drone) to establish each of peak and non-peak time use to establish evidence-based rationale for reduction of non-residential parking standards.
- Consider further cluster zoning (CH1, CH2) vs current grandfathered zoning.
- Consider a fast-track approvals process for non-residential development.

- Consider a development standards review (lighting, pavement widths, sidewalk requirements, storm ditches/ filtration vs piping, soil depth on new properties, etc.) from the perspective of lower cost asset management/lower business and development costs that translate to purchase price/lease rates.
  - Consider additional site coverage in C1 (Town Centre – Sorrento), C4 (Highway Commercial), C5 (Tourist Commercial) and C6 (Waterfront Commercial) to 70% serviced, 60% unserved (current 60/50), and in C2, C3 to 60% serviced, 50% unserved (current 50/40) to nurture intensification of property use that contributes to better business investment models. BC range 50-85%.
  - Develop new mixed-use zoning for key village centres: Sorrento, Blind Bay, Scotch Creek.
  - Specific to C1 (Town Centre – Sorrento), nurture village centre development via intensification policies (smaller parcel size (current min. is 0.5 acres) more use permissions, lower setback requirements, greater lot coverage, greater building height).
  - Apply C1 zoning to other village centres (e.g. Celistia).
  - Consider smaller R2 (Medium Density Residential) parcel sizing (current minimum SF 700 m<sup>2</sup> - .17 acres, Duplex 1000 sq. m, multi-family dwelling 1400 sq. m.) to nurture housing choice and affordability via smaller parcel/unit sizing.
  - Reduce number of zones by increasing number of permissions in each zone. Note for e.g. Area D commercial zoning has eight zones: C1 – Town Centre Commercial; C2 – Community Commercial; C3 – Neighbourhood Commercial; C4 – Highway Tourist Commercial; C5 – Tourist Commercial; C6 – Waterfront Commercial; C7 – Local Service Commercial; C8 – Local Neighbourhood Commercial. E.g. the Town of Okotoks (performance-based hybrid code), population 35,000, has a total of only nine zones, including only two commercial zones. This simplification of policy framework is significantly more enabling for investors/builders/developers.
  - Produce zoning maps that are easier to understand for investment interests – e.g. single page high resolution PDF.
- [Current](#)
- Implement Areas D and F Housing Needs Assessments ([2022](#)) that have identified a multitude of planning policy initiatives (Housing Action Plan Strategies – approx.. pages 79-88) devoted to enhancing housing choice and affordability.



# ENTERPRISE OPPORTUNITIES

Columbia Shuswap Areas C, D, F, and G offer strategic opportunities across multiple sectors. Construction benefits from abundant land and proximity to Shuswap and Okanagan markets. Agrifood and forestry value-add leverage fertile farmland, sustainable timber, and artisanal processing. Private tourism thrives on lakes, trails, and experiential agritourism. Creative industries and professional services can relocate for lifestyle appeal while remaining connected to clients. Retail capitalizes on the urban hub of Sorrento/Blind Bay, and tech enterprises benefit from growing digital infrastructure and remote-work viability. Together, these sectors provide a diverse, investable ecosystem that balances natural assets, market access, and lifestyle-driven business growth.

## SPECIFIC OPPORTUNITIES

### Columbia Shuswap Area C, D, F, G is actively seeking:

- Lifestyle-seeking enterprisers who have footloose locational choice: tech, creative industries, professional services.
- Doctors.
- Industrial land developer.
- Sorrento mixed-use property development/redevelopment.
- Retail and services (gaps).
- Destination resort developer.
- Housing choice and affordability home-builder(s).
- Forestry craft manufacturer.
- Local and region-based construction firms that can take advantage of acreage property for office/tools & equipment storage.
- Home/commercial modular/systems/components manufacturer.
- Agrifood processors (food and beverage, dairy value-add, natural foods).
- [Shuswap Lake Estates](#) multi-family property: The Highlands Townhouse site. 8 acres expandable to 15 acres. Multi-family residential zoning. Serviced to property line.

## KEY INDUSTRY SECTORS

### Columbia Shuswap Area C, D, F, G is seeking investment in key industry sectors that reflect current strengths and value proposition:

- Agrifood processors (food and beverage, dairy value-add).
- Construction (housing).
- Retail & Services.
- Tourism Attractions (private sector).
- Tech.
- Forestry (craft-scale manufacturing, housing – modular, pre-fabricated systems/components).

## DOCTORS WELCOMED

- [South Shuswap](#).
- [North Shuswap](#).

## RETAIL AND SERVICES GAPS

Sorrento/Blind Bay offers the vast majority of current and potential retail and services space within Columbia Shuswap Areas C, D, F, G.

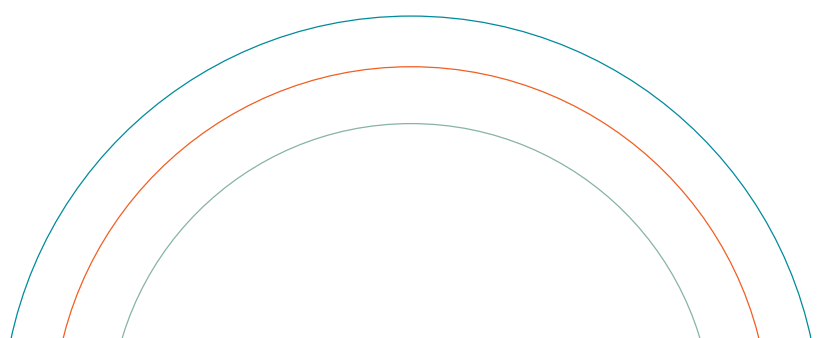
### Identified Retail & Services gaps (Src: SEDS Investment Attraction Business Survey, 2024 (32 responses) + Investment Summit Polling, 2024):

- Medical/dental services.
- Banking.
- Restaurants.
- Clothing.
- Sports rentals.
- Local/natural/artisan/craft food.
- Home essentials.
- Hardware.
- Artisan wares.

Mixed-used development opportunities in Sorrento offer the investment community a means to enable a business model with diversification of market offering in built form.

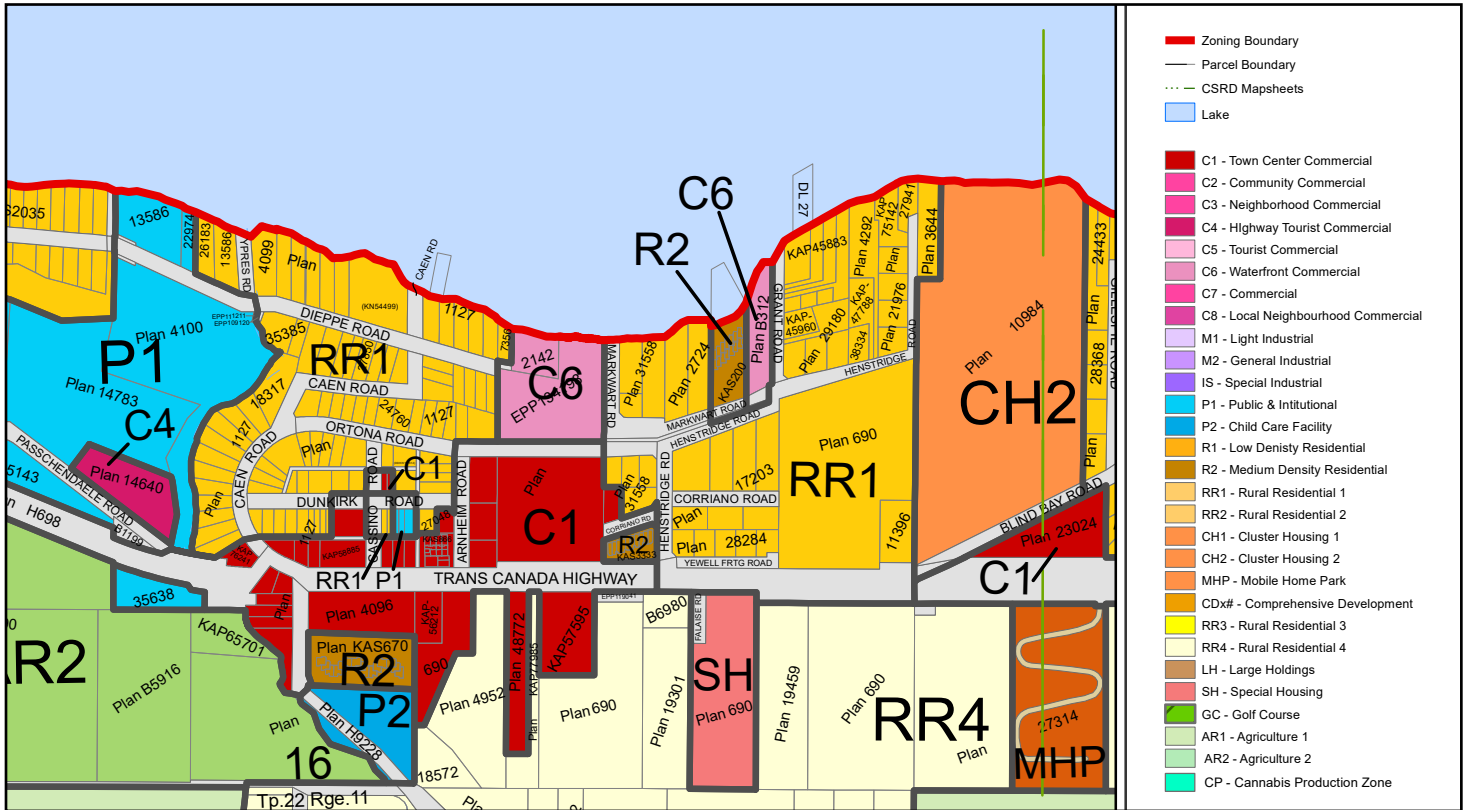
General community focus areas:

- Experiential – community – placemaking/village centre.
- Health and wellness services.
- Professional services.
- Unique - e.g. French bakery, restaurant, entertainment/recreation.
- Market.
- Consumer staples (basic services): grocery, convenience, pharmacy/drugstore, discount, warehouse club, health food, bulk food, health & wellness services, professional services (e.g. legal, accounting).



## COMMERCIAL LAND

Commercial opportunities tend to be spot-zoned (e.g. gas station) in Columbia Shuswap Areas C, D, F, G. Shuswap commercial activity is concentrated in Sorrento, with modest additional commercial development in Blind Bay. There is vision-based opportunity to infill/redevelop/rezone commercial and/or mixed-use lands in Sorrento to provide retail and services to the growing North and South Shuswap communities.



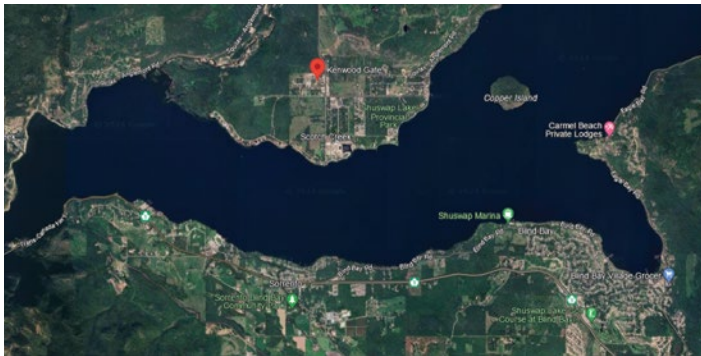
Src: CSRD

## INDUSTRIAL LAND

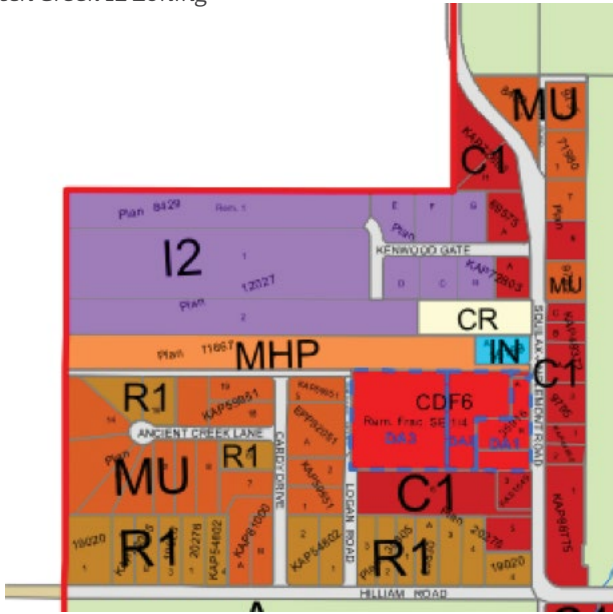
The Shuswap region has a relatively constrained stock of industrial land compared to larger centres like Salmon Arm, Vernon, Kelowna, and Kamloops. A typical development pattern is to work through OCP/Zoning Bylaw amendment to create new small-scale industrial parcels. There is vision-based potential to consolidate/infill 3.5 quarter sections of currently-zoned industrial land north of Tappen.

There are two primary industrial land locations:

- 1) Scotch Creek (Area F North Shuswap)** – 5-10 parcels at 2-3 acres mostly vacant, and 8-9, 1-acre parcels partially occupied/largely under-utilized.



Scotch Creek I2 Zoning:



Principal Uses - fuel storage, general trade contracting office and works yard, indoor storage, manufacturing, mini storage, outdoor sales, outdoor storage, plant nursery and services, recycling drop-off facility, rental and repair of tools, small equipment, vehicle repair, welding and mechanical repair shop. Secondary Uses - accessory upper floor dwelling unit, accessory use, accessory retail store.

Src: [Area F Zoning Bylaw](#)

**2) “Tappen Area” (Area C South Shuswap)**

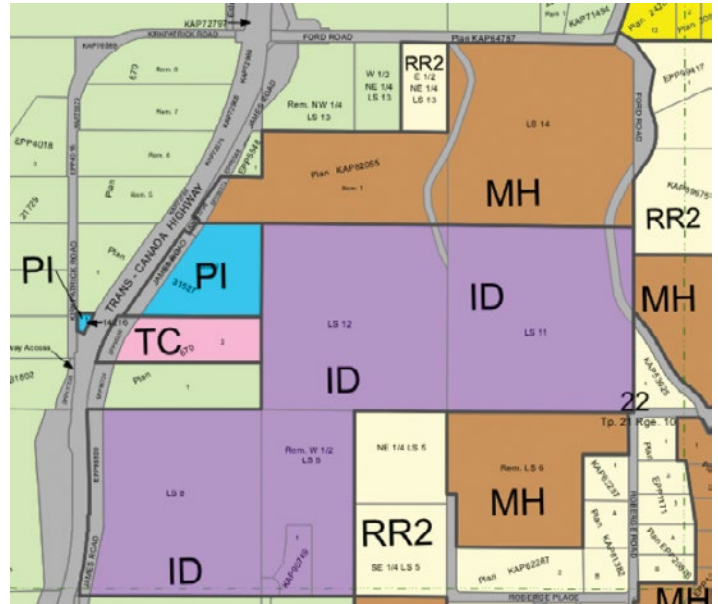
There is vision-based potential to consolidate/infill/expand 3.5 quarter sections of currently-zoned industrial land in north of Tappen.

Current companies: [Zappone Aggregate Processors](#), [Baywest Manufacturing](#) (custom log and timber-frame homes), [Kuemper Bros](#) (sand and gravel), [Triple G Windows](#), [Rust Bros Restorations](#), [Van Duersen Diesel](#) (truck repair).



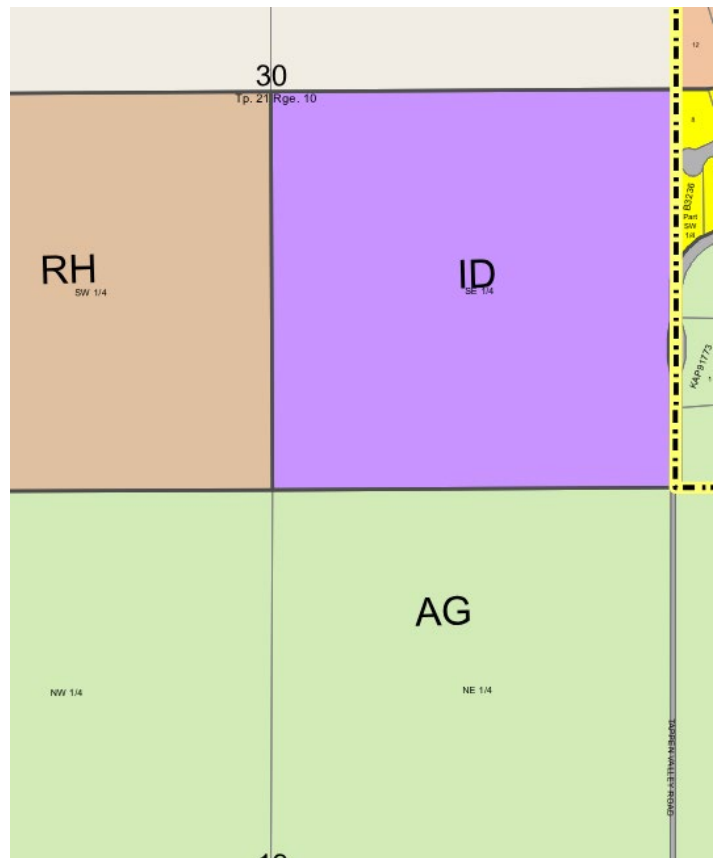
Industrial (ID) Zoning:

Planning regulation is guided by the [Area C Official Community Plan and Industrial \(ID\) Zoning Development Permit Area](#) (page 72/73).



**3) Other Large Parcel Industrial**

There is an addition ¼ section with Industrial zoning in Area C South Shuswap. See mapsheet 1908 in the [Official Community Plan](#).



## REAL ESTATE LISTINGS

As of January 2026, large parcel or commercial/industrial opportunities in Columbia Shuswap Areas C, D, F, G are as follows (Src:[Realtor.ca](https://www.realtor.ca)):



### INDUSTRIAL LAND

\$549,900  
Scotch Creek, 3818 Kenwood Gate Lot# B  
0.99 acres

Greenfield. Flat. Fully fenced. Water well on site. Power across the street.

[Realtor.ca link](#)

### LAND

\$1,798,800  
Blind Bay, 1720 Blind Bay Road  
34.5 acres  
Shuswap Lake view/access

Current zoning up to 12 estate residential lots. Columbia Shuswap Regional District is open to alternative uses, including multi-use, commercial, or residential development. [Realtor.ca link](#)



### MOTEL, PUB & DEVELOPMENT POTENTIAL

\$2,950,000  
Sorrento, 1277 Trans Canada Highway  
5.11 acres

450 feet of Trans Canada Highway 1 frontage. 3.5 acres undeveloped land. 22 unit motel with 10 units recently renovated including kitchenettes (long term tenants). Copper Island Pub & Grill 116 seats. 3 bedroom manager's suite.

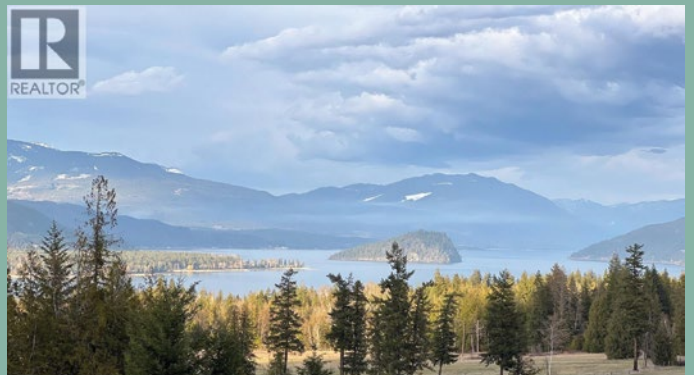
[Realtor.ca link](#)



### LAND

\$1,599,000  
Sorrento, 890 Dilworth Road  
35 acres  
Shuswap Lake views

One minute off Trans Canada Highway 1. Natural spring 25,000 gallons/day with water rights. Gravel seams provide potential for business use. Development potential includes commercial venture. [Realtor.ca link](#)





**COMMERCIAL BUILDING**

\$1,800,000  
Scotch Creek, 3838 Squillax Anglemont Road  
13,000 sq. ft.

Steel-frame commercial building on a fenced lot. Three existing tenants. 3,500 sq. ft. of unleased space.  
[Realtor.ca link](#)

**COMMERCIAL BUILDING/LAND**

\$795,000  
Scotch Creek, 4063 Express Point Crescent  
1.8 acres, 2,700 sq. ft. workshop

Former public works yard. Workshop features two bays, lunch room, bathroom, and office area.  
[Realtor link](#)



**GAS STATION**

\$399,000  
Tappen, 5177 Trans Canada Highway  
1.24 acres

Long-term lease secured. Includes private 3 Bed & 2 Bath suite with lakeview and a large backyard.  
[Realtor.ca link](#)



# WHY SHUSWAP?



**The Shuswap offers entrepreneurs a compelling combination of space, access, and quality of life that supports business growth and long-term sustainability.**

Located between key Interior BC and Western Canadian markets, the region provides strategic connectivity, available land, and competitive operating costs in flexible rural and small-community settings. These conditions support a wide range of enterprises, including manufacturing, agrifood, tourism, professional services, and location-independent businesses — without the pressures and overhead of major urban centres.

Just as important is the environment in which businesses are built. Short commutes, strong community connections, and immediate access to lakes, trails, and open space create the balance that fuels focus, creativity, and leadership.

With a business-ready regional district and communities that welcome innovation, the Shuswap offer entrepreneurs the freedom to build with intention — and the opportunity to make waves on their own terms.

# A LIFE-WORK BALANCE THAT LIVES WELL

**Lakes. Orchards. Vineyards. Farm-fresh everything. Need we say more.**

In the Columbia Shuswap, work-life balance is not an aspiration — it's a practical advantage. Entrepreneurs gain back their most valuable resource: time. Short commutes, accessible services, and natural surroundings reduce friction in daily life, creating space for clearer thinking, and sustained enterprise performance. Here, balance supports ambition. Whether running a growing enterprise, scaling a remote operation, or building a lifestyle-driven venture, the environment enables entrepreneurs to work with intention rather than urgency. The result is a region where professional success and personal well-being reinforce one another.

## WHAT THE LOCALS APPRECIATE MOST

- ✓ Nature – lake, provincial parks, waterfalls, access to back-country, parks, diverse outdoor experiences including hiking, winter fat biking, snowmobile, ski, boat, sports.
- ✓ Weather.
- ✓ Time – connection to nature, people, family, community, healthy living. Relaxed. “Work to live” vs “live to work”.
- ✓ Safe.
- ✓ Location – airport/highway/Alberta and BC access.
- ✓ Health services availability.



Photo Credit: Amy Melanie

# LAKE LIFE



Photo Credit: Amy Melanie

**There are three lakes in Columbia Shuswap Areas C, D, F, and G: 1) Shuswap (Areas C, F); 2) White (Area C – warm, popular for fishing and local recreation, motorized boats permitted); 3) Gardom (Area F, popular for fishing and local recreation, motorized boats not permitted).**

Shuswap Lake is one of BC's largest lakes - 25 times larger than Okanagan Lake with four major "arms" (Salmon, Mara, Seymour, and Anstey).

- Sometimes called the lake of 1000 beaches.
- Surface area: 510 sq. km.
- Shoreline: 1000 km.
- Lake Temperature: July 21-23 °C, August 22-24 °C - warm enough for swimming, kayaking, paddleboarding, and floating without feeling chilly. Shallow bays warm faster and can reach 25 °C on hot sunny days.
- Does Shuswap Lake freeze over? No.
- Average depth approx. 62 metres. Maximum depth approx. 171 metres in Seymour Arm.
- Fish species: rainbow trout, lake trout, kokanee, and smallmouth bass.



## Pastoral Shuswap

Pastoral settings shape the visual character and sense of place that define the rural Shuswap: green fields, grazing animals and open spaces framed by forests and mountains. Across these areas, gently rolling fields, pasturelands and working farms contribute to the region's agricultural roots and food systems. This supports local food production (from cattle and poultry to specialty crops and wineries) and helps maintain a living landscape rather than purely built environments. Agriculture provides economic opportunities and a stable land use that balances development with tradition.

## How About That Weather?

Canadians are bound together by the spine-stiffening parenting mythology of kms uphill to school and back in a blizzard (unless you never left the west coast). Meet Goldilocks, a Shuswap four-season climate that's "just right". Summer boating. Winter snowmobiling or nordic skiing. The change of the season in the skies and the leaves. Contrast minus the extremes.

- Summer – the Shuswap lives the best, sunny and warm life. Cooler than the Okanagan. No chance of snow like Calgary...
- Fall – long and colourful.
- Winter – comfortable outdoor recreation every day. Cooler, snowier, and sunnier than Vancouver. Warmer than the prairies. Never plug your car in...think romance movie big flake fluffy snow.
- Spring – early blooms amidst an explosion of the sounds of nature.
- Frost-Free Days: 130-150 (extended in micro-climate near Shuswap Lake). Calgary 120-130. Kelowna 160-170, Kamloops 150-160, Vancouver 240. Grow anything – vegetables, berries, fruit trees, grapes.
- Sunshine Hours: 2100-2200. Vancouver 1950, Okanagan 2200-2300, Calgary 2300.
- Temperature Extremes: January average high -1, low -6. July/August high 25.5, low 13.
- Snowfall: 120-150 cm (melts quickly near lake edges, more snow at higher elevations). Vancouver 40 cm. Kelowna 100 cm. Kamloops 115 cm. Calgary 125-150 cm.

# GROWING POPULATION: GROWING MARKET

The Shuswap is seeing steady population growth, driven by lifestyle migration, remote work, and entrepreneurs choosing communities that support both business and quality of life. For enterprise, this growth means expanding local markets, a strengthening labour pool, and rising demand for goods, services, and housing. New residents bring skills, capital, and professional networks that deepen the region’s entrepreneurial ecosystem. Growth in the Columbia Shuswap is intentional and balanced — offering momentum without the pressures of major urban centres. With 1-2 hr access to all points of the north and central Okanagan, a Shuswap location offers products and services access to the rapidly growing Okanagan. Kelowna additionally offers international airport access.

## MARKET POPULATION GROWTH

Area	2011	2016	2021	2025	15-Year Growth (2011-2025)
Columbia Shuswap Areas C, D, F, G	14,077	14,419	16,519	Not available	17.3 % (10-year)
Columbia Shuswap (Regional District)	51,216	53,321	59,196	62,795	22.6%
City of Salmon Arm	17,464	17,706	19,432	20,613	18%
Central Okanagan (Regional District) – Kelowna & Area	183,668	203,725	232,159	254,635	38.6%
North Okanagan (Regional District) – Vernon & Area	82,449	87,565	94,885	100,142	21.4%
BC	4,400,057	4,648,055	5,00,879	5,698,430	29.5%
Canada	33,476,688	35,151,728	36,991,981	41,580,000	24.2%

Columbia Shuswap – Golden, Revelstoke, Salmon Arm, Sicamous, Unincorporated Areas. Central Okanagan – Kelowna, Lake Country, Peachland, West Kelowna, Unincorporated Areas. North Okanagan – Armstrong, Coldstream, Enderby, Lumby, Spallumcheen, Vernon, Unincorporated Areas

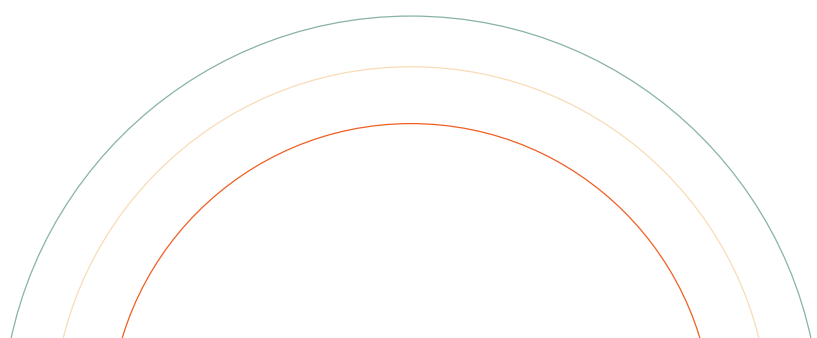
Src: [BC Government](#)

## ADDITIONAL HIGHWAY POPULATION

12,752 vehicles travel daily on Trans Canada Highway 1 in the Sorrento area in peak summer. As Canada’s primary national highway, Highway 1 offers significant ability to capture and draw customers from traffic flow. Src: [BC Government](#), August traffic - 12,752 two-way flow measured at Anglemont (2022 – last data year available. Current winter data not available).

## ADDITIONAL RECREATIONAL PROPERTY OWNER POPULATION

31% of dwellings are recreational property in Columbia Shuswap Areas C, D, F, G (Src: Census Canada, 2021. BC 7.3%, Salmon Arm 4.8%, Kelowna 7.3%, Revelstoke 10.3%). While this can be challenging for commercial services business models with a very high peak season and a low off-season: 1) recreational property owner presence adds roughly 5,500 people to the permanent area population of 16,500; 2) the ratio of recreational property ownership declined a proportional 6% between 2011 and 2021 – meaning more people are choosing to live in the Shuswap full time. This corresponds with population that increased 17.3% between 2011 and 2021 while the number of dwellings increased only 10.4%.



# TRANSPORTATION ACCESS



Photo Credit: Rob Marshall

Columbia Shuswap Areas C, G, D, and F offer businesses strategic transportation connectivity across British Columbia and Western Canada. Major highways, regional roads, and proximity to rail and air networks provide efficient access to markets, suppliers, and talent. Local infrastructure supports both light industrial and commercial operations, ensuring goods move quickly and reliably. For entrepreneurs, this means lower logistics costs, streamlined distribution, and timely access to regional, national, and international markets. Transportation connectivity is paired with flexible land and space opportunities, creating an environment where businesses can grow, scale, and thrive while staying connected to customers and supply chains.

## Road

- Intersected by Highway 1 (Trans Canada). Connections to Kamloops/Vancouver (west), and Calgary (east).
  - Sorrento-Vancouver 430 km, 4 hrs 30 mins.
  - Sorrento-Calgary 545 km, 6 hrs 20 mins.
  - The BC Government has committed significant investment to Highway 1 twinning that will ultimately see 4-lane divided connectivity between Vancouver and Calgary. Src: [BC Government](#)
- Highway 97 / 97A / 97B north south routes link the Shuswap to the Okanagan (Kelowna, Vernon) and provide alternate access points to Highway 1.

## [BC Route Maps for Commercial Transport](#)

Heavy Haul Guidelines and Permits - See Chapter 6, Page 6-15 in the [Commercial Transport Procedures Manual](#) for Major Highway Routes. Commercial

Transport Permits [available online](#).

## Air

### [Local Airports](#)

- [Shuswap Regional Airport](#) (Salmon Arm): A public aerodrome serving Salmon Arm and surrounding Columbia Shuswap Regional District areas. It primarily supports private aircraft, charter flights, flight training, and air taxi operations (no major scheduled commercial airline service).
- Other small airfields nearby: Shuswap Lake Estates Airfield (near Blind Bay), Ross Creek Airport (Magna Bay), Anglemont Airport, Skwlax Field and Mabel Lake Airport (general aviation use) [ourairports.com](#)

### Major Commercial Airports (1–2 h drive):

- [Kelowna International Airport](#) (YLW): Largest nearby commercial airport with flights across Canada and seasonal international routes. Approx. 20 non-stop destinations.
- [Kamloops Airport](#) (YKA): Domestic flights with reliable connections to major hubs like Vancouver. Approx. 3 non-stop destinations.

## Rail

- [Ashcroft Terminal](#) (CN Rail Mainline, intermodal/transload) 340 km 3 hr 30 mins west. CP and CN mainline access. Services – Intermodal container handling (40' – 53'), Transloading (truck to rail and rail to truck), Railcar storage and staging, Warehousing and cross docking, Support for bulk and break bulk cargos. One of the few facilities in Canada with access to both major cross-Canada rail lines.

# LOWER BUSINESS COSTS

The Shuswap provides a cost-competitive environment for entrepreneurs and enterprises converged with Highway 1, Shuswap, and Okanagan market access. Lower land prices, affordable commercial and industrial space, and reduced overhead compared with large urban centres enables businesses to invest in resilient operations and success.

## Industrial Land Price

\$540,000/acre industrial land\*  
 \$4,500,000 – \$5,100,000/acre Metro Vancouver\*\*

\*based on Jan 2026 3818 Kenwood Gate Lot# B Scotch Creek  
 0.99 acre industrial listing (water well, fully fenced).

## Commercial Lease Price

- Sorrento/Blind Bay: \$15 (older)-\$22 (newer)/ ft<sup>2</sup>/yr. triple net
- Falkland Area (Area D): \$10-\$14/ ft<sup>2</sup>/yr.
- North Shuswap (Celista/Anglemont - year-round retail space is scarce): \$12-\$16/ ft<sup>2</sup>/yr.

## Industrial Lease Price

- Scotch Creek: \$14-18/ ft<sup>2</sup>/yr.
- Tappen (north): \$14-18/ ft<sup>2</sup>/yr.
- Metro Vancouver: \$20.51/ft<sup>2</sup>/yr\*\*

Shuswap industrial lease rates and commercial rates outside Sorrento anecdotal based on history/limited current availability to draw data from.

\*\*Src: [Cresa](#)

## MUNICIPAL UTILITY RATES

Columbia Shuswap Areas C, D, F, G residential municipal utility costs are approximately 10-50% of the City of Vancouver and 20-70% of the City of Calgary. Columbia Shuswap Areas C, D, F, G small commercial municipal utility costs are approximately 10-50% of the City of Vancouver and 15-50% of the City of Calgary.

Water: water utility infrastructure is available in selected communities, otherwise properties have independent wells. 2025 Annual water rates (no additional consumption charge) are [specific to each water utility](#), and are as follows:

Community	Residential	Commercial
Anglemont	\$772	\$772
Cedar Heights	\$401	
Cottonwood	\$250	\$250
Eagle Bay	\$517	
Falkland	\$411	\$411
Galena Shores	\$323	
Macarthur Reedman	\$1015	
Saratoga	\$768	
Scotch Creek	\$683	
Sorrento	\$481	\$481
Sunnybrae	\$891	

Comparative water rate example: City of Calgary \$1430 resident/\$1633 small business annually (water and sewer integrated bill). City of Vancouver \$837 annually (flat rate customers). Src: [Calgary, Residential](#), [Calgary, Commercial](#). [Vancouver](#).

Wastewater: with the exception of most (but not all) homes in Shuswap Lake Estates that have sewer connection to a modern sub-surface aerated lagoon wastewater treatment facility, all of the Columbia Shuswap Regional District has onsite wastewater systems (septic tanks/fields), with homeowners responsible for upkeep.

Comparative wastewater rate example: City of Vancouver \$1173 annually (flat rate customers).  
 Src: [Vancouver](#).

## MUNICIPAL TAX RATE

Columbia Shuswap has the lowest (Areas C, D, F) to 4th lowest (Area G) taxes and charges on a representative house compared to 160 BC urban municipalities. Taxes and charges on a representative house are approximately 64% lower than the BC urban municipality average (\$5,382).

Taxes and charges on a representative house (2025):

Area C (South Shuswap incl. White Lake, Eagle Bay, Wild Rose Bay): \$1931.72

Area D (Falkland, Rancho / Deep Creek, Salmon Valley, Silver Creek): \$1858.77

Area F (North Shuswap incl. Scotch Creek, Celist, Anglemont, Seymour Arm): \$1608.45

Area G (South Shuswap incl. Sorrento, Blind Bay, Notch Hill): \$2134.64

## MUNICIPAL TAX BURDEN

Columbia Shuswap Municipal Tax Burden – in urban terms – is the lowest (Area D) to 5th lowest (Area C) municipal tax burden per capita of 160 urban BC municipalities.

Municipal Tax Burden Per Capita: \$193-568

Area C: \$1,672,972. Estimated population: 2941. Municipal tax burden per capita: \$568

Area D: \$880,226. Estimated population: 4558. Municipal tax burden per capita: \$193

Area F: \$2,025,403. Estimated population: 3648. Municipal tax burden per capita: \$555

Area G: 2,181,752. Estimated population: 6547. Municipal tax burden per capita: \$333

Src: [Budgets](#): divided by population estimates to 2025 based on projection of 10-year growth rate to 2021. BC municipal (urban) [tax burden statistics](#).

## WORKFORCE/ENTREPRENEUR HOUSING AFFORDABILITY

House Prices are deeply affordable compared to Vancouver/Kelowna, and comparable to Calgary.

House Prices (2025)\*

- 81st best representative\*\* house value of 161 BC urban municipalities.
- 22% of representative house value of City of Vancouver.
- 56% of representative house value of Kelowna.
- 73% of BC representative house value.
- 96% of average Calgary house resale value\*\*\*.

Average residential assessment – 2025

Area C (South Shuswap incl. White Lake, Eagle Bay, Wild Rose Bay): \$613,478

Area D (Falkland, Rancho / Deep Creek, Salmon Valley, Silver Creek): \$583,713

Area F (North Shuswap – Scotch Creek, Celist, Anglemont, Seymour Arm): \$491,055

Area G (South Shuswap incl. Sorrento, Blind Bay, Notch Hill): \$686,468

Area Average: \$593,678

Src: CSRD average of average 2025 residential property assessment for aggregate Columbia Shuswap Regional District Areas C, D, F, G compared to urban municipal statistics - [BC Government](#).

\* Note: this information is general only for comparative purpose given: 1) rural districts housing statistics are not tracked by the BC Government; 2) there is a 30% average assessed value variation across the CSRD; 3) Differences between assessed and market values.

\*\*a standardized measure of residential property values across communities in British Columbia. It is not the average or median sale price of all homes, but rather a figure intended to represent a typical or standard home in a given area for statistical and comparative purposes.

\*\*\* Src: [Wealth North](#).

## COST OF LIVING

Toronto-based data analytics and real estate company AreaVibes indicates Columbia Shuswap Area C, D, F and G have a cost of living approximately 25% lower than BC.

Src: [Area Vibes](#).

# KEY INDUSTRY SECTOR VALUE PROPOSITION

## FOR AGRIFOOD

- ① **Thriving Agriculture Base** – diverse farms, ranches, and vineyards anchor the regional economy.
- ② **Market Access & Logistics** – close to highways and regional centres for efficient distribution.
- ③ **Value-Added & Agritourism** – artisanal foods, farm experiences, and wineries diversify revenue streams.
- ④ **Sustainability & Food Security** – local food systems in a fast growing region with expanding regional market opportunity strengthen community resilience.
- ⑤ **Innovation & Growth Enablement** – support for agritech and value-added processing grows long-term expansion.

## FOR FORESTRY VALUE ADD (Craft manufacturing production/modular home systems & components)

- ① **Abundant Timber Supply** – sustainable forests and in-region manufacturing provide reliable raw materials for high-quality production.
- ② **Existing Manufacturing** – established eco-system provides access to skilled sector workforce and potential to plug into the supply chain / add to the value chain.
- ③ **Skilled Workforce** – regional woodworking and milling expertise ensures craftsmanship and innovation.
- ④ **Market Connectivity** – positioned to supply domestic and export markets efficiently.
- ⑤ **Modular & Component Potential** – supports prefabricated homes, modular systems, and bespoke wood products within a broader BC and Canadian economy moving toward prefab solutions (cost, time, low waste/circular production systems).
- ⑥ **Economic & Environmental Impact** – strengthens local economies while promoting sustainable forest management.

## FOR CONSTRUCTION

- ① **Regional Economic Leader** – construction drives employment and GDP as the Shuswap's largest industry sector.
- ② **Land to Expand** – acreage lands/selected industrial land enable construction businesses.
- ③ **Gateway to Growth Markets** – ideally positioned to serve growing Shuswap and Okanagan demand.
- ④ **Infrastructure-Ready** – roads, utilities, and servicing enable fast, cost-effective development.
- ⑤ **Innovation & Diversification** – opportunities in modular, sustainable, and value-added construction leverage local resources and skills.

## FOR TOURISM

- 1 **Scenic & Recreational Assets** – lakes, rivers, trails, and mountains create world-class outdoor experiences.
- 2 **Year-Round Potential** – climate-aided four-season appeal with summer water recreation, winter sports, and shoulder-season retreats.
- 3 **Agritourism & Experiential Offerings** – farms, vineyards, and local food experiences attract niche markets.
- 4 **Proximity to Growing Markets** – easy access for travelers from Shuswap, Okanagan, BC interior hubs, and Calgary region.
- 5 **Underserved Private Sector Opportunities** – lodging, boutique resorts, adventure services, and experiential tourism remain high-growth segments.

## FOR CREATIVE INDUSTRIES, TECH, AND PROFESSIONAL SERVICES

- 1 **Lifestyle Advantage** – inspiring rural-urban mix with lakes, mountains, and open spaces attracts talent and entrepreneurs.
- 2 **Remote Work & Flexibility** – reliable connectivity enables high-productivity remote and hybrid business models.
- 3 **Affordable Space & Land** – competitive real estate, view-inspired work-from home/studio opportunities.
- 4 **Access to Regional Markets** – close enough to broader Shuswap, and Okanagan hubs for clients, contracts, and collaboration.
- 5 **Community, Innovation & Networking Potential** – vibrant, supportive regional culture fosters start-ups, creative collaboration and professional networks.

## FOR RETAIL (Focus Sorrento/Blind Bay)

- 1 **Regional Urban Hub** – centralized population and traffic make Sorrento/Blind Bay the primary shopping and service destination for the west Shuswap.
- 2 **Year-Round Customer Base** – combination of local residents, seasonal visitors, and tourists supports stable demand.
- 3 **Underserved Retail Opportunities** – gaps in specialty goods, dining, professional services, and lifestyle services create high-growth potential.
- 4 **Visibility & Accessibility** – proximity to Highway 1 ensures exposure to local and regional consumers.
- 5 **Complementary to Tourism & Lifestyle** – retail can leverage agritourism, outdoor recreation, and lakefront visitation to boost sales.

- ✓ Rich Natural Resources
- ✓ Business Climate and Economy
- ✓ Location & Global Access
- ✓ Talent & Workforce
- ✓ Innovation Ecosystem
- ✓ Quality of Life
- ✓ ESG Leadership

Src: [British Columbia](#)

# ADVANTAGE BC

# KEY INDUSTRY SECTOR PROFILES



## CONSTRUCTION

SEDS Service Area jobs: 911 (21.2% of total employment, 77% growth 2015-2025).  
Lead sub-sectors: Building equipment contractors, Building finishing contractors, Residential building construction, Highway / street / bridge construction, Foundation / structure / building exterior contractors, Land subdivision.



## TECH

SEDS Service Area jobs: 722 (16.8% of total employment, 60% growth 2015-2025).  
Lead sub-sectors: Residential building construction, Commercial & industrial machinery and equipment repair and maintenance, Highway / street / bridge construction, Support activities for mining, architectural, engineering and related services, Management /scientific / technical consulting services, Automotive repair and maintenance, Computer systems design and related services, Other information services.



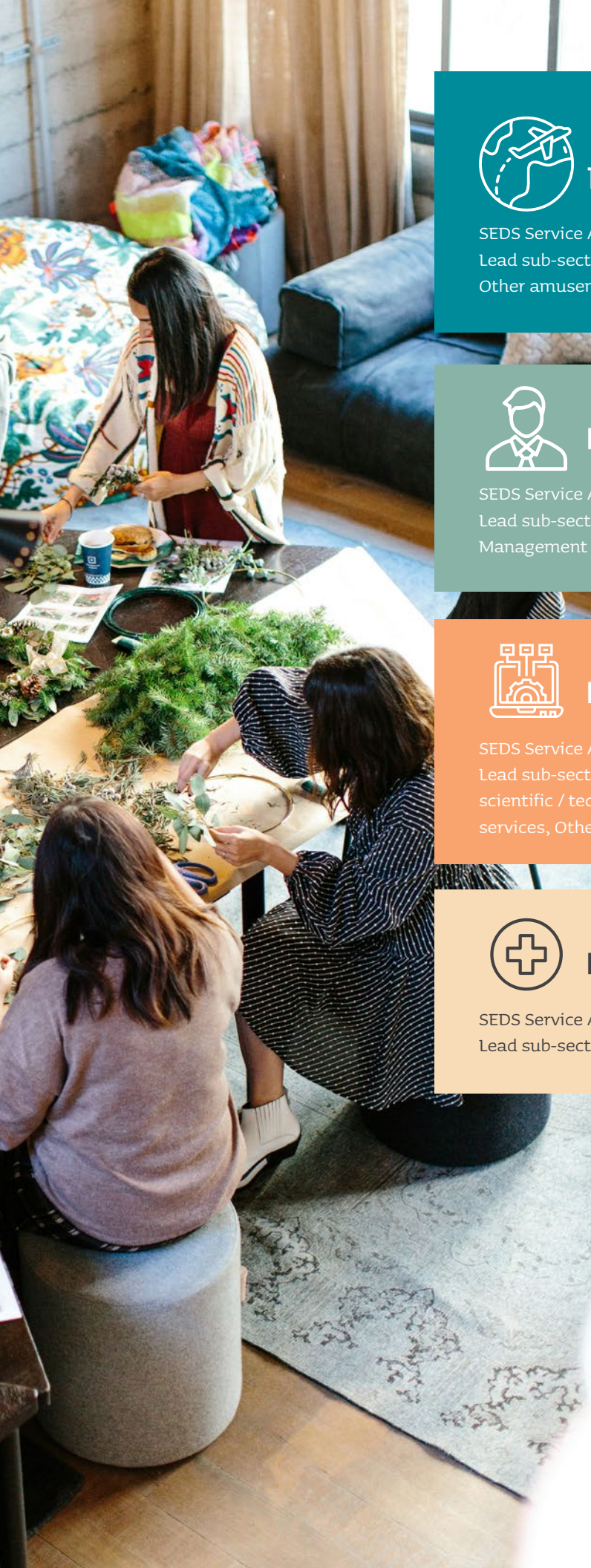
## FORESTRY

SEDS Service Area jobs: 427 (9.9% of total employment, 13.5% growth 2015-2025).  
Lead sub-sectors: Residential building construction, Logging, Forest nurseries and gathering of forest products, Support activities for forestry.



## AGRIBUSINESS

SEDS Service Area jobs: 371 (8.6% of total employment, 11.6% growth 2015-2025).  
Lead sub-sectors: Farms, Agricultural supplies merchant wholesalers, Dairy product manufacturing, Support activities for farms, Beverage manufacturing.



## TOURISM

SEDS Service Area jobs: 236 (5.5% of total employment, 23% growth 2015-2025).  
Lead sub-sector: Full-service restaurants and limited service eating places,  
Other amusement and recreation industries, Traveller accommodation, RV parks.



## PROFESSIONAL SERVICES

SEDS Service Area jobs: 184 (4.3% of total employment, 16.5% growth 2015-2025).  
Lead sub-sectors: Architectural, engineering and related services, Accounting,  
Management /scientific / technical consulting services.



## HIGH TECH

SEDS Service Area jobs: 141 (3.3% of total employment, 97% growth 2015-2025).  
Lead sub-sectors: Architectural, engineering and related services, Management /  
scientific / technical consulting services, Computer systems design and related  
services, Other information services.



## HEALTHCARE

SEDS Service Area jobs: 124 (2.9% of total employment, 54% growth 2015-2025).  
Lead sub-sectors: Offices of other health practitioners, Hospital.

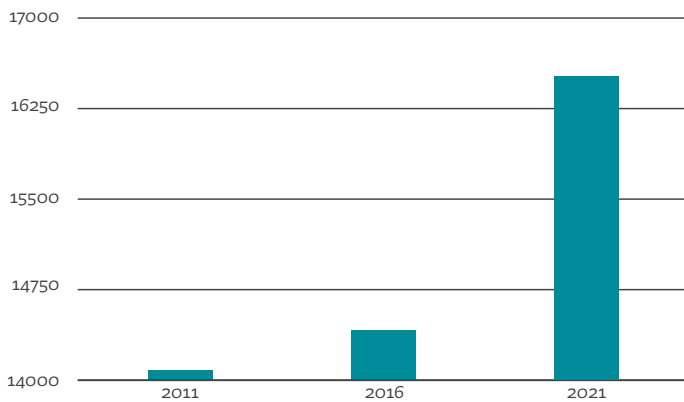


# JUST THE FACTS

## LOCATION



## POPULATION



Columbia Shuswap Areas C/D, D, F growth rate (2011-2021):

17.3% (BC: 13.7%)

Nearest Major Urban Centre – Salmon Arm: 2024 estimated population 20,613, growth rate 2011-2024: 16%.

## CONNECTIVITY

### Road

- Intersected by Highway 1 (Trans Canada). Connections to Kamloops/Vancouver (west), and Calgary (east).
  - Sorrento-Vancouver 430 km, 4 hrs 30 mins.
  - Sorrento-Calgary 545 km, 6 hrs 20 mins.
- Highway 97 / 97A / 97B north south routes link the Shuswap to the Okanagan (Kelowna, Vernon) and provide alternate access points to Highway 1.

### Port

- [Port of Vancouver](#) 430 km 4 hrs 20 mins via Trans Canada Highway 1 W and BC Highway 5 (Coquihalla). Canada's largest port. Shipping times (estimated): Los Angeles 1391 NM 3.5 days, Yokohama 3941 NM 10 days, Hong Kong 5444 NM 14 days, Xingang (China) 6187 NM 16 days.

### Border

- Nearest Customs Points of Entry: Air - Kamloops and Kelowna Airports (airport of entry, export reporting), Road; 1) Pacific Highway crossing in Surrey; 2) major truck and container crossing near Vancouver in Aldergrove / Lynden, WA; 3) Highway 97 Osoyoos Crossing – smaller freight trucks accepted. Rail – Vancouver intermodal terminals (CN/CP).

### CBSA offices

### Air

#### Local Airports

- [Shuswap Regional Airport](#) (Salmon Arm): A public aerodrome serving Salmon Arm and surrounding CSRD areas. It primarily supports private aircraft, charter flights, flight training, and air taxi operations (no major scheduled commercial airline service).
- [Other small airfields nearby](#): Shuswap Lake Estates Airfield (near Blind Bay), Ross Creek Airport (Magna Bay), Anglemont Airport, Skwlax Field and Mabel Lake Airport (general aviation use)

Major Commercial Airports (1–2 hour drive):

- [Kelowna International Airport](#) (YLW): Largest nearby commercial airport with flights across Canada and seasonal international routes. Approx. 20 non-stop destinations.
- [Kamloops Airport](#) (YKA): Domestic flights with reliable connections to major hubs like Vancouver. Approx. 3 non-stop destinations.

### Rail

- [Ashcroft Terminal](#) (CN Rail Mainline, intermodal/transload) 340 km 3 hr 30 mins west. CP and CN mainline access. Services – Intermodal container handling (40' – 53'), Transloading (truck to rail and rail to truck), Railcar storage and staging, Warehousing and cross docking, Support for bulk and break bulk cargos. One of the few facilities in Canada with access to both major rail lines across Canada.

### Courier

- Canada Post (Xpresspost, Priority) – Sorrento, Blind Bay, Tappen, Malakwa.
- Canada Post (Purolator) – Sorrento Village Grocer.
- UPS, FedEx, or DH – Salmon Arm locations.

## EMPLOYMENT BASE

By Industry (Top 5): Construction (21.2%); Retail (10.9%); Agriculture / Forestry / Fishing / Hunting (9.9%); Accommodation and Food Services (9.5%); Education (6.5%).

By Occupation (>100 jobs): Managers in construction and facility operation and maintenance; Cashiers and other sales support occupations; Secondary, elementary and kindergarten school teachers; Managers in agriculture, horticulture and aquaculture; Retail and wholesale trade managers; Food support occupations; Roofers, glaziers, painters, decorators and floor covering installers; Cleaners; Retail salespersons and non-technical wholesale trade sales and account representatives; Accounting, insurance and related business administrative occupations; Machinery and transportation equipment mechanics (except motor vehicles); Managers in food service and accommodation.

## INDUSTRIAL/COMMERCIAL LANDS

- [Commercial listings](#)
- Industrial - Scotch Creek (Area F North Shuswap) – 5-10 parcels at 2-3 acres mostly vacant, and 8-9, 1 acre parcels partially occupied/largely under-utilized. “Tappen Area” (Area C South Shuswap); 1) vision-based potential to consolidate/infill/expand 3.5 quarter sections of currently-zoned industrial land in north of Tappen; 2) Large Parcel Industrial (mapsheet 1908 in [Official Community Plan](#)).

## UTILITIES

### Electricity

Electricity provider: [BC Hydro](#) 1.800.224.9376

[Residential rates](#)

[Business rates](#)

### Natural Gas

Natural gas provider: [Fortis](#) 1-888-224-2710

[Residential rates](#)

[Business rates](#)

Independent Gas Marketers - under the BC Customer Choice Program, customers may have the option to buy the commodity portion of their natural gas from an independent gas marketer rather than FortisBC. These marketers provide the gas price contract while [FortisBC](#) continues to deliver the gas via its infrastructure.

Where Natural Gas Might Not Be Available - in some rural parts of the CSRD (especially remote portions of Areas F or D), piped natural gas may not be available. In these situations, residents often rely on propane delivered by truck, electric heating, or wood heat. This is common in many interior rural communities outside established gas grid regions. (This is a general pattern in rural BC; you'd need a specific address check to confirm piped gas availability.)

## MUNICIPAL

### Water

The Columbia Shuswap Regional District (CSRD) Utilities Department plans, manages, and operates community water systems in unincorporated areas, including 11 [water systems](#) in Areas C, F, and some parts of G and D.

[Water rates are specific to each water utility.](#)

### Sewer

Rural properties employ private onsite wastewater systems (septic tanks/fields) rather than a traditional sewer network, with homeowners responsible for upkeep. Most (but not all) homes in Shuswap Lake Estates have sewer connection to a modern sub-surface aerated lagoon wastewater treatment facility.

*Note: the CSRD has Liquid Waste Management Plans (LWMPs) for several electoral areas (C, F/North Shuswap, and others), which describe options for managing wastewater. These plans recommend studying or eventually implementing community sewer systems in some communities (e.g., Scotch Creek, Blind Bay, Sorrento), but they are not currently full CSRD-operated sewer utilities.*

### Garbage

The CSRD does not operate curbside garbage or recycling collection programs. The CSRD operates a network of user-pay (tipping fee) transfer stations and landfill/ disposal facilities across the region for drop-off of bagged household garbage, recyclables, yard waste.

- 1 landfill (Salmon Arm).
- 4 waste transfer/recycling stations (Area D – Glenemma, Falkland, Skimikin, Area F – Seymour Arm, Scotch Creek).
- 1 recycling depot – (Area G – Sorrento).
- Bottle depot – Salmon Arm.

Businesses contract a private waste hauler if they want regular pickup at their site.

Solid waste facility [location map](#).

## COMMUNICATION

### Internet

[TELUS](#)

[Rogers](#)

[Xplore Internet](#)

[Wakey](#) (Scotch Creek area)

[Starlink](#)

### Cell

[TELUS Mobility](#) 5G/5G+ in large portions of the Shuswap.

[Coverage map](#).

[Bell Mobility](#) 5G/5G+ in large portions of the Shuswap.

[Coverage map](#).

[Rogers Wireless](#) 5G/5G+ in large portions of the Shuswap.

[Coverage map](#).

## TV

[Rogers Xfinity TV](#) (former Shaw with Rogers merger)  
[vMedia](#)

## Satellite TV

[Shaw Direct](#)  
[Bell](#)

## Local News

[My Shuswap Now](#) (local online news)  
[North Shuswap Kicker](#)

## Radio

[CKVS FM 93.7](#) “Voice of the Shuswap”  
[CKXR FM 91.5](#) “Summit” (102.1 in Sorrento)  
[CBC Radio One](#) (various frequencies)

## EMERGENCY SERVICES

The Columbia Shuswap Regional District (CSRD) is a 911 community.

The CSRD provides [fire protection services](#) via a number of volunteer fire departments:

Area C/G: Eagle Bay, Sorrento/Shuswap (multiple halls), Nicholson, Swansea Point, Tappen/Sunnybrae, White Lake.  
Area D: Falkland, Rancho/Deep Creek, Silver Creek.  
Area F: Anglemont, Celista, Scotch Creek.

## RCMP

- [Salmon Arm detachment](#) (serving most of CSRD Areas C/G, D, F). 1980 – 11th Ave. NE. Non-emergency t: 250-832-6044.
- [Chase detachment](#) (serving North Shuswap – Area F). Non-emergency t: 250-679-3221.
- [Sicamous detachment](#) (serving eastern Area F). Non-emergency t: 250-836-2878. [Facebook page](#).

Shuswap Emergency Medical Services (EMS) is provided by BC Emergency Health Services (BCEHS) via the British Columbia Ambulance Service. EMS is located in Salmon Arm and Chase. [North Shuswap First Responders Society](#) is a volunteer first responder group that provides: on scene medical support in emergencies; intermediary care while BC Ambulance Service resources are en route; works under dispatch from BCEHS, with North Shuswap service area including Celista, Scotch Creek, St. Ives, and surrounding rural roads.

The Shuswap Emergency Program (SEP) is a regional emergency planning and coordination body led by the CSRD. SEP handles: evacuation alerts and orders; wildfire, flood, and extreme weather planning; emergency operations centre coordination; public alerts and safety information dissemination. Emergency hotline: 1-877-996-3344. Office (Salmon Arm): 250-833-5927.

## EDUCATION

### Pre-School

- [Sorrento Preschool Society](#) (Sorrento) – play based preschool for young children (ages 30 months to school age). Licensed and community focused, often with options for children preparing for Kindergarten.
- [North Shuswap Preschool](#) – operated by the North Shuswap Childcare Society at North Shuswap Elementary School, offering preschool sessions (usually Mon/Wed/Fri) for kids 32 months+ up to school age.
- [Blind Bay Munchkins Childcare Ltd.](#) (Blind Bay) – supports early years learning and social development in a licensed daycare setting.
- [South Shuswap Child Care Center](#) (Blind Bay area) – serving early childhood age groups and preschool aged children.
- [Discovery Kids Club](#) (Salmon Arm) – an option for families near the southern CSRD.
- [Maple Tree Montessori Preschool, Kindergarten & Daycare Alternative](#) (Salmon Arm) – preschool/program that blends early learning with Montessori pedagogy.
- [Shuswap Children’s Association](#) (Salmon Arm) – not a preschool itself, but offers child care resource support and referrals for parents looking for preschool/daycare options.
- [Shuswap Child Care Resource & Referral](#) – helps parents find licensed care, connect to programs, and access funding supports.

### Primary

Primary education is provided by the [Nicola Simalkameen School District](#).

341 Shuswap Street SW, Salmon Arm, t: 250.832-2157.

### Area Schools

- Sorrento Elementary School (K-7) – Area C
- Falkland Elementary School (K-7) – Area D
- North Shuswap Elementary School (K-7) – Area F (Scotch Creek/Celista area)
- Salmon Arm Secondary School (8-12, Salmon Arm) — main public high school for most rural catchments.
- J.L. Jackson Secondary (8-12, Salmon Arm) — part of the new configuration serving some catchments and program tracks.

School bus service typically runs to both elementary and high schools in the district.

### Post-Secondary

- [Okanagan College](#) – Salmon Arm Campus – 30-45 mins. Range of programs including university transfer courses, trades, certificates, diplomas, and continuing education.
- [UBC – Okanagan](#) (UBC Okanagan) – Kelowna 1.5-2 hrs. Major public research university offering bachelor’s, master’s, and doctoral programs across sciences, arts, engineering, business, and more.

- [Thompson Rivers University](#) (TRU). Wide academic program offering, trades training, and flexible learning options including continuing studies.

## MEDICAL

### Hospitals/Emergency Care

- [Shuswap Lake General Hospital](#) (Salmon Arm, 30-45 mins) – full hospital with emergency department, inpatient care, and general hospital services serving the broader Shuswap area. “Level 2” hospital: 24/7 emergency department with physician coverage; inpatient acute care (medical and surgical); some surgical services (general surgery); diagnostic imaging (X-ray, CT, lab); maternity / obstetrics services in some cases; can stabilize and transfer patients needing specialized care.
- [Royal Inland Hospital](#) (Kamloops, 1.5-2 hrs) - full tertiary care including intensive care, major surgery, specialized medical services, maternity, and advanced diagnostics.

### Community Health Centres

- [Sorrento & Area Community Health Centre](#) (Sorrento) – south Shuswap/Sorrento. Primary care, nurse practitioners, foot care, immunizations. Appointment required (not a walk in clinic).
- [North Shuswap Health Centre](#) (Scotch Creek – serving Area F and nearby rural communities). Shared care clinics with physicians, allied services, some lab services (appointment based).
- [Salmon Arm Health Centre](#) (Salmon Arm). Community/ outpatient care, prevention, health promotion, and supportive programs.
- [Chase and District Health Centre](#) – serving regional rural populations; a reasonable secondary access point for some residents.

[Shuswap Saturday Clinic](#) - weekly walk in urgent care (non emergency) by local family doctors/nurse practitioners for same day minor illnesses; locations rotate around Salmon Arm area.

### General / Family Practice Clinics (Salmon Arm):

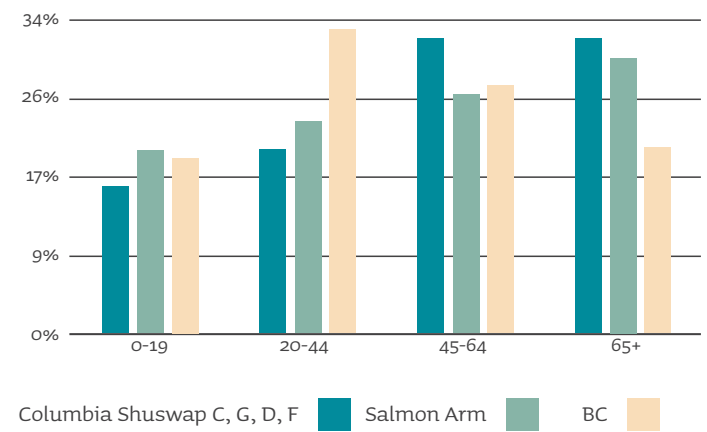
Several clinics in Salmon Arm:

- Salmon Arm Medical Clinic.
- Shuswap Providence Medical Clinic.
- Maple Tree Medical Clinic.
- Mount Ida Medical Centre.
- Walmart Medical Clinic.
- Shuswap Family Practice – Family practice (transitioning into Mount Ida Medical).
- [Shuswap Outpatient Laboratory](#).

## FUTURE GROWTH SECTORS

Agri-food, Construction (housing), Retail and Services, Tourism, Tech, Forestry Value-Add Manufacturing.

## POPULATION AGE STRUCTURE



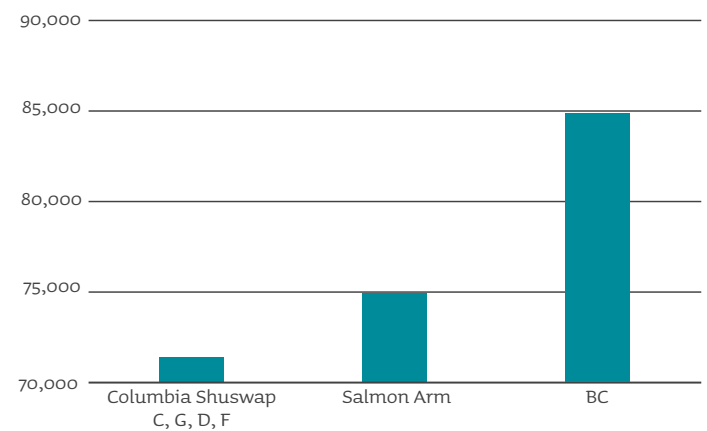
Src: Census Canada, 2021

## MEDIAN AGE

Columbia Shuswap Areas C/G, D, F (SEDS Service Area): 56  
BC: 42.8

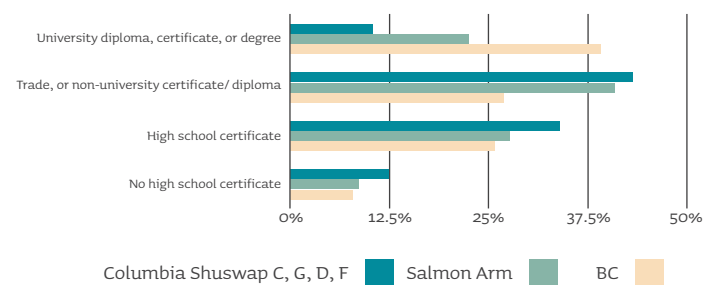
Columbia Shuswap Areas C/G, D, F median age has risen 2.6 years 2011-2021 compared to 2.2 year increase in BC.

## MEDIAN HOUSEHOLD INCOME



Src: Census Canada, 2021

## LEVEL OF EDUCATION



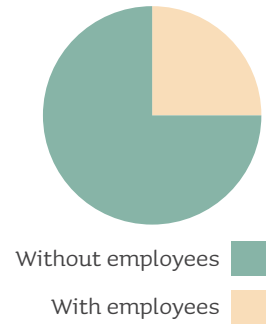
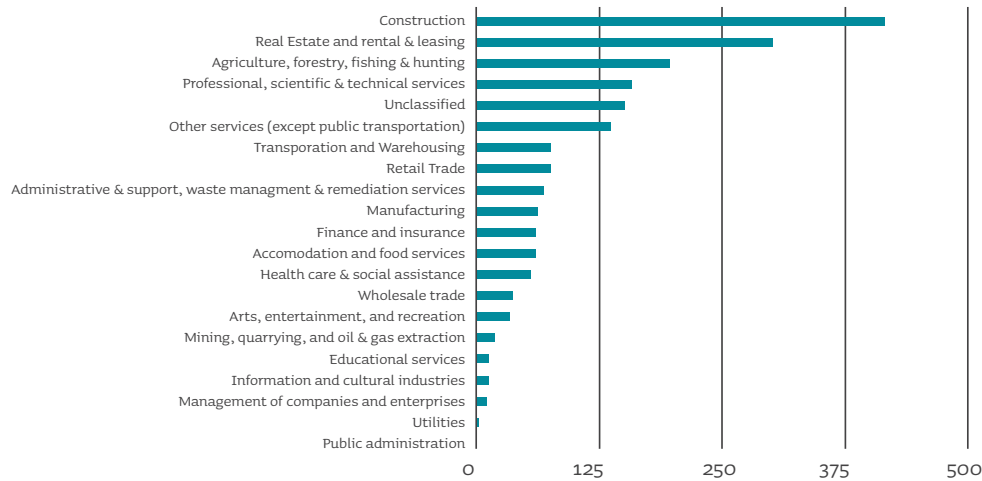
Src: Census Canada, 2021

## BUSINESS DEVELOPMENT

Number of businesses (2025): 1952

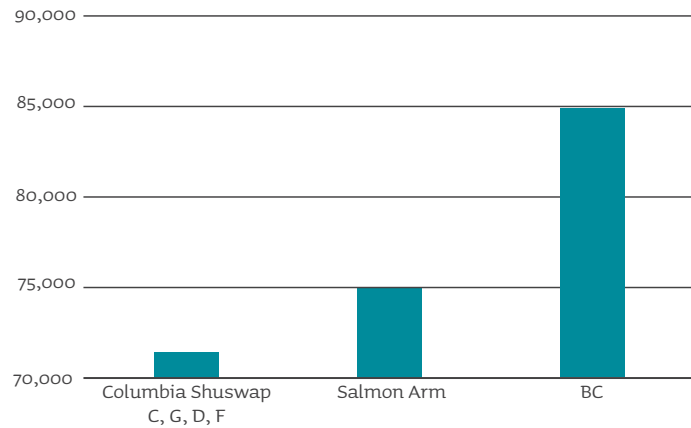
Src: Lightcast

### Businesses by type (2025)



Src: Lightcast

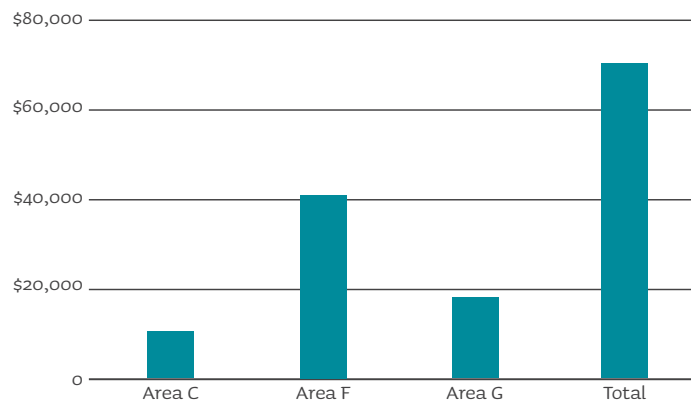
## HOUSING STARTS (2025)



SEDS Service Area represents 82% of Columbia Shuswap Regional District housing starts.

Src: Columbia Shuswap Regional District

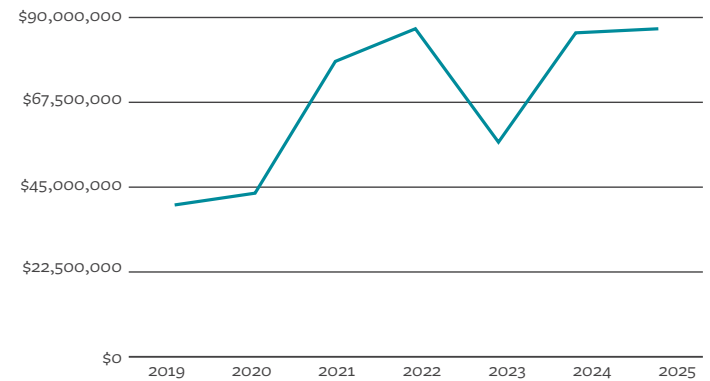
## CONSTRUCTION VALUE (2025): SEDS SERVICE AREA



SEDS Service Area represents 78% of Columbia Shuswap Regional District construction value.

Src: Columbia Shuswap Regional District

## CONSTRUCTION VALUE HISTORY: COLUMBIA SHUSWAP REGIONAL DISTRICT



Src: Columbia Shuswap Regional District

## LODGING

Total hotel/motel/B&B (not incl. short-term rentals) – 170  
RV and campground sites - 590

### Area C & G — South Shuswap (Sorrento, Blind Bay, Eagle Bay, Tappen)

#### Resorts, Lodges & Vacation Rentals

(# rooms indicated in brackets)

- [Carmel Beach Private Lodges](#) (23) – highly rated lodge on Eagle Bay near the lake.
- [Maples Beach \(8\) And White Sands Resorts \(8\)](#) – multi building lakeside resort in Sorrento.
- [Jewel Bay Resort](#) (13) – waterfront resort near Sorrento.
- Shuswap Lake Cabins & Resort (8) – cabin style accommodation in Sorrento. 250.675.2420.

## Cottages & Guesthouses

- [Eagleview Cottages](#) (10) – cottage rental in Blind Bay.
- [Solitude Bed & Breakfast](#) (2) – B&B near Sorrento.
- [Selah Retreat Guesthouse B&B](#) (3) – Guesthouse in Sorrento.
- [Hannie's Gasthuis](#) (3) – B&B in Blind Bay.

## Other Stays

- [Sky Blue Waters Resort](#) (RV) (31) – resort in Tappen, near Shuswap Lake.
- [Sorrento Lakeview Inn](#) (22) – inn along Highway 1 in Sorrento.

Blind Bay Resort (93 RV sites - mostly RV only spaces with hookups). 35 vacation/rental units (cottages/RV rentals).

<https://www.blindbayresort.com/>

## Area F — North Shuswap (Scotch Creek, Celista, Anglemont)

### Cottages & Lodges

- [Scotch Creek Cottages](#) (20) – lakeside cottage rentals in Scotch Creek.
- [Grizzly Lodge](#) (14) – Canada's only true backcountry lodge catering specifically to the snowmobiling community. Lodge options in the forest near Scotch Creek.
- [Anglemont Inn](#) (16)

### Campgrounds & RV

- [Chimney Rock Resort](#) (4 cabins, 4 full-service RV sites, additional partial service sites) – campground and resort style accommodation in Celista.
- Cottonwood Cove RV Resort (83 sites, 40 marina slips) – RV park in Lee Creek / Anglemont.  
<https://cottonwoodcoversort.ca/>
- [Shuswap Lake Provincial Park](#) (approx. 330 sites)

## Area D — Falkland

### Resort & Motel

- [Pillar Lake Resort](#) (11 cabins, 45 RV sites) – resort close to Falkland with cabins/lodges near lakes.
- [Highland Motel](#) (4).

**Short term rentals and Airbnbs** are common across Areas C, G, D, and F — especially in summer:

- [Airbnb](#)
- [VRBO](#)
- There are an estimated 1500 short-term rentals in the wider Columbia Shuswap Regional District. Src: [CSRD](#)

## TAX RATES (2025)

### [CSRD Local Tax Rates \(2025\)](#)

#### AREA C

Residential – 3.1488

#### Representative Non-Residential Property (Tappen Mixed Commercial/Industrial Use)

- Light Industry – 11.45366
  - Provincial – 2.47
  - School – 3.56
  - Police - .293
  - CSRD Local – 2.79147
  - Fire – 1.12717
  - Library - .23336
  - Hospital - .78707
  - BC Assessment - .10040
  - Municipal Finance Authority - .0007

*Note: this is not inclusive of any area-specific parcel tax*

- Business – 10.05722
  - Provincial – 2.47
  - School – 3.56
  - Police - .2111
  - CSRD Local – 2.0115
  - Fire - .81222
  - Library - .32385
  - Hospital - .56715
  - BC Assessment - .10090
  - Municipal Finance Authority - .0005

*Note: this is not inclusive of any area-specific parcel tax*

*Example 1: \$613,478 residential assessment (Area G average residential property assessment) x 3.1488/1000 = \$1,931.72 annual property taxes not including any area-specific parcel or other service taxes.*

*Example 2: \$1,000,000 industrial assessment x 11.45366/1000 = \$11,453 annual property taxes not including any area-specific parcel or other service taxes.*

*Example 3: \$500,000 business assessment x 10.05722 = \$5,028.61 not including any area-specific parcel or other service taxes.*

- Area C Other Service Taxes: Fire Protection: Area C sub-regional (.3311), Kault Hill (.5093)
- Area C Parcel Taxes: Eagle Bay Water \$435.95, Sunnybrae Waterworks \$455.94

[CSRD Local Service Budget/Taxes](#). Area C Total Tax Rates incl.:

1) Provincial, 2) Local Service, 3) Hospital Districts, 4) [Other Agencies](#), Draft-2. Note: there are additional parcel (utilities) and/or other (e.g. fire protection) taxes depending on specific location. Area C: [About Your Taxes](#)

## AREA D

Residential – 3.1844

### Representative Non-Residential Property (Silver Creek Commercial)

- Business – 11.94295
  - Provincial – 2.47
  - School – 3.56
  - Police - .384
  - CSRD Local – 1.95025
  - Cemetery - .0122
  - Sterile Insect .05532
  - Fire – 2.60927
  - Library - .23336
  - Hospital - .56715
  - BC Assessment - .10090
  - Municipal Finance Authority - .0005

No parcel tax

*Example 1: \$583,713 residential assessment (Area D average residential property assessment) x 3.1844/1000 = \$1,858.77 annual property taxes not including any area-specific parcel or other service taxes.*

*Example 2: \$500,000 business assessment x 11.94295 = \$5,971.48*

- Area D Other Service Taxes: Fire Protection: Falkland (.9003), Rancho/Deep Creek .5697, Silver Creek 1.0598, Street Lighting Falkland .1565, Transit Rancho/Deep Creek .0109, Cemetery .008, Sterile Insect Release Program .0231.
- Area D Parcel Taxes: Falkland Water \$291.93.

[CSRD Local Service Budget/Taxes](#). Area D Total Tax Rates incl.:

1) Provincial, 2) Local Service, 3) Hospital Districts, 4) [Other Agencies](#), Draft-2. Note: there are additional parcel (utilities) and/or other (e.g. fire protection) taxes depending on specific location. Area D [About Your Taxes](#)

## AREA F

Residential – 3.2755

### Representative Non-Residential Property (Scotch Creek Industrial)

- Light Industry – 12.37247
  - Provincial – 2.47
  - School – 3.56
  - Police - .21
  - CSRD Local – 2.72622
  - First Responders - .04757
  - Sterile Insect .05532
  - Fire – 1.53874
  - Library - .32385

- Building Inspection - .15915
- Mosquito Control - .13182
- Hospital – 1.0487
- BC Assessment - .10040
- Municipal Finance Authority - .0007
- Parcel tax North Shuswap LWM 7.44

*Example 1: \$491,055 residential assessment (Area F average residential property assessment) x 3.2755/1000 = \$1,608.45 annual property taxes not including any area-specific parcel or other service taxes.*

*Example 2: \$1,000,000 industrial assessment x 12.37247 = \$12,372.47*

- Area F Other Service Taxes: Fire Protection .4522, North Shuswap First Responders .0140, Dangerous Dog Control .0040, Fire Protection .4522, Building Inspection .0489, Mosquito Control .0387.
- Area F Parcel Taxes: Street Lighting St. Ives \$30.34, Waterworks: Saratoga \$271.97, Anglemont \$559.93, Cottonwoods \$277.97, Scotch Creek \$578.26, North Shuswap LWMP \$7.42, Seymour Arm LWMP \$11.79 .

[CSRD Local Service Budget/Taxes](#). Area F Total Tax Rates incl.: 1) Provincial, 2) Local Service, 3) Hospital Districts, 4) [Other Agencies](#). Note: there are additional parcel (utilities) and/or other (e.g. fire protection) taxes depending on specific location. Area F [About Your Taxes](#).

## AREA G

Residential – 3.1096

### Representative Non-Residential Property (Sorrento Commercial)

- Business – 10.16086
  - Provincial – 2.47
  - School – 3.56
  - Police - .193
  - CSRD Local – 1.97272
  - Sorrento Street Lighting - .16052
  - Fire - .81222
  - Library - .32385
  - Hospital - .56715
  - BC Assessment - .10090
  - Municipal Finance Authority - .0005
  - Parcel Tax: Sorrento Water \$262.96

*Example 1: \$686,468 residential assessment (Area G average residential property assessment) x 3.1096/1000 = \$2,134.64 annual property taxes not including any area-specific parcel or other service taxes.*

Example 2: \$500,000 business assessment x 10.16086 = \$5080.43  
plus \$262.96 parcel tax = \$5,343.39

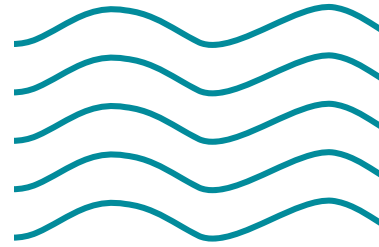
- Area G Other Service Taxes: Fire Protection: South Shuswap Sub-regional (.3074), Street Lighting: Sorrento (.0656), Blind Bay (.0191), Anti-Whistling – Elson Road Crossing (.0346)
- Area G Parcel Taxes: Cedar Heights Water \$207.97, MacArthur/Reedman Water \$360.95, Sorrento Water \$262.97, Waverly Park Water Users Loan \$1096.33

[CSRD Local Service Budget/Taxes](#). Area G Total Tax Rates incl.:

1) Provincial, 2) Local Service, 3) Hospital Districts, 4) [Other Agencies](#). Note: there are additional parcel (utilities) and/or other (e.g. fire protection) taxes depending on specific location. Area G [About Your Taxes](#).

You can search for specific property taxes via link to “[estimate your taxes](#)”, with street address entry on [Parcel Map BC](#), note of 9 digit PID number in result, and property tax search via the BC Government.

Home Owner Grant: if the property is your principal residence and you qualify (you live in it and meet BC criteria – e.g. senior, veteran), you can apply for the [BC Home Owner Grant](#), which reduces your tax bill (sometimes significantly).



# ECONOMY AT A GLANCE\*

\*Note: SEDS economic data estimates based on Census Subdivision (CSD) or Census Agglomeration (CA) boundaries. If a municipality is too small or data-sparse, it may be rolled up into a larger functional region, such as a Census Division or Economic Region. In these cases, the reported data is proportional to the share of business locations or employment modeled for that area.

## Top Industries (2 Digit NAIC)

Construction – 21%  
Retail – 11%  
Accommodation and Food Services – 9.5%  
Education – 6.5%  
Agriculture – 5.5%

## Fastest Growing Industries (#, 2015-2025)

Construction – 397 (77%)  
Accommodation and food services – 176 (75%)  
Education – 163 (138%)  
Administrative and support, waste management and remediation services – 144 (109%)  
Arts, entertainment, and recreation – 95 (110%)

**Employment Growth 2015-2025:** 1426 (50%). BC 581,704 (23%)

## Employment Concentration Top 5 (#)

Relative strength of an industry in a region compared to the national average, >1 = > than Canadian average.

Forest nurseries and gathering of forest products – 164  
Logging - 21  
Other chemical product manufacturing - 13  
Recyclable material merchant wholesalers - 12  
Support activities for farms - 12

## Competitive Effect Top 5

How strongly a region’s industry attracts or repels jobs compared to the national average, indicating local advantage, >1 = more competitive locally than the national average.

Full-service restaurants and limited-service eating places – 217  
Building equipment contractors - 202  
Building finishing contractors - 133  
Services to buildings and dwellings - 129  
Commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance – 110

## Top 10 Occupations (#)

Managers in construction and facility operation and maintenance - 223  
Cashiers and other sales support occupations - 162  
Secondary, elementary and kindergarten school teachers - 151  
Managers in agriculture, horticulture and aquaculture - 147  
Retail and wholesale trade managers - 131  
Food support occupations - 127  
Roofers, glaziers, painters, decorators and floor covering installers - 116  
Cleaners - 116  
Retail salespersons and non-technical wholesale trade sales and account representatives - 112  
Accounting, insurance and related business administrative occupations - 112

**Total Exports** (2022 Input-Output Year): \$325,750,601

**Top 10 Exports** (2022 Input-Output Year)

- Farms (\$53.8 M, 16.5%)
- Building equipment contractors (\$20.4 M, 6.3%)
- Schools (\$18.7 M, 5.7%)
- Residential building construction (\$14.7 M, 4.5%)
- Other chemical product manufacturing (\$13.3 M, 4.1%)
- Logging (\$13.1 M, 4%)
- Other amusement and recreation industries (\$11.9 M, 3.7%)
- Forest nurseries and gathering of forest products (\$11 M, 3.4%)
- Highway, street and bridge construction (\$11 M, 3.4%)
- Other federal services (\$10.9 M, 3.3%)

**Enterprise Opportunities** (products and services to Shuswap communities, based on Export Values):

- Forestry value-add (Logging \$43 M, Veneer, plywood and engineered wood product manufacturing \$282 M, Sawmills and wood preservation \$217 M, Support activities for forestry \$39 M).
- Other electrical equipment and component manufacturing (\$327 M).
- Industrial machinery manufacturing (\$159 M).
- Agriculture value-add (Farms \$118 M).
- Construction (\$67 M).

**Enterprise Opportunities** (products and services to North Okanagan, based on Export Values):

- Forestry value-add (Sawmills and wood preservation \$910 M, Veneer, plywood and engineered wood product manufacturing \$229 M, Logging \$111 M, Other wood product manufacturing \$96 M).
- Agriculture value-add (Farms \$790 M, beverage manufacturing \$612 M, Fruit and vegetable preserving and specialty food manufacturing \$225 M, Grain and oilseed milling \$183 M, Food merchant wholesalers \$96 M).
- Construction (Residential building construction \$909 M, Building equipment contractors \$208 M, Foundation, structure, and building exterior contractors \$88 M, Building finishing contractors \$88 M, Household and institutional furniture and kitchen cabinet manufacturing \$77 M).
- Professional Services (Computer systems design and related services \$214 M, Management, scientific and technical consulting services \$138 M, Architectural, engineering and related services \$133 M, Other professional, scientific and technical services \$74 M).
- Healthcare (Hospitals \$669 M, Community care facilities for the elderly \$188 M, Nursing care facilities \$175 M, Other residential care facilities - \$142 M, Other ambulatory health care services \$134 M, Out-patient care centres \$108 M, Offices of physicians \$98 M, Offices of dentists \$92 M).

**Average Wages Across All Sectors:** \$44,110 (BC \$60,308)

**Average Wages in Key Sectors:** 1) Construction \$74,838; 2) Forestry – logging \$77,466, Support activities for forestry \$61,977; 3) Professional, scientific and technical services \$86,473; 4) Accommodation and food services \$26,094; 5) Farms \$35,608

**Key Imported Purchases – Shuswap (SEDS service area)**

(Enterprise Import Replacement Opportunities – regional goods and services provision): 1) Architectural, engineering and related services (\$6.2 M total purchases, 99% imported); 2) Plastic product manufacturing (\$5M total purchases, 94% imported); 3) Realtors (\$4.6 M total purchases, 100% imported); 4) Animal food manufacturing (\$3.9 M total purchases, 100% imported); 5) Insurance carriers (\$3.3 M total purchases, 83% imported)

**Key Imported Purchases – Shuswap** (Enterprise Import Replacement Opportunities – regional goods and services provision): 1) Logging (\$130 M total purchases, 52% imported); 2) Sawmills and wood preservation (\$46 M total purchases, 46% imported); 3) General freight trucking (\$36 M total purchases, 65% imported); 4) Realtors (\$32 M total purchases, 52% imported); 5) Plastic products manufacturing (\$29 M total purchases, 100% imported)

**Key Imported Purchases – North Okanagan** (Enterprise Import Replacement Opportunities – regional goods and services provision): 1) Logging (\$460 M total purchases, 46% imported); 2) Architectural, engineering and related services (\$359 M total purchases, 48% imported); 3) Plastic product manufacturing (289 M total purchases, 67% imported); 4) General freight trucking (\$279 M total purchases, 59% imported); 5) Computer systems design and related services (\$264 M total purchases, 34% imported)

**Projected Job Growth (2025-2031):**

Shuswap (SEDS service area): 268 (6% of 2025 industry employment)

- Leading projected job creators: Services to buildings and dwellings (41); Full-service restaurants and limited-service eating places (37); Building equipment contractors (37); Residential building construction (26); Other amusement and recreation industries (19); Commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance (18); Elementary and secondary schools (15).

Shuswap: 1,344 (7% of 2025 industry employment)

North Central Okanagan: 12,247 (7% of 2025 industry employment)

BC: 189,070 (6% of 2025 industry employment)

# GENERAL BUSINESS RESOURCES

These general business resources can be helpful as you explore your investment/relocation opportunity, and grow your business:

## SHUSWAP

### Shuswap Economic Development Society

Sorrento, BC

t: 250.804.5527

e: [info@shuswapecdev.ca](mailto:info@shuswapecdev.ca)

[www.investshuswap.ca](http://www.investshuswap.ca)

### Chambers of Commerce

- [North Shuswap](#) (north shore Shuswap Lake).
- [South Shuswap](#) (Sorrento/Blind Bay).
- [Salmon Arm](#).

### Columbia Shuswap Regional District

Local government for Shuswap Economic Development Society service area.

Development & Planning Services

555 Harbourfront Drive NE

Salmon Arm, BC V1E 4P1

t: 250.832.8194

e: [plan@csrd.bc.ca](mailto:plan@csrd.bc.ca)

- [Planning Application Form](#).
- [Planning Online Application Form Tips](#).
- [Building Regulation & Inspection](#).
- [Variances](#).
- [Official Community Plans](#).
- [Zoning Bylaws](#).  
There is no business license requirement
- [Short Term Rentals](#) are not regulated with exception of Area B (principal residence requirement).
- [Secondary dwellings](#) are permitted in all areas with Zoning Bylaws.

### Salmon Arm Economic Development Society

City of Salmon Arm economic development and tourism service.

[saeds.ca](http://saeds.ca)

### Community Futures Shuswap

Business and economic development services. Primary local touchpoint for financing and business coaching.

[beyourfuture.ca](http://beyourfuture.ca)

- [Launch-a-Preneur Program](#) - fostering new business start-ups in the region by encouraging participants to support one another as they build their businesses from concept to launch
- [Business Toolkit](#) - Downloadable templates for business planning, cash flow analysis, legal checklists, and loan applications

### Workforce BC

[Connecting employers with workforce-related resources.](#)

### Accelerate Okanagan

Not for profit business and technology accelerator based in Kelowna focused on helping entrepreneurs and tech companies start, grow, and scale their businesses.

[accelerateokanagan.com](http://accelerateokanagan.com)

### Shuswap Construction Industry Professionals

[scip.bc.ca](http://scip.bc.ca)

### Shuswap Business Support Hub

Central point of contact providing a consistent, clear path forward for all Shuswap business clients seeking support services -- all at no cost to the individuals accessing these services.

[shuswapbusinesshub.ca](http://shuswapbusinesshub.ca)

### Green Resilience Grant – Powered by Salmon Arm Savings and Credit Union

Empowers local organizations, small businesses, and community groups to reduce environmental impacts, improve resource efficiency, and help the region adapt to changing climate and economic conditions.

[sascu.com/about/community/our-impact](http://sascu.com/about/community/our-impact)

### Salmon Arm Innovation Centre - Powered by Salmon Arm Savings and Credit Union

Co-working space with affordable offices and makerspace environment — great for networking, collaboration, and growing innovative businesses.

[innovatesa.ca](http://innovatesa.ca)

### Central Interior Business Accelerator (CIBA)

Supports startups and growing businesses with mentoring, coaching, shared office/co working spaces, and other services.

[acceleratebusiness.ca](http://acceleratebusiness.ca)

### ETSI BC – Economic Trust of the Southern Interior

Grant funding, resources and training that fosters collaboration and connections with the region's local governments, First nations, economic development practitioners, non-profit business support organizations, industry groups and post-secondary institutions.

[etsi-bc.ca](http://etsi-bc.ca)

## BC

### [BC Government Look West Strategy](#)

#### **BC Government**

[Directory](#) of funding/grants, small business resources, and services.

- Starting a Small Business Guide.  
<https://www2.gov.bc.ca/gov/content/employment-business/business/small-business/resources/starting-a-small-business-guide>
- [Managing Your Business](#).
- [Business Foundations](#).
- [Corporate Income Tax Guide](#).
- [Ministry of Jobs, Tourism and Innovation venture capital program](#).

#### **Trade and Invest BC**

Connects businesses and investors — both local and international — with opportunities, resources and support to locate, invest, expand, export or establish in B.C.

- [Taxes, Incentives and Programs for Business](#).
- [Exporting from BC](#).
- [Investing in BC](#).

#### **Work BC**

Job board, wage subsidies and training supports, and recruitment, screening, and labour-market advice to support hiring and workforce retention. Employment services, training, and resources to help British Columbians find work and develop their careers, and employers.

- [Incentives and Tax Credits](#).

#### **BC Stats**

Statistics, economic research, information and analysis.

#### **Innovate BC**

Supports innovation and tech focused startups/SMEs. Offers programs like the newly launched Microgrant Platform (for early stage ventures needing quick funds for go to market activities), and the broader Venture Acceleration Program (VAP) to help scale tech ventures.

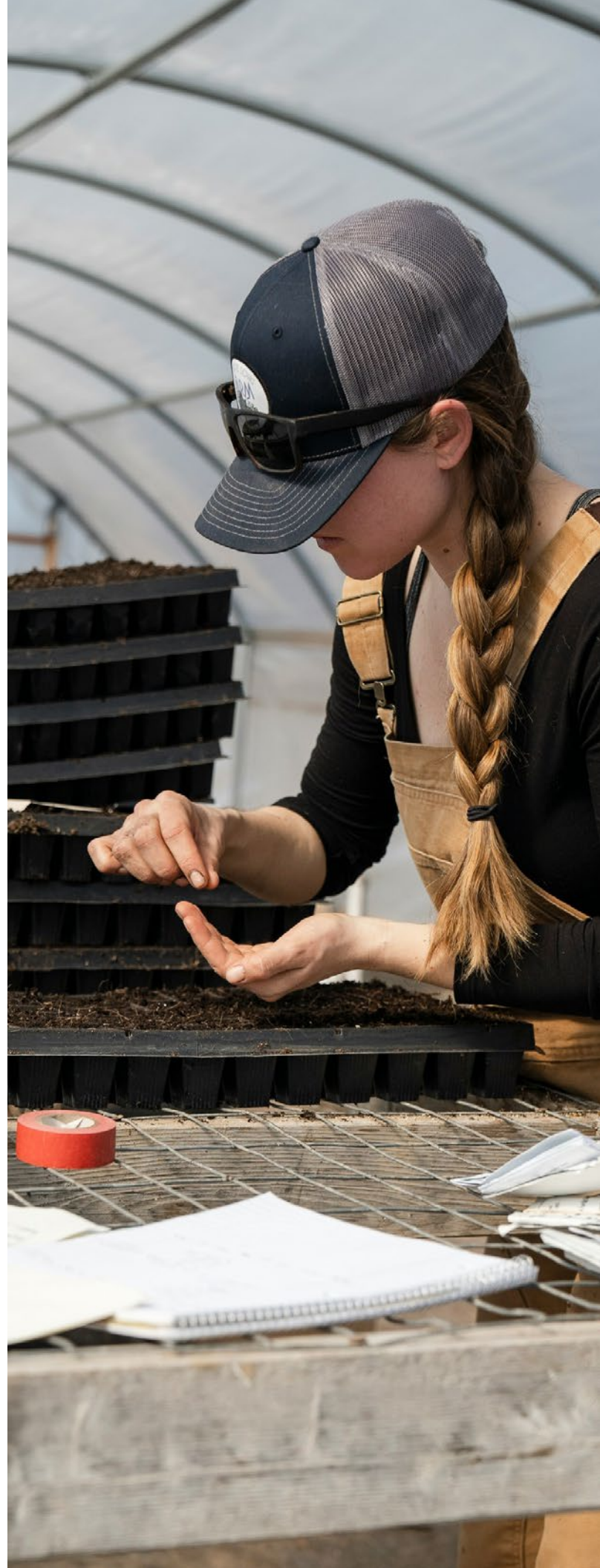
#### **BC Export Navigator**

Helps small businesses in BC become export ready and access new markets beyond Canada.

#### **Destination BC**

British Columbia's provincial tourism organization, responsible for marketing the province globally and supporting industry development, research, and destination management to grow the visitor economy.

#### **WeBC**



Funding, mentoring, training and business support services to women entrepreneurs to help them start, grow, and lead their businesses.

## ADDITIONAL BUSINESS INCENTIVES AND TAX CREDITS RESOURCES

TaxBreak.ca – BC Business Credits: Offers an up-to-date overview of major Saskatchewan business credits, including those for hiring, rural support, property tax, manufacturing, R&D, and agriculture.

## CANADA

### PacifiCan

Provides funding, capital access, export and scaling support via programs like the Business Acceleration Pilot (BizAP), and other initiatives targeting inclusive economic growth.

### Business Benefits Finder

### Invest Canada

Comprehensive business investment information.

### Government of Canada Business and Industry Resources

### Innovation, Science and Economic Development Canada

Comprehensive business investment information.

### Business Development Bank of Canada

Financial, investment and consulting services to Canadian small and medium-sized businesses.

### Canadian Industry Statistics

Sector-based industry performance indicators.

### Futurpreneur

Financing, mentoring and support tools for aspiring business owners aged 18-39.

### Canadian Manufacturers & Exporters (Association)

### Canada Digital Adoption Program

### Trade Commissioner

Export guide.

## REAL ESTATE

### **Century 21 Lakeside Realty**

Scotch Creek Office  
3871 Squilax Anglemont Road, Scotch Creek  
250.955.0307

Sorrento Office  
#10-1240 Trans Canada Hwy Sorrento  
250.675.2317

[century21lakeside.com](http://century21lakeside.com)

### **Fair Realty**

#8-1257 Trans Canada Hwy  
Sorrento, British Columbia  
250.675.5117

[fairrealty.com](http://fairrealty.com)

### **HomeLife Salmon Arm Realty**

404 - 251 Trans-Canada Hwy NW  
Salmon Arm BC  
250.832.7871

[homelifesalmonarm.ca](http://homelifesalmonarm.ca)

### **RE/MAX Shuswap**

#105 650 Trans Canada Hwy  
Salmon Arm  
250.832.7051

[shuswap.remaxshuswap.ca](http://shuswap.remaxshuswap.ca)

### **Royal LePage Access Real Estate Agents**

Scotch Creek Office  
4144 Squilax Anglemont Road, Scotch Creek  
[royallepageaccess.ca](http://royallepageaccess.ca)

[Realtor.ca](http://Realtor.ca) – commercial and residential listings

## FINANCE

Salmon Arm Area (serving Areas D & nearby)

- [BMO Bank of Montreal](#) – Salmon Arm.
- [CIBC](#) – Salmon Arm.
- [RBC Royal Bank](#) – Salmon Arm.
- [SASCU Credit Union](#) (two branches – Salmon Arm).
- [Scotiabank](#) – Salmon Arm.
- [TD Canada Trust Branch](#) - Salmon Arm.

Chase Area (serving Areas C, F & G)

-Chase is closer for north and south Shuswap rural residents-

[Beem Credit Union](#) – Chase

[RBC Royal Bank](#) – Chase

Contact Shuswap Economic Development Society for more information about opportunities at:

 250.804.5527

 [info@shuswapecdev.ca](mailto:info@shuswapecdev.ca)

# SHUSWAP LAKE

**Shuswap Lake is the region's soul, fueling tourism, recreation, and lifestyle appeal. The lake is a centre for boating, kayaking, swimming, paddleboarding, fishing, and more, making it a top destination for outdoor lovers. The surrounding communities, parks, trails, and water experiences draw a significant seasonal visitor base, anchoring much of the Shuswap region's recreation economy.**

## BIG & BEAUTIFUL

**Size & Shape:** Shuswap Lake covers about 310 km<sup>2</sup> of surface area and has a shoreline that stretches roughly 342 km, making it one of the largest lakes in interior British Columbia.

**Depth & Volume:** the lake's mean depth is about 62 m, with a maximum depth of 171 m in places like Seymour Arm. It holds around 19 km<sup>3</sup> of water.

**Four Arms & Water Flow:** Shuswap Lake's distinctive "H" shape is made up of four long arms joined by shallow narrows. Its waters drain via the Little River into Little Shuswap Lake and then onward to the South Thompson River.

**Hydrology:** water stays in the lake for about 2.1 years on average before flowing out, and seasonal water levels can vary by about 3 metres.


## RECREATION & CULTURE

**Houseboating Capital:** the lake and nearby Sicamous are known as the houseboating capital of Canada, with hundreds of boats exploring secluded bays and beaches in summer.

**Parks & Trails:** Shuswap Lake is a key feature in 1 campground, 8 lake access/boat launches, 23 parks, 5 trailheads, and 1 bike park offered as recreation amenity in CSRD Areas C, G, D, F. [Shuswap Lake Provincial Park](#) offers 330 campsites, long sandy beaches, paved biking trails, nature programs, and easy water access. [Shuswap Lake Marine Park](#) is comprised of 23 sites/locations, all of which are popular for fishing and water sports. Hiking and nature study are popular at some sites. There are sites which are road accessible, but most are water-access only.

**Salmon & Ecosystem:** Shuswap Lake plays a vital role in the Pacific salmon lifecycle, especially for sockeye salmon that return via tributaries like the Adams River in spectacular annual runs.

**Clear & Cool Waters:** the lake's water is generally very clear and cool, reflecting its low nutrient levels and surrounding mountainous terrain.



Fun Fact: Shuswap Lake holds 19 km<sup>3</sup> of water (19 trillion litres), enough to fill 7.6 million Olympic-sized swimming pools. Or supply for 150 billion people for one day assuming an average household uses 350 litres of water per day.

# QUALITY OF LIFE AMENITIES

## Live the good life in the Columbia Shuswap

The Columbia Shuswap is more than a place to work—it's a place to live, play, and create. From pristine lakes to rolling farmland, each area offers unique lifestyle and cultural amenities that enrich both residents and visitors:

- Area C (South Shuswap incl. White Lake, Eagle Bay, Wild Rose Bay): anchored by Shuswap Lake, Area C is a hub for boating, kayaking, fishing, and waterfront recreation. Local festivals, artisan markets, and community events add a vibrant cultural pulse that draws both families and tourists.
- Area G (South Shuswap incl. Sorrento, Blind Bay, Notch Hill): open corridors and rural landscapes make Area G ideal for hiking, cycling, and outdoor adventure. Small community centres host arts, cultural gatherings, and workshops, fostering local talent and connection.
- Area D (Falkland, Rancho / Deep Creek, Salmon Valley, Silver Creek): blends agricultural heritage with natural beauty, offering farm tours, agritourism experiences, and seasonal events. Trails, wildlife viewing, and forested parks provide year-round outdoor recreation.
- Area F (North Shuswap incl. Scotch Creek, Celistia, Anglemont, Seymour Arm): known for its amenity-rich lakeside and recreational hubs, Area F supports resorts, wellness retreats, golf, and hiking trails, alongside cultural programming that celebrates local heritage and community creativity.

Across these areas, the Shuswap offers a lifestyle that inspires balance, creativity, and connection—perfect for residents, entrepreneurs, and visitors seeking both opportunity and quality of life.



# RECREATION AMENITIES

## GENERAL

The North and South Shuswap Community Directories provide a listing and links to emergency and health services, fire departments, clubs and non-profits, and community halls:

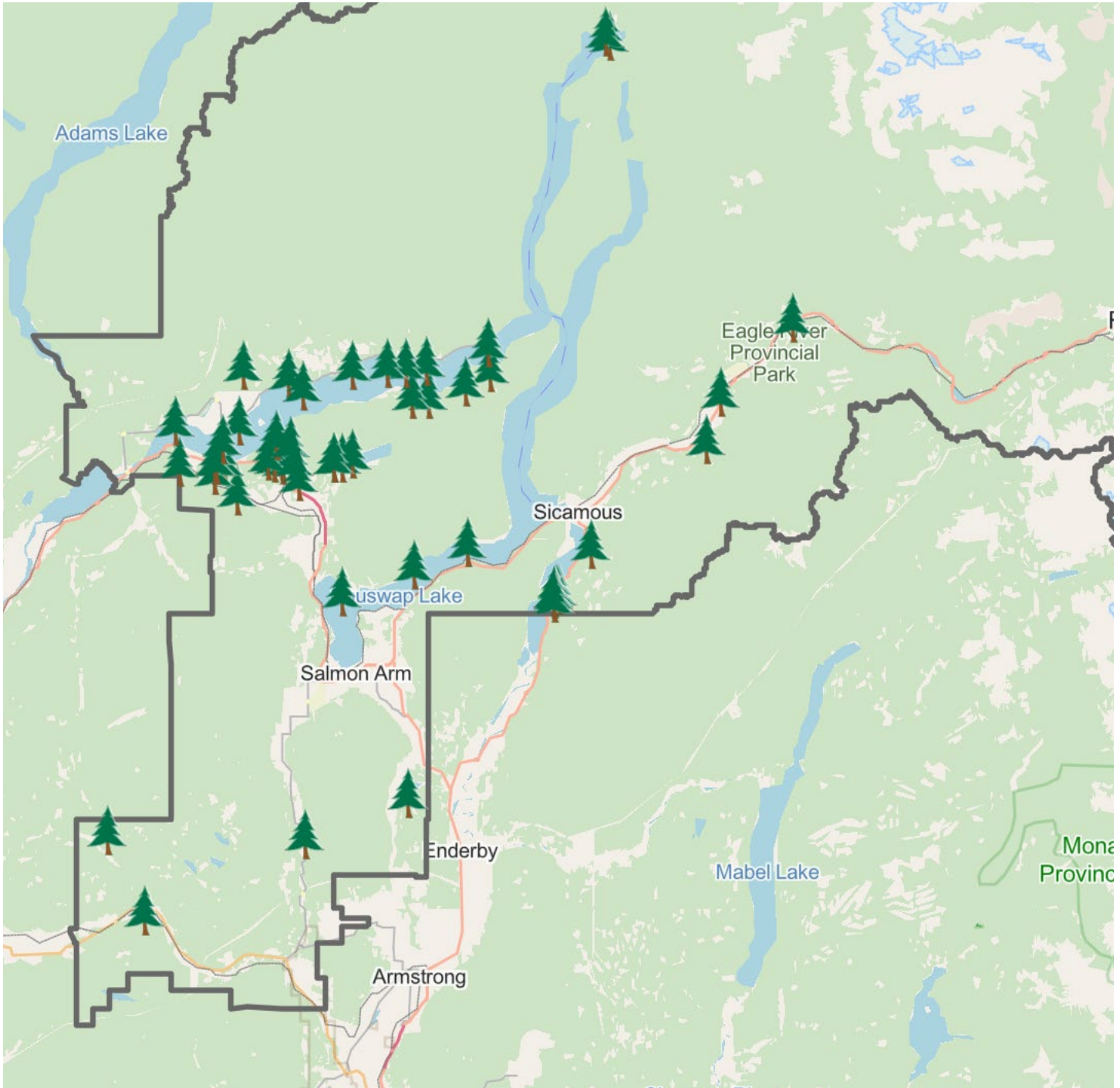
[North Shuswap Community Directory](#)

[South Shuswap Community Directory](#)

## PARKS & TRAILS

The Columbia Shuswap Regional District (CSRD) has approximately 60 developed parks and 86 kilometres of trails throughout the region. The CSRD operates/maintains 1 campground, 8 lake access/boat launches, 23 parks, 5 trailheads, and 1 bike park within Areas C/G, D, F.

[Parks & Trails Map Directory](#) (searchable)



Src: CSRD

## Outdoor Ice Rinks

[Farrell's Field](#) (Celista)

5051 Meadow Creek Road, Celista

[Silver Creek Community Park](#) (Silver Creek)

[Parson Community Park](#) (Parson)

[Sorrento-Blind Bay Park](#) (Sorrento)

## ATV/Dirt Biking

- [Shuswap Dirt Riders](#) – dirt bike club trail network around North Shuswap and Eagle Valley.
- [Shuswap Back Country Riders](#) (ATV)
- Golf

## Local

- [North Shuswap Golf Club](#) (Anglemont) – 9-holes, lake views.
- [Shuswap Lake Golf Course](#) (Blind Bay) – 18-holes, lake views.

## Nearby

- [Shuswap National Golf Course](#) (Salmon Arm) – 18 holes.
- [Salmon Arm Golf Club](#) (Salmon Arm) – 18-hole Championship, 9-hole Heritage course.
- [Club Shuswap](#) (Canoe/Salmon Arm) – 27 holes.

## Marinas

- [Shuswap Marina](#) (Blind Bay)- summer moorage, winter storage, used and consigned boat sales, boat / kayak / paddle boards / toy rentals, full service & parts department, detailing & fibreglass repairs, fuel sales, ski & board shop, marine hardware.
- [Bayside Marina](#) - easy access fuel dock, moorage, and boat launch as well as rentals and storage. Bayside Grill open for lunch and Dinner.
- Finz RV Resort & Campground (Blind Bay). [Facebook Page](#). <http://www.shuswaplakecamping.com/>

## Mountain Biking

- 470 km of [mountain biking trails in the Shuswap](#) (includes map and trail access directions)

## Snowmobiling

- [Crowfoot Mountain Snowmobile Club](#) (Celista / North Shuswap — Area F/C). Groomed trails (50 km) around Crowfoot Mountain with membership and day passes available
- Seymour Arm Snowmobile Club
- [Salmon Arm Snowblazers](#) (Salmon Arm/CSRD Area C). Community volunteer snowmobile club maintaining the Fly Hills snowmobile area west of Salmon Arm. Groomed trails and signage make for accessible familyfriendly riding.

## Sports

- [North Shuswap Pickleball](#).
- [North Shuswap Slo-Pitch](#).
- [North Shuswap Minor Baseball](#).
- [Salmon Arm Minor Hockey Association](#).
- [Sorrento Minor Ball](#).
- Shuswap Tennis (Blind Bay).
- [Shuswap Youth Soccer Association](#).
- [Shuswap Rowing & Paddling Club](#).

## X Country/Snowshoeing

- [Larch Hills Nordic Society](#) (Salmon Arm, Area C).
- [Skmana Ski Club](#) (North Shuswap) – 18 km of x-country/snowshoe track.

## Indoor Recreation & Culture

- [Scotch Creek Family Fun Center](#).
- [Shuswap Fitness Club](#) (Anglemont).
- [Iron Nation Fitness Shuswap](#).

For most of the Columbia Shuswap Regional District in Areas C, D, F, and G, the closest large indoor recreation facilities are in the [City of Salmon Arm](#):

## City of Salmon Arm Recreation Facilities

- [SASCU Recreation Centre](#) – large recreation centre with indoor pool, gymnasium, squash courts, fitness areas, and multiuse spaces.
- [Rogers Rink](#) (arena) – ice rink for public skating, hockey, and events (operated by Salmon Arm Recreation).
- [Auditorium/Gymnasium & walking track](#) – dropin sport courts and walking space inside the recreation system.

## City of Salmon Arm Private Facilities

- [Gym of Rock](#) – indoor climbing gym.
- [Jungle Mania](#) – indoor play/activities centre for kids and families.
- [Lakeside Bowling](#).
- [Salmon Arm GoKarts & MiniGolf](#).
- [The Arc Gaming Centre](#).
- [Salmar Theatres](#).
- [Shuswap Total Fitness](#).
- [Anytime Fitness](#).
- [Bulldogs Fitness & Boxing Centre](#).
- [Galería Estima Fitness](#), Yoga & Sauna.
- [Oxygen Yoga & Fitness Salmon Arm](#).

# CULTURE AMENITIES

Photo Credit: Amy Melanie

## COMMUNITY HALLS & ASSOCIATIONS

### Area C/G (South Shuswap & Sorrento / Blind Bay / Notch Hill)

- [Blind Bay Memorial Hall](#).
- [Carlin Hall Community Association](#).
- [Cedar Heights Community Association](#).
- [Eagle Bay Hall](#).
- [Notch Hill Community Hall](#).
- [Sunnybrae Community Association](#).
- [White Lake Community Hall](#).

### Area D (Falkland, Ranchero / Deep Creek, Salmon Valley, Silver Creek)

- [Falkland Community Association](#).
- Hullcar & Deep Creek Community Association. [hullcar.ca](http://hullcar.ca)
- [Silver Creek Community Association](#).

### Area F (North Shuswap – Scotch Creek, Celista, Anglemont, Seymour Arm)

- [North Shuswap Community Hall](#).
- [Seymour Arm Community Hall](#).
- [North Shuswap Community Hall](#).
- [Celista Hall Farmer's Market](#).
- [Scotch Creek Farm and Craft Market](#).
- [Adam's River Salmon Society](#) – environmental stewardship group.
- Seymour Arm Farmer's Market.
- Health, Business & Service, and Community/Sports Groups.

### Area C/G (South Shuswap & Sorrento / Blind Bay / Notch Hill)

- [South Shuswap Health Services Society](#) (Blind Bay).
- [Copper Island Health and Wellness Centre](#) (Blind Bay) – community health services.

### Area F (North Shuswap – Scotch Creek, Celista, Anglemont, Seymour Arm)

- [North Shuswap Health Centre](#) (Scotch Creek).
- [Aging with Ease Society](#) (Seymour Arm) – support for older adults.

See North and South Shuswap Community Directory for list and links to local clubs and not-for-profits:

- [North Shuswap Community Directory](#).
- [South Shuswap Community Directory](#).

## LIBRARIES

Libraries are part of the [Okanagan Regional Library System](#)

### Area F (North Shuswap)

[North Shuswap Library](#) — serves Scotch Creek, Celista, Anglemont, Seymour Arm, and other North Shuswap communities. Located on Squilax/Anglemont Road.

### Area C / G (South Shuswap / Blind Bay / Notch Hill)

- [South Shuswap Library](#) — in Blind Bay Market (Blind Bay), serving Area C and nearby.

### Area D (Silver Creek / Salmon Valley / Falkland area)

- [Salmon Arm Library](#) — the main Salmon Arm ORL branch (in Piccadilly Mall) serves Silver Creek and surrounding portions of Area D, plus the city of Salmon Arm itself.
- [Silver Creek Library](#).

## ADDITIONAL REGIONAL GROUPS

[Shuswap Community Foundation](#) – regional philanthropic support with local projects and partnerships, good for community funding connections.

## CITY OF SALMON ARM CULTURAL FACILITIES

- [Shuswap Theatre Society](#) - community theatre company presenting live plays and productions throughout the year.
- [Song Sparrow Hall](#) - concert hall and creative performance space hosting music concerts, shows, fundraisers, and cultural events.
- [Salmon Arm Arts Centre](#) - gallery and arts organisation that also supports music and performance programming and seasonal events.

# RESIDENT RELOCATION

## Make The (Shu) Swap

SHUSWAP: noun. Pronounced with a grin. Lakes. Boats. Wineries. Orchards. Farm-fresh flavours. Sunlight warm on the back. Docks on the bay. Pine fresh scent. Four seasons of weather moods...Goldilocks...not too hot, not too cold, just right.

**“Shuswap” isn’t just a name - it’s a vibe.** Roll it around in your memory and suddenly spreadsheets feel lighter and coffee tastes like adventure. Swap cubicles for creativity, and find space to think big without tripping over traffic cones. Trade stress for sunsets that elbow out Netflix for time.

Why wait for it to be a summer romance? Trade today’s messy world for a gentler Shuswap, with 17% 10-year population growth, 30% who work for themselves, 1/5 (Vancouver) to 1/2 (Kelowna) to 3/4 (BC) house prices, lower cost of business (municipal taxes & utilities), and communities where a smile and a handshake are still deeply real.



# 39% OF THE SHUSWAP WORKFORCE IS SELF-EMPLOYED.

Are you an “Independent”? By that we mean worker in creative industries, tech, ecommerce, “no fixed workplace address (e.g. transportation), work from home/home-based business, professional services, remote/hybrid worker?

These days an Internet connection enables more flexible or remote work locations, where lifestyle, community connectivity, and affordability (that’s us!) lead relocation decision making with a business that follows. There’s already a few of us in Shuswap:

**Shuswap (CSRD Areas C/G, D, F) Self-Employment 2025:** 1679 (39% of total employment, BC 14.7%)

Change 2015-2025: 595 (55%)

## AFFORDABLE LIFESTYLE LIVING IN SHUSWAP

- ✓ Relocate from expensive markets with a small or no mortgage.
- ✓ “Retire” early and start the business you always wanted to but haven’t (yet).
- ✓ Have nature’s ways unleash your creative and enterprising ideas.
- ✓ Leave \$ in your pocketbook to do what you love.



Leading Self Employment Sectors (>30): Building finishing contractors (255); Residential building construction (203); Farms (133); Services to buildings and dwellings (120); Commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance (95); Building equipment contractors (94); Logging (92); Individual and family services (74); Architectural, engineering and related services (56); Accounting, tax preparation, bookkeeping and payroll services (51); Offices of real estate agents and brokers (40); Foundation, structure, and building exterior contractors (38); Recyclable material merchant wholesalers (38); Management, scientific and technical consulting services (34); Highway, street and bridge construction (34); Full-service restaurants and limited-service eating places (32); Grocery stores (32); Specialty food stores (31); Agricultural supplies merchant wholesalers (31) *Src: Lightcast*

## REAL ESTATE RESOURCES:

[Realtor.ca](https://www.realtor.ca)

## JOB SEARCH RESOURCES:

Local – [Shuswap Workforce Hub](#)

Provincial - [Work BC](#)

Private sector - [Workopolis](#), [Indeed](#)

