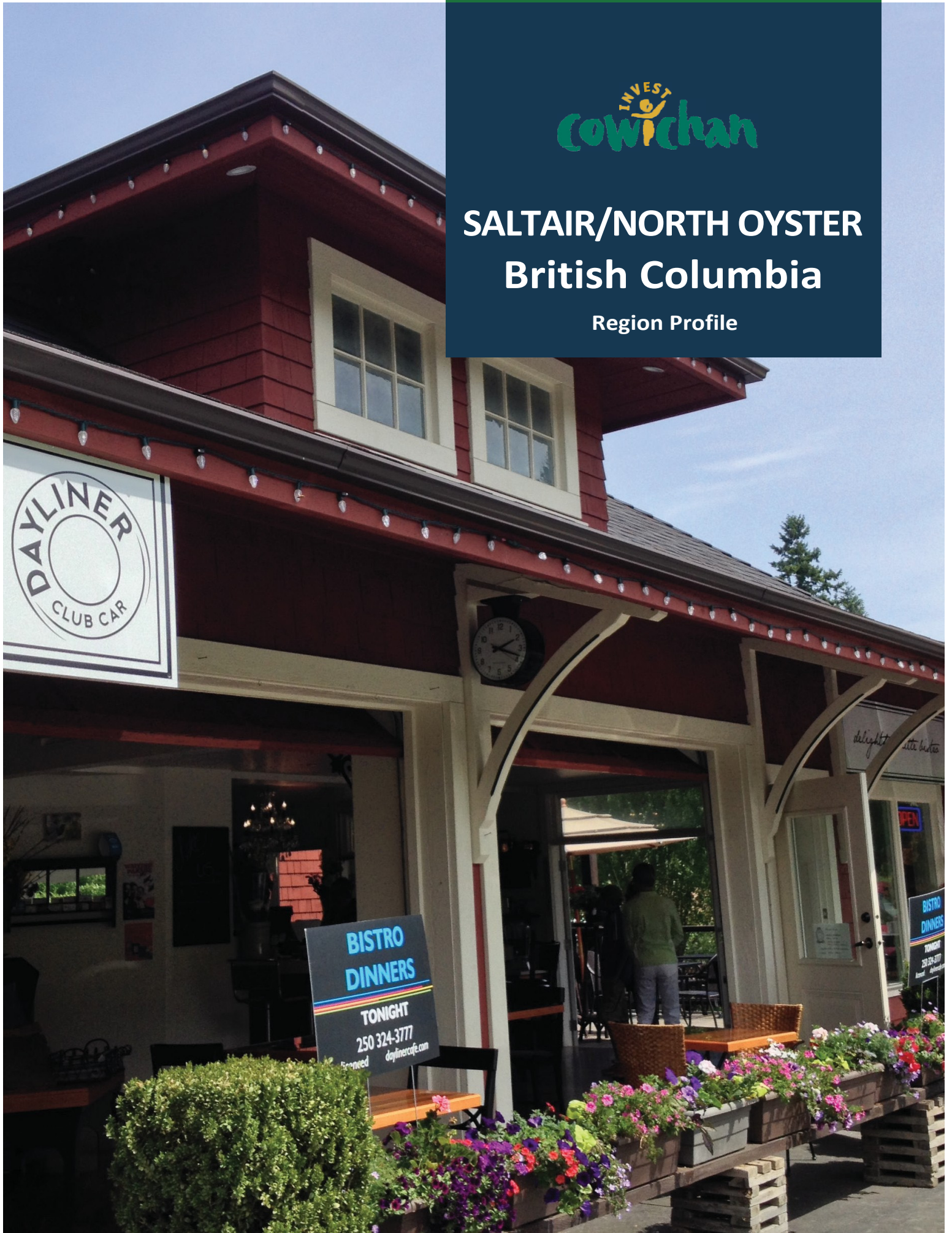




SALTAIR/NORTH OYSTER British Columbia

Region Profile



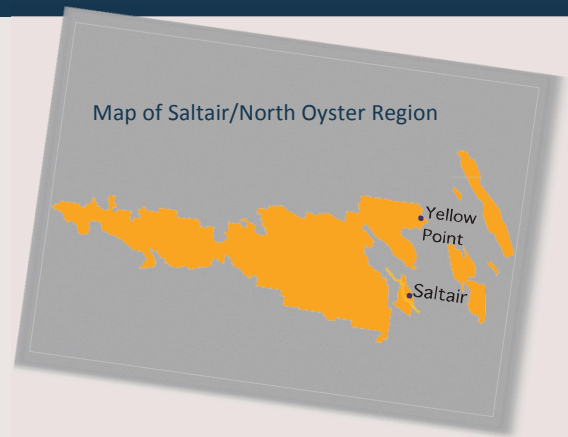
SALTIR/NORTH OYSTER REGION BRITISH COLUMBIA

Region Profile

Location: Southern Vancouver Island, British Columbia

Investment Opportunities: Agriculture, forestry

Population: 4,771 (Statistics Canada 2016)



INFORMATION FOR INVESTORS

Saltair/North Oyster is a unique coastal region with superb natural beauty nestled by the urban centres of Ladysmith and Nanaimo. It also encompasses the islands of Thetis, Penelakut and Valdes in the Strait of Georgia, part of the Salish Sea. It is a predominantly rural community.

Residents place a high value on the rural ambience and wish to ensure that the peaceful, countryside nature of the community is protected. Being close to urban centres allows for a quiet rural lifestyle that still has easy access to shopping and services.

INVESTMENT OPPORTUNITIES

Residents support moderate, orderly growth that fits with rural lifestyles and the existing sense of community. Some possible sectors for investment include:

- **Agriculture** — The area has good farmland and could support new crops and light food-processing industries.
- **Forestry and wood products** — In 2013, the Saltair sawmill on the Ladysmith waterfront underwent a \$38 million upgrade. Opportunities exist for value-added wood product manufacturers to set up in the region.

- **Tourism** — Tourists come for the West Coast location, waterfront recreation, nature trails and island ambience. Opportunities exist for tourism marine, boating and eco- and agri-tourism.
- **Professional Services** — Many knowledge-based businesses can compete globally from anywhere. The warm weather, recreational opportunities and good transportation links make Saltair/North Oyster an excellent location for professionals.



GOVERNMENT/ COMMUNITY PLANNING



The Saltair/North Oyster Region encompasses approximately 39,280 hectares and is comprised of Electoral

Area G (Saltair, Gulf Islands) and Area H (North Oyster, Diamond). These Areas surround the Town of Ladysmith. Cowichan Valley Regional District governs Saltair/North Oyster. Directors are elected every four years, one from each Electoral Area.

The Official Community Plans of the Areas have several objectives of interest to investors:

- Recognize and protect agriculture as a valuable component of the local economy
- Recognize the value of forested lands to the west of the Town of Ladysmith and preserve them for forestry and resource extraction
- Recognize the contribution of home-based businesses to the economic and social fabric of Saltair
- Promote the establishment of tourist recreation uses throughout North Oyster/Diamond

UNIQUE SALT AIR/NORTH OYSTER

North Oyster/Saltair offers a taste of country near to town.

- Ocean views for many properties on larger lots with more privacy
- Hiking trails and several parks with ocean access
- Competitive tax rates
- Easy driving distance to health, education and retail services

Nearby Thetis Island is a community of about 350 full-time residents that expands to 1,000 to 2,000 during the summer. It is home to one of the only one-room schoolhouses left in Canada.

Penelakut Island belongs to the Penelakut First Nation, which has about 300 members living there.

Stz'uminus First Nation has mandated the Coast Salish Development Corporation to build a sustainable local economy that respects and supports traditional Stz'uminus values in terms of the environment, community and well-being of all members of the Stz'uminus First Nation.



LIVING IN SALTIR/NORTH OYSTER

The residents of Saltair/North Oyster recognize the importance of their agriculture and forestry industries and are passionate about preserving their value. In addition to the opportunities that abound within these sectors, Saltair/North Oyster offers a lifestyle that attracts professionals. Affordable, ocean-view living and the proximity of amenities and services make the region ideal for relocation.

HEALTHCARE

Nearby Ladysmith Community Health Centre offers urgent and clinical day care and a full range of health services. Cowichan District Hospital is a 20-minute drive away.

Other private healthcare offices, such as dentists, physiotherapists, chiropractors, optometrists and massage therapists are also located in Ladysmith, Chemainus and Duncan. An Urgent Care Centre is located in Chemainus.

EDUCATION

Education in BC is internationally respected and the region has various options for schooling. North Oyster and Thetis Island have elementary schools. Students may also attend elementary and secondary school in Chemainus or Ladysmith.

Post-secondary students can choose from programs at Vancouver Island University (VIU), which has a campus in Duncan and its main campus in Nanaimo.

Residents can take a 10-minute drive to Chemainus for a selection of Vancouver Island Regional Library branches.



RECREATIONAL ACTIVITIES

Saltair/North Oyster has a wide range of recreational activities available at an affordable cost. In Saltair, the community is building a network of safe and convenient pedestrian and cycling trails, paths and walkways throughout the community.

Many parks dot the region. In North Oyster, Blue Heron Park and Yellow Point Park are great places to spend the day hiking, picnicking, kayaking or swimming. Saltair's Centennial Park features a ball field, playgrounds, tennis court, soccer fields, picnic shelters and fitness and hiking trails. Stocking Creek Park offers picnic areas and a waterfall along hiking trails.

Accessible by ferry from Chemainus, Thetis Island a popular destination for picnic daytrips and walking and cycling tours. Visitors also participate in scuba diving, fishing, swimming, sailing, cruising, kayaking and birdwatching. Valdes Island has two campsites, as well as an abundance of wildlife.

Nearby Ladysmith and Chemainus host many community events. These range from Ladysmith Celebration Days to the famous Festival of Lights from November to January.

Concerts, farmers' markets, festivals and other activities can keep you busy year-round.

TRANSPORTATION

- **Highways:** Saltair and North Oyster are just off the Trans-Canada Highway, which runs north-south through the region.
- **Bus services:** Greyhound intercity service and public buses are available in nearby Ladysmith.
- **Air service:** Nanaimo Airport is under 20 minutes away and Victoria International Airport is only an hour from Saltair and North Oyster.
- **Ferry:** Passenger and cargo ferries are 30 minutes away at Duke Point and Departure Bay in Nanaimo. Regular ferries from the Region's Thetis Island and Penelakut Island land in Chemainus.

FOR MORE INFORMATION

Consider a future in Saltair/North Oyster! The communities are friendly and waiting to welcome you home.

Economic Development Cowichan
www.ecdevcowichan.com
 250.746.7880

Ladysmith Chamber of Commerce
www.ladysmithcofc.com
 250.746.2500

