Population & Housing Projections by Electoral Area

An Official Community Plan is required by law to include statements and map designations respecting the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of a least five years. This requires an analysis of population and household characteristics, estimate of projected population growth, and approximation of required housing to meet anticipated demand.

The Official Community Plan for the Electoral Areas has harmonized the available information from the individual Official Community Plans per electoral areas. Where content appears missing, the individual OCPs per electoral area did not contain this technical information.

Below is a summary of the population and household characteristics and projections per electoral area (in alphabetical order) based on the following categories:

Population & Household
- Recent Census Total Population Counts
- Recent Census Population Counts by Age Group
- Projected Total Population
- Projected Population by Age Group
- Household Type, 2006 Census
- Population and Household

Housing Needs
- Household & Housing Demand Projections
- Future Housing

Prepared for the Cowichan Valley Regional District's Official Community Plan for the Electoral Areas

Re-calibrated by rennie

Electoral Areas A, B, C

Population

Recent Census Total Population Counts				
Year	Electoral Area			
	A	B	C	Total (A,B, & C)
2006	4,075	7,565	4,530	**16,170**
2011	4,395	8,130	4,795	**17,320**
2016	4,730	8,555	5,020	**18,305**
06-'16 Abs	*655*	*990*	*490*	***2,135***
06-'16 Rel	*16%*	*13%*	*11%*	***13%***

Recent Census Population Counts by Age Group							
	Electoral Area A						
Year / Age	0-14	15-24	25-44	45-64	65-84	85+	Total
2006	615	470	835	1,385	705	65	**4,075**
2011	630	500	765	1,665	735	90	**4,395**
2016	565	475	785	1,785	1,025	105	**4,730**
06-'16 Abs	*-50*	*5*	*-50*	*400*	*320*	*40*	***655***
06-'16 Rel	*-8%*	*1%*	*-6%*	*29%*	*45%*	*62%*	***16%***
	Electoral Area B						
Year / Age	0-14	15-24	25-44	45-64	65-84	85+	Total
2006	1,510	1,010	1,990	2,300	670	70	**7,565**
2011	1,420	990	2,005	2,840	805	70	**8,130**
2016	1,530	870	2,080	2,925	1,045	125	**8,555**
06-'16 Abs	*20*	*-140*	*90*	*625*	*375*	*55*	***990***
06-'16 Rel	*1%*	*-14%*	*5%*	*27%*	*56%*	*79%*	***13%***
	Electoral Area C						
Year / Age	0-14	15-24	25-44	45-64	65-84	85+	Total
2006	595	400	790	1,480	1,160	105	**4,530**
2011	565	400	710	1,680	1,290	140	**4,795**
2016	590	395	735	1,600	1,530	185	**5,020**
06-'16 Abs	*-5*	*-5*	*-55*	*120*	*370*	*80*	***490***
06-'16 Rel	*-1%*	*-1%*	*-7%*	*8%*	*32%*	*76%*	***11%***
	Total (Electoral Areas A, B, & C)						
Year / Age	0-14	15-24	25-44	45-64	65-84	85+	Total
2006	2,720	1,880	3,615	5,165	2,535	240	**16,170**
2011	2,615	1,890	3,480	6,185	2,830	300	**17,320**
2016	2,685	1,740	3,600	6,310	3,600	415	**18,305**
06-'16 Abs	*-35*	*-140*	*-15*	*1,145*	*1,065*	*175*	***2,135***
06-'16 Rel	*-1%*	*-7%*	*0%*	*22%*	*42%*	*73%*	***13%***

Projected Total Population				
Year	Electoral Area			
	A	B	C	Total
2016	5,393	9,494	5,097	**19,984**
2017	5,528	9,678	5,150	**20,356**
2018	5,663	9,861	5,202	**20,726**
2019	5,798	10,045	5,255	**21,098**
2020	5,934	10,229	5,307	**21,470**
2021	6,074	10,419	5,359	**21,852**
2022	6,215	10,608	5,412	**22,235**
2023	6,356	10,797	5,463	**22,616**
2024	6,497	10,984	5,512	**22,993**
2025	6,636	11,169	5,559	**23,364**
2026	6,776	11,353	5,606	**23,735**
2031	-	-	-	**-**
2036	-	-	-	**-**
Source: BC Stats, Ministry of Citizens' Services; 2009				

Should the household size remain the same as in recent years (2.5 people per household), this projected population increase of 5,548 translates into a need for 2,220 additional dwelling units by 2026. On average, 148 dwellings will be required annually, 740 by 2016 and 2,220 by 2026, as shown in the table below:

Projected Population by Age Group							
	Electoral Area A						
Year / Age	0-14	15-24	25-44	45-64	65-84	85+	Total
2016	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
	Electoral Area B						
Year / Age	0-14	15-24	25-44	45-64	65-84	85+	Total
2016	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
	Electoral Area C						
Year / Age	0-14	15-24	25-44	45-64	65-84	85+	Total
2016	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
	Total (Electoral Areas A, B, & C)						
Year / Age	0-14	15-24	25-44	45-64	65-84	85+	Total
2016	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-

Household Type, 2006 Census				
Type	Electoral Area			
	A	B	C	Total
Couples with Children	-	-	-	-
Couples without Children	-	-	-	-
Lone-parent Households	-	-	-	-
One-person Households	-	-	-	-
Other Households	-	-	-	-

Population & Households			
	Electoral Area A		
Year	Population	Households	Avg HH Size
2006	-	-	-
2011	-	-	-
2016	-	-	-
2026	-	-	-
2036	-	-	-
	Electoral Area B		
Year	Population	Households	Avg HH Size
2006	-	-	-
2011	-	-	-
2016	-	-	-
2026	-	-	-
2036	-	-	-
	Electoral Area C		
Year	Population	Households	Avg HH Size
2006	-	-	-
2011	-	-	-
2016	-	-	-
2026	-	-	-
2036	-	-	-
	Total (Electoral Areas A, B, & C)		
Year	Population	Households	Avg HH Size
2006	-	-	-
2011	-	-	-
2016	-	-	-
2026	-	-	-
2036	-	-	-

Housing Needs

Anticipated Housing Needs				
Element	Electoral Area			
	A	B	C	Total (A,B, & C)
Population Increase	2,025	2,745	778	**5,548**
Annual Housing Need	54	73	20	**147**
5-year Housing Need	270	366	103	**739**
Housing Need by 2026	810	1,098	312	**2,220**

As shown above, there is an anticipated need in the South Cowichan for 147 dwellings annually, 739 by 2016 and 2,220 by 2026.

Mill Bay Village Containment Boundary

A technical assessment of developable lands within the Mill Bay village containment boundary (VCB) (see Appendix A – Mill Bay Village Plan) indicates that there is a potential for 1,767 dwellings within several key development areas:

Mill Bay Village Housing Capacity	
Area	Number of Dwellings
Stonebridge Development	600
Ocean Terrace Development	438
Bickford Development	80
Sentinel Ridge Development	30
Sangha Development	100
Mill Springs Development	200
Mill Bay Marina Development	14
Mixed Use Area Development	60
Multi Family Development	20
Manufactured Home Park Development	225
Total	**1,767**

This is a very conservative estimate of housing supply, as it does not add the potential for infill in the Suburban Residential area or the Village Residential area, the potential for rezoning of Suburban Residential lands, residential units in commercial areas, the provision of secondary suites/secondary dwelling units or even the potential for infilling on vacant lots.

Shawnigan Village Containment Boundary

A technical assessment of developable lands within the Shawnigan VCB (see Appendix B – Shawnigan Village Plan) indicates that there is a potential for 1,148 dwellings within several key development areas. (It should be noted that much of the development in Shawnigan Lake is dependent on the provision of a community sewer system):

Shawnigan Village Housing Capacity

Area	Number of Dwellings
Shawnigan Station	100
Shawnigan Station Commercial Area	60
Legion Seniors Housing	65
Commercial Core Area	60
M-F Development through rezoning	300
Suburban Res. Infill (0.4 ha)	140
Village Res. Infill (S-F; 0.2 ha)	423
Total Potential Housing Capacity	**1,148**

The above table illustrates that there is potential for 1,148 dwelling units within the Shawnigan VCB. It should be mentioned that, with the exception of the infill potential of 563 units within the residential designations, future development will require community sewer servicing, whether in advance of a community wide system or made to retrofit to such a system.

Further, the above table represents only one example of how the housing demand could be accommodated. In effect, it is conceivable that some single-family neighbourhoods will develop at higher densities on community sewer. Also, multi-family units are dependent on the rezoning applications that will play a role in the plan's implementation. There will also be an increase in secondary suites and small suites, which have not been quantified above.

Cobble Hill Village Containment Boundary

A technical assessment of developable lands within Cobble Hill Village indicates that there is a potential through subdivision (and in some cases rezoning without amending the Official Community Plan for the Electoral Areas [OCP]) to provide at least 422 dwelling units:

Cobble Hill Village Housing Capacity

Land Use Designation	Number of Dwellings
Village Res. (0.09 ha)	382
Mixed Use Comm. (20 du/ha)	40
Total	**422**

This housing supply estimate is very conservative because it does not include the potential for residential units in the Village Commercial designation, where residential units are encouraged above commercial uses. Nor does this housing supply estimate include secondary suites and secondary dwelling units, the infilling of vacant lots, or the potential for rezoning applications for multi-family housing or from Suburban Residential to Village Residential. Additionally, it is anticipated that some multi-family dwellings will be created in lieu of the potential for single-family dwelling infill.

South Cowichan Rural Area

Note below that in the rural part of the plan area, outside of the VCB, there is a potential housing supply of 620 dwelling units:

Rural Area Housing Infill Capacity

Area	Number of Dwellings
Rural Res. - east of Shawnigan VCB	35
Rural Res. - Koksilah River area	10
Elkington Estates - South Shawnigan	90
Shawnigan Stn - South Shawnigan	100
Rural Res. - east & west Shawnigan Lake	110
Rural Res. - Baldy Mountain Area	45
Rural Res. - Malahat	70
Rural Res. - north of Shawnigan Lake	130
Rural Res. - Braithwait Area	10
Total	**620**

This is also a conservative estimate, as it only includes the Rural Residential and the Community Land Stewardship designations. It does not include the infilling of vacant residential, forestry or agricultural lands, or the potential for secondary suites and secondary dwelling units.

Electoral Areas A, B, C, South Cowichan Housing Supply

As outlined in the following table, there is an estimated potential for 3,857 dwelling units in the South Cowichan, under the policy framework of the OCP:

Total South Cowichan Housing Supply

Area	Number of Dwellings
Mill Bay VCB	1,767
Shawnigan VCB	1,148
Cobble Hill VCB	422
South Cowichan Rural Area	620
Total Housing Capacity	**3,957**

The anticipated housing need to 2026 is 2,220 dwellings. Therefore, the potential supply of 3,957 dwellings not only fulfills the five-year requirement of the *Local Government Act*, but also far exceeds the need for future housing under this OCP to 2026, with a surplus supply of 1,737 dwellings.

Future Housing

While most residential development is encouraged to occur through the infilling of lands within the village containment boundaries, some will occur through infilling outside of the VCBs, in the Rural Residential designation. It is important to ensure that the plan area can absorb the anticipated future need for housing. This will require a focus on the housing potential within each VCB as well as in the rural area.

Potential housing supply is generally considered to be the amount of housing that can be created within the policy framework of an official community plan, without amending the OCP. This includes the number of currently vacant developable parcels and the potential number of parcels that could be created through the rezoning and/or subdivision of parcels.

Electoral Area D

Population

Recent Census Total Population Counts Electoral Area D	
Year	**Total**
2006	2,820
2011	2,970
2016	3,245
06-'16 Abs	*425*
06-'16 Rel	*15%*

Recent Census Population Counts by Age Group Electoral Area D							
Year / Age	**0-14**	**15-24**	**25-44**	**45-64**	**65-84**	**85+**	**Total**
2006	425	305	595	1,010	450	35	**2,820**
2011	460	270	560	1,105	520	55	**2,970**
2016	465	265	635	1,115	710	60	**3,245**
06-'16 Abs	*40*	*-40*	*40*	*105*	*260*	*25*	***425***
06-'16 Rel	*9%*	*-13%*	*7%*	*10%*	*58%*	*71%*	***15%***

Electoral Area D – Cowichan Bay is also expected to continue to grow, although the rate of growth should not exceed 1%, consistent with the historical rate of growth in the community between 1986 and 2011. Assuming an average growth rate of approximately one per cent annually, the projected 2036 population for Electoral Area D – Cowichan Bay is 3,819 people—849 (28%) more than the 2011 census. The following table indicates the population growth by age group anticipated in Electoral Area D – Cowichan Bay between 2011 and 2036.

Projected Total Population Electoral Area D	
Year	**Total**
2016	3,153
2017	-
2018	-
2019	-
2020	-
2021	3,345
2022	-
2023	-
2024	-
2025	-
2026	3,526
2031	3,681
2036	3,819

Projected Population by Age Group Electoral Area D							
Year / Age	**0-14**	**15-24**	**25-44**	**45-64**	**65-84**	**85+**	**Total**
2016	473	243	648	1,078	644	67	**3,153**
2021	514	224	729	1,040	763	75	**3,345**
2026	554	229	782	1,008	870	83	**3,526**
2031	575	250	821	1,000	932	101	**3,681**
2036	580	271	797	1,125	913	132	**3,819**

Source: Statistics Canada, BC Stats, Cowichan Valley Regional District (CVRD) Calculations (Note: Population projections for Electoral Area D – Cowichan Bay are derived from BC Stats' P.E.O.P.L.E. 36 projections for the CVRD with five-year age interval data aggregated to broader age categories. Population projections are not routinely prepared by BC Stats for small areas such as Electoral Area D – Cowichan Bay. However, the recommended method for developing population projections for small areas is to use the projection that has been developed for the greater region—in this case, the CVRD.)

Notably, the population will age considerably. Between 2011 and 2036, it is expected that the 65 and older age cohort will grow from 19% to 27% of the total population. In absolute terms, this means that the 65 and older age cohort will almost double (from 575 to 1,045) and that the 85 and older age cohort will almost triple (from 55 to 132). During the same period, while the total population will grow, there is expected to be little change in the 15 to 24 and 45 to 64 age cohorts. Some moderate growth will be seen in the 0 to 14 and 25 to 44 age cohorts. The following chart shows the change in population age distribution (in absolute values) that is anticipated between 2011 and 2036.

At the time of preparing this plan, household data for Electoral Area D – Cowichan Bay was not yet available from the 2011 Census. Hence, the 2006 census data was used to describe the household profile of the area, as shown in the following chart. In 2006, the 1,160 households in Electoral Area D – Cowichan Bay included 290 (25%) couple households with children, 445 (38%) couple households without children, 115 (10%) lone parent households, 275 (24%) one-person households and 35 (3%) other household types. At 38%, couple households without children exceeded the provincial total of 30%.

Household Type, 2006 Census Electoral Area D	
Type	**Total**
Couples with Children	25%
Couples without Children	38%
Lone-parent Households	10%
One-person Households	24%
Other Households	3%
Source: Statistics Canada	

Demographic analysis points to shrinking household sizes. In 1986, the average Cowichan Valley household had 2.7 people. By 2006, household size had fallen to 2.4 people and in 2011, to 2.3 people. Applying BC Stats' methodology to create household projections, it is expected that average household size will fall to 2.2 persons per household in Electoral Area D – Cowichan Bay, as shown in the following chart.

Population & Households
Electoral Area D

Year	Population	Households	Avg HH Size
2006	2,823	1,160	2.4
2011	2,971	1,265	2.3
2016	3,153	1,433	2.2
2026	3,526	1,602	2.2
2036	3,819	1,736	2.2

Housing Needs

The table below indicates the projected growth in households and corresponding housing units that are required to accommodate project population growth. Based on the projections, about 460 housing units are needed by 2036.

Electoral Area D Household & Housing Demand Projections: 2006 - 2036

Year	Population	Households	Avg HH Size	Total Private Dwellings (for usual residents)	Total Projected New Dwellings Needed	Net Projected New Dwellings Needed
2006	2,823	1,160	2.4		-	-
2011	2,971	1,265	2.3	1,269	-	-
2016	3,153	1,433	2.2		273	150
2026	3,526	1,602	2.2		442	319
2036	3,819	1,736	2.2		576	453

Source: BC Stats, CVRD Calculations

Future Housing

The Village Residential designation is intended to accommodate primarily residential uses and a variety of households and housing types, in anticipation of future population growth that is in keeping with the village character and community well-being. The Village Residential designation accommodates area residents in a manner that supports the efficient and economical provision of services such as water, sewer, solid waste and recycling collection, and public transit along with amenities such as parks, trails and safe roadside pedestrian pathways.

Electoral Area E

Population

Recent Census Total Population Counts Electoral Area E	
Year	**Total**
2006	3,880
2011	3,855
2016	4,120
06-'16 Abs	*240*
06-'16 Rel	*6%*

Recent Census Population Counts by Age Group Electoral Area E							
Year / Age	**0-14**	**15-24**	**25-44**	**45-64**	**65-84**	**85+**	**Total**
2006	675	515	935	1,300	420	35	**3,880**
2011	610	460	875	1,395	485	40	**3,855**
2016	675	400	945	1,410	660	55	**4,120**
06-'16 Abs	*0*	*-115*	*10*	*110*	*240*	*20*	***240***
06-'16 Rel	*0%*	*-22%*	*1%*	*8%*	*57%*	*57%*	***6%***

Projected Total Population Electoral Area E	
Year	**Total**
2016	-
2017	-
2018	-
2019	-
2020	-
2021	-
2022	-
2023	-
2024	-
2025	-
2026	-
2031	-
2036	-

Projected Population by Age Group Electoral Area E							
Year / Age	0-14	15-24	25-44	45-64	65-84	85+	Total
2016	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-

Household Type, 2006 Census Electoral Area E	
Type	Total
Couples with Children	-
Couples without Children	-
Lone-parent Households	-
One-person Households	-
Other Households	-

Population & Households Electoral Area E			
Year	Population	Households	Avg HH Size
2006	-	-	-
2011	-	-	-
2016	-	-	-
2026	-	-	-
2036	-	-	-

The population of the Cowichan-Koksilah Community Plan Area was estimated to be 3,477 persons in 1991. This includes approximately 1,300 residential dwellings. Past trends indicate that: there are approximately 35 new dwellings constructed in Cowichan-Koksilah each year.[1] Much of this growth is a result of infilling existing parcels. Some of it, however, was generated by new subdivisions, particularly in the Eagle Heights area.

Past trends and future population estimates in the Cowichan Valley suggests that Cowichan-Koksilah will be called upon to absorb some residential growth. As has been seen to this point in time, future growth will continue to be slow and steady. The revised estimation - year, 2000 population for Cowichan-Koksilah is 4,000. This considers that there may be limited opportunities for redesignation to urban and suburban residential purposes.

Where a review of residential land availability indicates that there is sufficient land available to satisfy the anticipated population growth over a five-year period or where additional residential areas would reduce the area's ability to economically provide for community services, designation of additional residential lands shall be denied or deferred until infilling of existing residential areas has occurred.

Housing Needs

The Regional Board may consider the prospect of Paldi developing as a future residential community if a suitable development can be provided with acceptable services and amenities and if the development receives public support.

In determining sites for future local commercial outlets in the Glenora, Sahtlam and Koksilah areas, priority should be placed on locating such uses adjacent to already established commercial uses.

So as to satisfy the potential demand for commercial goods and services, if the Paldi or West Sahtlam areas establish as an urban residential neighbourhood, some land in central locations to these neighbourhoods should be reserved for future local commercial uses.

Future Housing

Electoral Area F

Population

Recent Census Total Population Counts Electoral Area F	
Year	**Total**
2006	1,745
2011	1,650
2016	1,630
06-'16 Abs	*-115*
06-'16 Rel	*-7%*

Recent Census Population Counts by Age Group Electoral Area F							
Year / Age	**0-14**	**15-24**	**25-44**	**45-64**	**65-84**	**85+**	**Total**
2006	255	220	390	640	235	5	**1,745**
2011	210	160	310	695	255	10	**1,650**
2016	180	130	315	640	345	25	**1,630**
06-'16 Abs	*-75*	*-90*	*-75*	*0*	*110*	*20*	***-115***
06-'16 Rel	*-29%*	*-41%*	*-19%*	*0%*	*47%*	*400%*	***-7%***

Projected Total Population Electoral Area F	
Year	**Total**
2016	-
2017	-
2018	-
2019	-
2020	-
2021	-
2022	-
2023	-
2024	-
2025	-
2026	-
2031	-
2036	-

Projected Population by Age Group Electoral Area F							
Year / Age	0-14	15-24	25-44	45-64	65-84	85+	Total
2016	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-

Household Type, 2006 Census Electoral Area F	
Type	Total
Couples with Children	-
Couples without Children	-
Lone-parent Households	-
One-person Households	-
Other Households	-

Population & Households Electoral Area F			
Year	Population	Households	Avg HH Size
2006	-	-	-
2011	-	-	-
2016	-	-	-
2026	-	-	-
2036	-	-	-

Infilling shall be encouraged in existing residential areas with the further designation of land for residential purposes conditional upon a review of land availability in the same general area. In cases where a review indicates that there is already a reasonable supply of building sites to satisfy anticipated population growth over the next five years, residential proposals should be denied or held in abeyance.

Housing Needs

This section pertains to areas designated as Future Development Area. The intent of the Future Development Area is to provide for additional residential and tourist recreational commercial development over the long term. Areas designated as Future Development Area are intended to be composed primarily of single-family residential development with varying densities ranging from lot sizes of 695 sq. metres (7,480 sq. ft.) to 1 hectare (2.5 acres). A limited amount of tourist recreational commercial uses may be established, as well.

Lands within this designation are intended to remain in their current zones (Agriculture and Forestry) until a zoning amendment is proposed that addresses future uses for all lands within this area. It is anticipated that such a development, when proposed, will benefit the community of

Honeymoon Bay through improved servicing, the provision of parkland and the protection of environmental features.

Future Housing

Electoral Area G

Population

Recent Census Total Population Counts Electoral Area G	
Year	**Total**
2006	2,245
2011	2,220
2016	2,325
06-'16 Abs	*80*
06-'16 Rel	*4%*

Recent Census Population Counts by Age Group Electoral Area G							
Year / Age	**0-14**	**15-24**	**25-44**	**45-64**	**65-84**	**85+**	**Total**
2006	230	230	380	900	460	45	**2,245**
2011	195	195	290	960	505	70	**2,220**
2016	175	175	320	870	705	65	**2,325**
06-'16 Abs	*-55*	*-55*	*-60*	*-30*	*245*	*20*	***80***
06-'16 Rel	*-24%*	*-24%*	*-16%*	*-3%*	*53%*	*44%*	***4%***

Projected Total Population Electoral Area G	
Year	**Total**
2016	-
2017	-
2018	-
2019	-
2020	-
2021	-
2022	-
2023	-
2024	-
2025	-
2026	-
2031	-
2036	-

Projected Population by Age Group Electoral Area G							
Year / Age	0-14	15-24	25-44	45-64	65-84	85+	Total
2016	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-

Household Type, 2006 Census Electoral Area G	
Type	Total
Couples with Children	-
Couples without Children	-
Lone-parent Households	-
One-person Households	-
Other Households	-

Population & Households Electoral Area G			
Year	Population	Households	Avg HH Size
2006	-	-	-
2011	-	-	-
2016	-	-	-
2026	-	-	-
2036	-	-	-

Furthermore, Saltair relies on limited surface water resources that can sustain only limited population growth.

For the purpose of protecting the rural lifestyle and for sustaining the precious community water supply, the OCP will provide for limited population growth and will set clear limits on urban expansion. Throughout the community, the single-family dwelling will continue to be the predominant housing form, and the agrarian heritage of the community will be preserved.

Housing Needs

Until such time as a VCB is established, future residential growth needs will generally be accommodated by focusing most population growth in presently designated residential areas. Concentrated residential settlement patterns allow us to retain the rural character of the region.

Electoral Area H

Population

Recent Census Total Population Counts Electoral Area H	
Year	**Total**
2006	2,275
2011	2,330
2016	2,445
06-'16 Abs	*170*
06-'16 Rel	*7%*

Recent Census Population Counts by Age Group Electoral Area H							
Year / Age	**0-14**	**15-24**	**25-44**	**45-64**	**65-84**	**85+**	**Total**
2006	280	210	465	900	360	55	**2,275**
2011	265	180	425	965	450	40	**2,330**
2016	250	205	375	950	625	55	**2,445**
06-'16 Abs	*-30*	*-5*	*-90*	*50*	*265*	*0*	***170***
06-'16 Rel	*-11%*	*-2%*	*-19%*	*6%*	*74%*	*0%*	***7%***

Projected Total Population Electoral Area H	
Year	**Total**
2016	-
2017	-
2018	-
2019	-
2020	-
2021	-
2022	-
2023	-
2024	-
2025	-
2026	-
2031	-
2036	-

Projected Population by Age Group Electoral Area H							
Year / Age	0-14	15-24	25-44	45-64	65-84	85+	Total
2016	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-

Household Type, 2006 Census Electoral Area H	
Type	Total
Couples with Children	-
Couples without Children	-
Lone-parent Households	-
One-person Households	-
Other Households	-

Population & Households Electoral Area H			
Year	Population	Households	Avg HH Size
2006	-	-	-
2011	-	-	-
2016	-	-	-
2026	-	-	-
2036	-	-	-

The population of North Oyster-Diamond in 2016 (excluding First Nations reservations), was 2,446 persons. That is a 4.7% increase from the 2011 Census. The population data for the period between 1981 and 2016 indicates that this is the highest population that this electoral area has ever had. The recent growth rate is modest, at just below 1% per year, contrasted with the period of peak migration from 1971 to 1981 when the annual rate of growth exceeded five percent.

Household size has been declining throughout Canada and on Vancouver Island for many decades, and so it is important not to conflate a low population growth rate with a low need for new dwellings. Demand for new dwellings is therefore expected to continue at a rate above what the population increase would suggest. The short commuting distance to Nanaimo, the generally lower housing costs compared to that city and the desire to live in a beautiful rural area are all factors that play a part in attracting new residents to the area.

Housing Needs

Future Housing

Electoral Area I

Population

Recent Census Total Population Counts Electoral Area I	
Year	**Total**
2006	1,180
2011	1,110
2016	1,210
06-'16 Abs	*30*
06-'16 Rel	*3%*

Recent Census Population Counts by Age Group Electoral Area I							
Year / Age	**0-14**	**15-24**	**25-44**	**45-64**	**65-84**	**85+**	**Total**
2006	165	105	245	445	205	5	**1,180**
2011	110	90	230	445	225	10	**1,110**
2016	110	70	180	515	300	20	**1,210**
06-'16 Abs	*-55*	*-35*	*-65*	*70*	*95*	*15*	***30***
06-'16 Rel	*-33%*	*-33%*	*-27%*	*16%*	*46%*	*300%*	***3%***

Projected Total Population Electoral Area I	
Year	**Total**
2016	-
2017	-
2018	-
2019	-
2020	-
2021	-
2022	-
2023	-
2024	-
2025	-
2026	-
2031	-
2036	-

Projected Population by Age Group Electoral Area I							
Year / Age	0-14	15-24	25-44	45-64	65-84	85+	Total
2016	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-

Household Type, 2006 Census Electoral Area I	
Type	Total
Couples with Children	-
Couples without Children	-
Lone-parent Households	-
One-person Households	-
Other Households	-

Population & Households Electoral Area I			
Year	Population	Households	Avg HH Size
2006	-	-	-
2011	-	-	-
2016	-	-	-
2026	-	-	-
2036	-	-	-

If the boundaries of this electoral area are examined, the predominance of a forestry land use designation is obvious. Conversely, the present population of the electoral area is small. With the Youbou Lands site now identified as a significant infill area, it is anticipated that eventually the present population of about 1,200 will rise above 3,000 year-round residents. Compared to municipalities like the City of Vancouver and others that are strictly urban, the net carbon footprint of this electoral area—looked at in isolation—is very small, even with an allowance for the projected growth in the population.

Housing Needs

Concentrate future urban development in Youbou/Meade Creek in the Future Development Area. In doing so, to ensure a sustainable community with the renewable forest resource and the natural environment values protected for future generations, secondary plan states the Youbou Lands development will be permitted to develop up to 1,950 residential dwelling units in a mixture of single-family, townhouse and multi-family buildings. Tourist accommodation, local commercial and light industrial uses are also incorporated. It is anticipated that the designation of these lands for development will address the majority of the Youbou/Meade Creek community's growth need for a

period of at least 20 years. Community water and community sewer services, as defined by the Youbou/Meade Creek Zoning Bylaw, will be required for all development in this area.

The CVRD Board of Directors intends to enter into a phased development agreement with the Youbou Lands, to provide a degree of immunity from regulatory changes that could impact development of the site and thereby increase the likelihood that public infrastructure supporting the project will be efficiently used. In addition, other provisions of this official community plan, including Future Land Use designations, are intended to direct development pressures to the Youbou Lands and other appropriately serviced areas until those areas are substantially built out.

Future Housing