



South Cowichan population changes and projections

Key observations and findings 2011- 2037

Background

Population statistics and growth projections were prepared by Urban Systems (2018) to support future liquid waste management planning in the South Cowichan. The population growth and projections analysis relied on population centre data from Statistics Canada (Census 2016). The analysis followed the boundaries of CVRD Electoral Areas A, B and C and the three Urban Containment Boundaries. This summary highlights key observations and findings of the analysis.

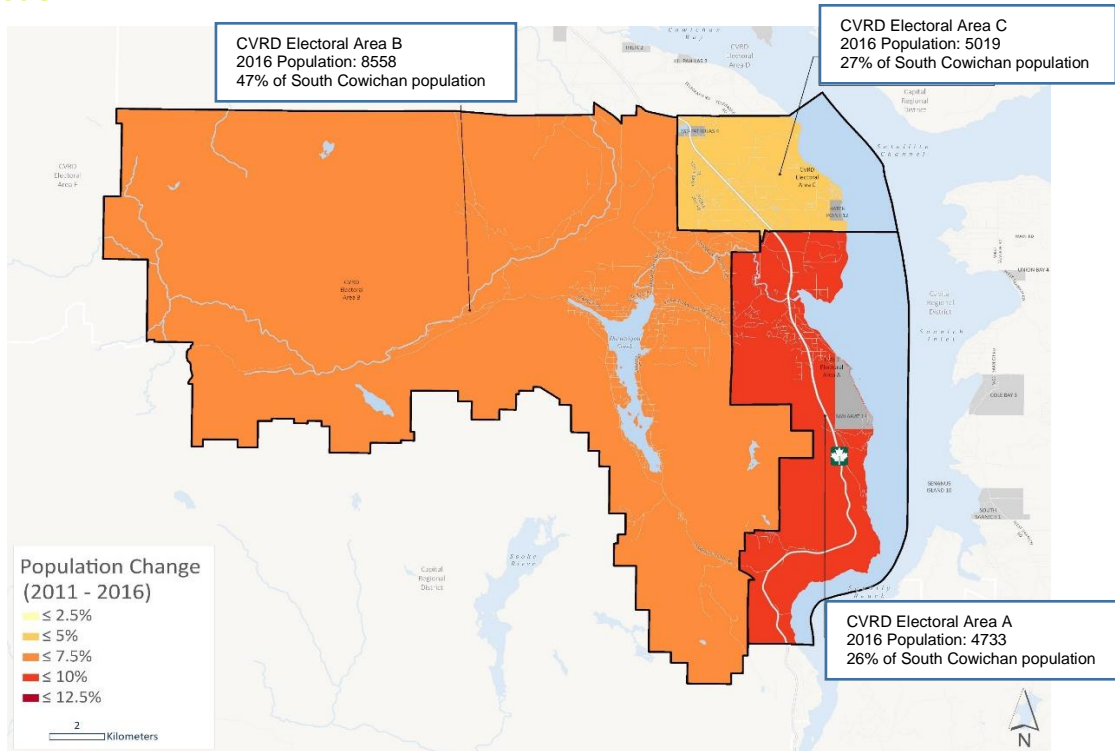
Historical Population Growth

The total population of the South Cowichan was 18,310 people in 2016 which represents a 5.9% increase in population since the previous census in 2011 (population 17,316). The population growth rate of the South Cowichan exceeds the overall growth rate for the CVRD (4.2%) and represents almost 30% of the total growth in the Regional District. The table below shows the total growth for each Electoral Area (A, B and C) in the South Cowichan and the CVRD as a whole. Electoral Area A demonstrates the highest proportionate growth at 7.7% (340 people) and Electoral Area B provides the greatest population gain with 431 people (5.3% growth).

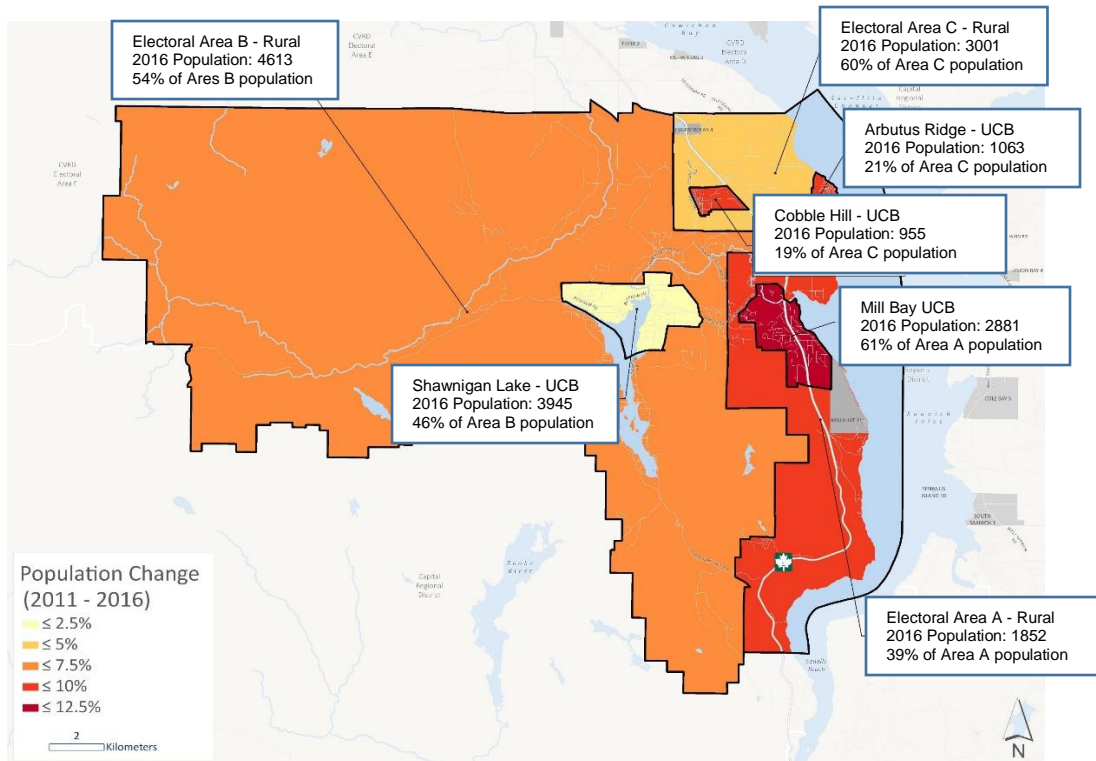
	Electoral Area A	Electoral Area B	Electoral Area C	South Cowichan Total	CVRD Total
Population 2016	4,733	8,558	5,019	18,310	83,739
Population 2011	4,393	8,127	4,796	17,316	80,332
Population Change	340	431	223	994	3,407
% Change (2011 to 2016)	7.7%	5.3%	4.6%	5.9%	4.2%

Population Change

Electoral Areas



Urban Containment Boundaries



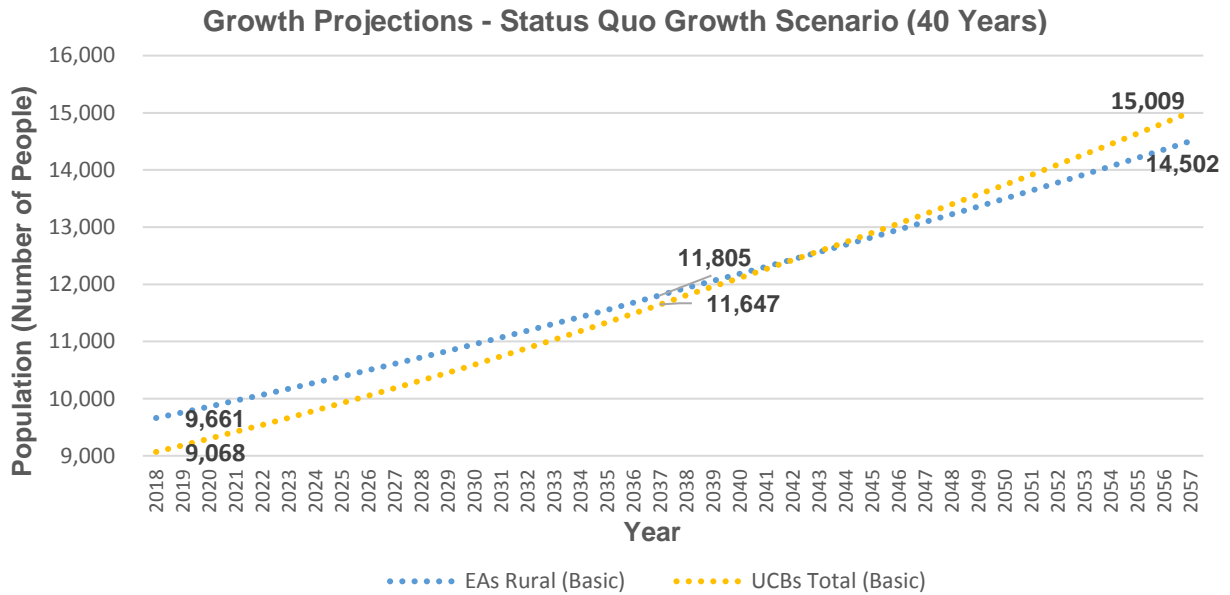
Electoral Areas A and C growth appears largely focused in the Mill Bay Village UCB (85%) and Cobble Hill Village UCB / Arbutus Ridge (73%). Whereas, Electoral Area B growth occurs mostly (82%) in rural areas with only 18% occurring in Shawnigan Lake Village UCB.

Growth Scenarios

Developing a range of future scenarios is important in order to strategically plan for both growth and the associated servicing required to support communities in meeting sustainable growth and community objectives (quality of life, affordability, appropriate infrastructure, etc.). These scenarios allow engineering and land use services to bookend various scenarios in master planning and policy development. They also provide an important role in communicating the cost and benefits of various development patterns to decision makers.

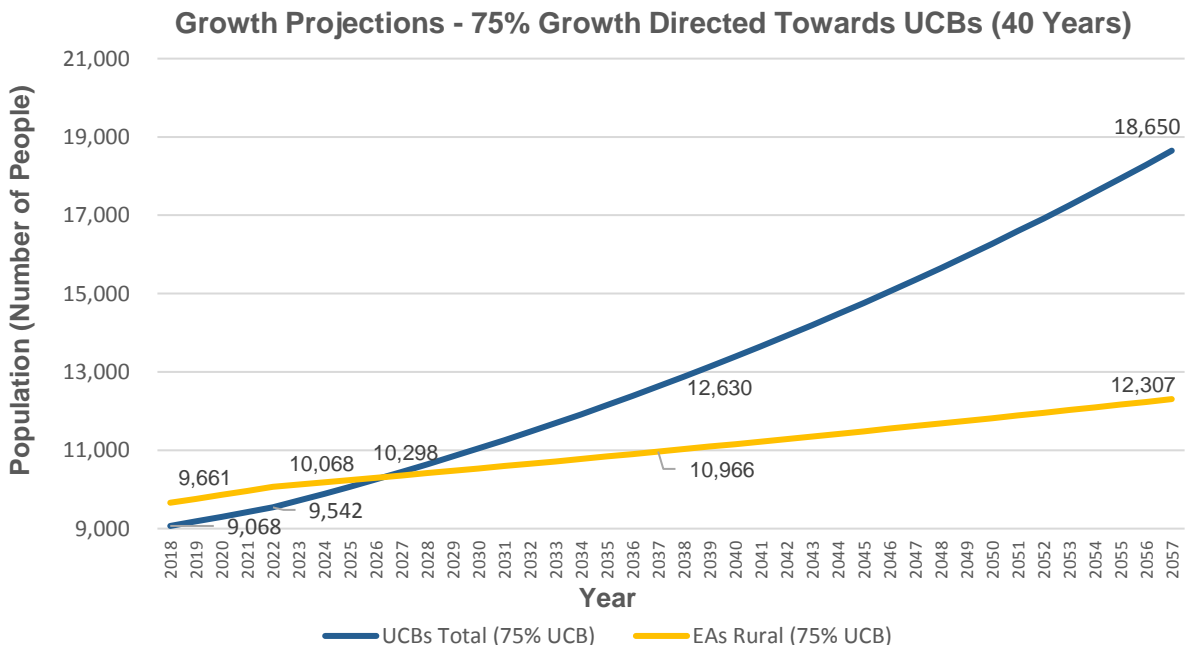
Scenario 1

In the first scenario, current growth trends would continue over the next 20 years with 53% of growth within the Urban Containment Boundaries (UCB).

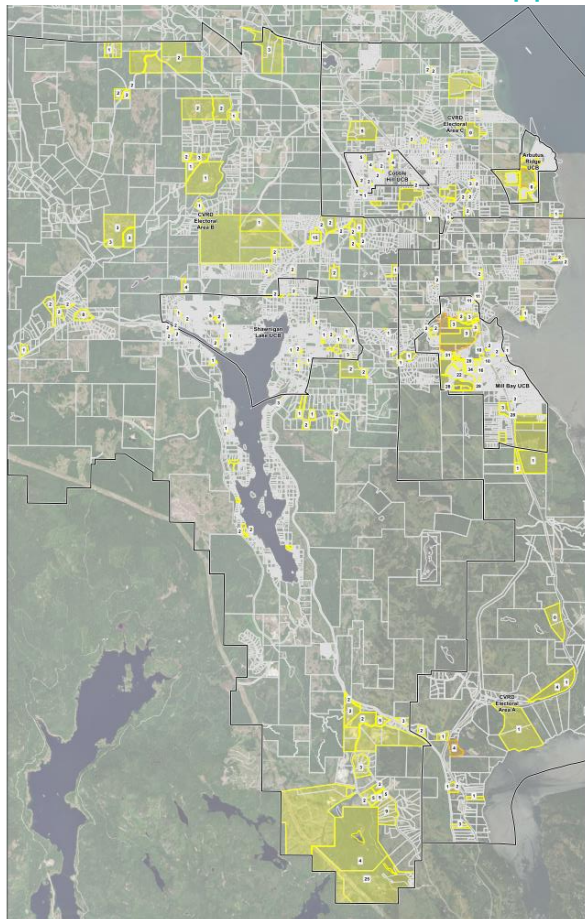


Scenario 2

In the second scenario, current growth would continue with 53% within UCBs over the 1st 5 years and then increase to 75% within UCBs from year 6 to 40.



South Cowichan Subdivision Applications



When the South Cowichan growth projections are compared to active subdivision applications (highlighted yellow in the adjacent map), Mill Bay Village has the largest amount of new development potential with several large applications located within the Mill Bay Village UCB. In contrast Shawnigan Lake Village only has a few small subdivisions within the UCB. The map also shows the extent to which development is expected to occur outside of the village UCBs, notably the existence of several large pieces of land scheduled for development in rural areas of Electoral Areas A, B and C. This snapshot of active subdivision applications shows that development and growth trends in the South Cowichan are likely to maintain their current trajectory at least over the next five years, possibly longer. **Moving forward, a substantial expansion of sewer servicing in village centres and the strict enforcement of the Regional District’s UCB policies would encourage a more likely situation for consolidated sewer servicing (i.e. Scenario 2) and allow local communities to realize their targets for densification and UCB potential.** Alternatively, there is much lower feasibility for community-wide sewer servicing and in turn, less likelihood of effective environmental management due to insufficient wastewater treatment, if sewer servicing and or growth policies are not adhered to as highlighted in scenario 1.

Summary

The table below provides a summary breakdown of servicing potential by area based on projected growth.

Area	Growth 2018 -2037 (People / %)		Potential for Sewer Capacity Expansion
	Scenario 1	Scenario 2	
Mill Bay Village	1,479 people 2.13%	2,058 people 2.96%	High – Existing capacity and several systems that could be combined. Potential for expanding ground disposal. High levels of development expected. ¹
Shawnigan Lake Village	309 people 0.40%	414 people 0.56%	Low – Few existing systems and no excess capacity. Disposal options are very limited. Low levels of development expected based on capacity.
Cobble Hill and Arbutus Ridge	791 people 1.71%	1,089 people 2.39%	Medium – Some existing systems in a compact area. Excess capacity and disposal options to be reviewed. Moderate levels of development expected. ¹
Rural Areas of South Cowichan	2143 people 1.96%	1,205 people 0.68%	Low – Systems and growth are too widely distributed.

¹Options for combining systems in the Mill Bay Village and Cobble Hill Village are being explored through a grant from the Federal Government’s Strategic Priorities Fund.