

# **Town of Lake Cowichan Official Community Plan Update 2023 Background Analysis**



**Prepared February 13, 2023**

## I. Demographic profile with 2021 Census data

- The Town's 2021 Census population is 3,325, an increase of 5.8% from the 2016 Census population of 3,220.
- Median age of the population is 52 years. The BC provincial median age is 42.

### Age Characteristics<sup>1</sup>

**12.6%**

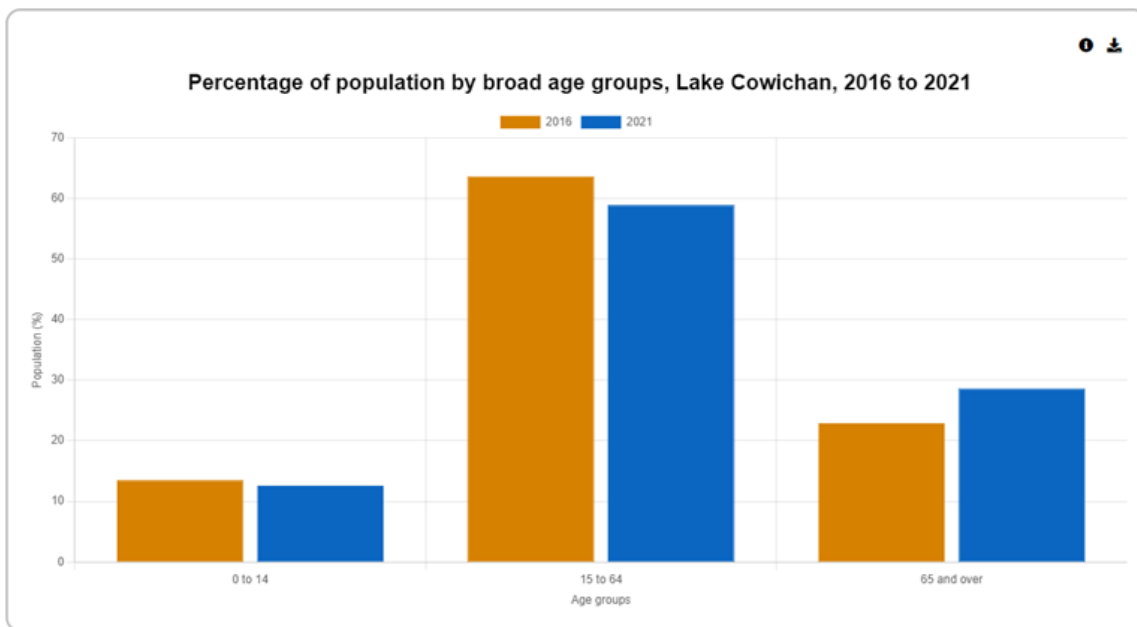
**58.9%**

**28.6%**

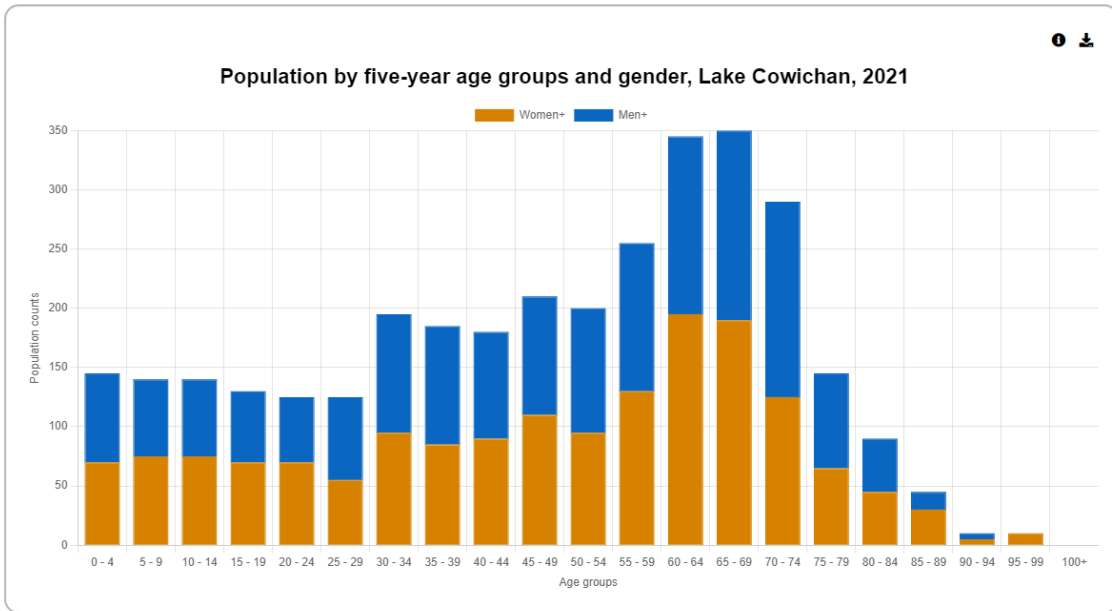
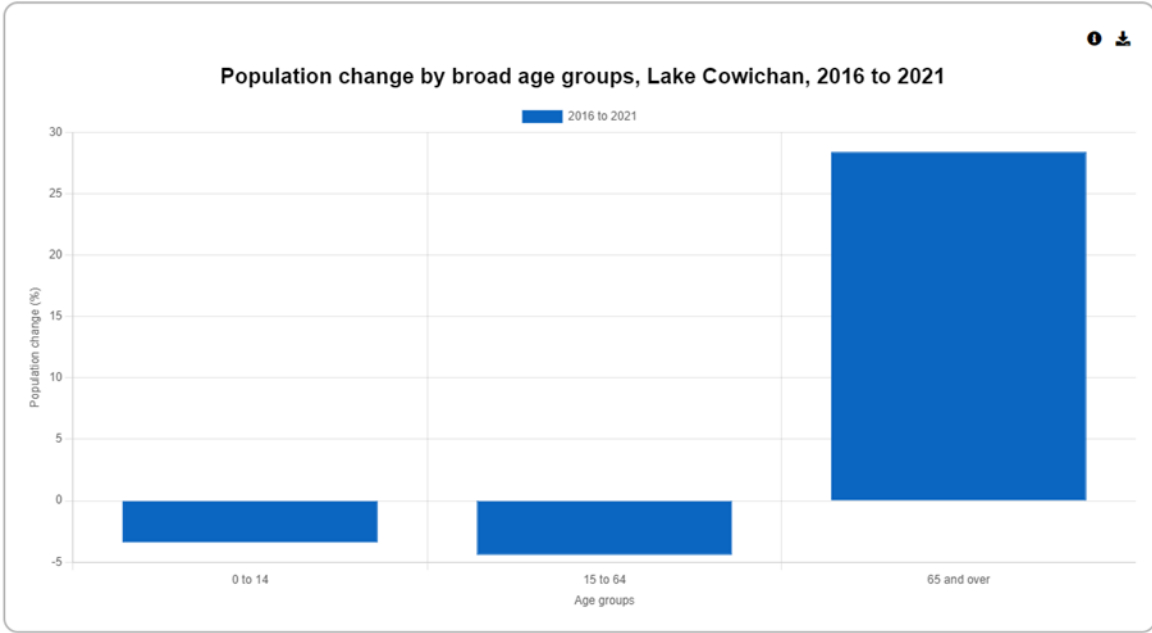
In 2021, 420 children aged 0 to 14 were enumerated in Lake Cowichan, representing respectively 12.6% of the total population. In comparison, for Canada, the proportion of children was 16.3% in 2021.

The working age population (15 to 64) represented 58.9% of the total population. In comparison, for Canada, the proportion of the population aged 15 to 64 was 64.8% in 2021.

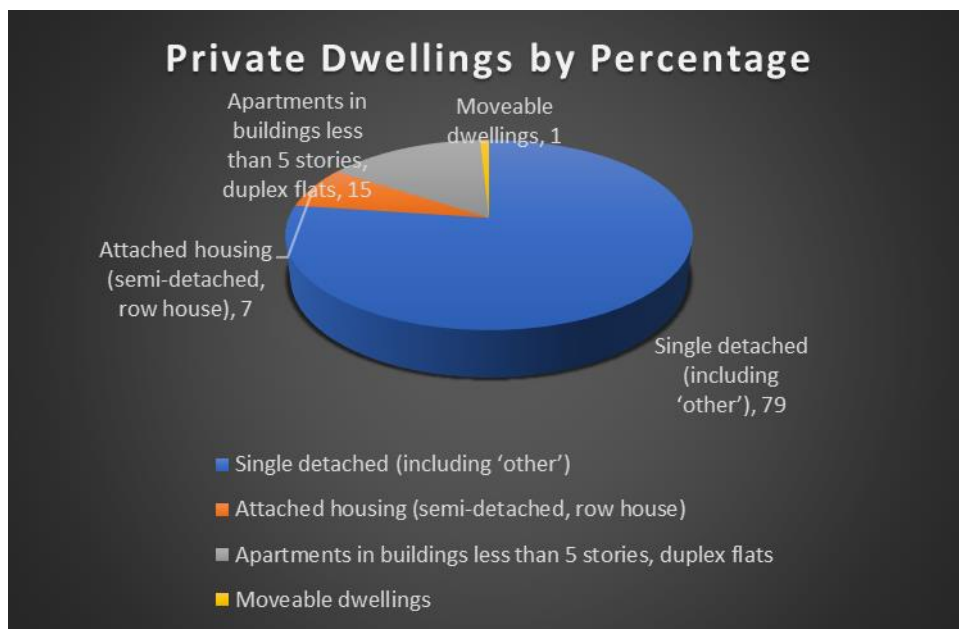
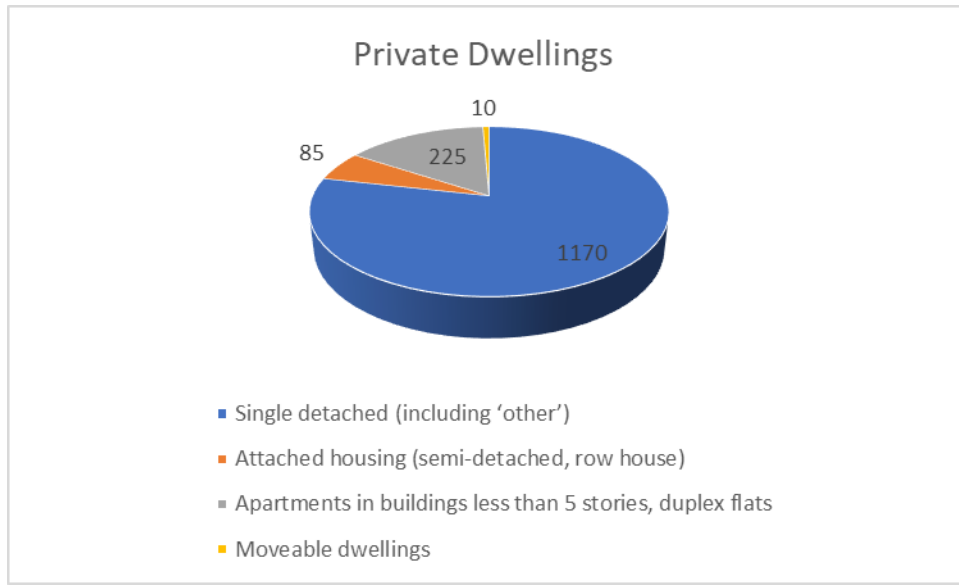
In 2021, 950 persons aged 65 and over were enumerated in Lake Cowichan, representing respectively 28.6% of the total population. In comparison, for Canada, the proportion of seniors was 19.0% in 2021.



<sup>1</sup> Focus on Geography Series 2021 Census of Population



## Household and Dwelling Characteristics



- The average household size is 2.2.

## II. Social and Economic Profile from the 2021 Census

### Household Income

- Median in 2020 is \$68,000

### Economic family<sup>2</sup> income

- Median in 2020 is \$80,000

### Low income and income inequality

- Prevalence of low income based on the Low-income measure, after tax (LIM-AT) (%): 11.9.

### Religion

- Christian, 965, 29%; the denomination with the largest representation is Catholic with 260 adherents.
- Jewish, 10, 0.03%.
- Sikh, 25, 0.07%.
- No religion, 2290, 69%.



### Occupations

	Number	Percentage
All occupations	1430	100
0 Legislative and senior management occupations.....	20	1.4
1 Business, finance and administration occupations.....	175	12.2
2 Natural and applied sciences and related occupations.....	110	7.7
3 Health occupations.....	55	3.8
4 Occupations in education, law and social, community and government services.....	130	9.1
5 Occupations in art, culture, recreation and sport.....	40	2.8
6 Sales and service occupations.....	455	31.8
7 Trades, transport and equipment operators and related occupations.....	295	20.6
8 Natural resources, agriculture and related production occupations.....	85	5.9
9 Occupations in manufacturing and utilities.....	75	5.2

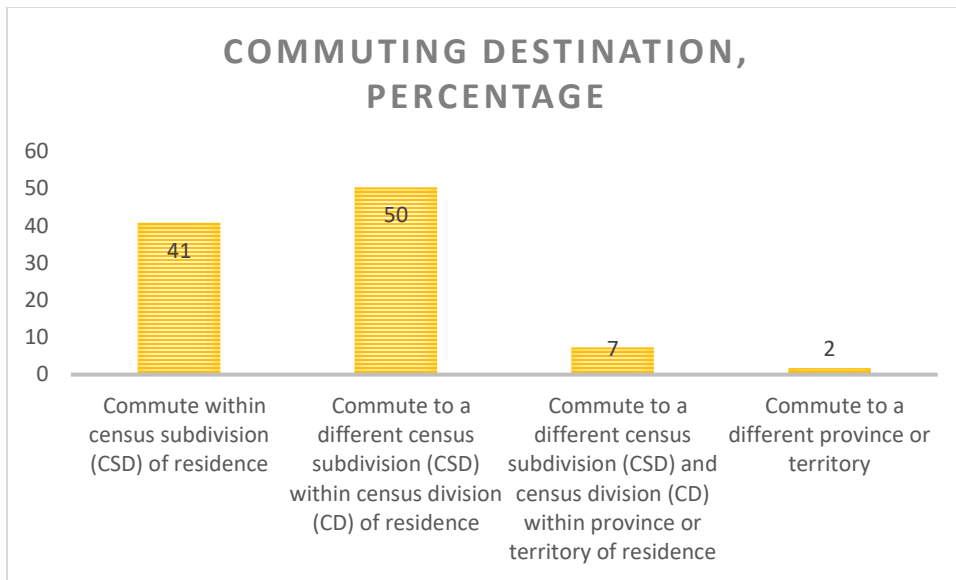
<sup>2</sup> Economic family structure - The combination of relatives that comprise a family. Classification on this variable considers the presence or absence of: married spouses or common-law partners; children; and other relatives. For more information refer to the variable 'economic family structure ' Dictionary Census of Population 2021.

## Industries

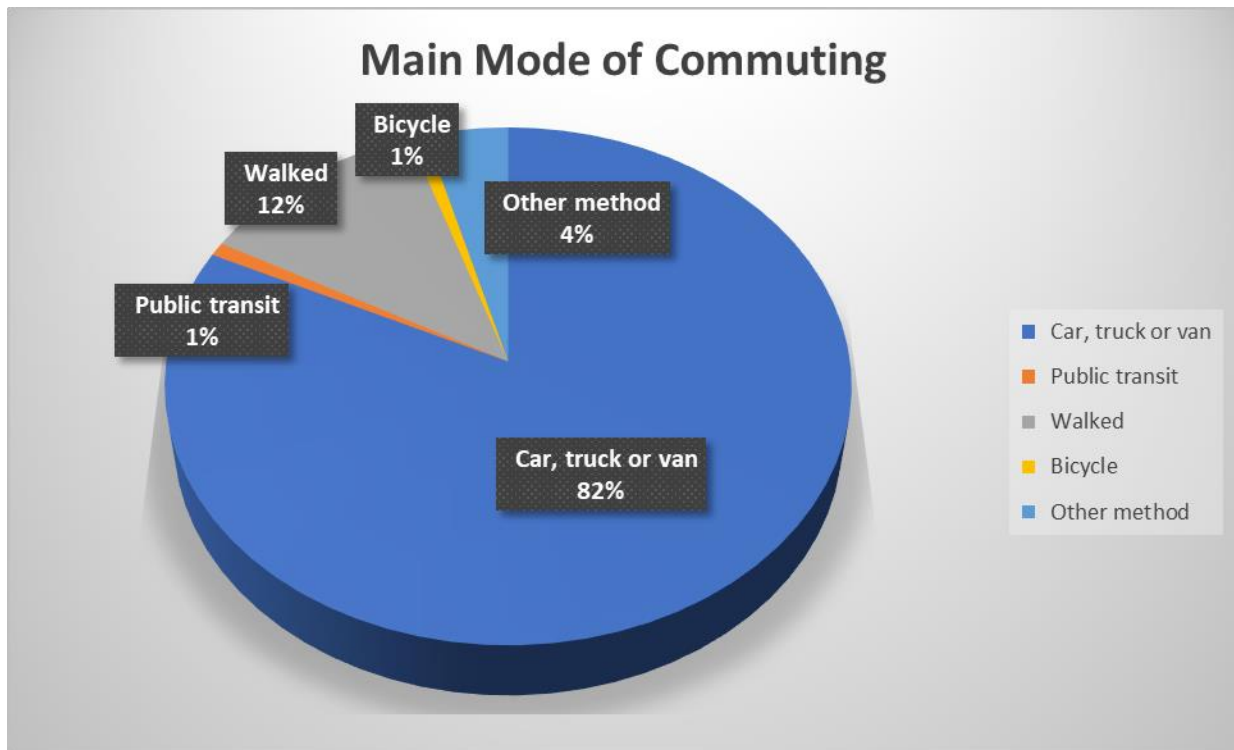
	Number	Percentage
All industries	1430	
11 Agriculture, forestry, fishing and hunting	90	6
21 Mining, quarrying, and oil and gas extraction	15	1
22 Utilities	0	
23 Construction	165	12
31-33 Manufacturing	95	7
41 Wholesale trade	35	2
44-45 Retail trade	240	17
48-49 Transportation and warehousing	40	3
51 Information and cultural industries	35	2
52 Finance and insurance	20	1
53 Real estate and rental and leasing	15	12
54 Professional, scientific and technical services	60	4
55 Management of companies and enterprises	0	
56 Administrative and support, waste management and remediation services	90	6
61 Educational services	95	7
62 Health care and social assistance	125	9
71 Arts, entertainment and recreation	30	2
72 Accommodation and food services	130	9
81 Other services (except public administration)	60	4
91 Public administration	75	5



Commuting destination



Mode of commuting



### III. Population forecast

The Town is forecasted to grow to a population within a range of 4,000 and 4,200 by the year 2043, a 20-year time frame for the plan.

These numbers are derived from a simple annual growth rate of between 0.75 and 1.0%.

The higher growth rate of 1.0% is similar to the rate experienced over the past two decades and the slower growth rate of 0.75% is similar to the projection by BC Stats for the West Cowichan Local Health Area.

Barring unanticipated job growth or the arrival of a major developer with deep and patient pockets, the Town will likely grow at the slower rate. This is largely due to significant infrastructure challenges which will curtail potential growth, particularly in the areas known as Block 200, Block 48, and Lakeview Park.

The spreadsheet calculations for the growth scenarios are on the following page.



**Town of Lake Cowichan Population projections  
Background Calculations**

Approximately 1% annual growth

Approximately 0.75% growth --similar to Local Health Area

year	% change	Increase	population projection -- except 2021 is Census data	year	% change	Increase	population projection -- except 2021 is Census data
2021	1	0	3325	2021	1	0	3325
2022	2	67	3392	2022	2	67	3392
2023	2	68	3459	2023	2	68	3459
2024	1	35	3494	2024	1	35	3494
2025	1	35	3529	2025	0.75	26	3520
2026	1	35	3564	2026	0.75	26	3547
2027	1	36	3600	2027	0.75	27	3573
2028	1	36	3636	2028	0.75	27	3600
2029	1	36	3672	2029	0.75	27	3627
2030	1	37	3709	2030	0.75	27	3654
2031	1	37	3746	2031	0.75	27	3682
2032	1	37	3783	2032	0.75	28	3709
2033	1	38	3821	2033	0.75	28	3737
2034	1	38	3859	2034	0.75	28	3765
2035	1	39	3898	2035	0.75	28	3793
2036	1	39	3937	2036	0.75	28	3822
2037	1	39	3976	2037	0.75	29	3850
2038	1	40	4016	2038	0.75	29	3879
2039	1	40	4056	2039	0.75	29	3908
2040	1	41	4097	2040	0.75	29	3938
2041	1	41	4138	2041	0.75	30	3967
2042	1	41	4179	2042	0.75	30	3997
2043	1	42	4221	2043	0.75	30	4027