

Draft Bylaw 4040 Excerpts: Amendments

2 Official Community Plan Bylaw No. 3900, 2022 "Schedule A", be amended by:

Deleting the text under the heading "POPULATION" under section 1.2 and replacing with the following text:

"In 2021, North Cowichan had a total population of 31,990 (Census Canada, 2021). The population has increased almost 50% since 1991 when it had a population of 21,360, and by 11% since 2011. North Cowichan is projected to reach a population of over 50,000 by 2050, which represents a population increase of 57% over the same 30-year timeframe. This is higher than the 2046 population forecast by BC Statistics of 38,922; however, it is based on the realization of significant new residential development such as that envisioned within the Bell McKinnon Local Area Plan (see Chapter 3 and Appendix 2)."

6 Official Community Plan Bylaw No. 3900, 2022 "Schedule A", be amended by:

Deleting the text under the heading "Populations, Jobs, and Households" under section 3.0 and replacing with the following text:

"The Cowichan Valley Regional District commissioned a report by Rennie Intelligence to forecast anticipated long-term population and employment growth in the Region to 2050. (Long Range Projections of Population, Housing and Employment in the Cowichan Valley Regional District June 12, 2019).¹ Since then, North Cowichan has generated revised population projections, but still relies on the Rennie Report for employment growth projections.

Revised population projections are markedly higher than earlier ones based on past trends. The COVID pandemic was a significant catalyst for the ongoing housing crisis and marks a break with historical development patterns for a variety of reasons, including acceleration of the remote working phenomenon. Revised projections are now based on housing delivery and the subsequent occupancy of those housing units. This assumes sustained pressure for housing largely by inter- and intra-provincial migrants. This is different from the approach in previous years when it was assumed that local housebuilding would act in response to modest background population growth and the availability of local jobs. The figure below shows the assumed population growth arising from realizing the build-out of growth areas within this OCP ("business as usual") and the potential impact of "Bill 44" changes with permit four-units- as-of-right on all residential urban lots.

It is important to note that there is considerable uncertainty in forecasting future housing growth (and associated population growth) especially when the extent of pre-zoning is considered. It is prudent to consider potentially high growth rates for the purposes of infrastructure planning, but essential to revisit these projections on a periodic basis."

