Islands Trust

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NORTH PENDER ISLAND OFFICIAL COMMUNITY PLAN REVIEW

COMMUNITY PROFILE
JUNE 2004

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1.0 INTRODUCTION

This background document has been prepared in conjunction with a review and update on the North Pender Island Official Community Plan (OCP). An OCP is a statement of objectives and policies intended to guide decisions on land use planning and land use management within the jurisdiction. All subsequent bylaws and regulations adopted by the local government must not be in conflict with the OCP.

An OCP review provides an opportunity to update information on demographics, the economy and land use within the Local Trust Area (LTA). Specifically, the purpose of this document is to provide data that may be considered relevant to land-use planning policy-making for North Pender Island. It is presented here in tabular, graphic and point form. The provision of a community profile based on accurate and objective data is fundamental for informed decision-making by the Local Trust Committee (LTC) and provides a relevant context for community discussion and participation. The data presented here can also provide an alternative to the impressionistic or subjective understandings that often guide decision-making.

The sources used in this profile include the 2001 Census, for which specific local area results were obtained by the Islands Trust from Statistics Canada. Other data has been obtained from the BC Assessment Authority (BCAA) and from BC Stats, the provincial data agency. While much of the census data is available at the level of the LTA for the first time, it should be approached with some caution because of the small populations involved. Random rounding[1], sampling errors, data suppression and under-reporting can have much greater impacts than in statistics drawn from larger populations. In addition, the data is for the LTA as a whole, not just North Pender: while the permanent population of the smaller islands in the LTA is currently negligible, there could be an effect where small numbers are concerned. The available census data has been summarized here in tables and graphs based on relevance, and for purposes of clarity and space.

The BCAA data also should be considered with some caution. The use classes assigned to individual parcels are not necessarily current and in some instances may be out-of-date. While it provides a good overall profile of land use on North Pender, readers should not focus on the specific totals.

The results of the census and other data sources provide useful information in and of themselves; however, additional utility is gained in comparing the data to larger areas and identifying specific differences (or outliers) and areas of consistency. For this purpose, North Pender is compared with the other southern gulf islands (excluding Salt Spring), termed here the Southern LTA, with the Islands Trust Area, and with B.C. as a whole. In

[1] Random rounding is a confidentiality procedure that prevents the possibility of associating statistical data with any identifiable individual. In many instances, all figures are randomly rounded, either up or down, to multiples of 5 and sometimes 10.

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certain instances, comparisons are also made with the Capital Regional District and with the Gulf Island Local Health Area (LHA).

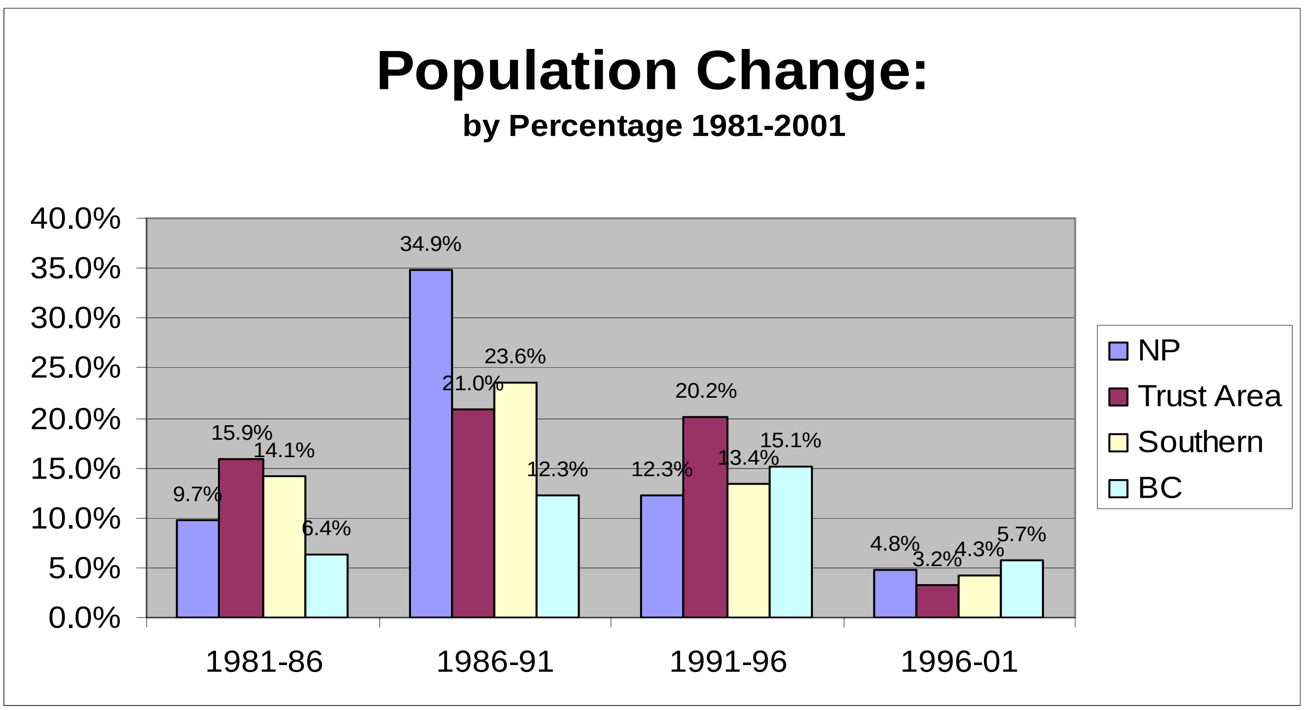
2.0 DEMOGRAPHICS

2.1 Population Change

Table 1 : Population Growth

Period	North Pender	Southern LTA*	Islands Trust Area	BC	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
1981	1020	2523	13233	2823930				
1986	1119	2878	15341	3004074	9.7%	14.1%	15.9%	6.4%
1991	1509	3556	18555	3373399	34.9%	23.6%	21.0%	12.3%
Change 1981-1991	*489*	*1033*			*47.9%*	*40.9%*	*40.2%*	*19.5%*
1996	1695	4032	22301	3882043	12.3%	13.4%	20.2%	15.1%
Change 1981-1996	*675*	*1509*			*66.2%*	*59.8%*	*68.5%*	*37.5%*
2001	1776	4205	23009	4101575	4.8%	4.3%	3.2%	5.7%
Change 1981-2001	*756*	*1682*			*74.1%*	*66.7%*	*73.9%*	*45.2%*

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas.



Discussion

- These totals only consider permanent population; the census does not count seasonal residents.

- The data indicates that the growth rates on North Pender peaked in the period from 1986 to 1991 (35%). Since then the trend has been towards slower growth rates in each of the subsequent two periods.
- Since 1981, the North Pender population has grown at a faster rate than BC, the southern LTA and the Islands Trust.
- However, this growth was concentrated in the period of 1986-91, with growth slow to comparable to the other jurisdictions in the periods since then.
- Since 1991, growth has been lower than the provincial rate, but slightly higher than in the southern LTA and the Trust Area.
- In the most recent period, population growth has been at a rate of less than 1% per year.
- In terms of land use policy implications, the results suggest that planning should be based on an expectation of relatively slow population growth, rather than one experiencing dynamic or rapid population growth.

2.2 Population by Age Cohort

Table 2 : Population by Age

Age	North Pender	Southern LTA*	Islands Trust Area	BC	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
0-4	75	150	885	205655	4.23%	3.56%	3.85%	5.26%
5-19	155	400	3730	770690	8.73%	9.50%	16.22%	19.72%
20-34	140	355	2270	762680	7.89%	8.43%	9.87%	19.52%
35-54	500	1205	7701	1255875	28.17%	28.62%	33.48%	32.14%
55-69	570	1300	5076	530540	32.11%	30.88%	22.07%	13.58%
70-79	265	590	2340	248125	14.93%	14.01%	10.18%	6.35%
80+	80	190	980	134180	4.51%	4.51%	4.26%	3.43%
	1785	4190	22982	3907745				

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas.

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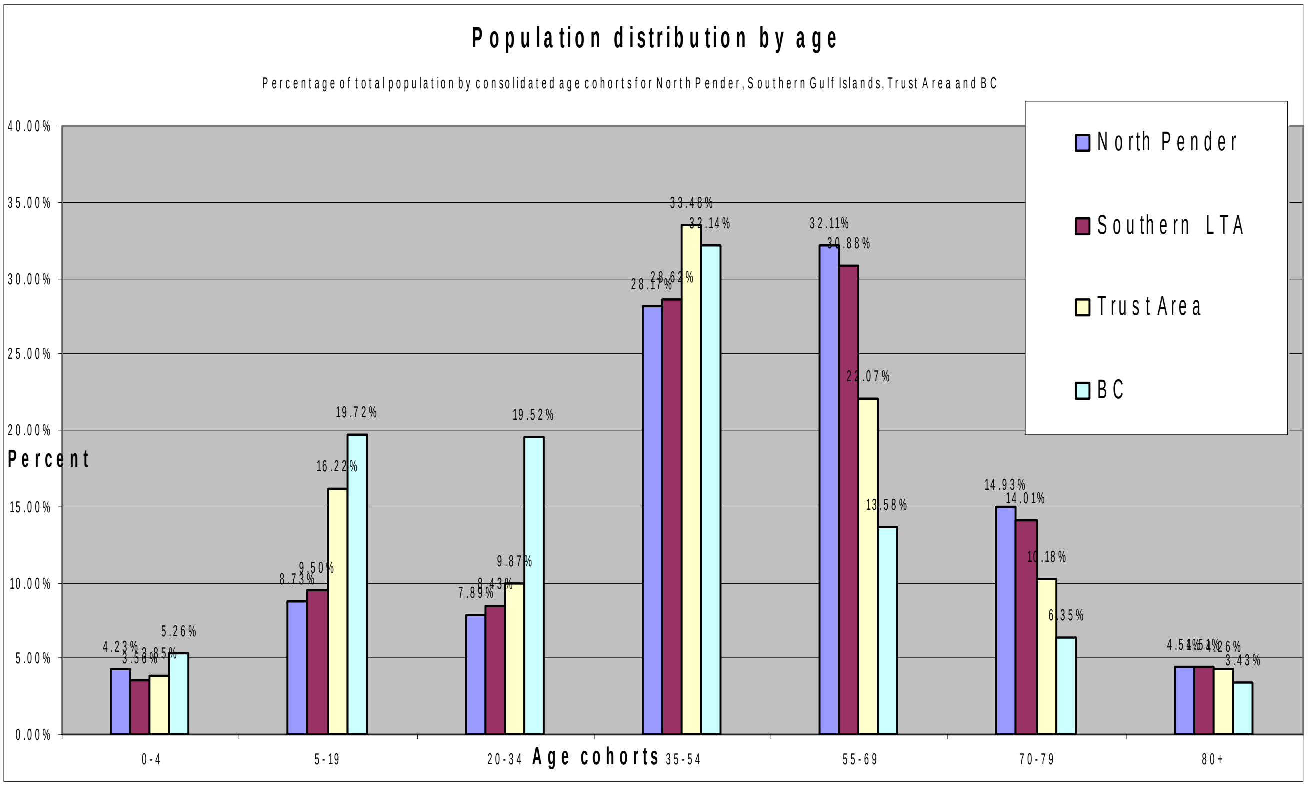
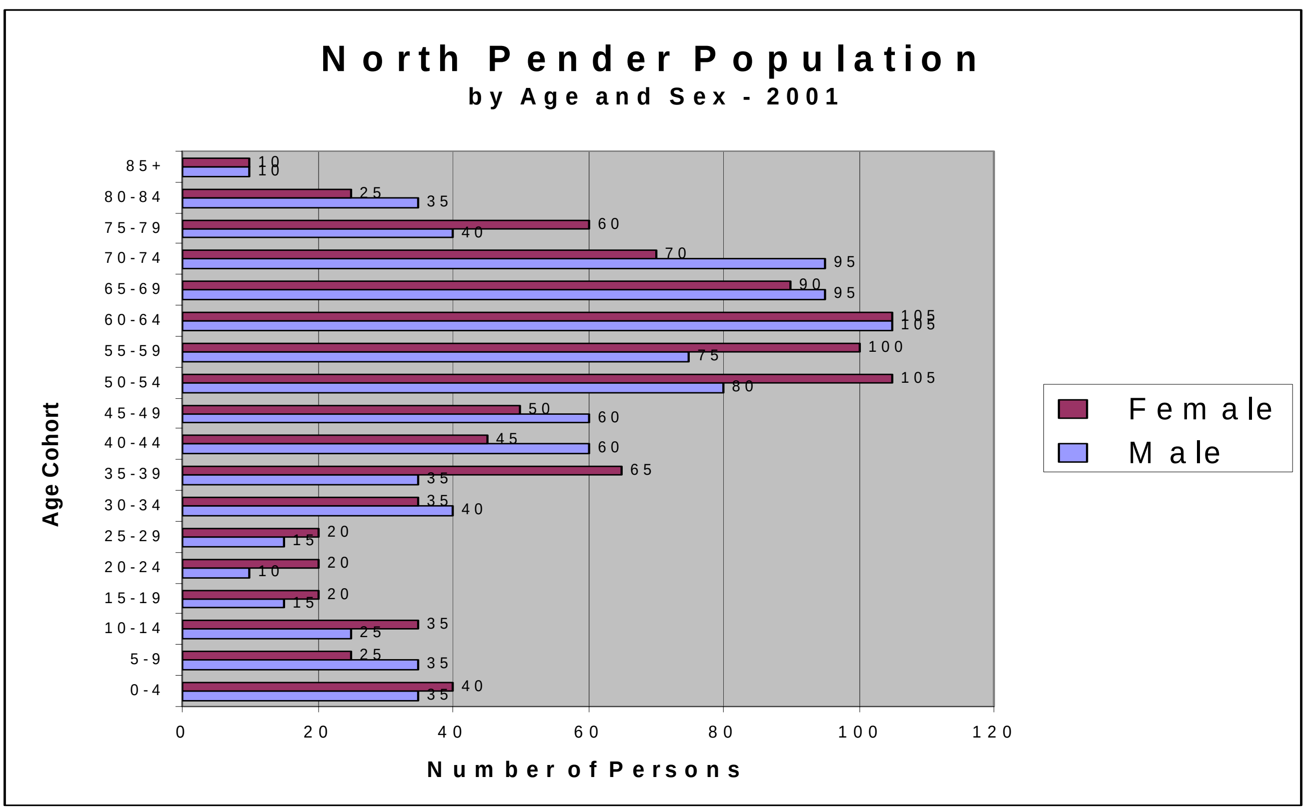

Population distribution by age
Percentage of total population by consolidated age cohorts for North Pender, Southern Gulf Islands, Trust Area and BC
North Pender
Southern LTA
Trust Area
BC
Percent
Age cohorts
0-4
5-19
20-34
35-54
55-69
70-79
80+


North Pender Population
by Age and Sex - 2001
Age Cohort
Number of Persons
Female
Male

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<u>Discussion</u>

- Table 1 consolidates census cohorts and sexes from the underlying data. A more detailed breakdown for North Pender is provided in the chart above.
- The results indicate that North Pender has a significantly lower proportion of persons in the younger age cohorts than the province as a whole. This is consistent with the population profiles for the Southern LTA.
- Proportionately, the 35-54 cohort is relatively close to the provincial average; in contrast the proportion of the population in the 55-69 cohort is almost 2½ times the provincial average.
- The differences are less in the older cohorts, but still above the provincial average (caution should be used with the 80+ cohorts as the numbers are so small).
- A calculation of median ages establishes it as approximately 56, compared to the provincial median age in 2001 of 38.4.
- It would be difficult to impute significance to any sex imbalances on the above chart as the numbers are so small.
- In terms of planning policy implications, the results suggest that demand and need for facilities and housing that is generally used by younger persons may not be as great as elsewhere, while demand will continue to be generated by older adults (but not necessarily the elderly) at a greater rate.

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2.3 Ethnicity and Immigration

Table 4: Immigration

Variable	North Pender	Southern LTA*	Islands Trust Area	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
Total population by citizenship**	1795	4215	22890	100.00%	100.0%	100.0%	100.00%
Canadian citizenship	1705	3970	21500	94.99%	94.2%	93.9%	92.20%
Citizenship other than Canadian	90	255	1410	5.01%	6.0%	6.2%	7.80%
Non-immigrant population	1370	3105	17275	76.54%	73.5%	75.5%	72.90%
Born in province of residence	785	1705	10025	43.85%	40.4%	43.8%	48.20%
Total immigrant population	415	1095	5450	100.00%	100.0%	100.0%	100.0%
Before 1961	140	380	1745	33.73%	34.7%	32.0%	15.9%
1961-1970	90	260	1300	21.69%	23.7%	23.9%	12.5%
1971-1980	55	170	1065	13.25%	15.5%	19.5%	17.3%
1981-1990	65	120	640	15.66%	11.0%	11.7%	17.6%
1991-1995	25	35	240	6.02%	3.2%	4.4%	17.7%
1996-2001	35	110	435	8.43%	10.0%	8.0%	19.0%
Total visible minority	95	200	610	5.29%	4.7%	2.7%	21.60%
Total Aboriginal identity	30	90	540	1.68%	2.1%	2.4%	4.40%

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas
**20% Sample

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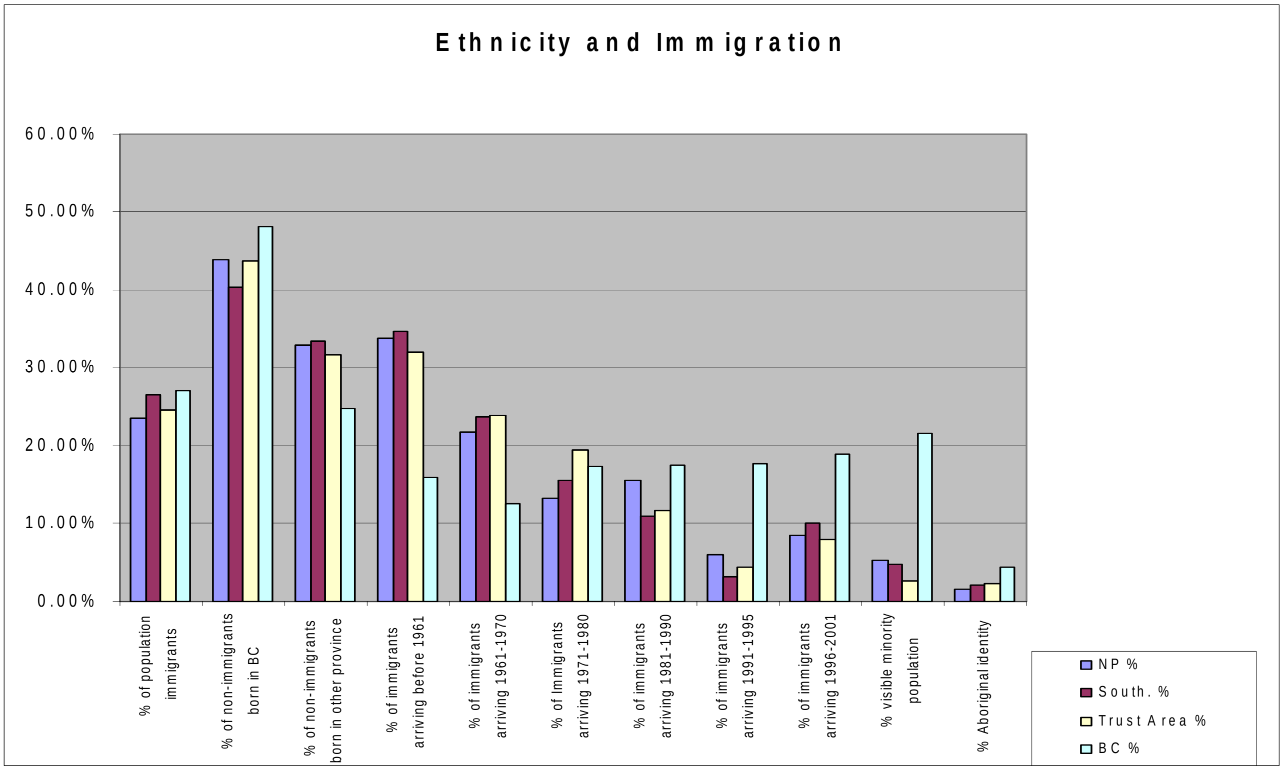

Discussion

- The overall the level of citizenship is consistent with the provincial average. In contrast, it is notable that the majority of immigrants living on North Pender came to Canada prior to 1970, compared to only ¼ of the immigrants in the province as a whole.
- There are lower proportions of recent immigrants and visible minorities on North Pender in comparison to the province as a whole.
- In terms of planning implications, North Pender is unlikely to experience the kind of issues specific to centres receiving a large proportion of recent immigrants.
- Due to its small population and the error inherent in a 20% sample of a small population, the details in the above data should be used with caution.

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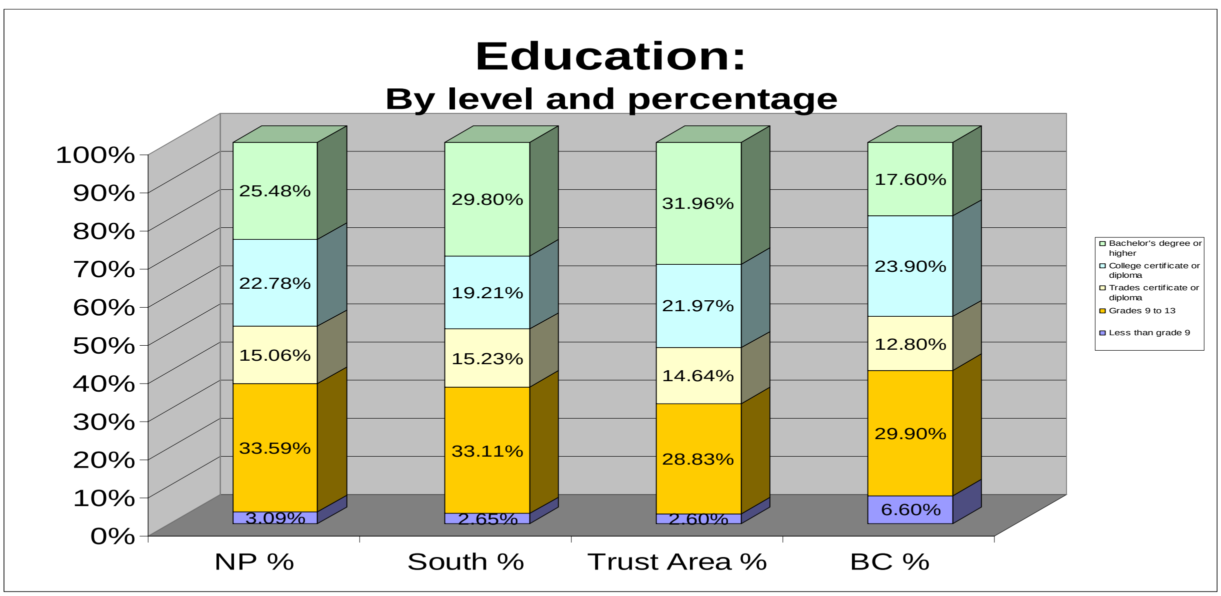
2.4 Education

Table 5: Education Achievement	North Pender	Southern LTA*	Islands Trust Area	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
Total population, 20 years and over, by level of schooling	1295	3020	18070	100.0%	100.0%	100.0%	100.0%
Less than grade 9	40	80	470	3.09%	2.65%	2.60%	6.60%
Grades 9 to 13	435	1000	5210	33.59%	33.11%	28.83%	29.90%
Trades certificate or diploma	195	460	2645	15.06%	15.23%	14.64%	12.80%
College certificate or diploma	295	580	3970	22.78%	19.21%	21.97%	23.90%
Bachelor's degree or higher	330	900	5775	25.48%	29.80%	31.96%	17.60%

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas



Discussion

- The results demonstrate that, in comparison to the province as a whole, a significantly lower proportion of North Pender's population has low levels of educational attainment in comparison to the provincial average.
- Similarly, a significantly higher proportion has post-secondary degrees.
- Higher levels of educational achievement are generally associated with with higher incomes.

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2.5 Household Structure and Family Status

Table 6: Household Structure

	North Pender	Southern LTA*	Islands Trust Area	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
Total number of private households by household size	915	2175	10740	100.0%	100.00%	100.00%	100.0%
1 person	300	760	3445	32.79%	34.94%	32.08%	27.30%
2 persons	475	1080	4620	51.91%	49.66%	43.02%	33.60%
3 persons	70	185	1250	7.65%	8.51%	11.64%	14.80%
4-5 persons	65	150	1310	7.10%	6.90%	12.20%	20.80%
6 or more persons	5	10	120	0.55%	0.46%	1.12%	3.50%
Number of persons in private households	1775	4180	22825				
Average number of persons in private households	1.9	1.9	2.1				2.5

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas

Table 7: Family Structure and Number of Children

	North Pender	Southern LTA*	Islands Trust Area	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
Total number of census families in private households**	600	1390	7105				
Total couple families by family structure and number of children	540	1260	6215				
Married couples	470	1035	5045				
Without children at home	365	830	3185	77.7%	80.2%	63.1%	44.1
With children at home	100	215	1855	21.3%	20.8%	36.8%	55.9
1 child	25	70	680	4.6%	5.6%	10.9%	19.5
2 children	60	100	790	11.1%	7.9%	12.7%	24.8
3 or more children	15	35	375	2.8%	2.8%	6.0%	11.5
Common-law couples	65	215	1165				
Without children at home	55	170	825	84.6%	79.1%	70.8%	64.6
With children at home	10	30	320	15.4%	14.0%	27.5%	35.4
1 child	0	20	210	0.0%	1.6%	3.4%	17.6
2 children	10	10	70	1.9%	0.8%	1.1%	12
3 or more children	0	10	50	0.0%	0.8%	0.8%	5.8

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas
**20% Sample Data - Census Family is defined as a married couple (with or without children of either or both spouses), a couple living common-law (with or without children of either or both partners) or a lone parent of any marital status, with at least one child living in the same dwelling.

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Table 8: Household status of persons 65 and over	North Pender	Southern LTA*	Islands Trust Area	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
Total number of persons 65 years and over**	495	1200	4660	100.0%	100.0%	100.0%	100%
Number of non-family*** persons 65 years and over	130	305	1410	26.3%	25.4%	30.3%	35.6%
Living with relatives	15	25	65	3.0%	2.1%	1.4%	5.3%
Living with non-relatives only	0	20	65	0.0%	1.7%	1.4%	1.8%
Living alone	115	265	1295	23.2%	22.1%	27.8%	28.5%
Number of family persons 65 years and over	365	900	3255	73.7%	75.0%	69.8%	64.4%

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas
**20% Sample Data
***Census Family is defined as a married couple (with or without children of either or both spouses), a couple living common-law (with or without children of either or both partners) or a lone parent of any marital status, with at least one child living in the same dwelling. “Children” in a census family include grandchildren living with their grandparent(s) but with no parents present.

Discussion

- The above data relate primarily to household structure, which has implications for housing demand and land use patterns.
- The results indicate that there are a noticeably larger proportion of 2-person households on North Pender than the provincial average and family size is smaller than the provincial average.
- The average household size is 1.9 persons, compared to 2.5 provincially. This is directly applicable to occupancy rates, which are used for projecting housing demand.
- There are proportionately more couples without children (“empty-nesters”) and a fewer than average proportion of families with teenage children. This latter may be related to the available schooling in 2001.
- Table 8 indicates that there is a lower than average proportion of single seniors and higher than average proportion of seniors living as couples. The lower proportion of seniors’ living as singles may relate to the absence of medical facilties.
- The policy implications include an expectation that there may be more demand for smaller housing units and less demand for family oriented services and facilities.

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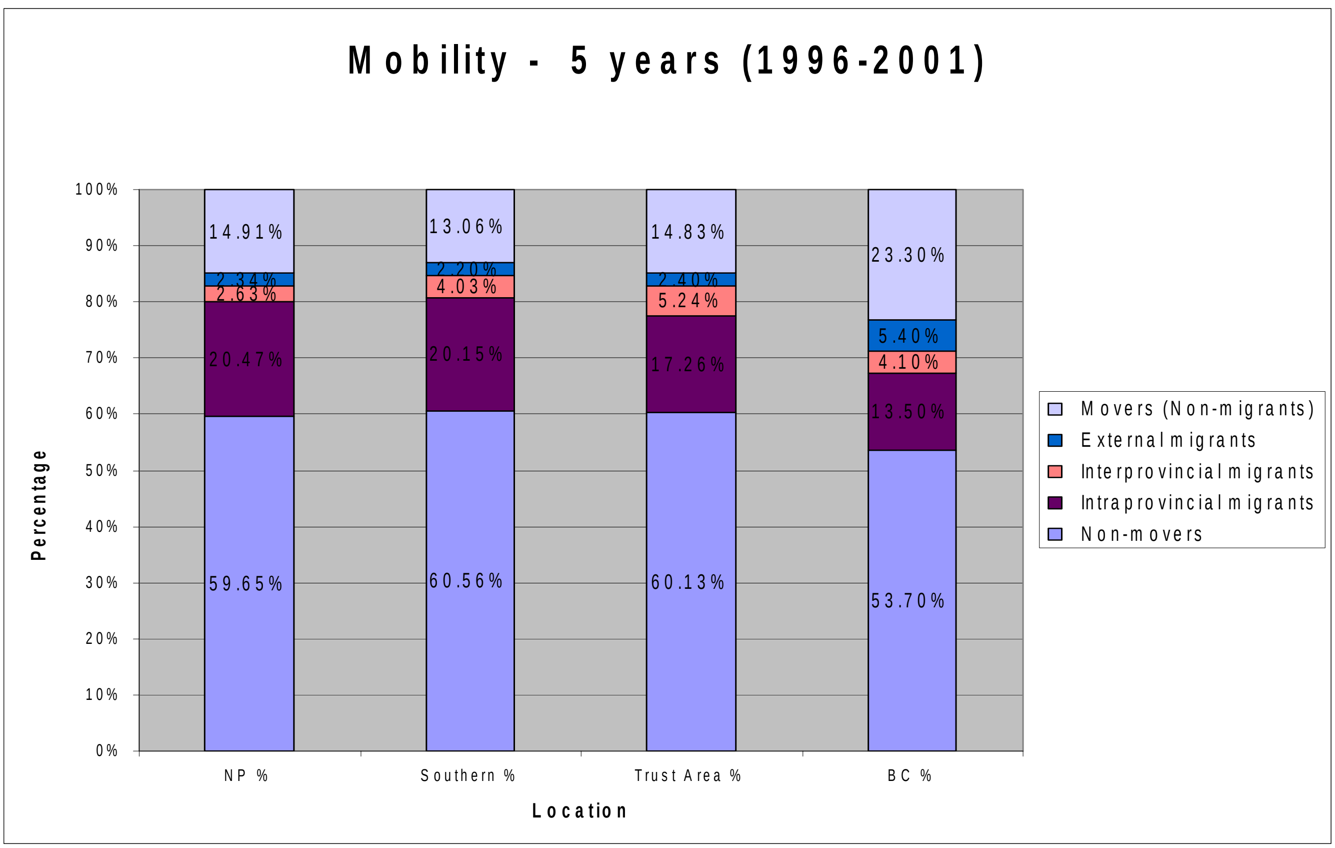
2.6 Mobility

Table 9: Population Mobility

	North Pender	Southern LTA*	Islands Trust Area	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
Total population (5 years and over) by mobility status 5 years ago	1710	4095	22045	100.00%	100.00%	100.00%	100.00%
Non-movers	1020	2480	13255	59.65%	60.56%	60.13%	53.70%
Movers (Non-migrants)**	255	535	3270	14.91%	13.06%	14.83%	23.30%
Intraprovincial migrants	350	825	3805	20.47%	20.15%	17.26%	13.50%
Interprovincial migrants	45	165	1155	2.63%	4.03%	5.24%	4.10%
External migrants	40	90	530	2.34%	2.20%	2.40%	5.40%

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas
****Non-migrants** are movers who, on Census Day, were living at a different address, **but** in the same census subdivision (CSD) as the one they lived in five years earlier. The CSD in this instance is the Capital Regional District Electoral Area G (Southern Gulf Islands)



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Discussion

- This data indicates there is a slightly larger proportion of the population on North Pender (and in the southern islands and in the Islands Trust area) who are non-movers in comparison to the proportion provincially. However, this should not necessarily be seen as significant when considered in conjunction with the age profile of the island – younger individuals tend to move more often than older persons.

- A higher proportion of the movers on North Pender tended to move within BC (Intra-provincial) than the overall provincial average.

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3.0 ECONOMY

This section of the profile tabulates statistics related to the economy, including employment, occupation, income and socio-economic dependency.

3.1 Labour Force

Table 10: Labour Force Occupations

	North Pender	Southern LTA*	Islands Trust Area	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
Total labour force 15 years and over by occupation**	705	1835	11560	100.0%	100.0%	100.0%	100.0%
Occupation - Not applicable	15	15	145	2.1%	0.8%	1.3%	2.2%
All occupations	685	1810	11390	100.0%	100.0%	100.0%	100.0%
Management	105	310	1360	15.3%	17.1%	11.9%	10.8%
Business, finance and administration	105	225	1270	15.3%	12.4%	11.2%	17.6%
Natural and applied sciences and related	45	105	790	6.6%	5.8%	6.9%	6.1%
Health	20	70	480	2.9%	3.9%	4.2%	5.2%
Social science, education, government service and religion	65	195	1085	9.5%	10.8%	9.5%	8.0%
Art, culture, recreation and sport	45	155	1190	6.6%	8.6%	10.4%	3.3%
Sales and service	125	290	2370	18.2%	16.0%	20.8%	25.6%
Trades, transport and equipment operators and related	150	330	1800	21.9%	18.2%	15.8%	14.3%
Primary industry	25	120	785	3.6%	6.6%	6.9%	4.2%
Processing, manufacturing and utilities	0	15	265	0.0%	0.8%	2.3%	4.8%

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas.
**2001 National Occupational Classification for Statistics - 20% Sample Data

Discussion

- This data tabulates respondents' occupation as reported in the 20% sample in the 2001 census. Because it involves a sample of some relatively small populations, in combination with data suppression and random rounding, the results for North Pender should be used with some caution.

- Generally, the occupation profile of North Pender indicates that the community has higher than average proportion in management, arts and trades occupations.
- Conversely, there are lower than average proportions in sales, health and manufacturing occupations.

- The implications for land use planning policy may include more demand or need for certain housing types and need for zoning for employment lands.

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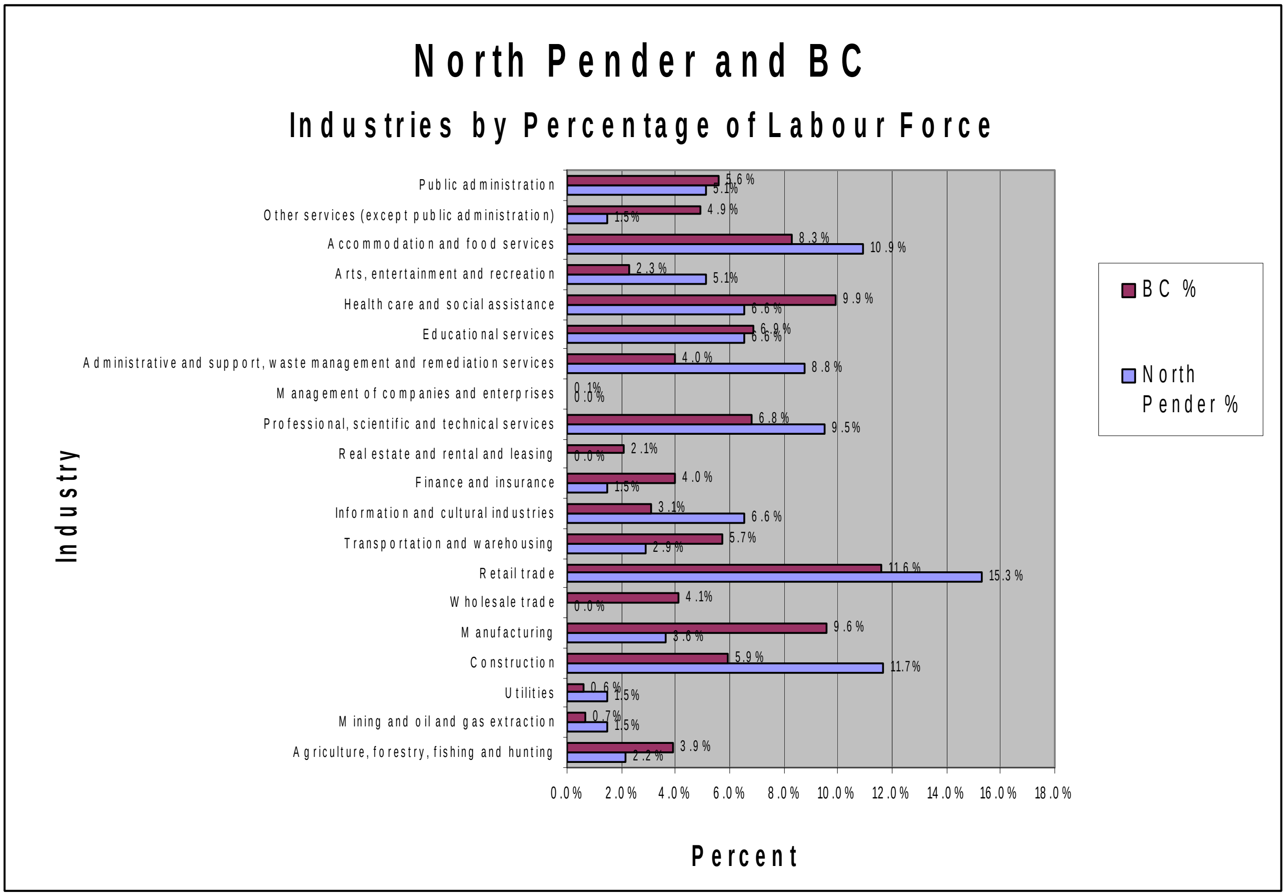
3.2 Industry

Table 11: Labour Force by Industry							
	North Pender	Southern LTA*	Islands Trust Area	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
Total labour force 15 years and over by industry**	705	1840	11555	100.0%	100.0%	100.0%	100.0%
Industry - Not applicable	20	30	175	2.8%	1.6%	1.5%	2.2%
All industries	685	1805	11370	100.0%	100.0%	100.0%	100.0%
Agriculture, forestry, fishing and hunting	15	95	590	2.2%	5.3%	5.2%	3.9%
Mining and oil and gas extraction	10	10	40	1.5%	0.6%	0.4%	0.7%
Utilities	10	20	40	1.5%	1.1%	0.4%	0.6%
Construction	80	220	1175	11.7%	12.2%	10.3%	5.9%
Manufacturing	25	115	790	3.6%	6.4%	6.9%	9.6%
Wholesale trade	0	20	235	0.0%	1.1%	2.1%	4.1%
Retail trade	105	180	1025	15.3%	10.0%	9.0%	11.6%
Transportation and warehousing	20	60	695	2.9%	3.3%	6.1%	5.7%
Information and cultural industries	45	60	365	6.6%	3.3%	3.2%	3.1%
Finance and insurance	10	20	235	1.5%	1.1%	2.1%	4.0%
Real estate and rental and leasing	0	15	175	0.0%	0.8%	1.5%	2.1%
Professional, scientific and technical services	65	160	1000	9.5%	8.9%	8.8%	6.8%
Management of companies and enterprises	0	0	15	0.0%	0.0%	0.1%	0.1%
Administrative and support, waste management and remediation services	60	110	610	8.8%	6.1%	5.4%	4.0%
Educational services	45	215	955	6.6%	11.9%	8.4%	6.9%
Health care and social assistance	45	110	1080	6.6%	6.1%	9.5%	9.9%
Arts, entertainment and recreation	35	90	625	5.1%	5.0%	5.5%	2.3%
Accommodation and food services	75	175	905	10.9%	9.7%	8.0%	8.3%
Other services (except public administration)	10	70	475	1.5%	3.9%	4.2%	4.9%
Public administration	35	55	335	5.1%	3.0%	2.9%	5.6%

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas.
**1997 North American Industry Classification System - 20% Sample Data



Discussion

- This data differs from the previous section in that it reports the industry where individuals are employed, rather than their specific occupation.
- Again, the results should be approached with caution due to sample sizes and rounding.
- In general, the results indicate that larger proportions of the North Pender population are employed in construction, retail, arts and culture and certain professions.
- A smaller proportion of the population is employed in primary industries, manufacturing and health care.

- Implications for land use policy include designation land for future commercial and industrial land use and policies relating to the resource land use.

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3.3 Labour Force Activity

Table 12: Labour Force Activity							
	North Pender	**Southern LTA***	**Islands Trust Area**	**North Pender %**	**Southern LTA* %**	**Islands Trust Area %**	**BC %**
Total population 15 years and over by labour force activity**	1540	3805	19525				
In the labour force	705	1840	11550	45.8%	48.4%	59.2%	65.2
Employed	660	1715	10730	42.9%	45.1%	55.0%	59.6
Unemployed	35	125	820	5.0%	3.3%	4.2%	5.6
Not in the labour force	840	1970	7965	54.5%	51.8%	40.8%	34.8
Participation rate	45.8	48.4	59.2				65.2
Employment rate	42.9	45.1	55.0				59.6
Unemployment rate	5.0	3.3	4.2				5.6
Population 25 years and over - Labour force activity	1485	3565	17560				
In the labour force	665	1695	10380	44.8%	44.5%	53.2%	65.8
Employed	640	1600	9765	43.1%	42.0%	50.0%	61.1
Unemployed	25	105	645	3.8%	2.8%	3.3%	4.8
Not in the labour force	825	1870	7195	55.6%	49.1%	36.9%	34.2
Participation rate	44.8	239	720.4				65.8
Employment rate	43.1	226	677				61.1
Unemployment rate	3.8	30	86.7				7.2

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas.
**20% Sample Data

Discussion

- This data provides an indication of the proportion of the population active in the labour force.
- The results indicate a low participation rate on North Pender in comparison to the provincial average, although this could be attributed to the older age profile on North Pender.
- The unemployment rate is a snapshot relevant to the week in which the census was taken in 2001.
- Implications for land use policy include an expectation that because the labour force is so small, there would be limited need to zone land for traditional employment centres.

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3.4 Labour Force by Class of Worker

Table 13: Class of worker	North Pender	Southern LTA*	Islands Trust Area	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
Total labour force 15 years and over by class of worker**	705	1835	11550	100.0%	100.0%	100.0%	100.0
Not applicable	15	15	155	2.1%	0.8%	1.3%	2.2
All classes of worker	685	1810	11390	97.2%	98.6%	98.6%	97.8
Paid workers	455	1225	8055	64.5%	66.8%	69.7%	87.9
Employees	385	1000	6945	54.6%	54.5%	60.1%	83.3
Self-employed (incorporated)	75	220	1110	10.6%	12.0%	9.6%	4.6
Without paid help	50	130	545	7.1%	7.1%	4.7%	1.8
With paid help	30	100	575	4.3%	5.4%	5.0%	2.9
Self-employed (unincorporated)	225	575	3270	31.9%	31.3%	28.3%	9.5
Without paid help	200	465	2645	28.4%	25.3%	22.9%	6.9
With paid help	25	100	610	3.5%	5.4%	5.3%	2.6
Unpaid family workers	0	10	55	0.0%	0.5%	0.5%	0.4

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas.
**20% Sample Data

Discussion

- This data indicates that a significant proportion of the workforce on North Pender (43%) was self-employed in 2001 (compared to 14% provincially).
- The majority of self-employed did not have paid help.
- This is consistent with the levels of self-employment in the other southern islands and throughout the Trust Area.

- The data on self-employment has implications for planning directed at providing land for traditional employment centres.

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3.5 Place of Work and Mode of Transportation

Table 14: Place of work	North Pender	Southern LTA*	Islands Trust Area	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
Total employed labour force 15 years and over by place of work**	665	1715	10735	100.0%	100.0%	100.0%	100.0
Usual place of work	325	855	5825	48.9%	49.9%	54.3%	79.1
In CSD*** of residence	220	535	3815	33.1%	31.2%	35.5%	38.4
In different CSD	115	335	2030	17.3%	19.5%	18.9%	40.7
At home	195	530	3035	29.3%	30.9%	28.3%	9.1
Outside Canada	0	10	65	0.0%	0.6%	0.6%	0.6
No fixed workplace address	135	320	1810	20.3%	18.7%	16.9%	11.2

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas.
**20% Sample Data
***The Census Subdivision (CSD) is the Southern Gulf Islands Electoral Area of the CRD.

Table 15: Transportation Mode	North Pender	Southern LTA*	Islands Trust Area	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
Car, truck, van, as driver	390	970	5740	80.4%	82.6%	75.5%	75.0
Car, truck, van, as passenger	20	30	460	4.1%	2.6%	6.0%	7.1
Public transit	40	50	355	8.2%	4.3%	4.7%	7.5
Walked	10	80	680	2.1%	6.8%	8.9%	7.1
Bicycle	15	25	195	3.1%	2.1%	2.6%	2.0
Motorcycle	0	0	10	0.0%	0.0%	0.1%	0.2
Taxicab	0	0	20	0.0%	0.0%	0.3%	0.1
Other method	10	20	145	2.1%	1.7%	1.9%	0.9

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas.
**20% Sample Data

Discussion

- This data, related to place of work and mode of transportation indicates that significantly larger proportion of the population works from home on North Pender than provincially (this is consistent with the other southern islands and the Trust Area as a whole).
- In terms of those who traveled to a regular place of work, the majority worked in the same Census Subdivision, most likely on North Pender given the difficulty in commuting between the southern islands.

- The larger proportion with no fixed work place on North Pender is consistent with the higher proportions of the population working in construction and related trades.

- The transportation mode data indicates that the majority of workers travel by vehicle. In terms of dependency on automobiles for transportation, North Pender is more dependant than the province as a whole.

- It is interesting that 40 persons on North Pender indicated using public transit to get to work (although this may include persons traveling by ferry and using public transit on Vancouver Island)

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3.6 Income

Table 16: Income	Galiano	Saturna	North Pender	BC %
Average employment income of residents 15 years and over who worked full year, full time ($)	19973	36418	36308	44307
Percentage of income coming from employment	38.5	64	44.4	75.8
Percentage of income coming from government transfer payments %	21.4	16.4	21.1	11.8
Percentage of income coming from other sources (i.e. pension and investments)	40	19.7	34.6	12.4
Average family income $	46675	64770	54776	64821
Source: Statistics Canada, 2001 Census				

Discussion

- This table includes income data from North Pender, Galiano and Saturna, with BC as a comparable (data from South Pender was suppressed, Mayne is similar to North Pender, and averages for the Trust Area as a whole were not available).
- The income data indicates that employment and average family incomes on North Pender are both lower than the provincial average.
- Employment income was 82% of the BC average; family income was 85% of the provincial average.
- The proportion of income coming from employment was lower on North Pender than provincially, with larger portions coming from transfer payments and other sources – consistent with a higher proportion of retirees.
- The lower average family income in comparison with the BC average should not necessarily be taken to indicate that North Pender is a low income jurisdiction: retirees tend to have lower incomes.
- However, employment income is significantly lower than the provincial average.

- In comparing with the income averages for Galiano and Saturna, it is clear that there are significant income differences between the three islands. With Saturna being closer to the provincial norm in terms of family income levels.

3.7 Economic Dependency

Table 17: Income Dependency			
Income Dependency Ratios (2001) - Percentages	**Gulf Islands***	**Victoria**	**Mean for all areas (except GVRD)**
Forestry	1	1	18
Mining	0	0	4
Fishing and Trapping	1	0	1
Agriculture and Food	2	1	3
Tourism	7	6	7
Public Admin.	18	41	25
Other**	18	14	12
Transfer Payments	20	16	18
Other Non-employment Income	32	20	12

Source: BC Stats - 2001 Economic Dependencies and Impact Ratios for 63 Local Areas.
* Galiano, Mayne, North Pender, Salt Spring, Saturna and South Pender Local Trust Areas.
**Includes *High Tech, Construction, Film Production and Other.*

Discussion

- This data has been compiled by BC Stats for various non-metropolitan local areas. The intent is to provide indicators of the economic base for areas of the province outside the lower mainland.
- The local areas used in this analysis are consistent with Local Health Areas (LHA), including the Gulf Islands LHA, which consists of Salt Spring and the Southern Gulf Islands. The methodology used is the “economic base” approach, which classifies all income in a given area into basic and non-basic. Basic income flows into the local area from outside and is generated by goods or services produced within the local area and exported. Non-basic income is paid to individuals for the provision of goods and services within the community.

- The results ranked the Gulf Islands 76 of 78 LHA for dependency on forestry, mining and fishing. In other words, the Gulf Islands, with only 2% of income coming from these sectors, is one of the local areas in the province least dependent on the extraction and processing of primary resources.

- Tourism dependence is comparable to the non-GVRD average (at 7%) of income.

- The most significant and largest single source of income in the area is ‘other no-employment income’, at 32% of income (compared to 12% provincially). This includes investment income, non-government retirement pensions. The Gulf Islands local area has the highest dependency on non-employment income in the province (second is Parksville-Qualicum at 27%).

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3.8 Overall Socio-Economic Index

Table 18: Socio-Economic Indicators

Index	Gulf Islands LHA Rank (ranked worst-off to best-off)
Economic Hardship	62 of 78
Crime	73 of 78
Health Problems	71 of 78
Education Concerns	65 of 78
Children at Risk	67 of 78
Youth at Risk	68 of 78
Overall Rank	71 of 78
Source: BC Stats – Overall Regional Socio-economic Index.	

Discussion

- This ranking has been created by BC Stats in order to rank non-metropolitan Local Health Areas (LHA) in terms of standard socio-economic indicators, using various components of the 2001 Census in conjunction with a variety of other indicators.
- The LHAs are ranked from worst (1) to best (78). The Gulf Islands LHA consists of Salt Spring and the southern gulf islands.
- In terms of economic hardship, the indicators include the percent of the population on income assistance, household income levels and EI payments. The Gulf Islands LHA ranks 62nd (top 20%).
- The LHA ranked 73rd in crime rates and 71st in health problems (also top 10%). Health indicators included life expectancy, teen pregnancy rates, infant mortality rates, prevalence of smokers. The Gulf Islands also ranked in the top 20% for education, children at risk and youth at risk.
- The overall socio-economic index ranking placed the local area 71st out of 78, in the 91st percentile.
- The implications are that traditional social planning issues may not be the priority they are elsewhere.

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4.0 LAND USE ANALYSIS AND POPULATION PROJECTIONS

4.1 Zones

Table 19: Land Area by Zones (May 2004)

Zone	Area (Ac.)	Area (Ha.)	%
Agricultural (AG)	885.73	358.45	13.43%
Commercial			
C1	9.08	3.68	0.14%
C2	25.75	10.42	0.39%
C3	5.80	2.35	0.09%
CC1	0.17	0.07	0.00%
Commercial Sub-total	*40.8*	*16.52*	*0.62%*
Protected			
CP1	147.30	59.61	2.23%
CP2	4.90	1.98	0.07%
ECO	780.01	315.67	11.83%
PR	40.80	16.51	0.62%
Protected Sub-total	*973.01*	*393.77*	*14.75%*
Industrial			
I1	5.54	2.24	0.08%
I2	9.02	3.65	0.14%
RF	1.08	0.44	0.02%
Industrial Sub-total	*15.64*	*6.33*	*0.24%*
Institutional/Service			
CS	43.81		0.66%
SD	9.76	3.95	0.15%
SNH	3.89	1.57	0.06%
Institutional Sub-total	*57.46*	*5.52*	*0.87%*
Rural	2730.83	1105.15	41.41%
Rural Residential	1891.80	765.60	28.68%
Totals	**6595.25**	**2669.06**	**100.00%**

Source: BCAA, Islands Trust.

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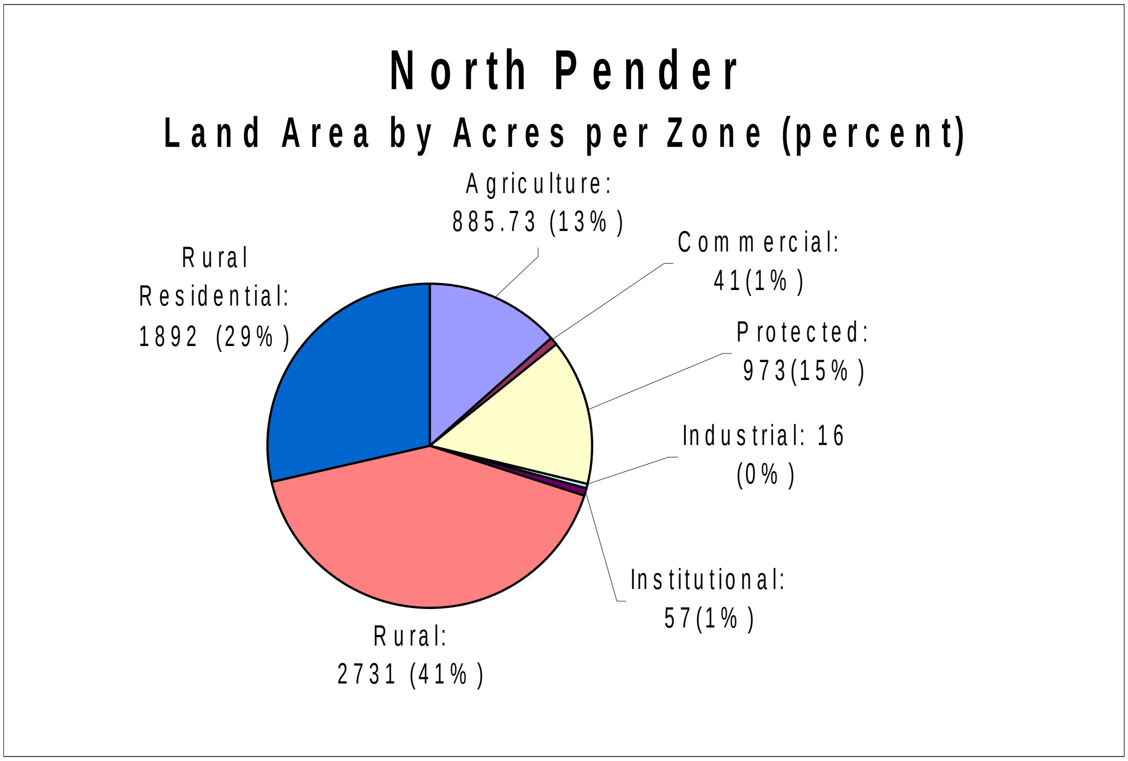

Discussion

- The analysis of the current zoning indicates that the majority of the land on North Pender is in a residential zone (Rural or RR) at 70%.
- The bulk of the remaining land is either agricultural or has protected status (13% and 15% respectively).
- The amount of land that is zoned industrial, commercial or institutional is tiny (less than 2%).
- In terms of land use planning policy implications, several issues should be considered:
  1. Is there sufficient residentially zoned land to accommodate future growth?
  2. Is undeveloped land that is currently zoned residential appropriate to accommodate future growth?
  3. Are the current protected areas representative of sensitive and threatened ecosystems?
  4. Is there sufficient land zoned to accommodate current and future industrial, commercial and institutional demands and needs?

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4.2 Dwellings

Table 20: Occupied Private Dwellings	North Pender	Southern LTA*	Islands Trust Area	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
Total number of occupied private dwellings**	915	2175	10735	100.0%	100.00%	100.00%	100.0%
Average number of rooms per dwelling	5.9						6.2
Average number of bedrooms per dwelling	2.3						2.6
Owned	730	1715	8550	79.78%	78.85%	79.65%	66.30%
Rented	185	465	2215	20.22%	21.38%	20.63%	33.40%
Regular maintenance only	600	1310	6410	65.57%	60.23%	59.71%	67.60%
Minor repairs	240	690	3155	26.23%	31.72%	29.39%	24.00%
Major repairs	70	170	1170	7.65%	7.82%	10.90%	8.40%

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas.
**20% Sample Data – Occupied Private Dwellings are defined as a private dwelling in which a person or a group of persons is permanently residing. Also included are private dwellings whose usual residents are temporarily absent on Census Day.

Discussion

- This data provides information about tenure and dwelling size and standards.
- As a 20% sample it should be used with caution.
- There were 915 occupied private dwellings reported on North Pender in 2001. This total does not include seasonal residences.
- The data indicates a higher rate of home ownership on North Pender than the provincial average. This is likely reflective of the housing stock (predominantly single family dwellings).
- Conversely, the proportion of the population renting accommodation is lower than the provincial average.
- The level of maintenance and repairs required to the housing stock is consistent with the provincial average. This is to be expected given the recent age of most housing (see table 22).

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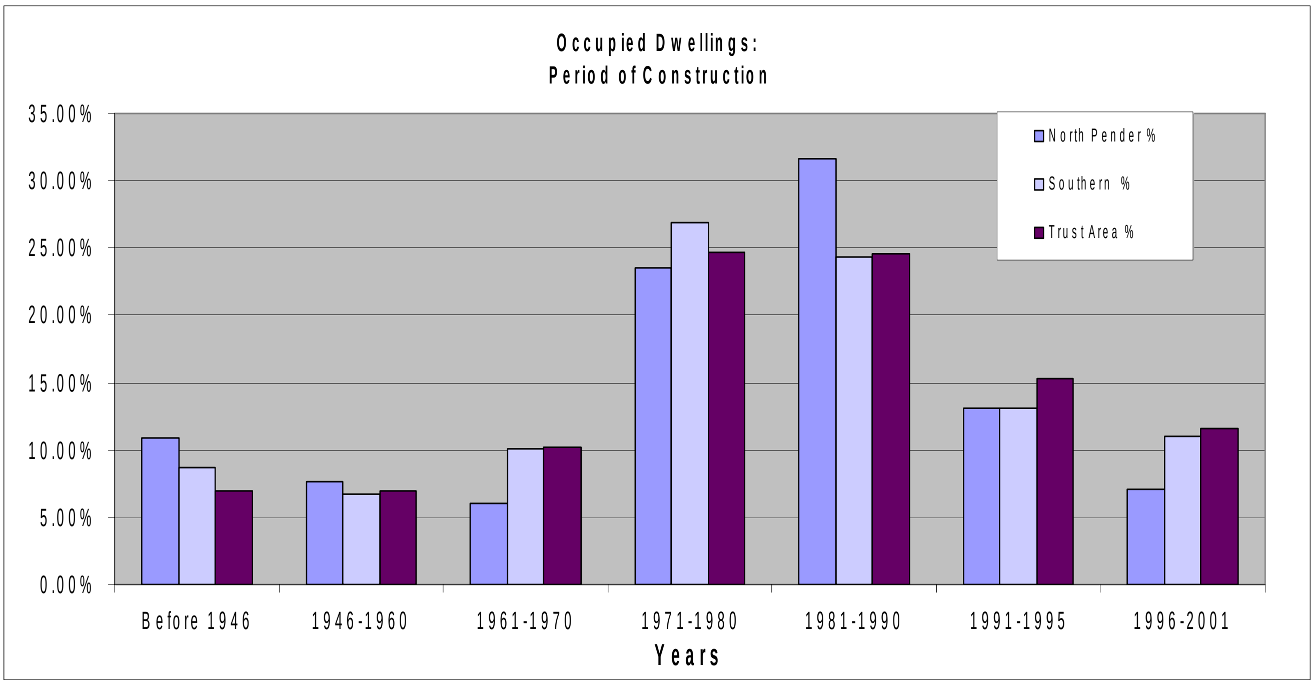
Table 21: Occupied Private Dwellings by Period of Construction							
	North Pender	Southern LTA*	Islands Trust Area	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
Before 1946	100	190	750	10.93%	8.74%	6.99%	8.90%
1946-1960	70	145	750	7.65%	6.67%	6.99%	11.70%
1961-1970	55	220	1100	6.01%	10.11%	10.25%	14.50%
1971-1980	215	585	2655	23.50%	26.90%	24.73%	23.10%
1981-1990	290	530	2635	31.69%	24.37%	24.55%	19.70%
1991-1995	120	285	1640	13.11%	13.10%	15.28%	12.70%
1996-2001	65	240	1240	7.10%	11.03%	11.55%	9.30%

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas.



Discussion

- A slightly higher proportion of the housing stock was constructed in the pre-war era than the provincial average, although the actual numbers of older houses is small.
- The majority of the housing stock has been constructed since 1980, with small proportion constructed in the 1940s-60s.

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Table 22: Occupied Private Dwellings by Structural Type							
	North Pender	Southern LTA*	Islands Trust Area	North Pender %	Southern LTA* %	Islands Trust Area %	BC %
Single-detached house	875	2060	9835	95.63%	94.93%	91.62%	54.80%
Semi-detached house	5	10	225	0.55%	0.46%	2.10%	3%
Row house	0	20	130	0.00%	0.92%	1.21%	6.30%
Apartment, detached duplex	10	20	160	1.09%	0.92%	1.49%	6.30%
Apartment, building that has five or more storeys	0	0	0	0.00%	0.00%	0.00%	6.60%
Apartment, building that has fewer than five storeys	0	15	105	0.00%	0.69%	0.98%	19.70%
Other single-attached house	0	0	35	0.00%	0.00%	0.33%	0.20%
Movable dwelling	20	45	250	2.19%	2.07%	2.33%	2.90%

Source: Statistics Canada, 2001 Census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas.

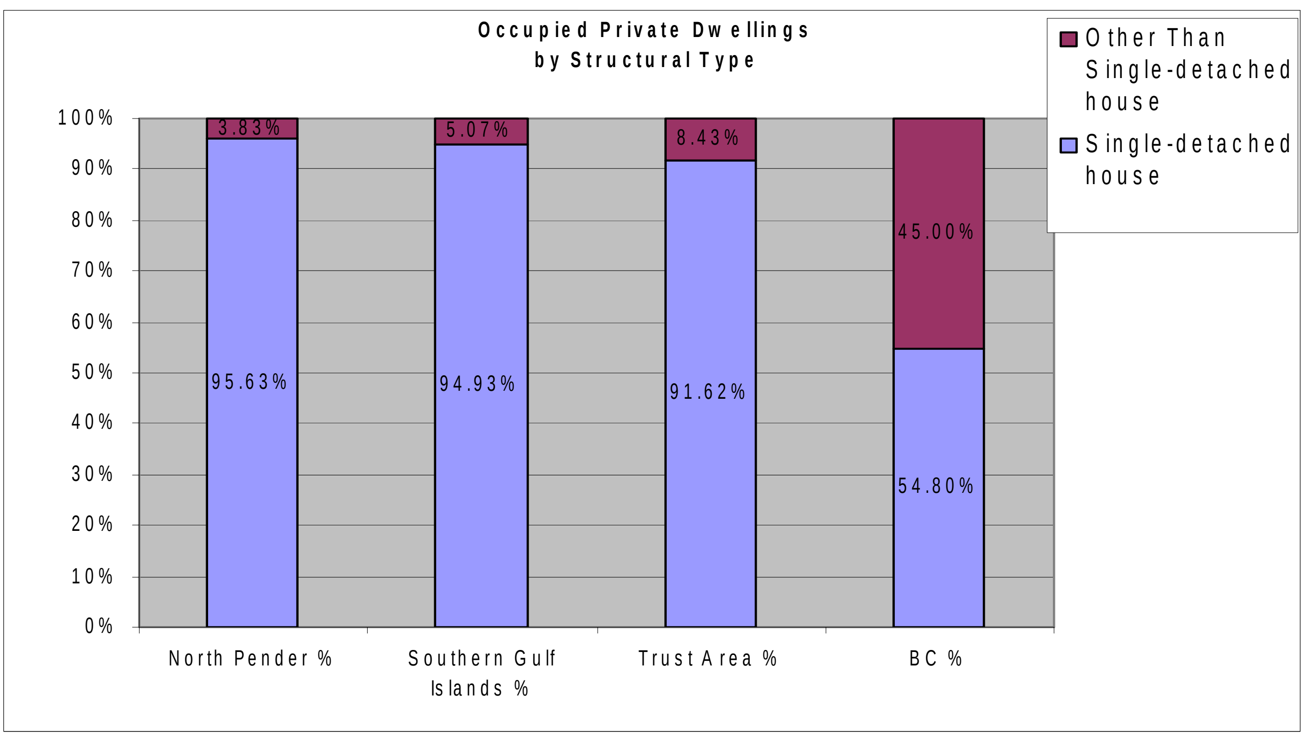

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Table 23: Occupied Private Dwellings – Tenant and Owner Costs					
	North Pender	**Southern LTA***	**North Pender %**	**Southern LTA* %**	**BC %**
Number of tenant households in non-farm, non-reserve private dwellings	180	440			
Average gross rent of tenant households$	508				$750
Tenant households spending 30% or more of household income on gross rent	60	200	33.33%	45.45%	44.10%
Number of owner households in non-farm, non-reserve private dwellings	720	1560			
Average owner's major payments $	601				$904
Owner households spending 30% or more of household income on owner's major payments	135	310	18.75%	19.87%	20.7%
Average value of dwelling $	219889	252615			230645
Source: Statistics Canada, 2001 Census *Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas.					

Discussion

- The data in the above tables deals with housing type and tenure.
- The housing stock on North Pender is overwhelmingly in the form of single family dwellings.
- This is distinct contrast to the provincial profile, in which single-detached dwellings constitute only just over half of the housing stock.
- North Pender's stock is more limited than that in the southern Gulf Islands and the Trust Area as a whole in terms of choice.
- In terms of housing costs, rents average less than overall provincial level, with 1/3 of tenant households paying more than 30% of their income for housing, compared to 44% provincially.
- Owners' payments are close to the provincial average.
- The value of dwellings in 2001 was slightly less than the provincial average
- In terms of planning implications, the data would suggest that there could be future demand for a wider range of housing styles and choice than is currently provided for by the existing stock.
- The 2001 figures would also suggest however, that the need for affordable rental housing may not be the issue that it is in larger centres.

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4.3 Housing Prices

Table 24 : Housing Prices – Single Family Dwellings (1991-2003)											
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Gulf Islands	246727	256025	241942	241910	248921	246018	249930	251398	259138	280218	328005
Annual % change		3.77%	-5.50%	-0.01%	2.90%	-1.17%	1.59%	0.59%	3.08%	8.13%	17.1%
Greater Victoria	227583	240248	245582	248903	215422	268613	256885	300800	277012	297119	350550
Annual % change		5.57%	2.22%	1.35%	-13.5%	24.7%	-4.37%	17.1%	-7.91%	7.26%	17.98
Source: Victoria Real Estate Board											

Discussion

- House price data is available for the southern gulf islands as a whole.
- It indicates that average prices in the islands have remained less than the average in greater Victoria.
- However, there is a weak correlation between average housing prices in the islands and Victoria on a year-to-year basis, but over the last decade average prices have tended to move in the same direction in both areas.

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4.4 Residential Land Use

Table 25: No. of Lots Created by Subdivision				
Year	Total No. of Lots	Difference	% change	Annual average change
1977	1649			
1991	2101	452	27.41%	32
2003	2199	98	4.66%	8
1977-2003		550	33.35%	21
Source: BC Assessment Authority, Islands Trust				

Table 26: Actual Use by Lot – North Pender (2003)					
	BCAA Use Code				
Zone	Occupied Dwelling	Seasonal Dwelling	Other Use	Vacant	Totals
Rural Residential (Magic Lake)	644	253	14	326	1237
Rural Residential (Trincomali)	54	29	1	20	104
Rural Residential (all others)	225	59	10	74	368
Rural (no split zones)	120	33	9	97	259
Rural/AG split zones	29	2	6	4	41
Agriculture	14	1	0	1	16
	1086	377	40	522	2025
Source: BC Assessment Authority, Islands Trust					

Table 27: Change in Actual Use - Residential Lots			
	BCAA Use Code		
Year	Occupied Dwelling	Seasonal Dwelling	Vacant
1977	237	296	1090
1991	823	383	788
2004	1072	376	521
% change 77-91	247%	30%	-28%
% change 91-04	30%	-	-33%
% change 77-04	352%	27%	-52%
Source: BC Assessment Authority, Islands Trust			

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Table 28: No. of Occupied Private Dwellings					
Year	No of Dwellings	Difference	% change	Southern LTA % change	Islands Trust Area % change
1991	670				
1996	819	+149	22.24%	18.68%	22.47%
2001	915	+96	11.72%	7.99%	7.17%
1991-2001		+245	36.57%	28.17%	31.25%

Source: Statistics Canada, 2001 census
*Southern LTA = Galiano, Mayne, North Pender, Saturna and South Pender Local Trust Areas.

Table 29: Residential Lot Analysis (2004)			
Zone (& Local Area)	No. of Existing Lots	No. of Potential Additional Lots	Total No. of Potential Lots
RURAL RESIDENTIAL			
Port Washington	173	84	257
Irene Bay	14	1	15
Hope Bay	93	27	120
Razor Pt	76	46	122
Medicine Beach	12	0	12
Magic Lake	1237	0	1237
Trincomali	104	3	107
RURAL RESIDENTIAL TOTAL	1709	161	1870
RURAL*	300	62	362
AGRICULTURAL**	16	0	16
TOTALS	**2025**	**223**	**2248**

Source: Islands Trust
* Includes Rural/Agricultural split-zoned lots
** Does not include Rural/Agricultural split-zoned lots

Discussion

- Table 25 shows the total number of lots (not just residential) and change over time.
- It indicates that the pace of new subdivision fell dramatically in the 1990s, from an average of 32 lots/year in the period 1977-1991 to an average of 8 new lots/year in the period 1991-2003.
- This is consistent with slower population growth in the latter period.

- Table 26 shows the actual use undertaken on lots. This data is tabulated by the BC Assessment Authority and should be used with caution.
- However, the results indicate that approximately ¼ of the residential lots on North Pender remain undeveloped (the majority in Magic Lake Estates).
- Another 20% (377) lots are developed with dwellings that are used as seasonal residences. Assuming an occupancy rate of 2.5 persons (compared to 1.95 for

permanent occupied dwellings) this would suggest that the seasonal population could approach 1000.

- Overall, just of ½ (53%) of lots are developed with and used as permanent residences.
- Over the past 25 years, the number of vacant lots has, not surprisingly, declined.
- The number of lots used for seasonal dwellings has increased, but not by a substantial number.
- The number of lots classed as having occupied dwellings has increased substantially, particularly during the 1980s, with growth slowing the 1990s.
- Table 28 uses Census data to tabulate change in the number of occupied dwellings over the last three census periods. The census counts number of dwellings occupied as permanent residences on the date of the census. In contrast the data provided by the BC Assessment Authority applies a use code to each lot, the accuracy of which should be used with caution due to out-dated classification (the use code does not affect the taxes paid), underreporting and incidences of multiple dwellings on a single lot.
- The census count of occupied dwellings indicates that, while the numbers differ from those provided by the BC Assessment authority, the overall trend is similar, with growth rates declining over the 1990s.
- Table 29 provides an analysis of future subdivision potential on residential lots. This data is principally drawn from the Islands Trust geographic information system and is based on a legal composite consistent with the land title system. The table indicates that there are just over 2025 residential[2] lots on North Pender.
- In terms of future subdivision potential, under the existing zoning up to 223 new lots could be created. However this is purely based on lot size and does not take into account topography, access, frontage, owner intentions and the existence of covenants restricting developed granted to agencies other than the Local Trust Committee. Therefore the actual number of lots that could be created would be lower.
- This potential increase represents a maximum growth of 11% in the number of lots.

- Overall, this data indicates that growth in subdivision and dwellings has slowed since the peak of the 1980s (this is consistent with the population growth over the same period).
- The number of sub-dividable lots remaining is limited and a number could not be subdivided due to topography and other considerations.
- However, there remains a significant number lots that are vacant (around 500).
- Based on annual absorption rate of 25 new occupied dwellings per year (1991-2001 change in occupied dwellings according to Census data), there is currently a 25 year supply of potential lots and vacant lots.

[2] Consistent with the current OCP 'Residential' includes Rural Residential and Rural lots, agricultural-zoned lots are also included as many are split-zoned. There is also residential development and development potential on commercial and industrially zoned land, primarily in the form of accessory dwellings and pre-existing non-conforming dwellings.

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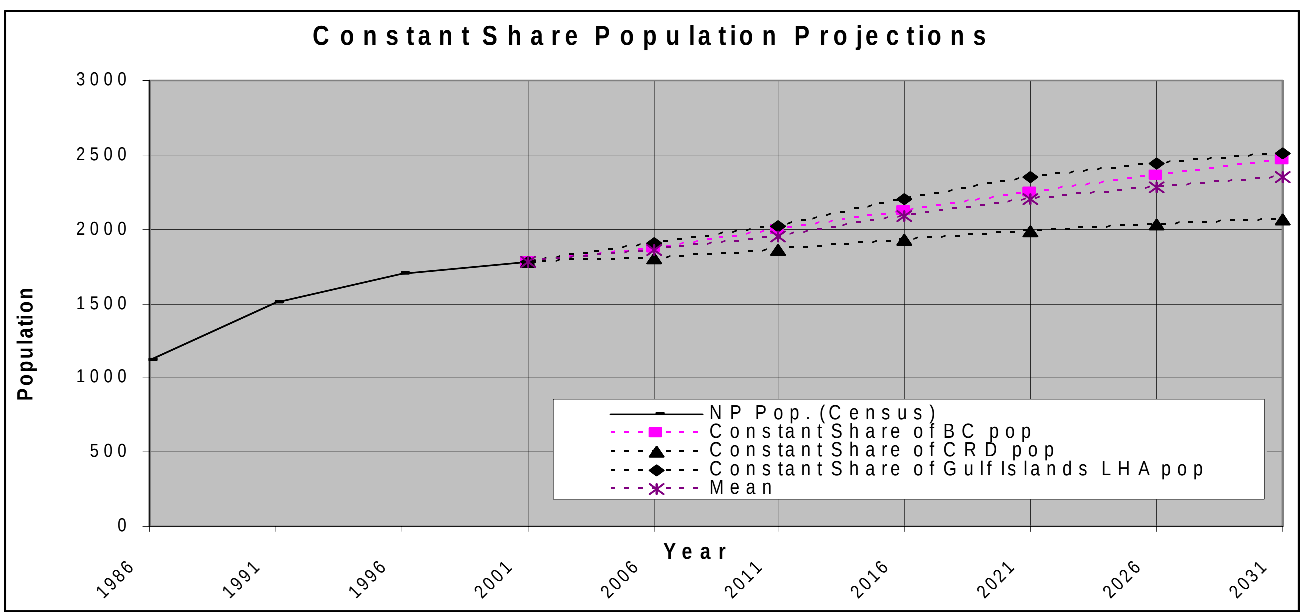
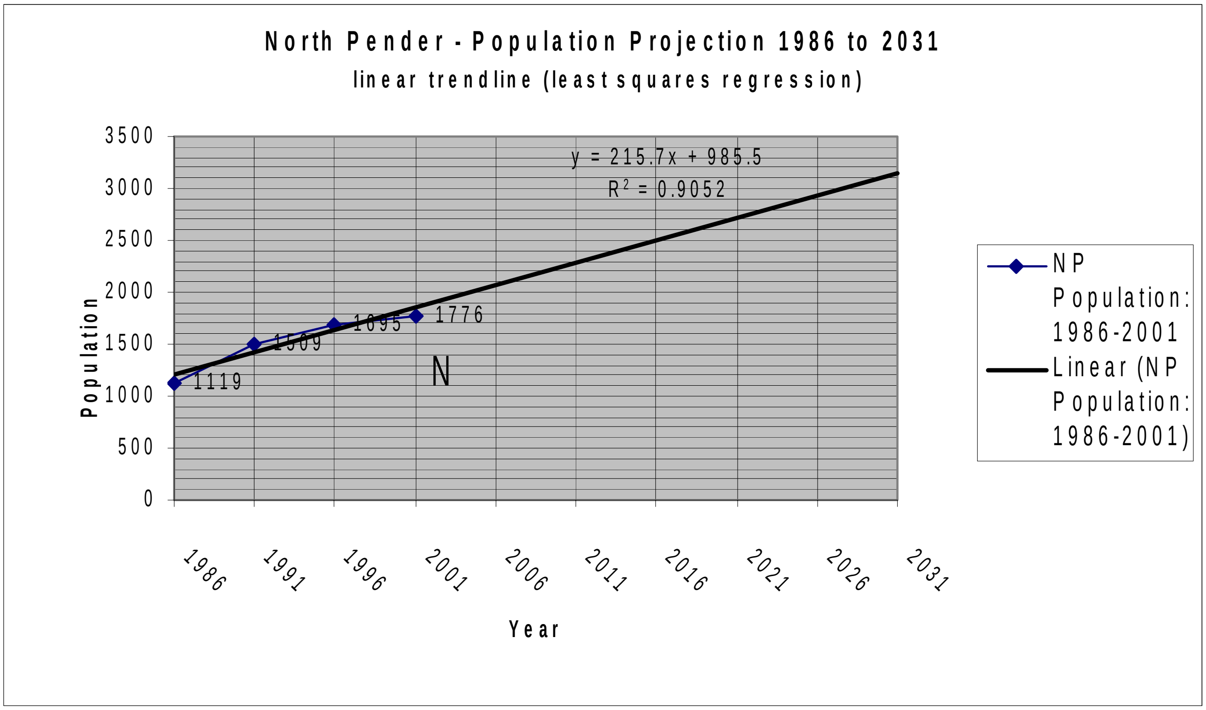
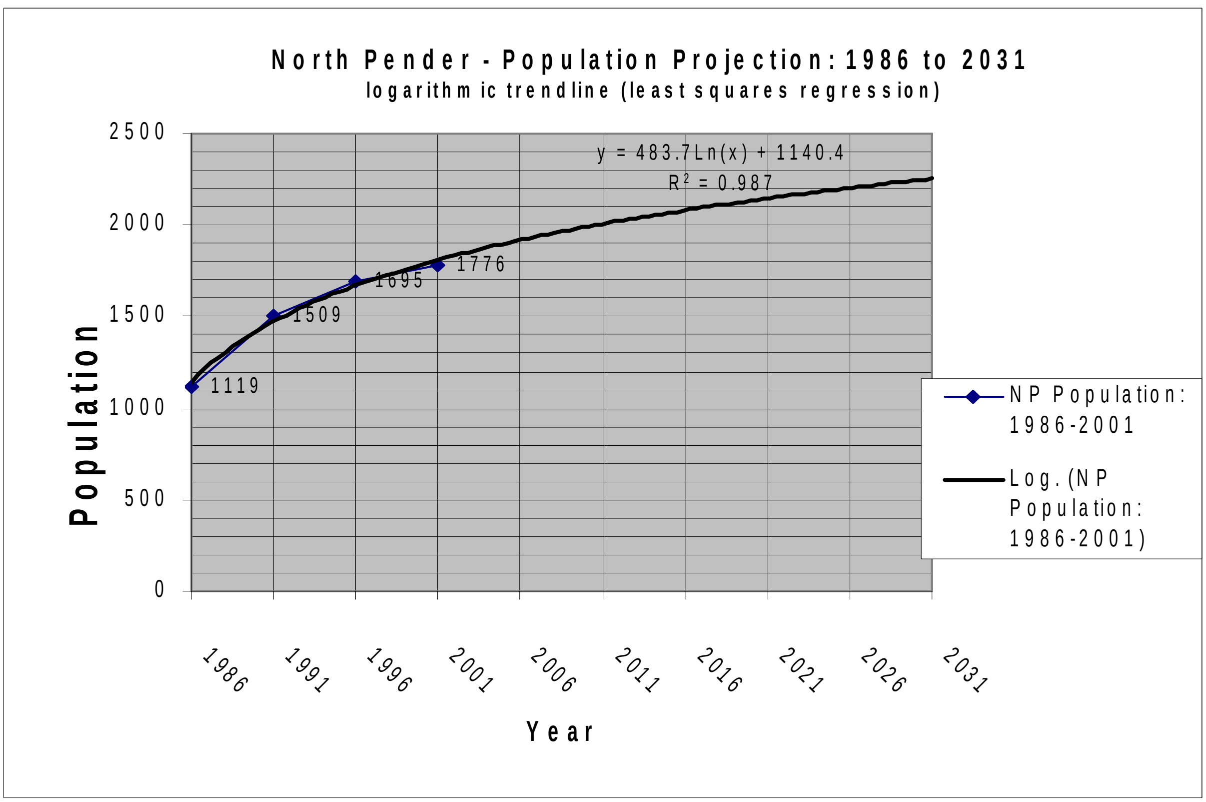
4.5 Population Projections

Table 30: Stepped-down Constant Share Projections – BC P.E.O.P.L.E Projection										
	Historic Population:				Projection Population:					
	1986	1991	1996	2001	2006	2011	2016	2021	2026	2031
British Columbia	3004074	3373399	3882043	4101579	4325595	4608770	4909444	5194872	5458398	5691437
Capital RD	275043	307643	331761	341564	346218	356638	370596	382323	390668	396501
Gulf Islands LHA	9265	11624	13751	13972	14954	15878	17358	18527	19204	19751
BC: % change					5.46%	6.55%	6.52%	5.81%	5.07%	4.27%
CRD: % change					1.36%	3.01%	3.91%	3.16%	2.18%	1.49%
Gulf Islands LHA: % change					7.03%	6.18%	9.32%	6.73%	3.65%	2.85%
North Pender population projected as a Constant Share:										
North Pender	1119	1509	1695	1776						
Constant share of BC pop.					1873	1996	2126	2249	2364	2464
Constant share of CRD pop.					1800	1854	1927	1988	2031	2062
Constant share of Gulf Islands LHA pop.					1901	2018	2206	2355	2441	2511
Mean					1858	1956	2086	2197	2279	2346
Source: BC Stats – *PEOPLE 28*, Islands Trust										



Regression Analysis





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Discussion

- Population change is a crucial factor in planning for future land use. It drives demand for housing, subdivision and commercial services and places pressure on public services and the environment.
- Population projections a key tool in community planning; however, projections are beset with variables and unknowns, particularly small area projections. Valid projections can only provide a range of possible futures based on the best analysis of known existing data and past trends.

- There are two components to population change: natural increase and net migration.
- In the case of North Pender, natural growth is not a significant factor, almost all population change is generated by net migration.
- Migration rates are particularly difficult to project because the rate of in- (or out-) migration can change irregularly over time in response to unpredicatable external factors.

- Given limitations on certainty associated with population projections, two methods have been used to attempt to project North Pender's population:

  1. A constant-share model: this approach uses projections prepared for a larger area and steps the projected growth rate down to the local level. It assumes that the local level population will grow at the same rate as the larger area (or maintain a *constant-share*). Here, projections that have been prepared by the BC Stats for BC, the CRD and the Gulf Islands Local Health Area are used (P.E.O.P.L.E.[3]). The growth rates in these models are applied separately to the current North Pender population to generate three North Pender projections, along with a mean projection.

  2. A regression model: regression is a method of statistical analysis used for forecasting that fits a trendline to various data points on a graph. The trendline can then be projected into the future. Two regression equations were used to project past growth on North Pender into the future – linear and logarithmic. The linear regression uses a straight line fitted to the data points and is best suited to situations where the data is increasing or decreasing at a steady rate. The logarithmic regression fits a curved line to the data points and is best suited to data where the rate of change is increasing or decreasing at a steady rate. The value of r^2 indicates the variance in the data – an r^2 of 0 indicates no correlation and r^2 of 1 indicates a perfect fit of the estimated line to the known data. A trendline is most reliable when the r^2 is at or near 1.

[3] This projection uses a component/cohort survival method with separate forecasts for fertility, mortality and migration. For small areas assumptions are based on known factors affecting each component, such as major economic projects.

- The constant-share model projections results, which projected population over 30 years (to 2031), show:
    - A total population of 2062, 2464 or 2511 with a mean of 2346
    - The respective population increases would be 286, 688 or 735, with a mean increase of 570, or 32%.

- The regression analysis also projected population changes over 30 years:
- The linear regression results in a population of 3150, an increase of 1374, or 77%, over 30 years. However, the r^2 for this regression is relatively low, indicating the line is not an optimal fit. This would be expected, as the rate of population growth in the past has not been constant. This result should be considered an outlier.
- The logarithmic regression results in a projected population of 2250, an increase of 474, or 27% over 30 years. The r^2 for this regression is 0.987, indicating that the line is a good fit with the known historic data.

- The results of the mean of the three constant-share projections and the best-fit regression projection are close, projecting 30 year growth of 32% and 27% respectively, or an annual rate of less than 1%.

- The population projections presented here anticipate that there will be slow growth over the next 25 years. This is consistent with projections for the larger areas and with the population trendline and is thus a best estimate based on current knowledge. However, changing external circumstances can dramatically alter projections for any area, and a small area, such as North Pender, is particularly susceptible changing demographic factors.

- Despite the caveats around uncertainty, these projections can be used to inform decision-making on future land-use, including demand for housing, commercial uses and industrial land.

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4.6 Housing Demand Projections

Table 32: Projected Housing Demand – Permanent Occupied Dwellings									
	No of Dwellings:			Projections:					
	1991	1996	2001	2006	2011	2016	2021	2026	2031
	670	819	915						
Projected overall demand for new occupied dwellings for population projections models*:									
Constant share of BC population projection:				961	1023	1090	1154	1212	1264
Constant share of CRD population projection:				923	951	988	1019	1042	1057
Constant share of LHA population projection:				975	1035	1131	1208	1252	1287
Mean				953	1003	1070	1127	1169	1203
Projected net number of new occupied dwellings (per period)				38	50	67	57	42	34
Cumulative increase				38	88	155	212	254	288
Linear Regression				1075	1180	1285	1385	1515	1615
Projected net number of new occupied dwellings (per period)				160	105	105	100	130	100
Cumulative increase				160	265	370	470	600	700
Logarithmic Regression				985	1025	1075	1100	1130	1155
Projected net number of new occupied dwellings (per period)				70	40	50	25	30	25
Cumulative increase				70	110	160	185	215	240
* based on an assumed constant occupancy of 1.95 persons per dwelling.									

Discussion

- Projecting future land use needs is fundamental to effective planning. In a jurisdiction such as North Pender, where residential land use is predominant, estimating future residential demand is therefore essential.
- The above table attempts to provide some indication of future housing demand. The approach is simply to apply the current occupancy rate (1.95 persons per dwelling) to the various projected population in each period.
- The results indicate that the mean of the three constant share projections and the logarithmic projection are fairly consistent (240-288 additional permanent dwellings by 2031).
- The linear regression projection is the outlier, projecting a high demand of 700 new permanent dwellings by 2031.
- This does not projected demand for seasonal dwellings. However, the number of lots classed as seasonal by the BC Assessment Authority has been fairly constant between 1991 and 2004.

- The mean and the logarithmic regression both indicate that there are sufficient existing undeveloped (500) and sub-dividable lots (200) to accommodate new demand for 25 years. The existing inventory would also accommodate an increase in seasonal dwellings.