



**Cowichan Valley
Regional District**

1	General Economy
<p>Municipalities in Regional District: Duncan, Ladysmith, Lake Cowichan, North Cowichan</p> <p>This region straddles the southern portion of the island, just north of the highly populated Capital region. Many economic spin-offs arise from the region's location between the Capital Regional District and the Nanaimo Regional District. Forestry, agriculture and fisheries including farmed fish and shellfish, are important economic activities. The area is home to many lumber processing facilities, some of which have announced closures or output reductions. The Arrowsmith TSA, located partially within this Regional District, had its Annual Allowable Cut increased in 2004. The agricultural activities in this area include dairy, and cattle or livestock raising, fruit tree and vegetable farming.</p>	

The notes above and later in this report on Demographics and Projections are the basis for BC Stats population projection P33 completed in the Summer of 2008. The projections are updated annually to reflect known demographic shifts and economic conditions. Full projections with "Components of Change", "Special Age Groups", "5 Year Age Cohorts by Sex", and accompanying notes are available for B.C., the 8 development regions, the 28 regional districts, the 79 local health areas (LHAs) and a number of "special areas" of local interest which are not part of a province-wide geocoding system. Individual areas, including age and sex detail, are modestly priced. Users requiring only total population projections are able to self serve for free from our population projection page: www.bcstats.gov.bc.ca/data/pop/pop/popproj.asp The full B.C. level projection is available free on the above page.

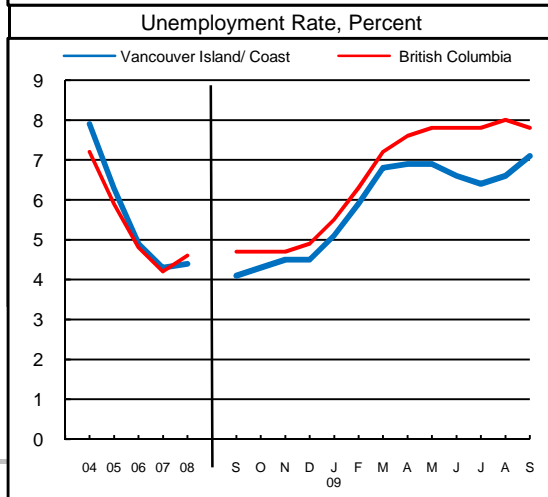
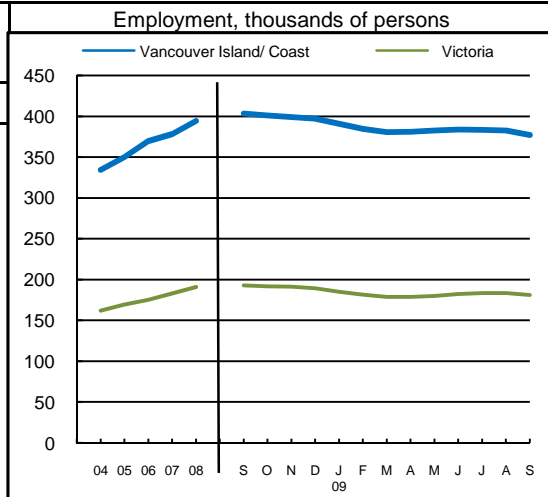
2	Economic Structure - Number of Business Locations, by Sector, by Employment Size, December 2008									
NAICS Code	Industry Sector based on NAICS Canada (North American Industrial Classification System)	Locations With No Employees	Cowichan Valley						British Columbia	
			Firms with Employees						With Employees	
			Less Than 20	20 to 49	50 to 199	200 Plus	All Sizes with Emp.	Percent of Total	Percent of Total	All Sizes
11	Total, All Industries	2,960	2,457	173	66	10	2,706	100.0%	100.0%	175,003
	Agric., Forestry, Fishing & Hunt	223	153	4	4	3	164	6.1%	4.0%	7,009
21	Mining & Oil & Gas Extract.	7	6	0	0	0	6	0.2%	0.6%	1,071
22	Utilities	5	5	0	0	0	5	0.2%	0.1%	203
23	Construction	554	420	22	3	0	445	16.4%	12.1%	21,108
31	Manufacturing (31-33)	105	129	25	9	2	165	6.1%	4.5%	7,879
41	Wholesale Trade	109	89	5	0	0	94	3.5%	5.9%	10,359
44	Retail Trade (44-45)	202	323	28	12	1	364	13.5%	11.9%	20,742
48	Transp. & Warehousing (48-49)	114	92	4	2	0	98	3.6%	4.4%	7,734
51	Information & Cultural Indust.	26	13	2	0	0	15	0.6%	1.4%	2,412
52	Finance & Insurance	155	67	12	1	0	80	3.0%	3.8%	6,564
53	Real Estate & Rental & Leasing	403	109	2	0	0	111	4.1%	4.5%	7,835
54	Profes'nl, Scientif. & Tech. Srv	399	209	6	1	0	216	8.0%	11.0%	19,278
55	Mgmt. of Companies & Enter.	156	30	4	1	0	35	1.3%	1.6%	2,818
56	Admin. & Sup'rt, Waste Mgmt.	115	114	3	1	0	118	4.4%	4.9%	8,513
61	Educational Services	33	31	7	5	1	44	1.6%	1.4%	2,363
62	Health Care & Social Assistance	65	228	7	4	0	239	8.8%	8.4%	14,773
71	Arts, Entertainment & Recreation	38	53	4	2	0	59	2.2%	1.6%	2,873
72	Accom. & Food Services	79	126	28	17	0	171	6.3%	6.7%	11,639
81	Other Serv's (ex. Public Admin.)	171	248	8	0	0	256	9.5%	10.9%	19,095
91	Public Administration	1	12	2	4	3	21	0.8%	0.4%	735

Source: Statistics Canada, Business Register Division. Note: This table formerly identified **business establishments**.



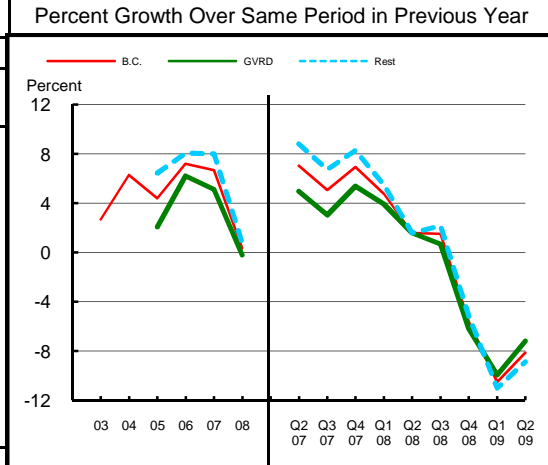
**Cowichan Valley
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3 Employment and Unemployment Rate, monthly data are 3-month moving average, actual, ending in stated month							
	Vancouver Island/ Coast		Victoria		British Columbia		
	Emp. ('000)	Unemp. %	Emp. ('000)	Unemp. %	Emp. ('000)	Unemp. %	
1999	330.0	7.9	155.3	6.6	1,894.4	8.3	
2000	327.4	7.8	155.3	6.7	1,931.3	7.1	
2001	307.3	9.2	150.8	6.3	1,921.6	7.7	
2002	317.4	8.7	155.7	7.0	1,965.0	8.5	
2003	319.1	8.6	158.7	6.2	2,014.7	8.0	
2004	334.2	7.9	162.0	5.3	2,062.7	7.2	
2005	350.0	6.3	169.3	4.5	2,130.5	5.9	
2006	369.5	4.9	175.2	3.7	2,195.5	4.8	
2007	378.3	4.3	182.9	3.3	2,266.3	4.2	
2008	394.2	4.4	190.9	3.3	2,314.3	4.6	
2008 Jan	375.8	4.5	186.2	3.0	2,286.5	4.1	
2008 Feb	378.0	5.0	185.0	3.3	2,278.9	4.2	
2008 Mar	380.4	5.2	186.8	3.2	2,284.9	4.4	
2008 Apr	386.9	4.6	190.0	2.8	2,295.0	4.4	
2008 May	391.4	4.3	193.8	2.7	2,313.3	4.5	
2008 Jun	395.9	3.9	195.0	2.8	2,329.8	4.4	
2008 Jul	401.8	3.8	195.1	3.3	2,345.0	4.5	
2008 Aug	403.3	3.8	194.0	3.7	2,350.7	4.6	
2008 Sep	403.3	4.1	192.8	3.7	2,337.7	4.7	
2008 Oct	401.0	4.3	191.8	3.8	2,325.3	4.7	
2008 Nov	399.0	4.5	191.2	3.4	2,312.5	4.7	
2008 Dec	397.2	4.5	189.2	3.6	2,304.8	4.9	
2009 Jan	390.9	5.1	184.9	3.9	2,278.4	5.5	
2009 Feb	384.4	5.9	181.3	4.9	2,251.1	6.3	
2009 Mar	380.7	6.8	178.8	5.5	2,227.5	7.2	
2009 Apr	381.0	6.9	178.9	6.0	2,229.0	7.6	
2009 May	382.5	6.9	180.1	6.2	2,243.1	7.8	
2009 Jun	383.5	6.6	182.4	6.2	2,264.6	7.8	
2009 Jul	383.1	6.4	183.4	6.1	2,275.9	7.8	
2009 Aug	382.4	6.6	183.4	6.1	2,280.5	8.0	
2009 Sep	376.9	7.1	181.1	6.6	2,275.8	7.8	
2009 Oct							
2009 Nov							
2009 Dec							
Average:							
ytd average	Jan-Sep08	393.2	4.4	191.5	3.2	2,317.5	4.5
based on	Jan-Sep09	380.2	6.8	180.8	6.1	2,256.0	7.6
actual data	% Change	-3.3		-5.6		-2.7	



Source: Labour Force Survey, Statistics Canada. Sub-provincial regions are development regions or census metropolitan areas.

4 Retail Sales - based on Statistics Canada monthly survey						
Year or Year/Quarter	\$ millions of retail sales			Percent change on year ago		
	B.C.	Greater Vancouver	Rest of Province	B.C.	Greater Vancouver	Rest of Province
2004	47,216.6	22,243.6	24,973.0	6.3	n/a	n/a
2005	49,286.3	22,702.6	26,583.7	4.4	2.1	6.4
Annual data 2006	52,837.1	24,110.2	28,726.9	7.2	6.2	8.1
2007	56,365.4	25,342.8	31,022.6	6.7	5.1	8.0
2008	56,562.4	25,290.5	31,271.8	0.3	-0.2	0.8
Quarterly data 08 2	14,749.1	6,626.3	8,122.8	1.6	1.6	1.6
08 3	14,923.3	6,466.4	8,456.9	1.5	0.7	2.2
08 4	14,053.2	6,340.4	7,712.7	-5.6	-6.2	-5.2
09 1	11,485.1	5,274.5	6,210.5	-10.5	-10.0	-11.0
09 2	13,550.1	6,150.0	7,400.1	-8.1	-7.2	-8.9



Source: B.C. & GVRD data - Statistics Canada, monthly survey (CANSIM 080-0015).



**Cowichan Valley
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Was 5 **Manufacturing Principal Statistics - Search at www.made-in-bc.ca for local firms, products and more**

This table is discontinued. Sub-provincial manufacturing principal statistics are no longer being produced.

5		Tourism Room Revenue (\$ Thousands)					Tourism Room Revenue Index 2003=100			
	Year	Total/YTD	Q1	Q2	Q3	Q4	Index			
Cowichan Valley Regional District	2005	9,483.4	1,579.2	2,387.8	3,917.9	1,598.4				
	2006	10,341.0	1,589.4	2,651.6	4,096.2	2,003.7				
	2007	11,839.0	2,008.4	3,088.9	4,613.5	2,128.2				
	2008	11,610.4	2,116.6	3,041.1	4,544.5	1,908.2				
	2009	4,158.2	1,645.4	2,512.7						
British Columbia	2005	1,681,563.6	351,779.6	404,639.8	610,273.7	314,870.6				
	2006	1,807,608.7	366,165.1	450,747.7	652,476.4	338,219.5				
	2007	1,963,958.7	412,949.3	488,493.9	697,545.2	364,970.3				
	2008	1,977,424.9	435,223.9	503,276.7	687,708.3	351,215.9				
	2009	802,329.6	378,880.1	423,449.6						
2008 Room Revenue by Accommodation Type (\$Thousands %Share)										
TOTAL	11,610.0	100.0%								
Hotels	2,257.0	19.4%								
Vacation Rentals	1,731.0	14.9%								

asterisk before location denotes sub-area detail

Source: Hotel tax database maintained by Consumer Taxation Branch, Ministry of Small Business and Revenue
Published in detail monthly by BC Stats.

All room revenue data has been revised. For an explanation, see our periodical called *Tourism Sector Monitor*, April and May issues of 2009.
Link to explanation of changes: http://www.bcstats.gov.bc.ca/pubs/pr_tour.asp

6		Building Permits						Total Permits Index 2003=100	
Year	Total Building Permits	Non Residential				Residential		Index	
		Total Non Res.	Industrial	Commercial	Institutional & Gov't	Units			
		<-- \$ Millions -->							
2001	57.7	19.5	1.9	6.0	11.5	38.2	251		
2002	70.8	24.2	2.6	5.3	16.3	46.6	331		
2003	74.2	18.0	2.1	5.2	10.7	56.2	375		
2004	96.8	23.0	2.0	14.8	6.2	73.8	529		
2005	124.6	26.2	3.7	11.2	11.2	98.4	759		
2006	141.7	41.6	6.3	14.2	21.1	100.1	717		
2007	166.9	77.0	1.6	43.1	32.3	89.9	613		
2008	146.9	57.1	10.7	32.7	13.7	89.8	558		
Jan-Aug 08	103.8	33.7	9.5	11.0	13.2	70.1	441		
Jan-Aug 09	72.6	28.5	4.3	16.9	7.3	44.1	293		

Not all projects require a building permit, and not all municipalities & regions report. Latest month preliminary, previous month is revised.
Source: Statistics Canada (data collected from municipal and Regional District offices).



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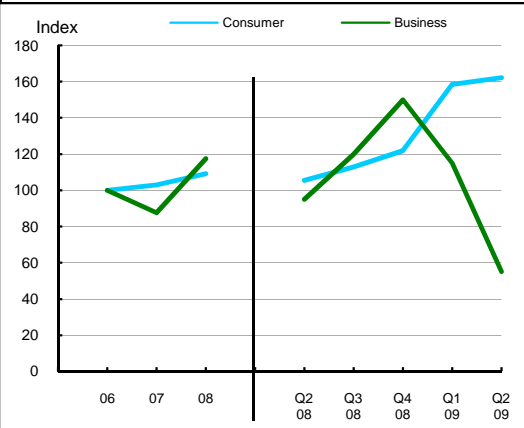
7 Business and Consumer Bankruptcies, Quarterly - NEW series

Year	Vancouver Island/Coast		British Columbia			
	Consumer	Business	Consumer	Business	Consumer	Business
2006	1,368	80	7,020	585		
2007	1,410	70	6,651	470		
2008	1,495	94	7,293	454		
2009						
2010						
YTD-08	692	40	3,335	202		
YTD-09	1,097	34	5,400	232		

Source: Office of the Superintendent of Bankruptcy, Government of Canada
Total bankruptcy index includes business and consumer bankruptcies.

Note: Bankruptcy is not a good measure of business failure. Most firms that fail wind down operations and withdraw from business.

Vancouver Island/Coast Indices 2006=100

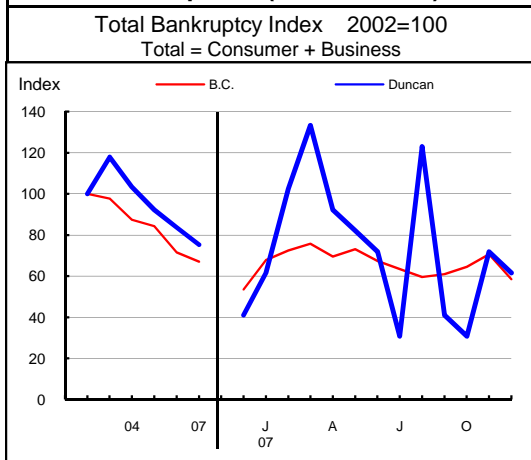


8 Incorporations

Year	Incorporations	Incorporations Index 2003=100	
		B.C.	Region
2001	148		
2002	151		
2003	162		
2004	228		
2005	245		
2006	282		
2007	257		
2008	267		
Jan-Sep 08	218		
Jan-Sep 09	160		

Source: Incorporations - (B.C.) Ministry of Finance

Bankruptcies (Discontinued)



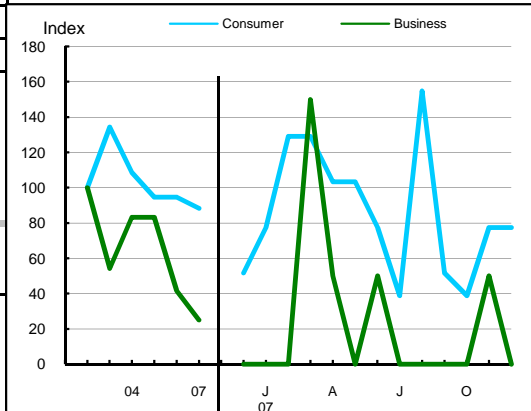
9 Business and Consumer Bankruptcies (Discontinued)

Year	Duncan		Non-urban B.C.		B.C.	
	Consumer	Business	Consumer	Business	Consumer	Business
2003	125	13	1,186	173	9,385	1,002
2004	101	20	1,139	175	8,378	922
2005	88	20	1,097	155	8,173	786
2006	88	10	856	106	7,021	587
2007	82	6	827	75	6,651	470
Jan-Dec 06	88	10	856	106	7,022	587
Jan-Dec 07	82	6	827	75	6,651	470

Source: Office of the Superintendent of Bankruptcy, Government of Canada
Total bankruptcy index includes business and consumer bankruptcies.

Note: Bankruptcy is not a good measure of business failure. Most firms that fail wind down operations and withdraw from business.

Duncan Indices 2002=100





**Cowichan Valley
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Dependence on the Safety Net

10 Basic Income Assistance (Basic Income Assistance Recipients in Subject Group as a percent of Reference Group)							11 Employment Insurance (was UI) (EI beneficiaries as a percent of Reference Group)				
Subject Group (receiving benefits)		All (0-64)	Children <19 yrs in Families	Young Adults (19-24)	'Mid' Group (25-54)	Single Parent Women	Working Age (19-64)	Young Adults (19-24)	'Mid' Group (25-54)	'Older' Workers (55-64)	Note Older Data
Reference Group		Total Pop. 0-64	Total Pop. <19	Total Pop. 19-24	Total Pop. 25-54	Tot. Female 19-64	Total Pop. 19-64	Total Pop. 19-24	Total Pop. 25-54	Total Pop. 55-64	
Cowichan Valley Regional District	Sep '07	1.8	3.0	2.1	1.6	0.9	1.9	2.2	2.1	1.3	Mar '07
	Dec '07	1.7	2.9	2.1	1.6	0.5	1.4	1.7	1.6	0.8	Jun '07
	Mar '08	1.8	3.0	2.1	1.7	0.5	1.5	1.5	1.8	1.0	Sep '07
	Jun '08	1.9	3.2	2.2	1.7	0.5	1.9	2.2	2.1	1.3	Dec '07
	Sep '08	1.8	3.1	1.9	1.7	0.5	2.1	2.2	2.3	1.7	Mar '08
	Dec '08	1.9	3.2	1.9	1.9	0.9	2.2	2.5	3.7	2.6	Jun '08
	Mar '09	2.3	3.5	2.5	2.3	1.0	1.7	1.6	1.9	1.2	Sep '08
	Jun '09	2.3	3.6	2.7	2.3	1.0	2.8	3.1	3.1	1.9	Dec '08
	Sep '09	2.4	3.8	2.5	2.2	1.1	4.7	5.0	5.2	3.0	Mar '09
	Duration of Dependence on Income Assistance (As of September 2009)		All* Income Assistance Recipients as % of Total Pop 0-64: Region Compared to B.C.					EI Beneficiaries Aged 19-64 as % of Working Age Population			
Region		Percent					Percent				
B.C.											
Total Number of Recipients	1,479	72,592									
Percent Distribution by Duration											
<1 Year	63.6	65.3									
1-2 Years	19.5	18.2									
>2 Years	17.0	16.4									
Source: Ministry of Children and Family Development administrative files and BC Stats population estimates. These figures include only a subset of those receiving income assistance. Excluded are those on Continuous Assistance (disabled or with persistent multiple barriers to employment, children in the home of a relative, and OAS/seniors. A recipient is defined as 'each person living in a family or living alone that is receiving basic income assistance'. Data does not include Aboriginal people living on Reserve. Note: '-' Data too small to release.							Source: Ministry of Housing and Social Development and BC Stats population estimates.				
12 Dependence on Basic Income Assistance and/or Employment Insurance (Basic Income Assistance Recipients + Employment Insurance Recipients in Subject Group as a percent of Reference Group)											
Subject Group (receiving assistance)		All (19-64)	Young Adults (19-24)	'Mid' Group (25-54)	'Older' Group (55-64)	All 'Safety Net' Recipients as % of Total Pop 19-64: Region Compared to B.C.					
Reference Group		Total Pop. 19-64	Total Pop. 19-24	Total Pop. 25-54	Total Pop. 55-64	Percent					
Cowichan Valley Regional District	Mar '07	3.3	4.4	3.7	1.8						
	Jun '07	2.7	3.8	3.1	1.2						
	Sep '07	2.9	3.5	3.3	1.4						
	Dec '07	3.2	4.2	3.6	1.7						
	Mar '08	3.5	4.2	3.9	2.0						
	Jun '08	4.6	4.6	5.3	2.9						
	Sep '08	3.0	3.4	3.5	1.5						
	Dec '08	4.2	4.9	4.9	2.2						
	Mar '09	6.4	7.3	7.4	3.5						

Note: The EI figures reported above no longer include persons claiming parental/adoption leave. Previous issues of this table did include them.



**Cowichan Valley
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13 Demographics

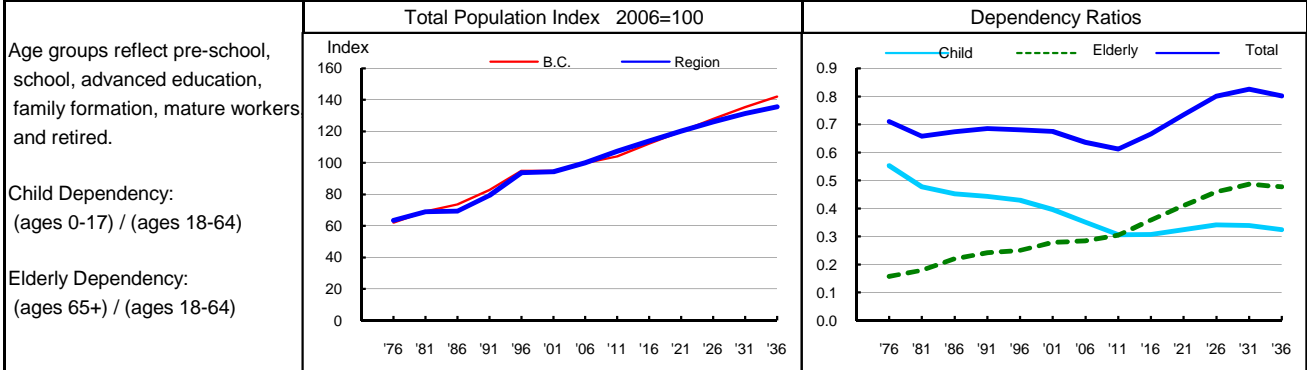
The Cowichan Valley suffered substantial decreases in migration in the early eighties and again between the late 1990s and 2003 because of the downturn in the forest sector. As a result of this decline, growth rates have slowed dramatically since the mid 1990s. However, in the last five years larger net inflows have resulted in stronger growth. Over the last twenty years, the population has aged more rapidly than the province as a whole, adding over 10 years to its median age, compared with a provincial gain of 7.2 years. By 2007, the median age in this region was almost 4 years older than the provincial median. Fertility rates have decreased over the last two decades, but remain much higher than provincial levels. Child dependency ratios have decreased as fertility rates have dropped and the population has aged. Nonetheless, the proportion of children remains much higher than provincial levels. Due to population ageing and the area's attractiveness to retirees, elderly dependency ratios (i.e., the ratio of those aged 65 and over to those aged 18 to 64) have been increasing and are higher than for the province as a whole. Natural increase became negative in 2004, as number of deaths increased to the point where they outnumbered births. However, this trend is not yet well established as natural increase returned to a positive value in 2006.

14 Projection

This area has benefited from spin-off growth from both Victoria and Nanaimo and will likely continue to do so. Natural increase is expected to slow growth in this region as deaths outnumber births by a widening margin. However, net migration is likely to remain strongly positive, contributing substantially to population growth. Overall, this area is expected to grow by around 25 percent by 2036. The population will continue to age and, by the end of the projection this region will likely have about 8 dependents for every 10 people of working age and most of these dependents will be seniors.

15 Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							Households (,000)	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages		Child	Elderly	Total	
1976	3.8	12.3	6.2	12.7	10.3	4.6	49.8	16.2	0.553	0.157	0.710	1976
1981	4.0	11.6	6.5	15.4	10.7	5.9	54.1	18.9	0.478	0.180	0.657	1981
1986	4.0	10.7	5.1	16.2	11.1	7.2	54.4	20.5	0.453	0.221	0.673	1986
1991	4.5	11.9	4.7	19.1	13.2	8.9	62.2	23.3	0.443	0.242	0.685	1991
1996	4.6	14.2	5.4	21.6	16.8	11.0	73.5	28.2	0.430	0.250	0.680	1996
2001	3.8	13.8	5.5	19.1	19.6	12.3	73.9	29.4	0.397	0.278	0.675	2001
2006	3.6	13.3	6.0	17.7	24.3	13.6	78.5	32.2	0.351	0.285	0.636	2006
2011	4.2	11.8	8.0	17.7	26.5	15.9	84.2	36.0	0.306	0.305	0.612	2011
2016	4.6	11.9	7.0	20.4	26.2	19.2	89.3	39.9	0.307	0.359	0.666	2016
2021	4.8	12.8	6.3	22.6	25.5	22.3	94.2	42.3	0.325	0.410	0.734	2021
2026	4.9	13.9	6.3	23.9	24.7	25.2	98.9	44.4	0.342	0.459	0.801	2026
2031	4.7	14.4	7.1	24.4	24.9	27.4	103.0	46.4	0.339	0.486	0.826	2031
2036	4.7	14.5	7.6	23.5	27.9	28.2	106.4	48.2	0.325	0.478	0.802	2036



Source: Population data are Projection P-34, run in Summer 2009. Figures are adjusted for Census undercount and are for July 1st of stated year.
Note: Demographics and Projection notes in Tables 13 and 14 are from Projection P-33, run the Summer 2008.