



STRONGITHARM CONSULTING LTD.

July 25, 2025

Natalie Tokogz, P.Eng
 Senior Infrastructure Engineer
 Capital Regional District - Integrated Water Services
 479 Island Highway
 Victoria, BC V9B 1H7

Sent via email

RE: Port Renfrew Water Service Area - Inclusion Request

Applicant/Owner: Intrinsic Fund II Ltd. (Andrew Enciu)

PIDs: 000-316-555 & 001-366-327 (TC-1), and PID 009-593-080 (Resource Land)

Dear Ms. Tokogz,

Further to our initial application submitted to you the April 15, 2025 (attached), on behalf of Intrinsic Fund II Ltd. we are pleased to follow up and submit our civil engineer's preliminary "sealed" water-demand calculations for the proposed multi-phase tourism/recreational development at 6491 Cerantes Road in Port Renfrew.

We would also like to let you know that we have been directly involved in the current OCP review process for Port Renfrew and that the properties identified herein are included in the Plan Area for future development as intended. In fact, the lands are further identified as a "special planning area" in recognition of future development.

The following tables mirror what is described in the civil engineer's sealed calculations attached and is provided in this cover letter for clarity.

1. Design Criteria

The design criteria applied to determine water demand is shown in the table below:

Parameter	Cabins & Staff	Boutique Hotel
Average occupancy	3.2 persons/unit	600 L/room/day
Average Day Demand (ADD)	545 L/capita/day	600 L/room/day
Maximum Day Demand factor	2.5 × ADD	2.5 × ADD
Peak Hour Demand factor	1.4 × MDD	1.4 × MDD

Note: Fire-flow, storage and service-connection sizing will be addressed at the detailed design stage.

Suite 100 - 814 Broughton Street, Victoria BC V8W 1E4

778-401-6053 | 250-889-1862 | strongitharmconsult@icloud.com

2. Projected Demands at Full Build-out

The total future domestic water demand at full build out is based on the room count times the future water demand. We would like to reiterate that full build out will take time. A fairly aggressive phasing timeframe is estimated in item 3 (Phasing and Connection Time) below.

Component	Units / Rooms	ADD	MDD	PHD
Cabins (Ph 1-3)	40	69,760 L/day (0.807 L/s)	1.614 L/s	2.260 L/s
Staff Housing	16	9,676 L/day (0.112 L/s)	0.280 L/s	0.392 L/s
Boutique Hotel	20	24,000 L/day (0.278 L/s)	0.695 L/s	0.973 L/s
Total	–	103,436 L/day (1.197 L/s)	2.589 L/s	3.625 L/s

3. Phasing and Connection Time

Phase	Start	Connection	ADD (L/s)	MDD (L/s)
1 (12 cabins)	2026 Q3	2027 Q2	0.242	0.485
2 (+10)	2027 Q4	2028 Q4	0.443	0.887
3 (+18 and staff)	2029 Q1	2030 Q1	1.197	2.194
4 (Hotel)	Post-2030	TBD	1.475	2.589

4. Commitment to Servicing

The owner, Intrinsic Fund II Ltd., acknowledges the existing source and storage constraints in the Port Renfrew system and is prepared to:

1. Enter into a Latecomer or Capital-Cost Contribution Agreement proportionate to demand.
2. Phase physical connections in line with CRD upgrade schedules.
3. Incorporate rain-water harvesting and high-efficiency fixtures to reduce peak demand.

5. Next Steps Requested

We trust this background information provides you with the preliminary information you need at this time. With this information, we would respectfully ask CRD Water Services to:

- Confirm that the preliminary demands fall within/can be included in the long-term planning program for the Port Renfrew system, and with that, give active consideration to the extension of the Water Service Area to include the subject lands; and,
- Advise on preferred mechanisms (Latecomer Agreement, Development Cost Charge, or other funding mechanisms) for cost-sharing future capacity upgrades.

6. Closing

Please see the attached stamped engineering calculations prepared by JE Anderson. Please do not hesitate to contact the undersigned for clarification on any related matter, or if further technical detail is needed. On behalf of the owners, we look forward to working with the Port Renfrew Utility Services Committee and CRD staff on this request.

Yours truly,

A handwritten signature in black ink, appearing to read "Deane Strongitharm". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Deane Strongitharm, MCIP, RPP
Strongitharm Consulting Ltd.

cc. Andrew Enciu, Intrinsic Fund III Ltd.

Attach.



STRONGITHARM CONSULTING LTD.

April 11, 2025

Derek Arthur

Senior Engineering Technologist, Infrastructure and Water Services

CRD Water Services

479 Island Highway

Victoria, BC V9B 1H7

Sent via email

RE: Inclusion of Properties in Port Renfrew Water Service Area

Dear Derek:

On behalf of the Owner(s) of the three parcels legally described below, we kindly request consideration for inclusion in the Port Renfrew Water Service Area. The three parcels for consideration are immediately adjacent to the existing Water Service Area boundary and comprise of the following parcels:

1. PID: 000-316-555 (zoned TC-1) - Identified in red
2. PID: 001-366-327 (zoned TC-1) - Identified in blue
3. PID: 009-593-080 (zoned RL) - Identified in yellow

A full-size map of the above noted parcels can be found in Appendix A.

The intention is to seek inclusion of the parcels 1 and 2 and part of parcel 3 in the Water Service Area that would allow for future low-density recreation/residential development to connect to community water. We are aware that there are current capacity issues with the respect to water system, however, we would like to be included within the Water Service Area and be part of the solution for the long-term benefit and economic growth of Port Renfrew.

A summary table of the three parcels is shown below.

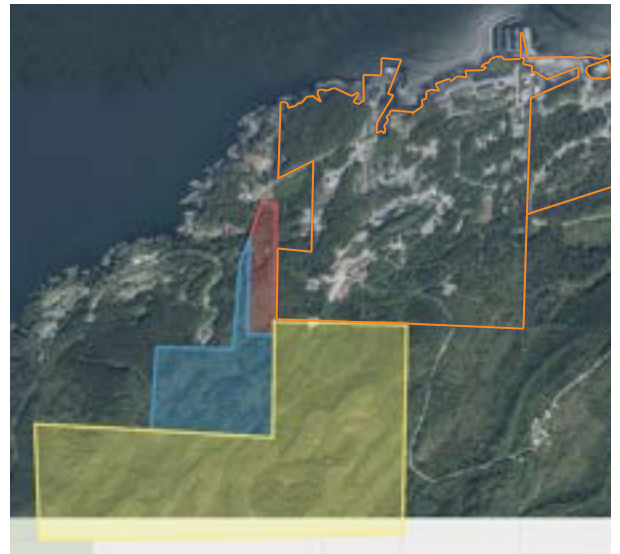


Figure 1: Map showing the three (3) subject parcels and the existing CRD Water Service Area Boundary, shown in orange.

Table 1: Property Summary

ITEM	PARCEL 1	PARCEL 2	PARCEL 3
ADDRESS	6491 Cerantes Rd., PID 000-316-555	No address; PID 001-366-327	No address; PID: 009-593-080
LEGAL DESCRIPTION	LOT C DISTRICT LOT 155 RENFREW PLAN VIP35011	LOT A DISTRICT LOT 155 RENFREW PLAN VIP29646 EXCEPT PLAN 35011	DISTRICT LOT 156 RENFREW
CURRENT ZONING	TC-1: Tourism Commercial	TC-1: Tourism Commercial	RL: Resource Lands
PROPERTY SIZE	9.7 acres (3.9 ha)	34.7 acres (14 ha)	173 acres (70 ha)
EXISTING BUILDINGS	No existing buildings on the property	No existing buildings on the property	No existing buildings on the property

A) Requested Service Area Inclusion

The following plan shows the requested boundary extension of the Water Service Area. As you can see, three parcels are included, however only includes part of Parcel 3. The full-size map can be found in Appendix B.



B) Long-Term Development Vision

The overall vision for the lands can be separated into two development components, developed in phases:

Strata Recreational Cabins (Within Existing TC-1 Lands)

The first component of development is recreational cabins situated on PID: 000-316-555 and PID: 001-366-327 (identified in the above map in the red and blue areas). Long term approximately 40, two-bedroom recreational cabins are envisioned. Each cabin would have full kitchen and average 1.5 bathrooms. The cabins will be accessed off Cerantes Road, tucked into the forest to maintain a West Coast “forest feel”.

Phase 1 will consist of approximately 12 recreational/residential cabins with a building footprint of approximately 90 m² each. The plans are consistent with the current zoning. The cabins will feature West Coast design elements of wood and natural finishes and sited for privacy with approximately 12m separation between cabins. Common amenities planned include walking trails, communal gardens and gathering spaces to foster community and provide a tranquil, nature-immersed experience.

It is likely these recreational cabins will be developed in three phases, starting at the lower reaches of the land nearest Cerantes Road and phased eastward up the hillside. Timing from the completion of each phase is market dependent, but it is anticipated that the first phase would commence in 2026.

Boutique Hotel

The longer-term vision includes the development of a boutique, 20-room hotel and staff accommodation, likely consisting of 12 dormitory-style staffing quarters and 4 staff housing units, all located on the lower reaches of Parcel 3 (PID 009-593-080, identified in the above map in yellow). The boutique hotel is planned as a wellness retreat and lodge with services to include an approximate 50 seat restaurant, pool and spa services, and small meeting room. Hotel laundry and housekeeping is anticipated to be serviced on site. The design is envisioned as a lodge-style building with a central lobby and panoramic ocean views.

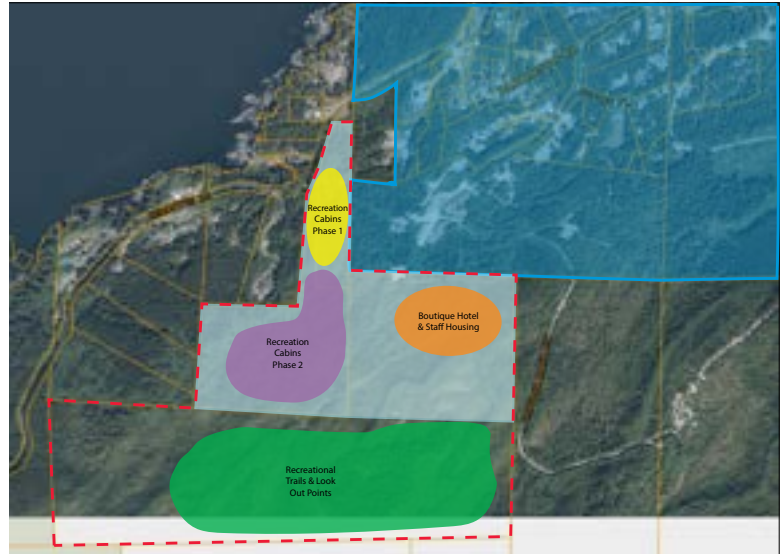
On the higher reaches of this parcel, public community amenities are proposed, including a network of mountain biking trails (approx. 10 km), walking paths, scenic lookouts, and park-like spaces; all designed to preserve the forest atmosphere.

As we are aware of the shortage staff housing in Port Renfrew, 4 self-contained two-bedroom housing units are proposed with 1.5 washrooms for senior staff (i.e., hotel manager and head chef) as well as dormitory style housing with each room accommodating a bedroom, small sitting area/desk and washroom and with common kitchen, living area, and domestic laundry space. The staff housing units

would be built in conjunction with the construction of the boutique hotel. It is important to note that this phase will be subject to rezoning and planned as a seven to ten-year time horizon.

This specific parcel is not located within the existing Port Renfrew OCP area. As part of the current Port Renfrew OCP review, a request has been submitted for the inclusion of the parcel within the Port Renfrew Official Community Plan boundaries.

A spatial use plan is shown below to help visualize the future allocation of uses on the land. A full-size plan can be found in Appendix C.



C) Civil Engineering Water Demand Estimates

J E Anderson & Associates (JEA) are the civil engineers for the development and have provided flow estimates using the CRD Water Services Engineering Specifications and Standard Drawings based on the development strategy referenced above. Once a preliminary review has occurred, more detailed estimates can be provided by JEA.

Table 2: Water Servicing Estimates

Water Servicing Estimates	
Recreational Cabins	
Total Number of Units	40, 2 bedroom, 1.5 bath, cabins
Square Footage	+/- 90 m ² per cabin
Equivalent population of buildings/units	Average occupancy of 3.2 persons/unit
Estimated Fixtures	TBD

Average Daily Peak	545 L per unit = 69,760 L/day
Maximum Daily Peak	2.5 x 0.807 L/s = 1.614 L/s
Staff Housing	
Total Number of Units	12 "dorm" style units with 1 bedroom and washroom per unit, and common kitchen and amenities 4, 2-bedroom units with 1.5 bathrooms, kitchen
Total Square Footage	+/- 130 m ²
Equivalent population of buildings/units	12 dorm units - average flow of 225L/day/unit capacity 2-bedroom units - Average flow of 545L/day capacity
Estimated Fixtures	TBD
Average Daily Peak	9,676 L/day (0.112 L/s)
Maximum Daily Peak	0.280 L/s
Boutique Hotel	
Total Number of Units	20 Hotel rooms Hotel to assume a 50-seat restaurant and laundry services Misc. additional services
Total Square Footage	TBD (850 m ²)
Equivalent population of buildings/units	TBD
Estimated Fixtures	TBD

Average Daily Peak	240,000L/day = 0.278 L/s
Maximum Daily Peak	0.695 L/s

It is the hope and anticipation that the approximate 40 recreational cabins and boutique hotel, located in the lower elevations of the total property, will be able to connect to municipal water in the future.

D) Alignment with OCP Update Goals

Through recent OCP engagement sessions and community feedback, several key priorities have been raised including housing affordability, economic resiliency, environmental stewardship, and enhanced recreational amenities. The future low-density development aligns with the raised priorities with the following:

1. Tourist Recreational/residential & Staff Housing
 - By integrating staff housing, the future development addresses the local need for supporting workforce accommodation and promoting economic vitality.
2. Community Amenities & Recreation
 - The walking paths and mountain biking trails respond directly to public feedback for enhanced outdoor recreation, improved walkability, and expanded community gathering spaces.
3. Nature-Focused Development
 - The proposed development intends to limit environmental disturbance by situating cabins thoughtfully in forested areas, preserving view corridors, and employing low-impact design elements as much as possible. The boutique hotel focuses on harmony with the natural environment through careful land use planning. Rainwater capture technology is proposed as an auxiliary water conservation measure.
4. Tourism & Local Economic Development
 - The boutique hotel will draw visitors year-round, supporting Port Renfrew's eco-tourism ambitions. It will create local employment opportunities, diversify the economy, and boost support for small businesses in the area. It is recognized that the housing for the workforce is problematic and therefore planning it is viewed as the responsible thing to do.
5. Climate Adaptation & Sustainable Infrastructure
 - Utilizing on-site septic systems and rainwater harvesting at higher elevations reduces infrastructure strain.

E) Request for Municipal Water Access

Inclusion in the Water Service Area is critical for:

- Ensuring Fire Safety: adequate water supply for fire suppression.
- Viability: delivering consistent, high-quality community potable water to future residents.
- Contribution: contributing to upgrading the community water system that will serve the long-term needs of the community.
- Supporting Economic Growth: the provision of water is an asset that would promote economic growth in Port Renfrew's tourism industry.

We believe that connecting to municipal water directly supports the priorities raised by the community for Port Renfrew's draft OCP, and promotes well-planned, service-ready residential and economic opportunities that can accommodate both residents and visitors.

F) Closing

We welcome further discussion on how the envisioned development can best be served in the CRD Water Service Area.

We thank you for your consideration.

Yours truly,

A handwritten signature in black ink, appearing to read "Deane Strongitharm". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Deane Strongitharm, MCIP, RPP

cc. Andrew Enciu, Intrinsic Investments

attach. Appendix A – Property Map

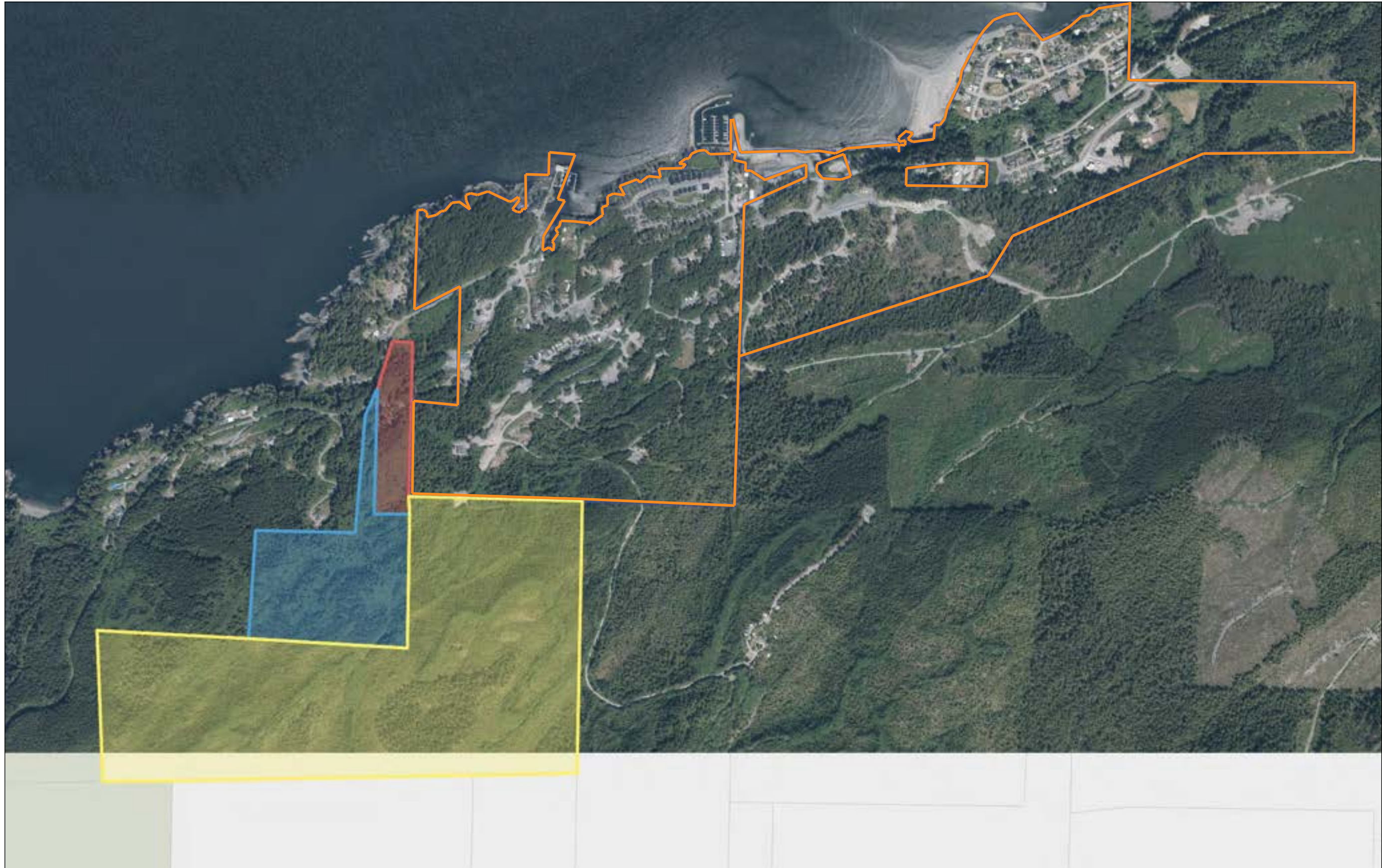
Appendix B – Requested Area for Water Service Inclusion

Appendix C – Spatial Use Plan



Legend

- Water Service Area Boundary
- Parcel 1
- Parcel 2
- Parcel 3

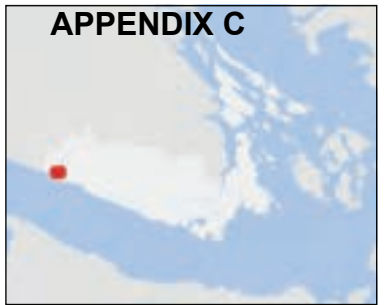


1: 10,000



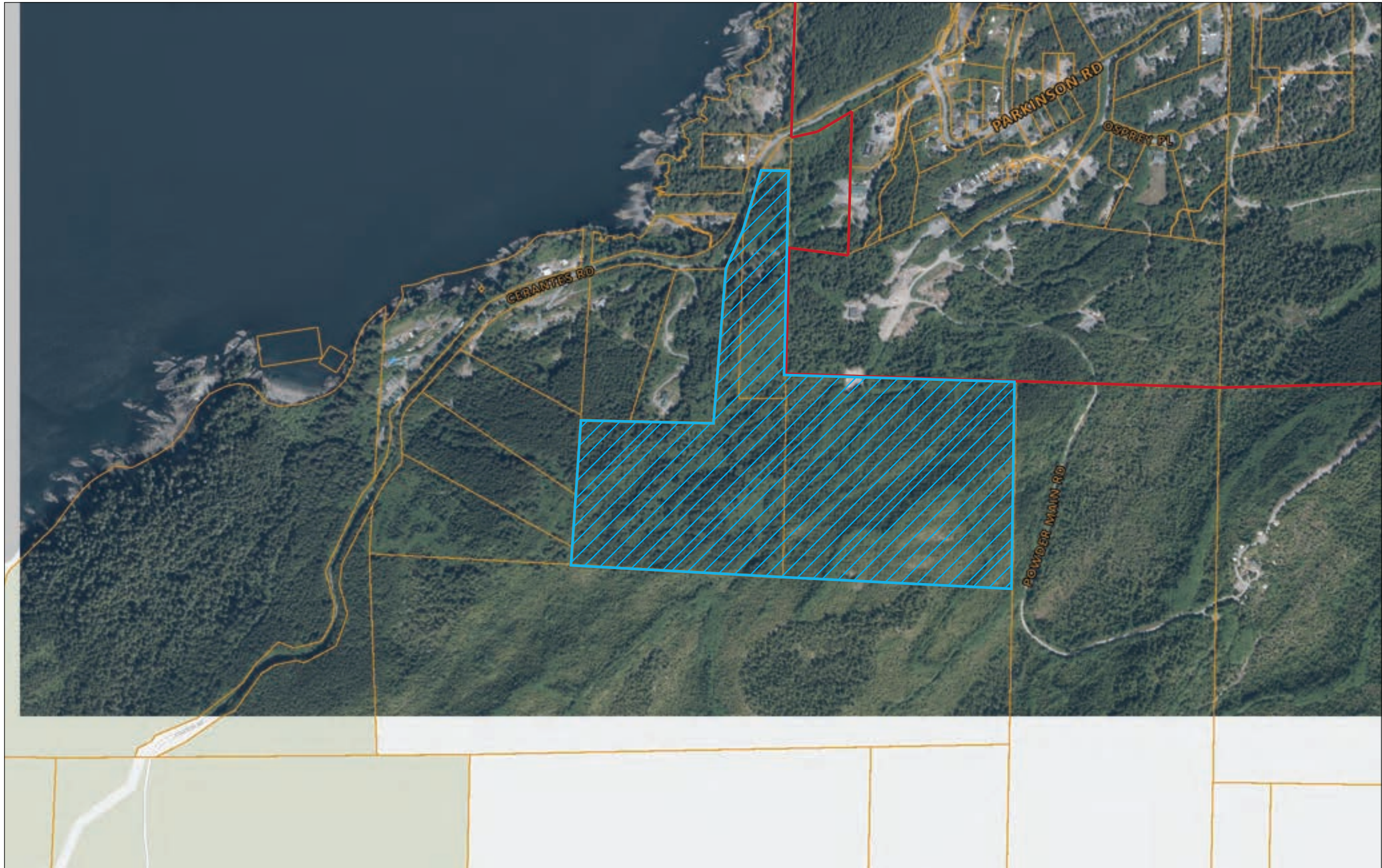
508.0 0 254.00 508.0 Meters

Notes



Legend

-  Existing Water Service Area Boundary
-  Proposed Water Service Area Inclusion Boundary



1: 7,500

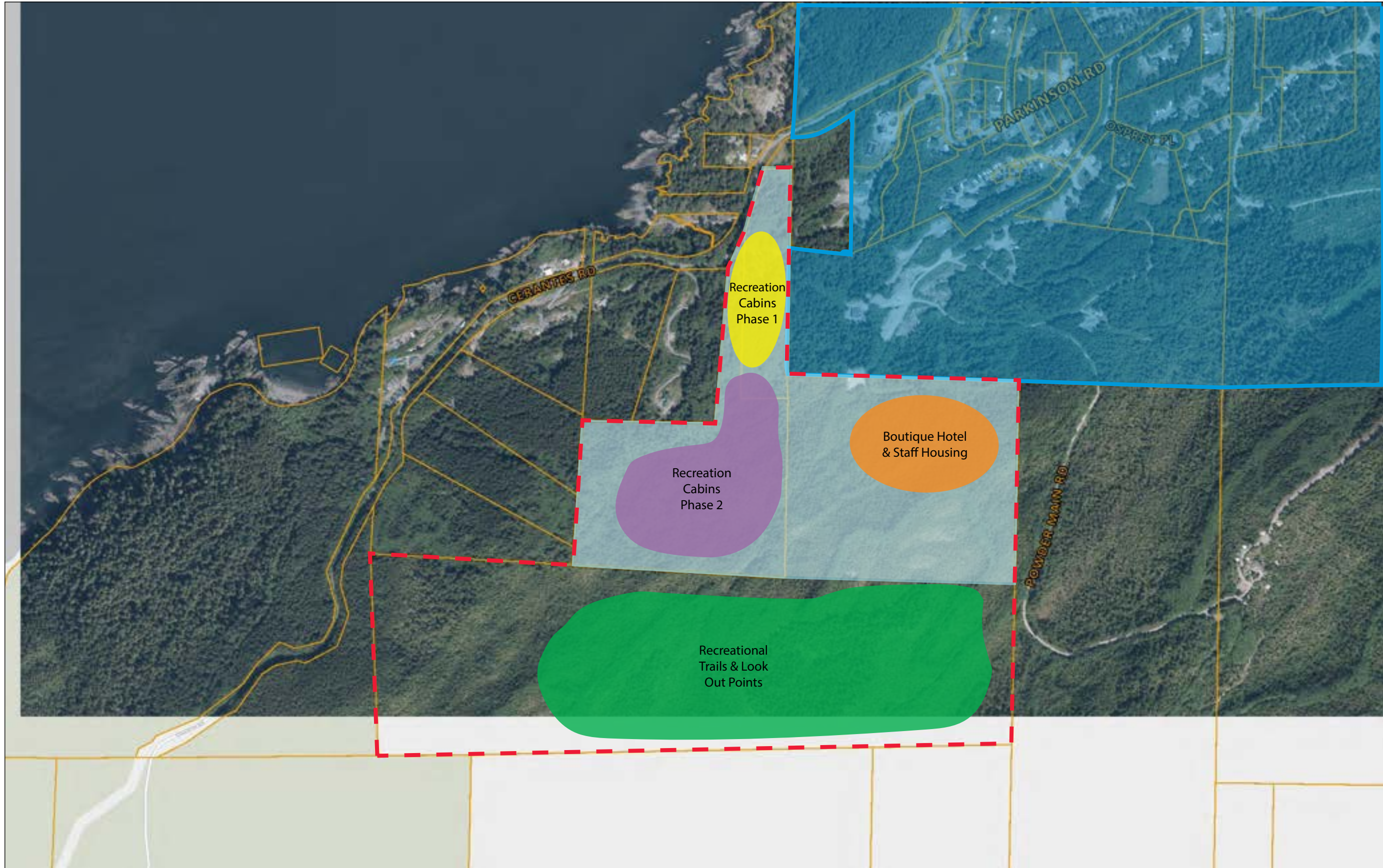


381.0 0 190.50 381.0 Meters

Notes

Legend

- Property Boundary
- Current Water Service Area Boundary
- Recreation Cabins - Phase 1
- Recreation Cabins - Phase 2
- Boutique Hotel
- Recreational Trails & Lookout Points
- Requested Area for Water Service Inclusion



1: 7,500



Notes

381.0 0 190.50 381.0 Meters



J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

updated June 12/2025
DATE March 21/2024
PREPARED BY [Signature]

PROJECT No. 35710
Page No. 1 of 1

Preliminary Water Demand Calculations.

Recreation Homes.

Assumptions:

- 40 homes (2 bedroom, 1.5 bath, kitchen, etc).
- 3.2 cap/unit // 545 L/cap/day // 2.5 x for MDP (CRO spec).
- PHD: 1.4 times MDP

Calculations

ADP

$$= 40 \text{ home} \times 3.2 \text{ cap/home} \times 545 \text{ L/cap/day.}$$

$$= 69,760 \text{ L/day} = 0.807 \text{ L/s.}$$

MDP

$$= 2.5 \times 0.807 \text{ L/s}$$

$$= 1.614 \text{ L/s}$$

PHD

$$= 1.4 \times 1.614 \text{ L/s}$$

$$= 2.260 \text{ L/s.}$$



Ross Tuck

From: strongitharmconsult@icloud.com
Sent: March 19, 2025 2:32 PM
To: Ross Tuck
Cc: Andrew Aenciu; Danny Carrier; Hayley Yeo
Subject: Port Renfrew - Review of Meeting and basis fo for Water Demand Calculations.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It was helpful having the meeting at your office yesterday.

As Andrew mentioned at this time we have really four main immediate objectives:

1. Make sure that all property is in the OCP - Plan Area – that is 100% in my court.
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3. Access to lands off Powder Main Rd - MOTI Approving Officer needs to made aware and make sure the requirements providing right-of-way allowances for access lands beyond off Powder Main Road is required: Danny /Deane
4. Initial phase subdivision design – Danny to lead

It was also noted that there needs to be some awareness made to the MOTI Approving Officer to request a right-of-way allowance to access lands beyond off Powder Main Road.

Ross: Water Demand Assumptions for Future Uses:

Big picture water demand assumptions:

1. Up to 40 modest sized, residential/recreational free-standing home-units – all having full service - assume 2 bedroom, 1 1/2 washrooms, full kitchen, domestic washing machine; and yes there will be at least one external hose bib 😊
2. Staff housing: let's assume 16 units – 12 will be somewhat dormer style – but washroom in each room and common kitchen and common domestic washer dryer. Four units will be 2-bedroom self-contained units - with 1 1/2 w/cs, kitchen and washer/dryer machine etc
3. Long term – 20 room boutique hotel –on the current resource lands - all rooms have w/cs; 50 seat restaurant with kitchen sinks, spray sink, bar sink small commercial bar dishwasher and larger commercial kitchen dishwasher, laundry room sink and the equivalent of 2 toilets 2 sinks per public washroom (x2). You can add a bit if you like. We better include a commercial washer and dryer for housekeeping

You indicated that you might have a word with Derek from the Regional District about the simplest way of conveying this.

I hope this is sufficient. If not let me know.
 deane

4.12 RESERVOIRS

4.12.1 Criteria for Design of Facilities

.1 Residential - Number of People per Unit

LAND USE	DESCRIPTION	AVERAGE OCCUPANCY
Low Density	Any residential development with a gross density of less than of 20 units/hectare	3.2 persons/unit
Medium Density	Any residential development with a gross density of greater than 20 units/hectare and less than 50 units/hectare.	2.8 persons/unit
High Density	Any residential development with a gross density in excess of 50 units/hectare.	1.8 persons/unit

.2 Average Day Demand (for single family residential; total number of units > 100)

Average Day Demand	545 Litres/capita/day
Commercial / Institutional / Institutional	18.7 m ³ /day/ha 1.87 L/day/m ²

.3 Peaking Factors

Maximum Day	2.5 times Average Day Demand
Peak Hour	1.4 times Maximum Day Demand*
* For small isolated areas, higher peak hour demand may be required, as determined by CRD Water Services.	

.4 Fire Storage

Minimum fire storage	5,000 L/min for 4 hours or 1,200 m ³
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.5 Emergency Storage

Emergency Storage	50% of Average Day Demand
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J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

Updated June 12/2025.
DATE March 21/2025
PREPARED BY BT

PROJECT No. 33710
Page No. 1 of 1

Preliminary Water Demand Calculations.

Staff Housing

Assumptions

- 12 "dorm" style units
 - 1 bed, 1 washroom per unit
 - common kitchen
 - 225 L/cap/day as per SSS + m.
- 4 2-bedroom units w/ 2 washrooms, kitchen etc.
 - 3.2 cap/unit
 - 545 L/cap/day.
- MDP - 2.5 times ADD.
- PTHD - 1.4 times MDP.

Calculations

$$\begin{aligned}
 \text{ADD} &= (12 \text{ unit} \times 1 \text{ cap/unit} \times 225 \text{ L/cap/unit}) \\
 &\quad + (4 \text{ units} \times 3.2 \text{ cap/unit} \times 545 \text{ L/cap/unit}) \\
 &= (2,700) + (6,976) \text{ L/day.} \\
 &= 9,676 \text{ L/day} = 0.112 \text{ L/s.}
 \end{aligned}$$

MDP

$$\begin{aligned}
 &= 0.112 \text{ L/s} \times 2.5 \\
 &= 0.280 \text{ L/s}
 \end{aligned}$$

PTHD

$$\begin{aligned}
 &= 1.4 \times 0.280 \text{ L/s} \\
 &= 0.392 \text{ L/s.}
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Ross: Water Demand Assumptions for Future Uses:

Big picture water demand assumptions:

1. Up to 40 modest sized, residential/recreational free-standing home-units – all having full service - assume 2 bedroom, 1 1/2 washrooms, full kitchen, domestic washing machine; and yes there will be at least one external hose bib. 😊
2. Staff housing: let's assume 16 units – 12 will be somewhat dormer style – but washroom in each room and common kitchen and common domestic washer dryer. Four units will be 2-bedroom self-contained units - with 1 1/2 w/cs, kitchen and washer/dryer machine etc
3. Long term – 20 room boutique hotel –on the current resource lands - all rooms have w/cs; 50 seat restaurant with kitchen sinks, spray sink, bar sink small commercial bar dishwasher and larger commercial kitchen dishwasher, laundry room sink and the equivalent of 2 toilets 2 sinks per public washroom (x2). You can add a bit if you like. We better include a commercial washer and dryer for housekeeping

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 deane

Table III- 11. Non-residential Average Daily Flow Rate guide

DESCRIPTION	UNIT (PER)	AVERAGE FLOW (L/DAY PER UNIT)	AVERAGE DAY BOD (GRAMS/DAY PER UNIT) AND NOTES
Industrial, commercial (domestic and food service waste only)			Risk of wax strippers and cleaning chemicals, risk of cold water and high ammonia
Office/factory without cafeteria	person	50 to 75	30
Office/factory without cafeteria and with showers	person	75 to 125	35
Office/factory with cafeteria	person	100	38
Open site (e.g. quarry) without canteen	person	60	25
Full time day staff (staff figures apply to all applications)	person	50 to 75	38
4 hour shift day staff (staff figures apply to all applications)	person	45	25
Dental or medical office	practitioner	1000	(risk of antibiotics and drugs)
Beauty salon (without staff)	Seat	1000	(risk of chemicals and hair)
Store, washroom flow only	square metre	5	
Shopping center, per toilet room	toilet room	1700	380
Shopping center, per parking space	parking space	10	
Accommodation			Risk of wax strippers and cleaning chemicals
Hotel or motel, bed and breakfast, per guest, except for luxury hotels	person	200	90
	bedroom unit	250 to 400	180
Housekeeping unit, no meals	bedroom unit	450	130
Guest bedrooms only, no meals	person	80	50
Non-residential conference guest or day camp, including meals	person	60	25
Resident staff	person	170	60
Cabin resort	person	225	90 (risk of high strength wastes from food service)
Residential or work camps, flush toilets, no meals	person	140	90
Residential or work camps, flush toilets and meals	person	225	90 (risk of high strength wastes from food service)
Residential camps, no flush toilets	person	60	
Dormitory bunkhouse	person	140	90
Nursing Home or retirement home	person	475	110 (risk of antibiotics and drugs)
Laundromat (e.g. in apartment building)	machine	1200 to 2400	260 to 530



J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

Revised June 12/2025.
DATE March 21/2025
PREPARED BY PT

PROJECT No. 5710
Page No. 1 of 1

Preliminary Water Demand Calculations 20 room Boutique Hotel

Assumptions

- 600 L/unit/day for "Luxury" SSAM.
- MDD $2.5 \times$ ADD.
- PHD $1.4 \times$ MDD

Calculations

$$\begin{aligned} \text{ADD} &= 40 \text{ units} \times 600 \text{ L/unit/day} \\ &= 24,000 \text{ L/day} = 0.278 \text{ L/s} \end{aligned}$$

$$\begin{aligned} \text{MDD} &= 2.5 \times 0.278 \text{ L/s} = 0.695 \text{ L/s} \end{aligned}$$

$$\begin{aligned} \text{PHD} &= 1.4 \times 0.695 \text{ L/s} \\ &= 0.973 \text{ L/s} \end{aligned}$$



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 deane

Table III- 11. Non-residential Average Daily Flow Rate guide

DESCRIPTION	UNIT (PER)	AVERAGE FLOW (L/DAY PER UNIT)	AVERAGE DAY BOD (GRAMS/DAY PER UNIT) AND NOTES
Industrial, commercial (domestic and food service waste only)			Risk of wax strippers and cleaning chemicals, risk of cold water and high ammonia
Office/factory without cafeteria	person	50 to 75	30
Office/factory without cafeteria and with showers	person	75 to 125	35
Office/factory with cafeteria	person	100	38
Open site (e.g. quarry) without canteen	person	60	25
Full time day staff (staff figures apply to all applications)	person	50 to 75	38
4 hour shift day staff (staff figures apply to all applications)	person	45	25
Dental or medical office	practitioner	1000	(risk of antibiotics and drugs)
Beauty salon (without staff)	Seat	1000	(risk of chemicals and hair)
Store, washroom flow only	square metre	5	
Shopping center, per toilet room	toilet room	1700	380
Shopping center, per parking space	parking space	10	
Accommodation			Risk of wax strippers and cleaning chemicals
Hotel or motel, bed and breakfast, per guest, except for luxury hotels	person	200	90
	bedroom unit	250 to 400	180
Housekeeping unit, no meals	bedroom unit	450	130 <i>Assume 600</i>
Guest bedrooms only, no meals	person	80	50
Non-residential conference guest or day camp, including meals	person	60	25
Resident staff	person	170	60
Cabin resort	person	225	90 (risk of high strength wastes from food service)
Residential or work camps, flush toilets, no meals	person	140	90
Residential or work camps, flush toilets and meals	person	225	90 (risk of high strength wastes from food service)
Residential camps, no flush toilets	person	60	
Dormitory bunkhouse	person	140	90
Nursing Home or retirement home	person	475	110 (risk of antibiotics and drugs)
Laundromat (e.g. in apartment building)	machine	1200 to 2400	260 to 530

M E M O R A N D U M

TO	Natalie Tokgoz, Manger, CRD Water Distribution
FROM	Deane Strongitharm, Strongitharm Consulting Ltd.
DATE	Tuesday, May 27, 2025
RE	Port Renfrew – Water Service Area request

Thank you for your follow up phone call and subsequent email dated May 15th, outlining some of the issues and strategies around the requested extension to the Port Renfrew Water Service Area.

Your note refers to the Master Plan study for current and future Water Service Area needs and you also refer to the planning work on a new OCP, which is now underway. You further note that it may be an option to wait until the OCP process is completed to make an application for Water Service Area boundary extensions. We have been monitoring the OCP process carefully, and we believe we are in a good place with it, relative to the long-term vision of the client's property.

As you are just embarking on a servicing masterplan process, we believe it would be helpful for you to have the servicing demand data envisioned for our site and to therefore to formally file a request to CRD Water Services. That way, there is greater specificity around future servicing demands and impacts. Our intention is to have the updated information you requested in your memo prepared by the project's civil engineers provided to you as soon as possible.

We acknowledge that a deposit of \$1,000 may be requested and that this fee does not guarantee approval or inclusion of the client's properties into the Water Service Area. Our next step will be to prepare and submit the additional information requested to you.

We would like to thank you again for your time to correspond both in writing and over the phone. It is much appreciated.

Deane



From: [Natalie Tokgoz](#)
To: dstrongitharm@cityspaces.ca
Cc: [Derek Arthur](#)
Subject: RE: Port Renfrew Water
Date: Thursday, November 21, 2024 1:48:00 PM
Attachments: [CRD LOCAL SERVICE AREA INCLUSION REQUESTS GUIDELINE.pdf](#)

Hi Deane,

I understand you were able to connect with Derek Arthur last week and are looking for what your options are for connecting to and receiving water from the Port Renfrew Water Service Area (WSA). The properties you are inquiring about are outside the existing WSA boundary. I've attached the CRD Local Service Area Inclusion Requests Guideline for your reference on the process to amend the WSA boundary to include the properties. That said, the existing WSA is already limited as capacity to service all parcels within the boundary is not currently feasible with the existing infrastructure given the existing zoning of all the included parcels. If you request to extend the WSA now you would be requesting to extend the WSA when it is already constrained. Please also note, should the WSA be extended, that the properties would have to be serviced through the road frontage on Cerantes Rd, not through a ROW from the main on Powder Main Rd, and **the owner/developer would be responsible for the design and construction of the water main extension.**

The CRD is in the process of engaging a consultant to help us complete a water and sewer master plan for the Port Renfrew Area. The plan will provide water and waste water servicing requirements to the Port Renfrew Community for both current WSA and future WSA expansion. Capacity of the existing and future systems will be assessed as well as the potential to combine the Pacheedaht First Nation's and CRD's water and waste water systems into one system. This study is expected to be completed by the end of 2025 and will inform the capacity of the system now as well as the capacity to accommodate future growth and service area expansion.

Thanks,
Natalie

Natalie Tokgoz, P.Eng (She/Her/Hers)

Manager | Water Distribution Engineering and Planning

T: 250.474.9516 C: 250.415.0714 | F: 250.474.4012

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Capital Regional District
479 Island Hwy
Victoria, BC V9B 1H7

From: Deane Strongitharm <dstrongitharm@cityspaces.ca>

Sent: Thursday, November 14, 2024 4:14 PM

To: Derek Arthur <darthur@crd.bc.ca>

Subject: Port Renfrew Water



CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

It was certainly a pleasure talking with you a bit earlier today on the prospect of extending the Water Service Area to the south and servicing the adjoining property with community water.

Please find attached a map of the subject parcels in relation to the CRD Water Boundary in Port Renfrew. I have also attached a plan that was done a couple of years ago, for reference. The intentions now are a little simpler and probably looking long term at up to 30 units. The 30 units would not be all permeant residential as the much of the zoning permits visitor accommodation and the development would have more seasonal use. It also would be a phased thing.

The landowner owns additional land both to the south and the east hence the potential access off Powder Mian road that is shown on the site plan attached.

At this stage we are just looking for an indication of what the likely infrastructure expectations would be to be able to connect to community water. A while ago now, we met with the Area Director and Planner for Port Renfrew and had a promising discussion. We will need to re-engage – but thought a basic understanding of community water servicing requirements would be a helpful first step.

I can be reached either through this email or the phone number identified below.

Thank you.
Deane

Deane Strongitharm, MCIP, RPP

Strongitharm Consulting Ltd. / Cityspaces Consulting Ltd.
302 – 821 Burdett St, Victoria BC, V8W 1B3

250-889-1862

www.cityspaces.ca

From: [Deane Strongitharm](#)
To: [Natalie Tokgoz](#)
Cc: [Derek Arthur](#)
Subject: Re: Water Service Area - Inclusion Request - Port Renfrew
Date: Tuesday, May 27, 2025 1:38:39 PM
Attachments: [250527_PortRen_water_Memo.pdf](#)

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It has taken a few days for me to follow up... but I would like to thank you very much for the time you have taken speaking with me.

I have followed up with the client and we think it would be best to get you the additional information you need to proceed as a request for inclusion. It is motivated largely to provide you the best information on what the vision is for the lands and hence what the servicing demands may be that can be considered during your servicing masterplan process.

Please see the attached memo.

Again , many thnx.

deane

Deane Strongitharm, MCIP, RPP

Strongitharm Consulting Ltd. / Cityspaces Consulting Ltd.

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250-889-1862

www.cityspaces.ca

Note: effective June 1, 2025 our new office location is: 100-814 Broughton Street, Victoria BC, V8W 1E4

From: Natalie Tokgoz

Date: Thursday, May 15, 2025 at 11:06 AM

To: Deane Strongitharm

Cc: Derek Arthur

Subject: RE: Water Service Area - Inclusion Request - Port Renfrew

You don't often get email from ntokgoz@crd.bc.ca. [Learn why this is important](#)

Hi Deane,

I'm glad we connected over the phone this morning. As discussed, the OCP process is underway and is expected to progress sufficiently by mid to late summer to inform the water and sewer Master Plan for the area. The Master Plan will outline water and wastewater servicing requirements for the Port Renfrew Community, covering both the current Water Service Area (WSA) and future WSA expansion. This Master Plan study is expected to be completed by the end of 2025 and will provide insights into the current system capacity and its ability to accommodate future growth and service area expansion. The results of both the OCP and Master Plan will be crucial for making decisions on any requests to expand the current WSA.

We have received your cover letter requesting the inclusion of three properties currently outside the

WSA into the WSA. A bylaw amendment is required to change the WSA boundary. Please see the attached "CRD Local Service Area Inclusion Requests Guideline" (the Guideline) for reference on the process to amend the WSA boundary and bylaw. Upon initial review of your cover letter, there are still some requirements from step 2 of the Guideline that need to be met before the CRD team can present your case to the Port Renfrew Utility Services Committee (PRUSC) (steps 4 & 5 of the Guideline). Please ensure you provide equivalent population for all properties to be served (number of SFEs), average day demand (ADD), max day demand (MDD), and peak hour demand (PHD) in the updated letter, which must be signed and sealed by a professional engineer.

Should you decide to proceed, CRD staff will need to review your application, analyze the proposed new demand and impacts on the existing system capacity, then prepare a staff report to present to the PRUSC. That said, the existing WSA is already limited, as the capacity to service all parcels within the WSA is not currently feasible with the existing infrastructure given the current zoning of all included parcels. If you request to extend the WSA now, before the OCP and Master Plan are complete, you would be requesting to extend the WSA when it is already constrained. Staff will likely recommend not including the proposed properties at this time. If you resubmit your application in the late fall/early winter of 2025 the results of the OCP and Master Plan should be available to best support the inclusion of the properties.

If you would like to proceed, please send the aforementioned updated letter and be prepared to pay a deposit of \$1,000 for CRD staff time. Please note that payment for staff time does not guarantee that the PRUSC will approve the inclusion of the properties into the service area.

Thanks,

Natalie Tokgoz, P.Eng

Manager | Water Distribution Engineering and Planning

T: 250.474.9516 C: 250.415.0714 | F: 250.474.4012

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Capital Regional District
479 Island Hwy
Victoria, BC V9B 1H7

From: Deane Strongitharm <dstrongitharm@cityspaces.ca>

Sent: Tuesday, April 15, 2025 9:02 AM

To: Derek Arthur <darthur@crd.bc.ca>

Subject: Water Service Area - Inclusion Request - Port Renfrew

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello.

Please find attached a cover letter requesting preliminary consideration for an application the inclusion of three (3) parcels in Port Renfrew into the CRD Water Service Area.

I am sure that there will be follow up questions but figured this background info is a good start. Ross Tuck of JE Anderson is the civil engineer for the project.

Thanks,

Deane

Deane Strongitharm, MCIP, RPP

Strongitharm Consulting Ltd. / Cityspaces Consulting Ltd.

302 – 821 Burdett St, Victoria BC, V8W 1B3

250-889-1862

www.cityspaces.ca

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