

DRAFT OCP REFERENCE TABLE OF RELATED INFRASTRUCTURE POLICIES

<p align="center">Infrastructure related policies proposed by the Draft Port Renfrew OCP</p>		
<p>Introduction:</p> <p>Provided below are the page and sections numbers with the infrastructure-related policies. While a copy of the draft OCP is attached to this staff report (Appendix C), Here is a link to a digital version.</p> <p><i>Additional background information can be found on the CRD’s get involved webpage for the Port Renfrew Official Community Plan Update.</i></p>		
<p>Page # (Pg)</p>	<p>Section #</p>	<p><u>Related Policy</u></p>
<p>Pg 28</p>	<p>3.1.1.</p>	<p>3. Explore the implementation of a Development Cost Charge (DCC) and Amenity Cost Charges (ACC), and Community Amenity Contributions (CAC) policies to ensure growth and development contributes equitably to infrastructure, amenities, and community needs.</p>
<p>Pg 30</p>	<p>3.1.1.</p>	<p>25. Where possible, critical facilities, emergency services, and infrastructure should not be located within tsunami hazard areas, particularly where they are essential to post-disaster response.</p>
<p>Pg 30</p>	<p>3.1.1.</p>	<p>27. Ensure new development contributes to infrastructure improvements and service expansion (e.g., through direct contributions, Development Cost Charges, etc.).</p>
<p>Pg 32</p>	<p>3.1.2</p>	<p>2. Development applications seeking Conditional Development conditions must:</p> <p>2.2. Include one or more community amenities secured through zoning, covenants, or legal agreements (e.g., housing agreements) for example (refer to relevant community amenity contribution policies where applicable, adopted, or in place):</p> <p>2.2.6. Contributions to affordable housing, community spaces, or infrastructure.</p>

<p>Pg 32-33</p>	<p>3.1.2</p>	<p>2. Development applications seeking Conditional Development conditions must:</p> <p>2.3. Demonstrate high standards of livability, connectivity, and environmental stewardship through the following design considerations:</p> <p>2.3.4. Demonstrate adequate on-site servicing or connection to community infrastructure</p>
<p>Pg. 37-38</p>	<p>3.1.5</p>	<p>3.1.5.1. Rural Residential (RR) Land Use Designation</p> <p>1. An average parcel size of 1.0 ha is supported on lands with both sewer and water local government service areas; and up to 2 dwelling units per ha.</p> <p>2. An average parcel size of 4.0 ha is supported on lands that are outside of a sewer or water local government service area, or that are located within either service area but not both; and up to 0.5 dwelling units per ha.</p>
<p>Pg 39-40</p>	<p>3.1.5</p>	<p>3.1.5.2 Residential (R) Land Use Designation</p> <p>3. An average parcel size of 0.1 ha is supported on lands with both sewer and water local government service areas; and:</p> <ul style="list-style-type: none"> - Up to 12 dwelling units per ha (base) - Up to 40 dwelling units per ha (if conditional requirements are met) <p>4. An average parcel size of 1.0 ha is supported on lands that are outside of a sewer or water local government service area, or that are located within either service are but not both; and up to 2 dwelling units per ha.</p>
<p>Pg 41-42</p>	<p>3.1.5</p>	<p>3.1.5.3 Commercial (C) Land Use Designation</p> <p>3. An average parcel size of 0.1 ha is supported on lands with both sewer and water local government service areas; and:</p> <ul style="list-style-type: none"> - Up to 10 tourist accommodation units and 6 dwelling units per ha (Base) - Up to 25 tourist accommodation units and 12 dwelling units per ha (if conditions requirements are met) <p>4. An average parcel size of 1.0 ha is supported on lands that are outside of a sewer or water local government service area, or that are located within either service area but not both; and up to 1 tourist accommodation unit and on dwelling unit per ha.</p>
<p>Pg 43-44</p>	<p>3.1.5</p>	<p>3.1.5.4 Village Area (V) Land Use Designation</p> <p>2. An average parcel size of 0.1 ha is supported on lands with both sewer and water local government service areas; and up to 50 dwelling units</p>

		<p>and/or tourist accommodation units per ha (conditional requirements must be met).</p> <p>3. An average parcel size of 1.0 ha is supported on lands that are outside of a sewer or water local government service area, or that are located within either service area but not both; and up to 2 dwelling units or 2 tourist accommodation units per ha (conditional requirements must be met).</p>
Pg 58	3.2	<p>10. Encourage and advocate street lighting in areas with limited visibility, while ensuring lighting fixtures comply with dark-sky principles to minimize light pollution and protect the night environment.</p>
Pg 60	3.4	<p>(Policy direction/guidance)</p> <p>Overall, development is guided by objectives and policies that direct where land use types and densities are appropriate based on location and access to local government sewer and water services. Higher-density development will generally require connection to these services and contributions toward their improvement or expansion, as well as consideration of broader community needs, objectives, and potential impacts.</p>

Pg 60-62	3.4	<p><u>Infrastructure and Servicing</u></p> <p>1. Upgrade and expand key infrastructure systems, including water and sewer, to meet long-term community needs and current environmental and public health standards.</p> <p>3. Explore partnerships with senior governments, paaʔčiidʔatx Nation, and private sector providers to deliver community infrastructure solutions (e.g., sewer and water). Support collaborative approaches to shared community infrastructure, services, and facilities (e.g., Coast Guard station, K–12 school, water and sewer servicing), and identify opportunities for joint planning or service delivery.</p> <p>4. Improve local waste management and recycling systems to reduce environmental impacts and support circular economy practices.</p> <p><u>Development & Infrastructure Planning</u></p> <p>6. Support development where adequate water supply, wastewater, fire protection, and other necessary services can be demonstrated without compromising public health, safety, environmental quality, or the long-term capacity of existing systems.</p> <p>7. Community water servicing may extend to lands within the RGS Settlement designation, with priority for connection given to:</p> <p>7.1. Parcels already within existing service areas but not yet connected,</p>
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		<p>and;</p> <p>7.2. Cases where servicing addresses a pressing public health, safety, or environmental concern.</p> <p>8. Ensure that infrastructure expansions do not diminish the capacity, affordability, or reliability of existing systems. Costs associated with the evaluation, design, construction, and operation of new servicing infrastructure will be borne by new users.</p> <p>9. New water services beyond existing areas must be CRD-managed and consistent with cost recovery and regional servicing policies.</p> <p>10. Align infrastructure improvements with findings from the Port Renfrew Servicing Master Plan Study.</p>
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Pg 60-62	3.4	<p><u>Essential Community Services</u></p> <p>17. Explore public-private partnerships to improve access to essential services and reduce long-term service delivery costs.</p> <p>18. Explore opportunities to host CRD-related Juan de Fuca meetings in Port Renfrew on key issues.</p>
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Pg 102	5.3	<p><u>Development Approval Information</u></p> <p>Port Renfrew’s rural setting and limited infrastructure capacity require careful coordination of water, wastewater, and energy systems to ensure sustainable and reliable service delivery. Infrastructure expansion should align with community growth, environmental protection, and long-term cost recovery objectives. Given the area’s reliance on a mix of private and community-managed systems, the establishment of new services must be supported through CRD-managed or provincially regulated frameworks that ensure public compliance with regional servicing policies. Upgrades or extensions to existing systems should not reduce capacity or increase costs for current users. Coordination between the CRD, PFN, and utility providers will be essential to support resilient, efficient, and environmentally responsible infrastructure over time. Therefore, information is needed to identify necessary improvements when connecting to local government sewer and water systems, including impacts to service capacity and costs for current users. For onsite systems (wells, septic, or licensed water sources), this information should provide details on addressing potential odours as well as impacts to public health and the natural environment through additional measures beyond the responsible Health Authority’s requirements.</p>
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