

**REPORT TO PORT RENFREW UTILITY SERVICES COMMITTEE
MEETING OF TUESDAY, JULY 14, 2026**

SUBJECT **Covenant Release from Lot 1, Section 97, Renfrew District, Plan EPP138131
– 17118 Parkinson Road**

ISSUE SUMMARY

To consider release of Covenant CA9549686 (Appendix A) restricting on the number of single-family equivalents (SFEs) on land owned by the Canadian Coast Guard (CCG).

BACKGROUND

In 2019, a group of landowners entered into an Agreement with the Capital Regional District (CRD) to construct a new water storage tank to increase the storage and water system capacity of the Port Renfrew Water Service Area. The landowners included Port Renfrew Management Ltd., Port Renfrew Business Park Ltd., and Pacific Gateway Marina and Sport Fishing Inc.

Lands previously outside the service area were then included in the service area through a bylaw amendment, adoption of which was contingent on the completion of the new water storage tank and registration of restrictive covenants. The Agreement between CRD and the landowners specified that from a total of 151 SFEs made available by the additional capacity, 72 would be made available to the landowners and allocated under separate covenants as follows:

- Covenant CA9549685: Port Renfrew Management Ltd. – 32 SFEs
- Covenant CA9549685: Port Renfrew Business Park Ltd. – 8 SFEs
- Covenant CA9549686: Pacific Gateway Marina and Sport Fishing Inc – 19 SFEs
- Marina Lease Area: Pacific Gateway Marina and Sport Fishing Inc. – 13 SFEs

In 2024, the CCG purchased the parcel at 17118 Parkinson Road (Lot B, Plan VIP65589). The property was serviced by an existing water connection and located inside the Port Renfrew Water Service Area. The parcel was also located outside the area originally subject to covenant CA9549686, which was registered on the titles of Plan 344R and Lot 1, Plan EPP24972.

The CCG subsequently completed a boundary adjustment subdivision to add a ~470 m² portion of the property at 17086 Parkinson Road (Lot 1, Plan EPP24972), which is inside the area restricted by Covenant CA9549686. As a result of registering the boundary adjustment subdivision, the covenant was transferred to the title of the newly expanded parcel —now described as Lot 1, Plan EPP EPP138131(Appendix B). The CCG was not an original partner in the agreement to expand the water service area, made no contributions to the system expansion and has no expressed interest in the remainder of the lands that were the subject to the original agreement.

The Port Renfrew Water Service Area Boundary and Covenant CA9549686 area map is attached as Appendix C and a letter from Public Services and Procurement Canada to Port Renfrew Utility Services Committee requesting release of Covenant CA9549686 is attached as Appendix D.

ALTERNATIVES

Alternative 1

The Port Renfrew Utility Services Committee recommends to the Electoral Areas Committee: That the Canadian Coast Guard's request for release of covenant CA9549686, as described in the letter addressed to the Port Renfrew Utility Services Committee, dated March 13, 2026, be approved.

Alternative 2

The Port Renfrew Utility Services Committee recommends to the Electoral Areas Committee: That the Canadian Coast Guard's request for release of covenant CA9549686, as noted in the letter addressed to the Port Renfrew Utility Services Committee and dated March 13, 2026, be denied.

IMPLICATIONS

Legislative Implications

The Port Renfrew Utility Services Committee is a local service area committee that reports to the CRD Board through the Electoral Areas Committee on matters related to the provision of water, sewer, solid waste and streetlighting services in Port Renfrew.

The CRD Delegation Bylaw No. 4186 s.6 specifies that the Electoral Areas Committee has the delegated authority to modify or release a covenant registrable under s.219 of the *Land Title Act*.

Financial Implications

17118 Parkinson Road is currently within the water service area and can be supplied with water by the CRD. No anticipated financial implications have been identified.

Service Delivery Implications

Removing Covenant CA9549686 from 17118 Parkinson Road should have minimal to no service implications. 17118 Parkinson Road is within the Water Service Area and will be able to be serviced via the CRD water system. CA9549686 will remain on title for 17086 Parkinson Road and water usage align with this covenant.

CONCLUSION

Covenant CA9549686 established an agreed servicing allocation of 19 SFEs for two properties owned by Pacific Gateway Marina in relation to water system expansion contributions made in 2020. The Canadian Coast Guard (CCG) was not part of the original landowner group that agreed to construct the system expansion and made no contributions to the system expansion. Covenant CA9549686 was transferred to the title of land owned by CCG through a boundary adjustment subdivision that added 470 m² to 17118 Parkinson Road from 17086 Parkinson Road. The CCG has now requested release of Covenant CA9549686 from the title of Lot 1, Plan EPP138131. Should the CCG require water capacity, in excess of the single-family equivalents currently allocated to its property through an existing connection, additional capacity could be requested from the capacity available to the broader community.

RECOMMENDATION

The Port Renfrew Utility Services Committee recommends to the Electoral Areas Committee:
That the Canadian Coast Guard's request for release of covenant CA9549686, as described in the letter addressed to the Port Renfrew Utility Services Committee, dated March 13, 2026, be approved.

Submitted by:	Iain Lawrence, MCIP, RPP, Senior Manager, JdF Administration
Concurrence:	Stephen Henderson, MBA, P.G.Dip.Eng, BSc, General Manager, Electoral Area Services
Concurrence:	Kristen Morley, J.D., Corporate Officer & General Manager, Corporate Services
Concurrence:	Ted Robbins, Chief Administrative Officer

ATTACHMENTS

Appendix A: Covenant CA9549686
Appendix B: Plan EPP138131
Appendix C: Port Renfrew Water Service Area Boundary and Covenant CA9549686 Area
Appendix D: Letter from Public Services and Procurement Canada to PRUSC Requesting Release of Covenant CA9549686