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## REPORT TO PLANNING AND PROTECTIVE SERVICES COMMITTEE MEETING OF WEDNESDAY, JULY 21, 2021

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**SUBJECT**     **Regional Growth Strategy Consistency – Port Renfrew Water Supply Area Extension**

### **ISSUE SUMMARY**

To consider whether the proposed Port Renfrew water supply area expansion is consistent with the Regional Growth Strategy (RGS).

### **BACKGROUND**

Section 445 of the *Local Government Act* requires that all bylaws adopted by a regional district be consistent with its RGS. The Capital Regional District (CRD) Board adopted Bylaw No. 4017 “Capital Regional District Regional Growth Strategy Bylaw No.1, 2016” in 2018.

Port Renfrew is located within the RGS Urban Containment Policy Area. The Urban Containment Policy Area is intended to accommodate new growth. Opportunities for residential and tourism commercial growth in Port Renfrew are anticipated to occur in two locations:

- 1) **Pacific Gateway Marina** – a waterfront area north of Parkinson Road, which is the site of the proposed Pacific Gateway Marina. The Port Renfrew Comprehensive Community Development Plan (CCDP) is currently being amended to allow for this development. The CRD Planning, Transportation and Protective Services Committee considered the proposed amendment at its September 16, 2020 meeting and recommended to the Board that it be found consistent with the RGS. The Board has not yet considered the proposed amendment as the application is on hold. As a condition of the amendment, the subject properties must be included in the Port Renfrew water supply area and the applicant must provide system upgrades to meet the water servicing demands of the new development. The proposed water supply expansion allows for these conditions to be met.
- 2) **Beachview Rise** – an uplands area south of Parkinson Road, currently owned by Port Renfrew Management Ltd. There are no active development applications on this site which would require a CRD Board determination of consistency.

The CCDP policy 4.9 identifies the need for a community water system in Port Renfrew. Current zoning requires a community water connection in order for development to proceed. The existing Port Renfrew water supply area services two neighbourhoods in Port Renfrew and does not currently include the above locations.

The Port Renfrew Utility Services Committee (PRUSC) identified the need to address water storage and capacity issues to accommodate the needs of current and future residents and businesses. In 2018, the PRUSC directed CRD staff to identify the cost and cost recovery implications for the infrastructure improvements in the above locations, and the anticipated capacity to be met.

At its June 29, 2021 meeting, PRUSC referred the water supply area expansion amendment bylaw to the CRD Planning and Protective Services Committee for a determination of consistency. See Appendix A for the amendment bylaw. The proposed expansion will address water storage

and capacity issues related to the Port Renfrew water system. See Appendix B for details about the proposed water supply area expansion. See Appendix C for a map of the proposed water supply area in relation to the RGS Urban Containment Policy Area.

## **ALTERNATIVES**

### *Alternative 1*

The Planning and Protective Services Committee recommends to the Capital Regional District Board:

That proposed Bylaw No. 4442, “Port Renfrew Water Supply Local Service Establishment Bylaw No. 1, 1989, Amendment Bylaw No. 5, 2021” be reviewed as it relates to Bylaw No. 4017, “Capital Regional District Regional Growth Strategy Bylaw No.1, 2016” and be deemed consistent with the 2018 Regional Growth Strategy Bylaw No. 4017.

### *Alternative 2*

The Planning and Protective Services Committee recommends to the Capital Regional District Board:

That proposed Bylaw No. 4442, “Port Renfrew Water Supply Local Service Establishment Bylaw No. 1, 1989, Amendment Bylaw No. 5, 2021” be reviewed as it relates to Bylaw No. 4017, “Capital Regional District Regional Growth Strategy Bylaw No.1, 2016” and be deemed not consistent with the 2018 Regional Growth Strategy Bylaw No. 4017.

### *Alternative 3*

That the Port Renfrew Water Supply Area Extension report be referred back to staff for further review based on Planning and Protective Services Committee direction.

## **IMPLICATIONS**

### *Regional Growth Strategy Implications*

The proposed bylaw amendment is related to water servicing infrastructure, addressed by RGS Objective 2.2: manage regional infrastructure services sustainably. For Port Renfrew, four policy criteria must be considered for RGS consistency:

- 1) Policy 2.2(1): The water service extension must consider costs and cost recovery implications, with costs being borne by new users.
- 2) Policy 2.2(2)(c): The water service area must be located in the Urban Containment Policy Area.
- 3) Policy 2.2(2)(c): The water service extension must be consistent with Official Community Plan (OCP) water servicing provisions.
- 4) Policy 2.2(2)(c): The OCP must identify the population to be serviced and how growth in water demand will be addressed.

No other RGS policy areas are applicable.

Per the RGS, Integrated Water Services (IWS) staff have prepared service agreements that fully outline the cost and cost recovery mechanisms for the service improvements such that costs are borne by new users. Developers are to provide infrastructure improvements that will increase capacity at specified contribution rates. See Appendix B for more information about the cost recovery structure. The water supply area is located within the RGS Urban Containment Policy Area, as shown in Appendix C. The need for a community water system is identified in the Port Renfrew CCDP, Policy 4.9. The analysis undertaken for the supply area expansion identifies the population to be serviced and the costs associated with the provision of the service. As the CCDP

was adopted prior to the 2018 RGS, the CCDP will need to be updated, at the time of the next comprehensive CCDP review, to meet the RGS policy 2.2.1 to identify how growth in water demand will be addressed.

*Service Delivery Implications*

The water supply area expansion will address water storage and capacity issues in Port Renfrew and satisfy current zoning requirements for areas where growth is anticipated to occur. The proposed water supply area expansion to include the Pacific Gateway Marina properties will satisfy conditions of the proposed CCDP amendment and allow development to proceed. The system improvements associated with the expansion will provide additional firefighting capacity to properties within the existing water supply area.

The Port Renfrew CCDP policy 4.9 for water servicing will need to be updated to reflect the water system upgrades and to address how growth in water demand will be accommodated over the long term. This update should be included in the next comprehensive review of the CCDP.

**CONCLUSION**

All bylaws adopted by the CRD must be consistent with its RGS. The RGS identifies four applicable policy criteria for the extension of the water supply area in Port Renfrew. Proposed Bylaw No. 4442 to expand the Port Renfrew water supply area meets all criteria. A determination of consistency allows for adoption of Bylaw No. 4442.

**RECOMMENDATION**

The Planning and Protective Services Committee recommends to the Capital Regional District Board:

That proposed Bylaw No. 4442, “Port Renfrew Water Supply Local Service Establishment Bylaw No. 1, 1989, Amendment Bylaw No. 5, 2021” be reviewed as it relates to Bylaw No. 4017, “Capital Regional District Regional Growth Strategy Bylaw No.1, 2016” and be deemed consistent with the 2018 Regional Growth Strategy Bylaw No. 4017.

Submitted by:	Emily Sinclair, MCIP, RPP, Senior Manager, Regional & Strategic Planning
Concurrence:	Kevin Lorette, P. Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Acting Chief Administrative Officer

**ATTACHMENT**

Appendix A: Proposed Bylaw No. 4442, “Port Renfrew Water Supply Local Service Establishment Bylaw No. 1, 1989, Amendment Bylaw No. 5, 2021”

Appendix B: Report to Port Renfrew Utility Services Committee (June 29, 2021): Amendment to Bylaw No. 1747 to Expand Port Renfrew Water Local Service Area

Appendix C: Map of RGS and Proposed Water Supply Area Expansion