



**OFFICIAL COMMUNITY PLAN AND ZONING AMENDMENT APPLICATION NO. PL2023-045  
1236 ISLAND HIGHWAY WEST AND 957 LEE ROAD WEST, ELECTORAL AREA G  
OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW NO. 1540.05, 2023 – THIRD READING  
AND ZONING AMENDMENT BYLAW NO. 500.441, 2023 – THIRD READING**

**RECOMMENDATIONS**

1. That the Board receive the report of the Public Hearing held on February 15, 2024 for “Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Amendment Bylaw No. 1540.05, 2023” and “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.441, 2023”.
2. That the Board read “Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Amendment Bylaw No. 1540.05, 2023” a third time.
3. That the Board read “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.441, 2023” a third time.

**BACKGROUND**

The Regional District of Nanaimo (RDN) has received an application from RDN Regional and Community Utilities and Solid Waste on behalf of the RDN to amend the Official Community Plan (OCP) Land Use designation and rezone the subject property in order to facilitate the expansion of the French Creek Pollution Control Centre (FCPCC).

This application includes two subject properties:

- Lot A, District Lot 28, Nanoose District, Plan EPP80238 (Lot A). Lot A is on the corner of the Island Highway and Lee Road West and is currently developed with the FCPCC. The proposal is to change the zoning of this parcel from Public 1 (PU1) to Public 4 (PU4).
- Lot 1, District Lot 28, Nanoose District, Plan 37634 (Lot 1). Lot 1 is to the west of Lot A and is adjacent to the Island Highway West and currently contains a dwelling unit. The proposal is to change the Official Community Land Use designation on a portion of this parcel adjacent to French Creek from Neighbourhood Residential to Parkland/Greenspace/Natural area and the balance of the parcel from Neighbourhood Residential to Institutional. The proposal is also to change the zoning of the parcel from Residential 1 (RS1) to PU4.

“Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Amendment Bylaw No. 1540.05, 2023” (Bylaw 1540.03) and “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.441, 2023” (Bylaw 500.441) were introduced and given first and second reading on October 23, 2023 (see Attachments 3 and 4). This was followed by a Public Hearing held on February 15, 2024. The summary of the public hearing and written submissions are attached for the Board’s consideration (see Attachment 1).

### ***Public Hearing Implications***

A public hearing was held in the Multipurpose Room at Oceanside Place at 6:30 pm on Thursday February 15, 2024. There were approximately 38 community members in attendance. Five written submissions were received prior to the close of the public hearing.

The following is a brief summary of the main themes that emerged at the hearing:

- a desire for the existing dwelling unit to become a learning centre for the community;
- support for increased park land dedication and recreational opportunities on the subject property;
- support for additional environmental protection;
- concern over the impact of the treatment plant on the aquifer;
- concern over flood hazards associated with French Creek; and,
- concern over odours emanating from the treatment plant.

Please refer to Attachment 1 for the summary of the public hearing and written submissions.

### ***Procedural Implications***

The applicant is required to comply with a number of conditions of approval. The following is a summary of the conditions (see attachment 2 - Conditions of Approval):

- Prior to construction and land alteration, all required *Heritage Conservation Act* approvals must be obtained.
- Prior to construction, the applicant shall undertake a land use and site planning exercise and prepare a plan for Board approval which addresses the following objectives:
  - Ensure that the site can accommodate the future expansion needs of FCPC.
  - Identify the location and design of a multi-use trail providing a connection from the existing trail located in French Creek Community Park to the Island Highway.
  - Preserve and protect the riparian zone adjacent to French Creek.
  - Identify opportunities for public use and enjoyment of the property in a way which does not impede the future expansion and operation of the FCPC.

Following the close of the Public Hearing no further submissions or comments from the public or interested persons can be accepted by members of the Board, as established by legal precedent. Having received the minutes of the Public Hearing, eligible Board members may vote on the Bylaw.

### **FINANCIAL IMPLICATIONS**

The proposed development has been reviewed and the proposed OCP amendments have no implications for the current 2023 – 2027 Financial Plan, the Liquid Waste Management Plan, or Solid Waste Management Plan. In addition, the expansion of the FCPC is identified in the Financial Plan.

### **STRATEGIC PLAN ALIGNMENT**

The proposed development has been reviewed and the proposal will be in keeping with the 2019-2022 Board Strategic Plan's key growth management strategic area by ensuring that adequate sewage treatment capacity is available to address future growth.

**REVIEWED BY:**

P. Thompson, Manager, Current Planning  
L. Grant, General Manager, Development and Emergency Services  
D. Holmes, Chief Administrative Officer

**ATTACHMENTS:**

1. Summary of the Public Hearing and Written Submissions
2. Conditions of Approval
3. Proposed OCP Amendment Bylaw No. 1540.05, 2023
4. Proposed Zoning Amendment Bylaw No. 500.441, 2023