

**Attachment 1**  
**Summary of the Public Hearing and**  
**Public Submissions Received Prior to the Public Hearing being Closed**

**Summary of the Public Hearing  
Oceanside Place  
830 Island Highway West, Electoral Area G  
Thursday February 15, 2024 at 6:30 pm**

**To Consider Regional District of Nanaimo Electoral Area G Official Community Plan Amendment Bylaw No. 1540.05, 2023 and Regional District of Nanaimo Land Use Bylaw Amendment Bylaw No. 500.441, 2023**

*Note: This report is not a verbatim recording of the proceedings but a summary of the comments of those in attendance at the Public Hearing.*

**PRESENT:**

Lehann Wallace, RDN	Chair, Electoral Area 'G' Director
Greg Keller, RDN	Senior Planner
Tricia Reynes, RDN	Planner
Rob Wood	Project Engineer

Approximately 38 members of the public attended the meeting.

**The Chair** called the hearing to order at 6:32 pm, introduced the proposed amendment bylaws and those present representing the Regional District.

**Greg Keller** provided an explanation of the proposed amendment bylaw and application process.

**The Chair** outlined the procedures to be followed during the hearing and called for formal submissions with respect to Amendment Bylaw No. 1540.05, 2023 and Amendment Bylaw No. 500.441, 2023.

The following written submissions and comments were received at the hearing.

**Trevor Wicks** 639 Arbutus Street, expressed concerns about the watershed and the potential log jams resulting in a build-up of water which ends at the FCPC. Voiced concerns about flooding resulting in contaminated water ending in the estuary. Stated we should be looking at the whole floodplain rather than the riparian area.

**Robin Robinson** 484 Columbia Drive, provided background on the history of the property and a desire for the existing house on the property to become a learning centre. Voice support for the proposed community trail and parkland.

**Barb Riverdan** 863 Fisherman's Circle, voiced support for Friends of French Creek Society's desire for the existing dwelling to become a learning center.

**Carmel Lane** 865 Seashelle Place, voiced support for Friends of French Creek Society's desire for the existing dwelling to become a learning centre and voiced support for rezoning becoming parkland

**Rebecca Temmer** 1079 Thael Road, voiced support for Friends of French Creek Society's desire for the existing dwelling to become a learning centre.

**Sunshine Goldsbury** 2459 Grafton Ave, voiced concerns about French Creek flooding and that the property as it is a fragile place to put a pollution control centre. Stated that a 30-metre riparian strip is the minimum requirement and that there needs to be more park not less park. Voiced support for a nature centre and an educational space.

**Brian Schram** 1610 River Crescent, stated concerns about odour coming from the FCPC.

**Terry**, stated concerns about the future and referred to the Greenbelt that was created in Ottawa which. Stated that natural lands need to be reclaimed and the watershed should be protected as much as possible. Voiced support for the land adjacent to French Creek becoming parkland.

**Chame Mcfee** Maple Street, voiced support of the Lee Road property being changed from residential zoning to parkland. Stated that she could smell the FCPC on the drive to the meeting. Voiced concern about expanding the FCPC and curiosities about growth management.

**Eamon Stinston** 1745 Pratt Road, voiced support for the inclusion of an education centre on the property. Stated that education is important and people need to be educated about watersheds.

**Lynn Brooks** 1418 Memorial Drive, stated support of the land going from private to public.

**Denise Foster** Admiral Tyron Blvd, stated support for the creation of the parkland and would like to see more land retained along French Creek.

**Hal Cluff** 830 Lakes Blvd, stated that it is important that people know about water and that people need water and provided references to different water systems around the world.

**Bob Williams** 177 Pheasant Place, spoke in favour of the amendment. Stated that there has been increased densification so it is positive to have land which will not be developed (parkland). Stated support for the existing dwelling becoming an education centre.

**Larry Biccum** 1236 Bunker Place, stated support for environmental protection and that an education centre would be great. Stated support for the bylaw as proposed, but voiced concerns about a serious disaster affecting the FCPC. Stated that he is not in favour of the FCPC centre portion of the bylaw due to concerns about natural disasters.

**Mike Butler**, Stated that the odour and air pollution is a concern. Stated that if they are expanding the plant it needs to be communicated of how the expansion would manage odour pollution. Stated support for the plan.

**Gene Schafflik** 1202 Station Road, stated support for creating the largest riparian area as possible. Stated that when planning for development, there needs to be planning for where the water is going to come from. Stated support for having an educational centre on the property. Stated understanding of the need for an expanded FCPC.

**John Pritchard** St Andrews, stated he lived on the edge of a river in Ontario and there was a pollution control centre on the river the river flooded the property but it never became a problem. Stated support for the trial.

**Joanne Shivers** River Crescent, stated she lives right on the river and has experienced flooding many times. Stated concerns about the odour. Stated that many trees have come down in the last year which has lead to more odour. Stated that she is against the trials and the proposed bylaw amendments.

**The Chair** called for further submissions for the first time time.

**The Chair** called for anyone who would like to speak for a second time.

**Brian Schram** 1610 River Crescent, stated concerns about the odour and decreasing in property values due to the odour.

**Myles Porter** Englishman River, stated concerns of more dams being required on the river due to other logging on the watershed.

**Robin Robinson** 484 Columbia Drive, stated thanks to the RDN representatives. Stated questions about the location of the house with regard to the parkland being dedicated. Asked about access to the parkland. Ask for clarification about the institutional zone land and if it includes educational uses. Stated that a proposal was submitted at the POSAC meeting a proposal for land exchange. Submitted a land exchange proposal.

**The Chair** called for further submissions for the second time.

**The Chair** called for further submissions a third and final time.

**Gene Schafflik** 1202 Station Road, stated she wants public access along the creek.

**The Chair** called for further submissions a third and final time.

There being no further submissions, the Chair adjourned the Public Hearing at 7:46 pm.

Certified fair and accurate this 20 day of February, 2024.



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Tricia Reynes, Planner  
Recording Secretary

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Electoral Area 'G' Director Lehann Wallace  
Public Hearing Delegate/Chair

**Attachment 1**  
**Public Submissions Received Prior to the Public Hearing being Closed**

**From:** [REDACTED]  
**To:** [Planning Email](#)  
**Cc:** [Lehann Wallace](#)  
**Subject:** Public Hearing Feb 15 2024 Application PL2023-045  
**Date:** Thursday, February 15, 2024 3:33:00 PM

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[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

EXTERNAL Verify links before clicking.

RDN Planning and RDN Board,

My comments regarding Electoral Area G Zoning Amendments 957 Lee Road and 1236 Island Highway West.

I support the OCP amendment to change Lot 1 1236 Island Highway West from RS1 to PU4. According to RDN information regarding the amendments, the rezoning will result in better protection for riparian area around French Creek with the inclusion of a new designation for Park Land and Natural Area on Lot 1.

I support the continued use of the [REDACTED] House on Lot 1 by Friends of French Creek Conservation Society.

The on going restoration of French Creek riparian area and estuary by the local community is a worthwhile cause that shall likely have environmental benefits for wildlife, fish habitat and future generations in the surrounding communities.

Charna Macfie  
[REDACTED]

**From:** [REDACTED]  
**To:** [Planning Email](#)  
**Cc:** [Lehann Wallace](#)  
**Subject:** PUBLIC HEARING - APPLICATION NO. PL2023-045  
**Date:** Thursday, February 15, 2024 1:55:05 PM

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RDN Planning Staff:

Re: PUBLIC HEARING - APPLICATION NO. PL2023-045

I fully support the conversion of the [REDACTED] property to public use as part of lands beside the future FC sewage treatment facility as long as provision is made for adequate green space along the east side of French Creek in full anticipation of the natural demands of the watercourse including the high likelihood of flooding. Such provision should be based on an adequate factor of safety anticipating potential extreme natural events. With all the expensive infrastructure anticipated on the property I hope that all potential failure modes have been identified along with methods to handle and pay for any necessary corrective action - and all given very serious consideration.

I approve of undertaking efforts to convert the [REDACTED] home to a local learning and gathering facility. Such a facility must include a parking area for at least 20 automobiles and safe access from and egress to the highway.

I would also ask that tree removal be delayed as long as possible - unlike the trees that were removed something like five years before any construction was to begin. Tree removal and absolutely required revegetation plans should be discussed with and approved by Arrowsmith Naturalists and/or aligned community groups.

Sincerely,  
Michael C. Jessen, P.Eng. (Retired)  
Member - Arrowsmith Watersheds Coalition Society  
- Arrowsmith Parks and Land-Use Council

**From:** [REDACTED]  
**To:** [Planning Email; Lehann Wallace](#)  
**Subject:** Regarding [REDACTED] property  
**Date:** Thursday, February 15, 2024 1:52:04 PM

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**EXTERNAL** Verify links before clicking.

Hello.

I'd like to submit my input about [REDACTED].

I believe all of us in the community are affected, even if we don't live beside the property.

[REDACTED] property was very beautiful, well loved, an oasis in the developing area. [REDACTED]

Converting [REDACTED] property to a public green space would honor [REDACTED] and [REDACTED] legacy. And it would provide another safe place close to homes, for people, in particular parents with children, to walk and learn and be restored. We need those local spaces!

Thank you!

Joanne Sales  
[REDACTED]

Joanne Sales  
Executive Director Broombusters Invasive Plant Society  
[www.broombusters.org](http://www.broombusters.org)  
[REDACTED]



Jean Claude Montaron



Feb 10/2024

My name is Jean Claude  
Montaron and I live  
at [REDACTED] [REDACTED] [REDACTED]. I'm  
leaving this note with  
my neighbor [REDACTED]  
To voice my concerns  
about any more orders  
at my property which  
will impact my property  
value I need guarantees  
this won't happen for my  
endorsement.

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**RECEIVED**  
FEB 15 2024  
DEVELOPMENT AND  
EMERGENCY SERVICES



**RECEIVED**

FEB 15 2024

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EMERGENCY SERVICES



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Location of Road For Sewage Trucks

Lat. 49.34522 degrees N  
Lon. 124.36151 degrees W



Google Earth

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# Proposed Land Exchange

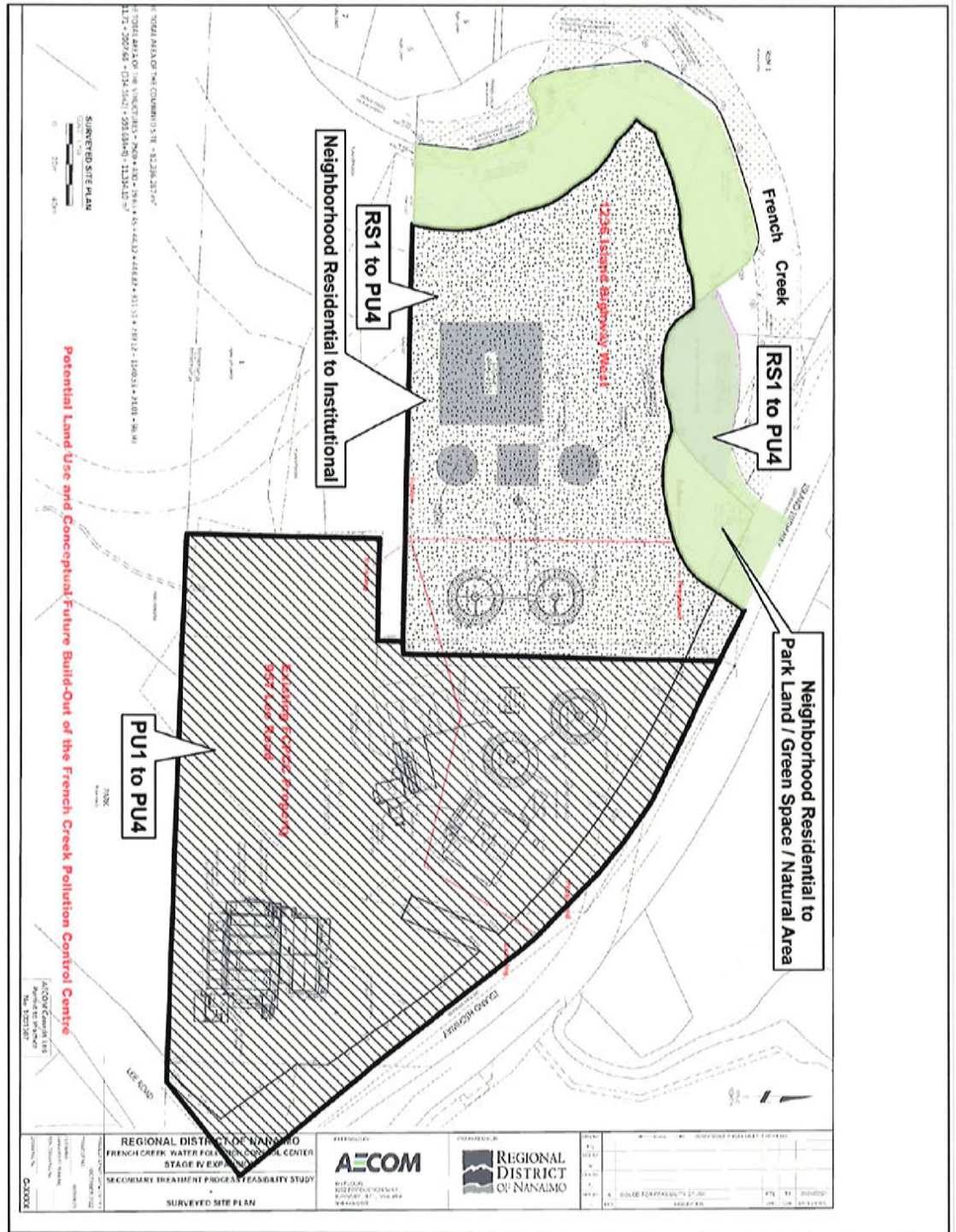
a portion of the lands recently acquired by the RDN Wastewater Service  
from [REDACTED] 1236 Island Highway West

-In exchange for-

That portion of Lee Road Park currently used by sewage trucks  
as access to the Lee Rd. Wastewater Management Plant



Proposed OCP and Zoning Amendments and Site Plan



**RECEIVED**  
**FEB 15 2024**  
 DEVELOPMENT AND  
 EMERGENCY SERVICES



## Summary:

- Currently, a parcel of land which is recognized as RDN Community Parkland is being utilized by the Lee Road Wastewater Plant for access by trucks to facilitate the dumping of sewage.
- The RDN Wastewater Services recently acquired lands from [REDACTED], 1236 Hwy 19A, which includes access from Hwy 19A, [REDACTED] former residence and surrounding property.
- The Friends of French Creek Conservation Society would like to develop an interpretive centre and community centre in the former residence. Organizations such as the Friends of French Creek Conservation Society, Mid Vancouver Island Habitat Enhancement Society, Qualicum Beach Stream Keepers, First Nations, RDN Drinking Water Watershed Protection Program and RDN Parks could utilize the space for educational purposes, estuary and freshwater management along with an awareness of the importance of natural resources.
- The Friends of French Creek Conservation Society requests that the house plus a portion of the lands surrounding the house, and including the access from Hwy 19A, be designated as Parkland in exchange for the Community Parklands on Lee Road currently being used for access by trucks to facilitate the transfer of septic tank sewage to the wastewater facility.

