



**FRENCH CREEK POLLUTION CONTROL CENTRE EXPANSION – LEE ROAD COMMUNITY PARK  
LAND EXCHANGE ALTERNATIVE APPROVAL PROCESS**

**RECOMMENDATIONS**

1. That “Regional District of Nanaimo Lee Road Community Park Land Exchange Bylaw No. 1931, 2025” be introduced and read three times.
2. That the approval of the electors be obtained by an Alternative Approval Process.
3. That the Board approve the Elector Response Form as provided in Attachment 3; establish 4:00 p.m. on July 7, 2025 as the deadline for receiving elector responses for the alternative approval process, and determine the total number of electors of the area to which the approval process applies to be 7,337.

**BACKGROUND**

On March 11, 2025, at the Regional District of Nanaimo (“**RDN**”) Regular Board Meeting, the Board passed the following resolutions:

*It was moved and seconded that the Board approve the land use and exchange plan between 1236 Island Highway West and Lee Road Community Park outlined herein for establishment of a public use trail along French Creek and expansion of the French Creek Pollution Control Centre into a portion of the Lee Road Community Park.*

*It was moved and seconded that staff provide a subsequent report to finalize the details of the land exchange plan between 1236 Island Highway West and Lee Road Community Park and provide recommendations on the execution strategy.*

The purpose of this report is to recommend first three readings to “Regional District of Nanaimo Lee Road Community Park Land Exchange Bylaw No. 1931, 2025” (“**Bylaw 1931**”) and to initiate the Alternative Approval Process (“**AAP**”) for the park land exchange in Electoral Area G of the Regional District.

A report entitled “French Creek Pollution Control Centre Expansion – Land Use and Exchange Plan Details” is included on May 27, 2025 agenda for the Board’s consideration, detailing the overview of the land exchange with respect to the French Creek Pollution Control Centre (“**FCPCC**”) project and the proposed use of park lands. An Official Community Plan (“**OCP**”) amendment application in relation to the French Creek park land dedication is also being presented for the Board’s consideration on May 27, 2025 in a separate staff report entitled “French Creek Pollution Control Centre Expansion Official Community Plan Amendment Application No. PL2025-063”.

A public engagement plan for the AAP and OCP amendment processes has been prepared. The Board report, entitled “French Creek Pollution Control Centre Expansion Official Community Plan Amendment Application No. PL2025-063” includes a recommendation to approve the engagement plan summary.

The park land exchange involves removing the park land dedication for approximately 0.55 hectares of Lee Road Community Park and dedicating a new area of approximately 1.51 hectares of proposed park to be added to French Creek Community Park. Through adoption of Bylaw 1931, the proposed dedication of additional lands adjacent to French Creek Community Park will become park land and the portion of Lee Road Community Park will be free of dedication as park and can be developed in accordance with the plans to expand the FCPCC.

The park land exchange presents an opportunity to establish a protected ecological corridor along French Creek, connecting French Creek Community Park upstream to the French Creek Estuary Nature Preserve downstream through the park land exchange, benefitting all users by increasing the parkland in the area, protecting the French Creek riparian area, and maintaining the area available to expand the FCPCC to support future population growth. The proposed land exchange would establish an approximately 1.51-hectare parkland extension to the French Creek Community Park, including space for a trail above the floodplain. The approximately 1.51-hectare parkland extension consists of approximately 1-hectare of riparian area and floodplain, and 0.51-hectares of developable land. In exchange, an approximately 0.55-hectare portion of the Lee Road Community Park would be transferred to Wastewater Services. The Board report entitled “French Creek Pollution Control Centre Expansion – Land Use and Exchange Plan Details” provides more information on the land exchange itself.

The AAP allows electors to indicate whether they are against a local government proposal moving forward. If 10 percent or more of the eligible electors in the area to which the process relates, in this case Electoral Area G, submit elector response forms, the local government may not proceed with the action or proposal unless it obtains assent of the electors. If less than 10 percent of the eligible electors are opposed, the AAP succeeds, the Corporate Officer will certify the results, and the bylaw can proceed to final reading and adoption. In the event of a mail strike, electors opposed may submit a completed form in person, by email to [vote@rdn.bc.ca](mailto:vote@rdn.bc.ca) or by fax to 250-390-4163. The Regional Board must, by resolution, establish the deadline for receiving elector response forms, establish the elector response forms (Attachment No. 3), and make a fair determination of the total number of electors that the AAP applies to (Attachment No. 2).

### **FINANCIAL IMPLICATIONS**

Costs for the AAP would be limited to newspaper advertising costs associated with public notice requirements. These costs will be borne by the FCPCC Expansion capital project. An estimate of \$1,500 to cover the costs is included within the Board approved project budget.

### **STRATEGIC PLAN ALIGNMENT**

Relevant goals of the *2023-2026 Regional District of Nanaimo Strategic Plan* are:

Planning and Managing for Growth - Understand and develop an inter-connected framework of strategies and plans to manage growth to support complete communities, including planning, transportation, infrastructure, and fiscal sustainability.

Protecting Our Vital Lands & Ecosystems - Leverage existing development approval processes to acquire vital lands and ecosystems.

### **REVIEWED BY:**

- L. Moilanen, Engagement Coordinator, Corporate Services
- N. Richardson, A/Assistant Manager, Legislative Services
- T. Moore, Chief Financial Officer

- R. Skwarczynski, A/Manager Wastewater Services
- R. Daykin, A/General Manager, Recreation and Parks Services
- M. Walters, General Manager, Regional & Community Utilities
- C. Crabtree, General Manager, Corporate & Transportation Services
- D. Holmes, Chief Administrative Officer

#### **ATTACHMENTS**

1. "Regional District of Nanaimo Lee Road Community Park Exchange Bylaw No. 1931, 2025"
2. Determination of Number of Eligible Electors Form
3. Elector Response Form