



**FRENCH CREEK POLLUTION CONTROL CENTRE EXPANSION OFFICIAL COMMUNITY PLAN
AMENDMENT APPLICATION NO. PL2025-063
LOT A, 957 AND 1236 LEE ROAD WEST AND LEE ROAD COMMUNITY PARK AT 943 LEE ROAD
WEST, ELECTORAL AREA G
AMENDMENT BYLAW NO. 1540.07, 2025 – THIRD READING AND ADOPTION**

RECOMMENDATIONS

1. That the Board receive the report of the Public Hearing held on June 26, 2025, for “Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Amendment Bylaw No. 1540.07, 2025”.
2. That the Board read “Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Amendment Bylaw No. 1540.07, 2025” a third time.
3. That the Board adopt “Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Amendment Bylaw No. 1540.07, 2025”.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Cindy Nesselbeck on behalf of the RDN Regional and Community Utilities Department to amend the Electoral Area G Official Community Plan (OCP) Land Use designations that apply to the subject properties to accommodate a proposed French Creek Land Exchange (Land Exchange) and the construction of a new operations services building. The proposed operations services building is required as part of the French Creek Pollution Control Centre (FCPCC) expansion project.

The following provides a legal description and general information about the subject properties:

- Part of Lot A, District Lot 28, Nanoose District, Plan EPP112355 (Lot A). Lot A is approximately 8.21 hectares in area of which approximately 0.38 hectares is the subject of this application. It is located on the corner of Lee Road West and Island Highway West and is zoned Institutional 3 (I3), Subdivision District ‘Q’, pursuant to “Regional District of Nanaimo Zoning Bylaw No. 2500, 2024” (Bylaw 2500). Lot A is developed with the FCPCC. French Creek and Morningstar Creek flow through the parcel. Lot A is serviced with EPCOR community water and RDN sewer services.
- That part of Lee Road Community Park legally described as District Lot 29, Nanoose District, Plan 45825, Except Part in Plan VIP56978 (Park): to redesignate approximately 0.55 hectares of Lee Road Community Park from Parkland/Greenspace/Natural Area to Institutional. The proposal is to dispose of this section of the park in exchange for parkland dedication adjacent to French Creek. The subject area is located on the northeast portion of the park and is adjacent to Lee Road and the existing FCPCC. This land is the proposed location of the operations services building which is part of the FCPCC expansion project and a portion of which currently serves as a driveway entrance to the FCPCC site.

“Regional District of Nanaimo Official Community Plan Amendment Bylaw No. 1540.07, 2025” (Amendment Bylaw) was introduced and given first and second reading on May 27, 2025 (see Attachment 2). This was followed

by a Public Hearing held on June 26, 2025. The summary of the minutes and submissions are attached for the Board's consideration (see Attachment 1).

Public Hearing Implications

In summary, the Public Hearing was attended by approximately 10 members of the community. Community members appeared to largely support the proposed OCP amendment and trail expansion, with several recommending a landscape buffer between the new parkland and the pollution control centre. Some community members raised concerns about the potential impact on open space and future development.

Procedural Implications

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

In accordance with Section 477 of the *Local Government Act*, following the first reading of an OCP bylaw amendment, a local government must consider the amendment in conjunction with its Financial Plan and any applicable Waste Management Plan. In discussions with Finance and the RDN Regional and Community Utilities department, it was confirmed that the proposed OCP amendments are required for the current 2025 – 2029 Financial Plan (Financial Plan) and the Liquid Waste Management Plan but does not affect the Solid Waste Management Plan. The expansion of the FCPCC as identified in the Financial Plan is predicated on the land exchange and the OCP redesignation.

STRATEGIC PLAN ALIGNMENT

The proposed development has been reviewed and the proposal is in keeping with the 2023-2026 Board Strategic Plan's focus area related to planning and managing for growth 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
2. Proposed Amendment Bylaw No. 1540.07, 2025