

**Summary of the Public Hearing
St. Columba Presbyterian Church
921 Wembley Rd, Electoral Area 'G'
Thursday, June 26, 2025 at 6:30 pm
To Consider Regional District of Nanaimo Electoral Area 'G' Official Community Plan
Amendment Bylaw No.15040.07, 2025**

Note: This summary of the meeting is not a verbatim recording of the proceedings, but is intended to summarize the comments and questions of those in attendance at the Public Information Meeting.

PRESENT:

Director Lehann Wallace, RDN
Greg Keller, RDN
James Stanley, RDN
Rob Wood, RDN
James Haddou, RDN

Chair, Electoral Area 'G'
Senior Planner
Planner
Project Engineer
Manager, Capitol Project Delivery

There were 10 members of the public in attendance at this meeting.

The Chair called the hearing to order at 6:30 pm, outlined the evening's agenda, and introduced the RDN staff. The Chair then stated the purpose of the Public Hearing and asked RDN staff to provide background information concerning the Electoral Area 'G' Official Community Plan (OCP) amendment application.

Greg Keller provided a summary of the public engagement process and explained the proposed OCP Amendment Bylaw No. 15040.07, 2025.

The Chair outlined the public hearing procedures to be followed during the hearing and called for formal submissions with respect to the proposed Bylaw Amendment.

There were no written submissions or comments received at the hearing.

The Chair called for anyone who would like to speak the first time.

Denise Foster, Columbia Beach, expressed support of the land exchange, commenting that they support greater parkland and riparian area protection as a result. Denise recommended adding a landscape or planting buffer between the new parkland and the pollution control center. Denise stated that it would be advantageous for both the community members using the trail and the workers at the pollution control center so as to not have people staring at them while they work.

Penny Vanson, Columbia Beach, expressed support for a recommendation for a landscape or planting buffer between the new parkland and the pollution control centre. Penny encouraged this idea to be included as part of new construction plans and supported the use of the trail expansion project and land swap for parkland. Penny stated that by planting a buffer along the trail, it will encourage the use of the parkland and would add benefits of shade for the public users, as well as shield the view from the pollution control centre.

Keith Rendall, Lee Road, posed a question, asking if the smell from the pollution control centre will be addressed as part of this project.

The Chair re-explained the purpose of the public hearing and that questions cannot be addressed at this time. Encourages community member to reach out to staff after the meeting.

George Molnar, Lee Road, expressed support regarding the land swap and also encourages planting along the parkland and pollution control center boundary to create separation between pollution facility and trail.

Keith Bell, Lakes Boulevard, expressed concerns about the potential impact of new construction associated with the proposed project, specifically regarding the preservation of existing open space. Mr. Bell inquired whether a zoning change is being considered that would permit additional buildings or structures on the current open space. Mr. Bell emphasized his personal use and enjoyment of the area for walking and noted the open space adds positive contributions to community well-being. Mr. Bell also voiced uncertainty about how the project might affect this space and expressed apprehension that future development could diminish its value and accessibility. Mr. Bell stated that consideration of the open space's role in the community and cautioned against project elements that could lead to its reduction or degradation.

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

The Chair called for further submissions a second time.

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

Keith Bell, Lakes Boulevard, made another comment that he was unsure if there will be more buildings and structures built as part of this project and was unsure of how it may impact the enjoyment of the area. Mr. Bell voiced concerns that the open space should not be destroyed for large buildings.

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

There being no further submissions, the Chair thanked those in attendance and adjourned the Public Hearing at 6:46 pm.

Certified fair and accurate this 2 day of July, 2025.



James Stanley, Planner
Recording Secretary



Electoral Area 'G' Director Lehann Wallace
Public Hearing Chair