

June 3, 2025

Proposed Land Exchange and Official Community Plan Amendment for the French Creek Pollution Control Centre Expansion Project

The Regional District of Nanaimo (RDN) is proposing to exchange a 0.55-hectare portion of Lee Road Community Park for a 1.51-hectare portion of a nearby property at 957 Lee Road (formerly 1236 Island Highway West) that was recently purchased to support future expansion of the French Creek Pollution Control Centre (FCPCC) in Electoral Area G. Resident input is required through two important processes to proceed with the proposed land exchange: an Alternative Approval Process (AAP) and an Official Community Plan (OCP) Amendment.

Alternative Approval Process

The AAP will determine whether to approve the proposed land use and exchange plan bylaw involving 957 Lee Road and Lee Road Community Park. The land exchange plan includes dedicating community parkland along French Creek to support a public trail and ecological corridor, while removing a portion of land in the Lee Road Community Park to allow for the expansion of the FCPCC. The properties to be exchanged are of equal value and therefore there is no land value cost for the exchange. The Lee Road Community Park property is currently zoned to permit the proposed uses.

The proposed land exchange will:

- Support immediate and urgent upgrades to the aging FCPCC to meet the needs of a growing community.
- Allow the FCPCC Expansion project to construct the lowest cost, most efficient and safest design option.
- Increase the total amount of designated community parkland by approximately 1 hectare.
- Support the protection of the riparian area along French Creek.
- Enable the future extension of the existing public trail in French Creek Community Park to connect with the Island Highway.

Electoral Area G resident electors and non-resident property electors are eligible to participate in the AAP from June 5 to July 7, 2025, to determine whether the RDN may adopt a bylaw to exchange these lands. Only those opposed to the land exchange need to participate by submitting a signed elector response form.

Official Community Plan Amendment

The Official Community Plan Amendment Application No. PL2025-063 proposes to change the OCP land use designation as follows:

- Lot A: To redesignate approximately 0.38 hectares of the land from Institutional to Parkland/Greenspace/Natural Area adjacent to French Creek. The proposal will add an additional linear strip to the existing Parkland/Greenspace/Natural Area land use designation adjacent to French Creek. The proposal is to realign the OCP land use boundaries to be consistent with the proposed Land

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Exchange boundaries. In addition, approximately 1.51 hectares of the Parkland/Greenspace/Natural Area is proposed to be dedicated as Park. The new Park will increase riparian protection adjacent to French Creek and will provide a trail connection from Lee Road West to the Island Highway.

- That part of Lee Road Community 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.

All persons who consider their interest in property to be affected by the proposed bylaw can be heard in person or by written submission at the public hearing on June 26, 2025. Written submissions can also be provided in advance of the public hearing and must be received at the RDN Administration Office by 4:30 p.m., on Tuesday, June 24, 2025, or at the public hearing to ensure their inclusion in the public record.

Following the hearing, the RDN Board will consider all input received on the proposed Official Community Plan amendment bylaw prior to the close of the public hearing before making a final decision on the amendment at the July 22, 2025, board meeting.

Learn More

For more information on the FCPCC expansion project, the AAP and the OCP Amendment, visit getinvolved.rdn.ca/lee-road-park-land-exchange-aap-ocp. For more information on the AAP process, the elector response form and how to submit during a postal service disruption, visit rdn.bc.ca/alternative-approval-process-lee-road-community-park-land-exchange.

Residents can also attend the following events:

Date for both events: June 26, 2025

Event: Public Information Session

Opportunity to ask questions Lee Road Community Park Land Exchange project and the AAP and OCP Amendment processes

Time: 3 – 6 p.m.

Event: OCP Amendment Public Hearing

Opportunity for those who feel that their interests in property may be affected by the proposed amendment to provide written or verbal submissions in person.

Time: 6:30 p.m.

Location for both events: St. Columba Presbyterian Church, 921 Wembley Road, Parksville, B.C.

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For media inquiries, please contact:

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