



**TEMPORARY USE PERMIT APPLICATION NO. PL2023-023
3805 MELROSE ROAD, ELECTORAL AREA F**

RECOMMENDATIONS

1. That the Board receive the Report of the Community Engagement and Written Submissions as provided in Attachment 2.
2. Following public notification, that the Board approve Temporary Use Permit No. PL2023-023 to allow an ATV practice and training facility, and accessory campground on the subject property subject to the terms and conditions outlined in Attachment 5.
3. That the Board direct staff to complete the required notification for Temporary Use Permit N. PL2023-023.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application for a Temporary Use Permit (TUP) from the West Coast ATV Racing Club on behalf of the Province of BC to temporarily allow a defined area of a Crown land parcel to be used for an ATV practice and training facility, and accessory campground. The subject property, legally described as Lot A, of Lot 92, Newcastle District, Plan 2323 Except that Part Outlined in Red on Plan 3345 RW and Except Part in Plan 1357RW and VIP52254, is approximately 476 hectares in area.

As the location is on Crown land, the applicants have an application pending approval with the Province of BC for a 9.13 hectare area for the proposed use (see Schedule 2 – Location Map and Schedule 3 – Site Plan of Attachment 5 – Draft Temporary Use Permit). The property is zoned Forestry / Resource 1 (FR-1) according to “RDN Electoral Area ‘F’ Zoning and Subdivision Bylaw No. 1285, 2002” (Bylaw 1285), which permits a dwelling unit, agriculture, log storage and sorting yard, primary mineral processing, silviculture, and wood processing.

The proposed license area is part of a large Crown lot that extends to Residential 2 (R-2) properties on Melrose Road to the south, the Little Qualicum River to the west, Whiskey Creek to the east and additional Crown land to the north. A gravel resource road connects the Licence of Occupation area to Melrose Road in Electoral Area F through the subject property and to Claymore Road in Electoral Area G through the Crown land to the north. The location of the Licence of Occupation is in the northern portion of the property, adjacent to Island Highway 19. Currently, the property is used as an off-road riding area for all-terrain vehicles (ATV) and motorcycles. The area contains active mines and the Licence of Occupation area was previously used as a quarry (see Attachment 1 – Subject Property Map and Attachment 2 – Licence of Occupation Location Map). The Crown land area surrounding the license area is known as the Whiskey Creek Off-Road Recreational Area.

Proposed Development

The applicant proposes to use a portion of the subject property for a temporary ATV practice and training facility, and accessory campground for a period of three years. The campground is only meant for use by the

participants or spectators attending any events or training at the facility. The proposed development will include a track, obstacles, and delineated parking area for recreational vehicle camping. Also, the proposal includes several shipping containers for storage, restoration of the vegetation on the site, and a groundwater storage tank to mitigate any dust from the track.

The property is subject to the Freshwater and Fish Habitat Development Permit Area per the “Regional District of Nanaimo Electoral Area ‘F’ Official Community Plan Bylaw No. 1152, 1999” (OCP), however, the proposed development will not occur within 30 metres of the wetland or other watercourse. As part of the proposal, the applicant will be fencing or using another form of demarcation to ensure that there is no impact to the wetland and development permit area.

Official Community Plan Implications

The subject property is designated as Resource Lands within the Forest Land Reserve pursuant to the OCP Bylaw. Permitted uses within this designation includes agriculture, forestry, primary processing and outdoor recreation uses, including campgrounds. Given the proposal is for a recreational ATV track and accessory campground, the use is consistent with the OCP.

Public Consultation

As per procedure under “Regional District of Nanaimo Development Application, Notification Procedures and Fees Bylaw No. 1845, 2022”, Community engagement was conducted online through the RDN’s Get Involved site with notices sent to all properties within 200 metres and a notice published in the Wednesday April 19, 2023 edition of the Parksville Qualicum Beach News. The public was invited to provide feedback and submit questions about the proposed zoning amendment application through the Get Involved page at www.getinvolved.rdn.ca/pl2023-023.

The Get Involved program tracks statistics on the traffic to the website in terms of visitors who are aware, informed and engaged, in which engaged and informed are subsets of aware. The report identified 494 aware visitors who have visited the website at least once though may not have clicked on any information; 140 informed visitors who have viewed the attached information; and 34 engaged visitors who participated in the webpage content. A summary is attached to the report (see Attachment 3 – Report of the Community Engagement and Written Submissions).

Both Get Involved survey results and written correspondence mostly support the use, though nearby residents have expressed concern with impacts from existing and proposed ATV uses. Support for the proposal reflects the regional need for the facility, given limited areas available for ATV use and increasing restrictions on privately managed forest lands. Concern from residential areas reflects potential for traffic to the facility, noise or fire risk.

Pending the Electoral Area Services Committee’s recommendation and pursuant to the Local Government Act and the "Regional District of Nanaimo Development Application and Notification Procedures Bylaw No. 1845, 2022", property owners and tenants of parcels located within a 200 metre radius of the subject property will receive a direct notice that approval of the proposal will be considered by the Board and an advertisement notifying of the proposal will be placed in one edition of the local newspaper. All persons who believe their interests in property are affected by the proposed permit will have an opportunity to comment on the proposed TUP prior to the Board’s consideration of the application.

FINANCIAL IMPLICATIONS

The proposed development has been reviewed and has no implications related to the Board 2023 – 2027 Financial Plan.

STRATEGIC PLAN ALIGNMENT

The proposed development has been reviewed and has no implications for the 2019 – 2022 Board Strategic Plan.

REVIEWED BY:

P. Thompson, Manager, Current Planning
L. Grant, General Manager, Development and Emergency Services
D. Holmes, Chief Administrative Officer

ATTACHMENTS:

1. Subject Property Map
2. Licence of Occupation Location Map
3. Report of the Community Engagement and Written Submissions
4. Planning Implications
5. Draft Temporary Use Permit