

**Attachment 4**  
**Summary of the Public Information Meeting**  
**Held at Arrowsmith Hall**  
**1014 Ford Road**  
**Monday, September 11, 2023 at 6 pm**  
**RDN Temporary Use Permit Application PL2023-023**

*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.*

There were 8 members of the public in attendance at this meeting.

**Present for the Regional District of Nanaimo:**

Alternate Director Fell, Electoral Area 'F' (the Chair)  
Stephen Boogaards, Planner  
Greg Keller, Senior Planner

**Present for the Applicant:**

Oliver Sayah, ATV Club  
Brad Davis, ATV Club

The Chair opened the meeting at 6:01 pm, outlined the evening's agenda, and introduced the RDN staff and the applicants in attendance. The Chair then stated the purpose of the Public Information Meeting and asked RDN staff to provide background information concerning the development application.

Stephen Boogaards provided a brief summary of the proposed Temporary Use Permit application, supporting documents provided by the applicant, and the application process.

The Chair invited the applicant to give a presentation of the development proposal.

Oliver Sayah, applicant, presented an overview of the proposal.

Following the presentation, the Chair outlined the procedures for the meeting and then invited questions and comments from the audience.

Ken Prenger, 1042 Station Road, asked about the proposal for camping.

The applicant explained that camping would only be during specific events and will be dry camping with no servicing.

Ken Prenger, 1042 Station Road, asked if camping is necessary given other existing campgrounds.

The applicant responded by saying that users could use other sites or the subject property. He explained that some people use toy haulers, which would make it more difficult to camp offsite.

Stephen Boogaards, added that camping is accessory to the training facility, so it is limited to one week and only while they are on-site training.

Andrew Copley, 1120 Matuka Drive, asked if it would be looked after by volunteers.

The applicant confirmed that it is operated by volunteers. He further added that they have to fundraise to support this.

The applicant spoke about their plans to rehabilitate an area of the property that collects water in the winter.

The Chair asked if they will be doing different types of training.

The applicant replied that they offer industrial training and training of children and adults. He indicated that the use would be seasonal to avoid forest fire risk.

Perry Perry, 890 Epron Road, asked if the training would be open to anyone permitted to drive an ATV.

The applicant replied it would be open to anyone.

Perry Perry, 890 Epron Road, asked if the training includes respect for nature by ATV riders.

The applicant explained that it does include respect for nature. The training includes how to be a good steward of the land.

Perry Perry, 890 Epron Road, asked how ATV riders can get more information.

The applicant confirmed that he could provide more information to ATV riders through the organization.

The Chair asked where the students come from.

The applicant responded that they come from the island primarily.

Andrew Copley, 1120 Matuka Drive, suggested that training elsewhere would be costly to get off island.

Perry Perry, 890 Epron Road, asked if there are designated trails for ATVs in the area.

The applicant responded that the training use will be confined to the proposed area. However, Crown land or specific areas of Mosaic land allow ATV use.

Alexis Borden-Sayah, 3790 Turnbull Road Courtenay, asked if the training will include telling people where they can ride.

The applicant responded the next step after training is where they can ride.

Corinne King, 3737 Melrose Road, asked a question about traffic and whether they direct people how to access the site.

The applicant responded that they will be asking people to come up from the northern route.

Anne Bailey, 3898 Melrose Road, asked if this is the same site used for motocross races.

The applicant responded that it is not and that the proposed training facility is on the other side of the Island Highway.

Jeremy Cummins, 1408 Sumar Lane, spoke in favour of the application.

The Chair asked for any more questions, comments or written submissions.

Being none, the Chair thanked those in attendance and announced that the Public Information Meeting was closed.

The meeting was concluded at 6:30 pm.

A handwritten signature in black ink, appearing to read "Greg Keller". The signature is written in a cursive style with a large initial "G".

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Greg Keller  
Recording Secretary