

**HBR Consulting Inc.**  
925 Fairdowne Road, Parksville BC

**January 23, 2023**

**Regional District of Nanaimo-Board of Directors**

**Regular Board Meeting – Tuesday January 24<sup>th</sup> 2023.  
Item 13.2 – Regional Growth Strategy Amendments**

**I am in support of the motion being presented by Director Wallace. I have worked with this property as an agent for Allard Contractors for the past 7 years. My intention is to purchase and develop this property but I am affected by the current Urban Containment Boundaries in Area G. The three parcels of land I am interested in purchasing are PID 018-074-987, PID 018-074-995 and PID 018-075-002 which total approximately 80 acres.**

**In 2016, I made a delegation to the RDN Board suggesting that there should be an Electoral Boundary adjustment for this property and five other ones that were severed by the construction of the Inland Highway. Over the past several years, the main issue is that the Current Containment boundaries exclude these parcels of land. I believe that we need to adjust the current containment boundaries and amend the RG5 and OCP to facilitate the best use for these lands.**

**I own the adjacent lands across the street (in Area F) and operate several businesses including the Vancouver Island Film Studios, Isle Golf Cars and the Guy Garages storage facility.**

**I believe that a review of the Current Containment boundaries would allow for review of lands that would better serve the area and developing infrastructure that is consistent with the neighboring properties.**

**The risks of not reviewing the Urban Containment boundaries could create development of lands that are at high risk of flooding and lack of water delivery. I believe it is imperative to work in collaboration with the RDN to ensure that we have addressed the environmental areas and dormant resource lands.**

**As the agent for Allard Contractors and future owner of this property, I am in support of the motion put forth by Director Wallace in the hope that there will be a review of the Current Urban containment boundaries.**

**Sincerely,**



**Ron Chiovetti  
HBR Consulting Inc.**