

ALLARD CONTRACTORS Ltd.

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January 23, 2023

Regional District of Nanaimo -Board of Directors

Regular Board Meeting – Tuesday January 24th 2023.

Item 13.2 – Regional Growth Strategy Amendments

We are in support of the motion being presented by Director Wallace, as we are the largest property owner affected by the current Urban Containment Boundaries in Area G. We own the three land parcels PID 018-074-987, PID 018-074-995 and PID 018-075-002 which total approximately 80 acres.

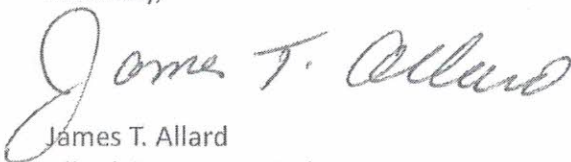
We originally purchased the land in 1993 and leased it out as a gravel pit until 2004. During the past 7 years we have presented several cases to the RDN that address the need to adjust the current containment boundaries and amend the RGS and OCP to facilitate the best use for these lands.

The Inland Highway severed these parcels and the current zoning RU1 does not align with neighboring properties that have industrial and commercial zoning. We feel that a review of the containment boundaries would allow for review of lands outside of the current boundary that would better serve the area and environment by planning and developing infrastructure in collaboration with the neighboring areas.

The Current Urban containment boundaries don't differentiate between sensitive environmental areas and dormant resource lands such as gravel pits. Flood plains and wetlands are only minimally overseen at the provincial level, yet the relation to ground water requirements for development is not considered.

In summary, as the owners of these lands, we are 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,



James T. Allard
Allard Contractors Ltd.