

From: [REDACTED]
To: [Annette Crummey](#)
Subject: re-zoning application by Clayton
Date: Friday, March 1, 2019 10:09:36 AM

Hi

We are residents on Spruce Garden Ct., that will be impacted with 3 duplexes sitting in our backyard, which now there are none. We are not opposed to growth, we are opposed to changing

the rules after the fact and this development has a developer that is not even a resident of this Province. There is no vested interest in the community, only making money which will not even stay in this province.

We purchased our home knowing there would be a development going in behind us of single family homes. We researched this before our purchase and were advised by our realtor that this was the case.

Some points that hopefully are considered:

1. The developer has not been very successful in selling single building lots on Rosebank due to the very high price they are asking. These lots have remained vacant for almost two years. It could be argued that this lack of sales of single dwelling homes due to inflated lot prices are the reason they are asking for a major change in what was originally proposed and agreed to. How is it fair to the people that have have spent 500K on the homes that have been built on Rosebank now or any other homes that will be affected by this? Those owners were told it would be single family homes built in that phase. Now there will be a possibility of 140 cars leaving each day by their house because there is only one exit point.
2. The proposed buffer zones are really open to much criticism - NB Power already maintains an easement for the power lines that run in the back of all properties located on McAllister, Spruce Garden Ct. and County Club in which this easement was maintained in the summer of 2018 and the fall of 2018 by removing trees to the easement boundaries. This maintenance has already removed many of the trees in this so called buffer zone.
3. The proposed building design of the duplex makes them very long with added screen rooms which many of them have leaves very little backyard, so this means the building extends almost all the way back off the lot. This orients them very close to the single family homes that now exist.
4. We find it very irresponsible to have - what would end up as an extremely long St (Rosebank) with only one exit point? How is this good planning? There is not a neighbourhood in the area that has such long streets with only one exit point! From increase traffic, snow plowing and vehicle speeds on such a long street, posted speed limits will not change the fact people drive over the speed limit on long streets. All of the traffic has only one direction to go and will without doubt will be difficult to manage. Its poor planning period. Trying to stuff it in makes no sense. What consideration has been given to increased levels of children attending school in the area? Kids walking to and from school? Are they expected to walk the length of that Rosebank street all the way (they can only go in one direction) or has a proposal for additional school buses been put forth?

5. We pay over 6K in property taxes, this development will certainly affect the resale value of our home. It will cease the market viability during the construction phase of this project from the dust to the noise levels, so we would be put on hold if we chose to sell our property. We feel absolutely terrible for the people that just built beautiful homes on Rosebank, beautiful landscaping, fences, pools, storage sheds etc with a clear understanding of what was SUPPOSED to take place with future development. Its extremely unfair!!
6. During the open house held at the Town firehall I heard one of the representatives for the developer state that the development was for retirees. How in the world would he know that and then try and appease people fears by saying that? I am offended by such comments. There is no vested interest in this community, it's purely for profit. They should be forced to build a play park as a matter of community well being!
7. We are not opposed to the original plan for single development homes - please stay on this course.

We are opposed to this request as it stands.

Derek & Heather Foster

Total Control Panel

[Login](#)

To: clerk@townofriverview.ca

Message Score: 1

High (60): **Pass**

From:

My Spam Blocking Level: Low

Medium (75): **Pass**

Low (90): **Pass**

[Block](#) this sender

[Block](#) bellaliant.net

This message was delivered because the content filter score did not exceed your filter level.