

From: [REDACTED]
To: [Annette Crummev](#)
Cc: [REDACTED]
Subject: Rezoning Application - Clayton Development (The Fairways)
Date: Wednesday, March 6, 2019 11:40:53 AM

Riverview Town Counsel

We are writing you today to voice our displeasure with the application to rezone the new expansion of the Fairways from Single family homes to duplexes.

Our family built our home in the spring of 2016, returning to New Brunswick after working in various locations across Canada.

After painstakingly viewing countless parcels of lands throughout the greater Codiac region, we chose Riverview to be the community where we would raise our young family.

When we chose to build in the Fairways, we researched our decision systematically and with great detail. We researched the covenants and future plans established by Clayton Development and during the building phase, we ensured that we met all the existing covenants, protecting our investment along with the investments of our neighbours.

We were well aware that we were building during Phase 1 of this new community, which is an expansion to the older McAllister park community. We knew future phases included an apartment building closer to Gunningsville Blvd, along with a Northern expansion of Rosebank Cres with a 2nd section of Single family homes, and a Southern expansion of duplexes.

In April 2016 we broke ground on our forever family home, being the 1st house on the West side of Rosebank Crescent, approximately mid block. We chose this parcel of land for various reasons including the following:

- It would be the farthest from apartment building that was in future plans;
- The west side of Rosebank Crescent does not have a drainage ditch on the rear of the property;
- With 2 young children , we wanted a nice quiet neighborhood, with little traffic enabling them to enjoy the street for various games/activities without the worry of heavy traffic;
- The existing homes in the community (5 I believe) exhibited the style and price range which we were comfortable with when making the largest financial expenditure of our lives;
- The existing covenants established by Clayton Development would hopefully protect our investment, as the community expanded and grew;
- The new community mimicked the existing surrounding communities (Country Club Rd, McAllister Park) which were all single family homes.

To our shock and dismay we recently learned that Clayton Development has now applied to rezone the Northern expansion to multiple family homes from the single family homes it was initially zoned for.

If this request is approved the existing single family homes will be basically on an island, surrounded by duplexes on both the Southern and Northern end now. We can't say that it will affect my property value, however if We were going to purchase a house, we certainly would

look at the surrounding houses. If that house was surrounded by duplexes and not single family homes, it certainly would be a deal breaker for us.

Now instead of having single family homes in this expansion, we'll roughly have double the number of multiple family homes, which also includes more traffic with the average Canadian family owning 1.5 vehicles.

On top of that Clayton Development is hoping that this expansion is to accommodate different families with different economic situations, with a more affordable semi-detached dwelling unit.

This is not the original concept of the Fairways Development and we believe we were sold a lie. The area, which borders the Moncton Golf Course, was billed as an executive community with high end homes. Clearly the duplexes sell quicker due to the lower cost, however we believe a large factor is the proximity to the existing higher end Single family homes. We believe that Clayton Development is using the existing family homes to sell these duplexes, and this future expansion will again sell due to the proximity to these large homes, potentially affecting the value of my home. Clayton Development appears to be now playing the holier than thou card, stating they recognize the demand for a more diverse housing within the Fairways Development, we believe this is brought on by a financial need only, on the backs of existing home owners. If this rezoning plan is accepted we wonder how long before Clayton Development is before you again trying to rezone all the current unsold, single family home lots to semi-detached residences. We believe now it will be much harder to sell those unsold lots due to the change in both design and type of family homes in this future phase. If we would have known this was the future of our new community, we certainly wouldn't have chosen to build in this area, and would have chosen an area where it would have been single family homes only such as various communities in Moncton and Dieppe.

We're hoping that you, the town council, will honor the original vision and promise of the Fairways community, and ease our concerns and worries. We hope that our forever family home, which we designed from the ground up, remains our forever family home and not something we have to sell sooner then later.

Jonathan and Tara Newcombe
[REDACTED] Rosebank Crescent,
Riverview, NB

Sent from my iPhone

Total Control Panel

[Login](#)

To: clerk@townofriverview.ca

Message Score: 10

High (60): **Pass**

From:

My Spam Blocking Level: Low

Medium (75): **Pass**

Low (90): **Pass**

[Block](#) this sender

[Block](#) hotmail.com

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