

I am writing to express my concerns regarding the proposed rezoning plans for The Fairways in Riverview. We have lived at [REDACTED] McAllister Rd in Riverview for the past 13 years and have enjoyed the neighborhood as a safe and peaceful area for raising a family. We have been aware for some time that the land behind our home may one day be developed but were comforted with the belief that any future development would be comprised of single-family homes in keeping with the neighborhood and where privacy along the shared property line would be maintained as a high priority.

We, along with many of our neighbors, noted several concerns with Clayton's initial proposal to develop the land well before the first shovel was put in the ground for Phase 1 a few years ago. Ultimately, our comfort with the project improved on the assurances that the development adjacent to existing homes was zoned R1 for single family homes and that a wide privacy buffer would be maintained between the properties.

Now it seems the rules have changed....and the long-standing owners on McAllister Rd and Spruce Garden Ct in particular are bearing the brunt of it. We would have been significantly more vocal speaking out against the earlier phases had we been made aware of this new plan. Can you imagine the opposition you would have been dealt by residents along Country Club Rd if they were faced with the prospect of duplexes in their back yard? Clayton can make all kinds of artificial arguments that their revised plan is a better match for emerging housing trends and are doing everything in their power to respect the privacy of existing neighbors, but the simple truth is that they are motivated only by profits that is best achieved by packing as many homes (ie families) as possible onto their land. They seem much less concerned about the congestion, noise, traffic or other problems imposed on those of us who have called this area home for several years.

To put things into perspective, if this project moves ahead our back property line will be shared with 4 new units (2 duplexes) meaning we will have four families with sight lines to our yard where we spend our leisure time with family and friends, to our deck where we relax and our patio where we eat. Don't be fooled by the promise of 5 m buffer as this does very little to protect privacy. This buffer also includes part of the easement for the power line where trees and limbs have been cut back significantly by NB Power crews this past year. Furthermore, the plan to develop drainage ditches at the rear of the new homes will also cause for more trees to come down. I have walked and measured this area behind my home extensively and am convinced without a doubt that a 5 m buffer will provide little benefit for protecting our privacy.

What may be good for Clayton (more profits) and good for the Town (more tax base) is not good for existing neighbors. Many of the neighbors I have spoken to are concerned not only of issues such as noise and lack of privacy but also very distressed about the impact this will have on property values. Many of us have invested in our homes over the years and will rely on the equity one day to support our retirement. This proposed development will do nothing but erode property values. A potential buyer for my property today can look out at the blanket of beautiful green space beyond our property line.... but if

this development goes ahead that same view will be replaced by 4 families staring back at them. Would any of you relish the thought of having 4 new neighbors at your back fence?

I can also only imagine the disappointment and angst I would feel if I purchased a new single-family home in the first phase of the Fairways. At the time, these new owners would have been excited to know they were early ground-breakers of an exciting upscale R1 community.... only to find out later that their property values will undoubtedly decline once this becomes the 'land of duplexes'. So much for an upscale prosperous golf course community. It must be the only "golf course" community in existence comprised of duplexes.

Thank you for listening to our concerns. Please note these are not only my concerns but are shared by several neighbors I have been in touch with. Many of us attended the Clayton open-house on February 28th and we stand united that this rezoning change should not be approved. I heard many comments that evening suggesting that the urban planners seem to have their mind made up and showed little empathy for the concerns of long-term residents directly impacted by this change. I find this very disappointing to say the least. It should be noted that the vast majority of us are pro-development and believe in a growing successful community, but it needs to be done in a thoughtful manner especially as it relates to the impacts to long term residents.

My last thought is that in the event this development does happen to get the green light, against the wishes of the majority of area residents, the Town must do everything in its power to address the concerns that the community has expressed. Speaking on behalf of those of us bordering the development along McAllister Rd and Spruce Garden Ct, the minimum requirement would be to strengthen the buffer by widening it and constructing a privacy fence (min 6-7 ft high and of suitable design and construction) so that some privacy is maintained. It's the very least that can be done.

I trust Council will consider these comments and the feedback from the broader community in a deliberate and thoughtful manner before making their final decision.

Mike Thompson

 McAllister Rd., Riverview