



January 9, 2025

Council Members,

I was provided a letter expressing concerns from residents in the subdivision regarding the rezoning request Submitted in fall of 2024. I was asked by Sam Gerrand if I would like to write a letter in response.

I will begin by stating, I don't think that the Counselors and Developers should be punished for the Canada post strike. This has always been the method of communication in these types of situations. These letters were issued prior to the strike and there was no way we could have predicted residents not receiving the letter in a timely manner.


Regarding the paragraph "Expectations and Promises from Developer", out of all the residents who raised concerns, only one of them had been a previous client. I want to ensure that I do not make promises to anyone. In initial conversations with clients, I advise them of the current zoning for the subdivision. I told myself a long time ago when I started my business that I would never lie, mislead or promise. Those are 3 things that will tarnish your reputation. I am very upfront about the facts. However, circumstances may change.

I've dedicated my life to this subdivision. I had lived here for 10 years and am there almost every day. I have prided myself in every decision I have made throughout the development and truly believe these decisions were made in everyone's best interest. In recognition of the shortage of housing in New Brunswick, it is my responsibility and my goal to offer a variety of affordable homes. Unfortunately, the concerns raised regarding the policing and overcrowding of schools are out of my control.

If you visit the subdivision you will see a mixture of homes ranging from high-end homes, apartment buildings, homes for first-time home buyers, family homes, etc.. My vision for this subdivision is to see families grow and develop through generations to come. The way it is currently zoned, I have no flexibility to build a wide range of homes that can accommodate this vision.

I would like to thank you for taking the time to read this letter and I appreciate your support.

Sincerely,



Maurice Leblanc  
President of Moemar Homes, Inc.