

From: [David Melanson](#)
To: [Clerk](#)
Subject: Public hearing notice
Date: Monday, December 23, 2024 12:47:49 PM

Caution: External Email.

Good afternoon,

I hope this email finds you well. I received in the mail today a public hearing announcement for zoning reconsideration for December 9th. I am assuming this just arrived due to the strike with Canada post. I am strongly against the attached notice as I am sure many others are as well but was unable to be notified to this change in a timely manner to oppose to this change.

As this affects my property a great deal I would like to request because of the canadian postal strike mail delay that this be renegotiated at a future date. I bought my house while looking into the zoning around me to ensure this was a community I wanted to live in and feel this change is unfair to those that already previously settled here.

Thank you for reading and I look forward to hearing back with a hopeful date change.

Thanks,

David

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From: [Laura Hines](#)
To: [Karyann Ostroski](#)
Subject: Re: Urgent Concerns Regarding Rezoning Proposal
Date: Friday, December 27, 2024 8:26:00 PM

Caution: External Email.

Thank you for your reply,

My husband has addressed your response. In addition here are some additional thoughts regarding my earlier email about the proposed rezoning and construction of 72 semi-detached dwellings. Upon further reflection, I wanted to address some additional issues that I believe are important to consider in this matter.

I want to emphasize that my opposition is not rooted in resistance to growth or development. In fact, I strongly support responsible growth that prioritizes the well-being of Riverview's residents. However, this proposal raises serious concerns about its compatibility with the community and the challenges it may create for residents like myself.

The Town of Riverview's Municipal Plan (By-Law No. 300-33, Chapter 5) states: "New development will be expected to complement existing housing and be located in areas that are appropriate and compatible with the overall development vision plan." I ask: how does this development of 72 semi-detached dwellings complement the current housing landscape? This project seems at odds with the plan's intent and vision.

Additionally, this development will exacerbate existing issues within the community. Riverview East School has already faced overcrowding, leading to its restructuring from K-8 to K-5. This adjustment has not alleviated the strain but merely shifted the problem, as both schools in the district remain overcrowded. Adding 144 more families to the area will only intensify these challenges, and no evidence suggests that adequate planning has been done to address the school system's capacity.

Traffic concerns also demand serious attention. Navigating Riverview during peak hours, particularly in the mornings, is already a challenge. Winter conditions further compound this issue, making commuting even more hazardous. Adding another 144 or more vehicles to this equation will only worsen congestion and safety risks. This is particularly concerning given the history of pedestrian accidents on Hillsborough Road. Increased traffic poses an even greater threat to children waiting for school buses along these routes.

As it stands, there are no nearby parks or safe play areas for families in this area. With the proposed influx of new residents, this deficiency will become even more apparent. Children deserve access to outdoor spaces for recreation, but this development offers no solution to that issue and instead increases the burden on already limited community amenities.

Another pressing concern is the strain on our police force. Riverview does not have enough police officers to adequately cover the needs of our growing population. Crime rates are already rising, and adding a high-density development without expanding police resources will only worsen the situation. The safety and security of residents should be a priority, yet this proposal risks leaving our community even more vulnerable.

Property values are also at risk. High-density housing developments often diminish the desirability of neighboring properties, potentially leading to decreased property values. For many residents, including myself, this financial hit would be unsustainable.

Furthermore, Riverview's branding as a place "close to nature, close to perfect" feels increasingly out of touch with reality. While Mill Creek Nature Park is a wonderful resource, much of Riverview's green space has been replaced by high-density developments. The current trajectory undermines the town's identity and appeal.

I chose to invest in Riverview for its promise of single-family homes, safe neighborhoods, and a community-oriented lifestyle.

This proposed development undermines that promise. I urge the council to consider the long-term implications of this rezoning and ensure that any future growth aligns with the town's municipal plan and the needs of its residents.

Riverview can grow while maintaining its identity and values. I challenge the council to prioritize thoughtful, sustainable development that reflects the interests of its citizens. Let's build a community we can all be proud of, not one that sacrifices its character for short-term gains.

To further advocate for this cause, I plan to create a petition in collaboration with my neighbors and other Riverview residents who share similar concerns. I believe this will demonstrate the extent of the community's opposition to the current proposal and reinforce the need for a thoughtful, community-centered approach to development.

Sincerely,

Laura Hines

On Fri, Dec 27, 2024 at 10:00 AM Karyann Ostroski <KOstroski@townofriverview.ca> wrote:

Ms. Hines,

Thank you for your email. The Public Hearing for By-Law 300-7-18 took place on December 9th, 2024, and the By-Law received its first reading. The recording can be found on our [website](#).

Under the *Community Planning Act*, municipalities have the option to notify residents using various methods. While the Town typically provides notice by mail as a courtesy, there is no specific requirement in the Act for notices to be mailed. Prior to the Public Hearing, notice was posted on the Town's website and shared via the Town's social media channels fulfilling our requirements under the *Act*.

Unfortunately, the Town is unable to hold another Public Hearing to hear further objections as we must follow set process and guidelines under the *Community Planning Act*.

Please note, the final decision on this matter has not yet been made and the By-Law must undergo three readings before it can be enacted. The second and third readings are scheduled to take place at the Public Session on **January 13, 2025**.

Best regards,



Human Resources & Corporate Services

Karyann Ostroski | Town Clerk | [Town of Riverview](https://www.townofriverview.ca) | , Riverview, NB, E1B 3Y9

Phone: 506.387.2136 | Fax: | KOstroski@townofriverview.ca

Pronoun: She/Her/Hers

Riverview is located on the traditional, unceded territory of the Mi'kmaq Peoples.

From: Laura Hines [REDACTED]
Date: December 24, 2024 at 2:58:27 PM AST
To: Riverview Town Council <council@townofriverview.ca>, Jonathan Hines [REDACTED]
Subject: Urgent Concerns Regarding Rezoning Proposal

Caution: External Email.

Dear Members of the Riverview Council,

I am writing to express my deep frustration and strong opposition to the proposed rezoning plan for the subdivision behind our homes. I urge the Council to reconsider this decision and uphold the original commitment to single-family homes in this area.

When we purchased our home, we were explicitly assured by the builder that the land behind us was zoned for single-family homes. This assurance was a pivotal factor in our decision to invest in Riverview. Changing this zoning now, after residents have made significant financial and personal commitments, not only undermines trust in this community but also sets a concerning precedent for potential buyers. If zoning decisions can be changed so easily and without proper notice, how can anyone feel confident purchasing property in Riverview? This erosion of trust will have long-term consequences for the town's reputation and growth.

Adding to this frustration is the failure to notify residents adequately about the public hearing in December. Due to the Canada Post strike, my family and many of our neighbors were completely unaware of the hearing and thus denied the opportunity to participate in the decision-making process. This lack of communication is unacceptable and leaves residents feeling sidelined on matters that directly affect us.

I want to emphasize that many of my neighbors share these concerns. There is widespread discontent about this proposal and the way it has been handled. This decision does not reflect the expectations of the community or the commitments made to us as residents.

I strongly urge the Council to reject the rezoning proposal and honor the original plan for single-family homes behind our properties. Doing so will demonstrate a commitment to transparency, accountability, and the long-term trust of Riverview's residents and future homebuyers. This is not just about one rezoning decision—it is about maintaining the integrity of our community and ensuring that residents' voices are heard and respected. I look forward to a timely response and a fair resolution to this matter.

Sincerely,

Laura Hines

[REDACTED] [oakfield drive](#)

From: [Karyann Ostroski](#)
To: [Karyann Ostroski](#)
Subject: Email: Jonathan Hines - Urgent Concerns regarding Rezoning Proposal
Date: Tuesday, January 7, 2025 4:20:36 PM
Attachments: [tor_3c_emailsignature_v2_516b9be8-70a2-496c-b909-31ac4730dd86.png](#)

From: Jonathan Hines
Sent: Friday, December 27, 2024 2:00 PM
To: Stephen Gouzoules <SGouzoules@townofriverview.ca>; Richard Blackstock <RBlackstock@townofriverview.ca>; Cecile Cassista <CCassista@townofriverview.ca>; Heath Johnson <hjohnson@townofriverview.ca>; Riverview Town Council <council@townofriverview.ca>; sam.gerrand@nbse.ca; Colin Smith <CSmith@townofriverview.ca>; jenna.stewart@nbse.ca; Karyann Ostroski <KOstroski@townofriverview.ca>
Cc: Laura Hines
Subject: Fw: Urgent Concerns Regarding Rezoning Proposal
[REDACTED]

Hi Karyann,

Thank you for your thoughtful response. Please find my comment below within your email in **red**.

I have pointed out my many concerns with idea of optics of compliance vs. precedent and intent of your communication strategy with regard to this issue. Many business and entities faced this challenge during the postal strike, and deployed strategies which I have also noted below.

There are undeniably poor optics for the process the town has followed, which I feel will leave a permanent stain on the process and ultimately whatever decision the town may reach. The postal strike and lack of appropriate communication given prior precedent the town set should have been more carefully considered.

I would urge the town council and mayor to carefully consider my comments below.

Best regards,

Jon Hines

From: Karyann Ostroski
Sent: Friday, December 27, 2024 10:00 AM
To: [REDACTED]
Cc: Riverview Town Council <council@townofriverview.ca> [REDACTED]; Colin Smith <CSmith@townofriverview.ca>;

Sam Gerrand <sam.gerrand@nbse.ca>; Jenna Stewart <jenna.stewart@nbse.ca>

Subject: RE: Urgent Concerns Regarding Rezoning Proposal

Ms. Hines,

Thank you for your email. The Public Hearing for By-Law 300-7-18 took place on December 9th, 2024, and the By-Law received its first reading. The recording can be found on our [website](#).

Ourselves and our neighbors have all become aware that this occurred, I suspect you have numerous letters of concern and objection with more to follow. **I also strongly suspect council anticipated such a reaction given the proposed zoning changes off of the Hillsborough Road, and two subsequent zoning applications which were both ultimately denied.**

Under the *Community Planning Act*, municipalities have the option to notify residents using various methods. While the Town typically provides notice by mail as a courtesy, there is no specific requirement in the Act for notices to be mailed. Prior to the Public Hearing, notice was posted on the Town's website and shared via the Town's social media channels fulfilling our requirements under the *Act*.

I don't doubt that you have fulfilled the basic compliance requirements for such notice. **However, I would question what your intent of such communications was. Was it to inform residents and seek meaningful feedback, or was it to achieve compliance? In other words, "to check a box".**

Here are the obvious concerns:

- There is precedent of other residents receiving mailed correspondence of such issues, with significant participation and attendance from members of the public. This notice and participation had significant impact in similar proceedings.
- **Our area includes seniors.** There is ample date to which your communications department should be privy to that suggests that seniors in particular are much less likely to be reached by social media. Are their interests and concerns unimportant?
- If meaningful communication and interactions with residents was of priority and concern, council members should have noticed less correspondence and attendance than anticipated given other recent hearings. **It would be reasonable to conclude that residents were not widely aware of the hearing given the response rate and attendance.** You will no doubt see this in the coming weeks and days from written objections, letters and calls.
- While your communications methods listed above perhaps achieved basic compliance, they did not rise to the level of care many private businesses and other entities used during the postal strike such as:
 - Hand delivered notices
 - Use of couriers and/or alternative delivery services
 - Emails where available
 - ***Delay important dates and deadlines***

I would assert to you that the optics of conducting a hearing with only website and social media notice with precent of written notice on an issue that should have caused anticipated controversy during a postal strike create a less than positive image for council. This could easily be perceived by the public as avoidance of the inevitable controversy or a means of pushing an acceptance through by limiting participation in the process. Regardless of the intent of council, this will almost certainly be the conclusion of residents and constituents. **Council should ask itself if the intent was to serve the public by hearing concerns of impacted residents, or minimum compliance with the applicable acts.**

Unfortunately, the Town is unable to hold another Public Hearing to hear further objections as we must follow set process and guidelines under the *Community Planning Act*.

The town can, and should restart this process.

Please note, the final decision on this matter has not yet been made and the By-Law must undergo three readings before it can be enacted. The second and third readings are scheduled to take place at the Public Session on **January 13, 2025**.

Noted, however the affected stakeholders do not have a voice in these sessions, which already has and will continue to cause discontentment and will likely ultimately impact trust of residents with town and council in our area.

Best regards,

From: Laura Hines [REDACTED]
Date: December 24, 2024 at 2:58:27 PM AST
To: Riverview Town Council <council@townofriverview.ca>, Jonathan Hines [REDACTED]
Subject: Urgent Concerns Regarding Rezoning Proposal

Caution: External Email

Dear Members of the Riverview Council,

I am writing to express my deep frustration and strong opposition to the proposed rezoning plan for the subdivision behind our homes. I urge the Council to reconsider this decision and uphold the original commitment to single-family homes in this area.

When we purchased our home, we were explicitly assured by the builder that the land behind us was zoned for single-family homes. This assurance was a pivotal factor in our decision to invest in Riverview. Changing this zoning now, after residents have made significant financial and personal commitments, not only undermines trust in this community but also sets a concerning precedent for potential buyers. If zoning decisions can be changed so easily and without proper notice, how can anyone feel confident purchasing property in Riverview? This erosion of trust will have long-term consequences for the town's reputation and growth.

Adding to this frustration is the failure to notify residents adequately about the public hearing in December. Due to the Canada Post strike, my family and many of our neighbors were completely unaware of the hearing and thus denied the opportunity to participate in the decision-making process. This lack of communication is unacceptable and leaves residents feeling sidelined on matters that directly affect us.

I want to emphasize that many of my neighbors share these concerns. There is widespread discontent about this proposal and the way it has been handled. This decision does not reflect the expectations of the community or the commitments made to us as residents.

I strongly urge the Council to reject the rezoning proposal and honor the original plan for single-family homes behind our properties. Doing so will demonstrate a commitment to transparency, accountability, and the long-term trust of Riverview's residents and future homebuyers. This is not just about one rezoning decision—it is about maintaining the integrity of our community and ensuring that residents' voices are heard and respected. I look forward to a timely response and a fair resolution to this matter.

Sincerely,

Laura Hines

■ oakfield drive

Riverview NB

■

From: [Karyann Ostroski](#)
To: [REDACTED]
Cc: [Sam Gerrand](#); [Jenna Stewart](#); [Colin Smith](#)
Subject: RE: Rezoning Behind Oakfield Drive
Date: Friday, January 3, 2025 2:23:00 PM

Ms. Thompson,

Thank you for your email. I apologize for the delay. The Public Hearing for By-Law 300-7-18 took place on December 9th, 2024, and the By-Law received its first reading. The recording can be found on our [website](#).

Under the *Community Planning Act*, municipalities have the option to notify residents using various methods. While the Town typically provides notice by mail as a courtesy, there is no specific requirement in the Act for notices to be mailed. Prior to the Public Hearing, notice was posted on the Town's website and shared via the Town's social media channels fulfilling our requirements under the Act.

Unfortunately, the Town is unable to hold another Public Hearing to hear further objections as we must follow set process and guidelines under the *Community Planning Act*. Please note however that all members of council have received your email and concerns.

The final decision on this matter has not yet been made and the By-Law must undergo three readings before it can be enacted. The second and third readings are scheduled to take place at the Public Session on **January 13, 2025**.

Best regards,

From: Kathryn Thompson [REDACTED]
Date: December 29, 2024 at 8:01:37 AM AST
To: Riverview Town Council <council@townofriverview.ca>
Subject: Rezoning Behind Oakfield Drive

[Some people who received this message don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: External Email.

Good morning – I live at [REDACTED] Oakfield Dr. I bought the house in December 2020. Before purchasing, I specifically asked the builder – MOEMAR homes – what was going to be built on either side of me and directly behind me as I did not want it to be semi detached homes. I was assured a two story was going up beside me which did, and an executive bungalow was going up on the other which did.

I was also shown the full subdivision map depicting a cul-de-sac behind me with some large deep lots slated for single family homes. I asked repeatedly and was assured it was going to be single-family homes. I would not have purchased the house had I known that semis were going to be constructed behind me. I felt confident in my investment knowing similar homes would be constructed on the undeveloped land behind me, preserving both my investment and privacy.

Due to the Canada post strike I only received your letter stating that there was a hearing on rezoning the land behind me after the meeting had taken place.

I would like to state my firm opposition to this rezoning. I understand that the town is expanding however, a home is a very large purchase, a huge investment, and as I was told specifically that there would be single-family homes behind me, I felt this protected my investment. What's to prevent another change allowing an apartment building in the future?

Where we weren't given the chance to attend the hearing due to the letters appearing in mailboxes late due to the Canada post strike I would like to know if there is an opportunity to re-table this issue?

I don't feel it's honest or best business practice to have the builder commit to something pre-purchase and then be able to change it entirely.

Looking forward to hearing from you.

Respectfully,

Kathy Thompson

Sent from my iPhone

From: Chantal Poirier [REDACTED]
Sent: Friday, December 27, 2024 3:30:47 PM
To: Riverview Town Council <council@townofriverview.ca>
Subject: Re: Request for Reconsideration of Rezoning Decision

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Caution: External Email.

Dear Members of the Riverview Council,

I am following up on my previous email regarding the proposed rezoning plan for the subdivision behind our home at [REDACTED] **Oakfield Dr, Riverview**. Our property is directly affected by this decision, as it falls within the area impacted by this proposed change.

When we built our home, we were assured by the builder that the area behind us was zoned for single-family homes. This assurance influenced our decision to purchase, as it aligned with the character and privacy we expected in the neighborhood. The proposed rezoning to allow 72 semi-detached homes raises concerns about increased density, reduced privacy, and potentially lower property values.

Due to the Canada Post strike, many residents, including my neighbors and I, were unaware of the public hearing for the rezoning. This lack of proper notification prevented meaningful participation from the community, which we feel was unfair.

Additionally, I've spoken to several neighbors who share these concerns, including:

- **School Overcrowding:** Riverview East and other local schools are already at capacity, and adding 144 new families will exacerbate this issue.

- **Traffic and Safety:** Increased traffic, especially in winter, will worsen congestion and heighten safety risks for pedestrians and children.

- **Limited Amenities:** The area lacks nearby parks or green spaces, and this development fails to address those deficiencies.

The Municipal Plan (By-Law No. 300-33, Chapter 5) states that "new development will be expected to complement existing housing." This high-density development appears at odds with that vision.

I urge Council to reconsider this rezoning and maintain the original plan for single-family homes to preserve the neighborhood's character and livability.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Chantal Poirier and Matt Frenette

██████████ Oakfield Dr, Riverview

████████████████████

On Dec 23, 2024, at 8:12 PM, Chantal Poirier <chantal.helene@gmail.com> wrote:

Dear Members of the Riverview Council,

I am writing to express my strong concerns regarding the proposed rezoning plan for the subdivision behind our homes, as well as to request that this decision be reconsidered.

When we built our home, we were assured by the builder that the zoning plan behind us was for single-family homes. This was a significant factor in our decision to purchase, as it ensured consistency and privacy in the neighborhood. The new plan to allow semi-detached housing creates concerns about increased density, reduced privacy, and potentially lower property values, all of which impact our quality of life.

Additionally, due to the Canada Post strike, neither my family nor several of our neighbors were properly informed about the public hearing for the rezoning that took place in December. As a result, we were unable to voice our concerns during the formal feedback process. We believe proper notification should have been ensured to allow for meaningful participation from affected residents.

I have spoken with many neighbors on our street, and the majority share these concerns. Many were unaware of the rezoning proposal until recently, and they feel this decision does not reflect the community's input or expectations.

We kindly request that Council reconsider the rezoning proposal to maintain the original plan for single-family homes behind our properties. Such a decision would preserve the character of the neighborhood and align with the expectations of current residents who invested in this community based on the existing zoning plan.

Thank you for your attention to this matter. We look forward to hearing your response and to the possibility of a fair resolution.

Sincerely,

Chantal Poirier and Matt Frenette

██████████ Oakfield dr Riverview

████████████████████