

**From:** [Scott Morrison](#)  
**To:** [Karyann Ostroski](#)  
**Cc:** [Riverview Town Council](#)  
**Subject:** Additional Homeowners Concerns Regarding Rezoning Proposal PID 05117688  
**Date:** Wednesday, January 8, 2025 3:12:23 PM

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**Caution:** External Email.

Ms. Ostroski,

I am writing in full support of all the concerns expressed by Laura Hines at 140 Oakfield Drive in her emails of December 24 and December 27 (copies below).

As was the case with the Hines', my wife Connie and I questioned the future zoning plan for this neighbourhood prior to purchasing here and were assured the area behind Oakfield Drive was designated to be single-family dwellings. This assurance was a defining factor in our decision to purchase this specific property and in this neighbourhood.

We have now been told that the zoning has been amended to permit construction of 72 semi-detached dwellings encroaching immediately behind the street, without the existing homeowners receiving proper notification of the public hearing on December 9 and thus denying us the opportunity to present our objections.

In the interest of transparency, accountability and fairness to your constituents I request that the December 9 public hearing and any decisions that came out of that meeting be voided and the zoning amendment be tabled until a future date when all stakeholders have the opportunity to express their positions.

Sincerely,

Scott and Connie Morrison  
[REDACTED] Oakfield Drive  
Riverview NB [REDACTED]

----- Forwarded message -----

**From:** Laura Hines [REDACTED]  
**Date:** Fri, Dec 27, 2024 at 8:25 PM  
**Subject:** Re: Urgent Concerns Regarding Rezoning Proposal  
**To:** Karyann Ostroski <[KOstroski@townofriverview.ca](mailto:KOstroski@townofriverview.ca)>

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

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 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](#)

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