

Condo project proposed for Riverview

■ Golf course can proceed with needed improvements, thanks to residential developments, said club spokesman

By CHARLES PERRY
TIMES & TRANSCRIPT STAFF

It was a win-win-win situation at last night's Riverview town council meeting.

The source of all the optimism was the unveiling of a major residential subdivision for the town, which is being integrated with the Moncton Golf and Country Club in Riverview and developed by Clayton Developments Ltd.

Mike Hanusiak, senior vice-president for the Halifax-based company, told council that 187 residential lots will be opened up on the 63-acre (25-hectare) property, which stretches from the southern tip of the 18-hole golf course to the planned location of the East-West corridor.

He said 163 of them will be for single family dwellings, with the remaining 24 to be used for bungalow-style, two-bedroom townhouses. The latter lots, said Hanusiak, will cover about 1,100 square feet (99 square metres) each and will be built in a "cluster" in the southern-most part of the golf course property.

It will be named Lifestyle Bungalows and be built along the lines of a similar Clayton development in Dartmouth, N.S., he told council.

Brenda Orchard, economic development director for the town, said the bungalows especially meet the needs of young professionals who do not have a family and "empty-nesters" whose children have grown and left home. Already, she said she has received inquiries about both the bungalows and single-family dwellings.

The town wins by having a major development close to the centre of the community; Metro Moncton area contractors, real estate agents and engineers win as Hanusiak emphasized to council local people would fill those positions.

In fact, he noted they have already partnered with Modern Construction, which is commissioned to build roads and infrastructure in the subdivision.

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VIEW TOWN COUNCIL DECISION

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Todd MacIntosh, past president of the club, said there have been no major improvements made at the facility in a long time. This arrangement with Clayton Developments will provide the club the money for irrigation of the fairway and the decommissioning of two holes and the construction of two new ones to replace them.

Noting the club is a not-for-profit group that is owned by the membership, MacIntosh said it is a pretty expensive undertaking for the club, but the divesting of the property for the residential project will allow them to proceed with it. The proposal was given unanimous approval by the club membership when it was presented to them last year.

Orchard said the entrance to the development will be on Pinewood Road. She said the portion of the club south of the Pinewood entrance (which includes the bungalows) is already zoned RM Residential Mix, so they begin work, there, just as soon as the subdivision is approved.

However, the part north of Pinewood is zoned PRI Parks, Recreational and Institutional, so council is being asked to rezone it to RM.

Council referred the request to the Greater Moncton Planning District Commission for recommendation. Meanwhile, council approved the dates for the public presentation for the rezoning application (April 28) and for the public hearing (June 9).