

# Subdivision a 'big draw'

April 16/03  
HF-Development

## ■ 187-unit Moncton Golf & Country Club development will be 'economic catalyst' for Riverview

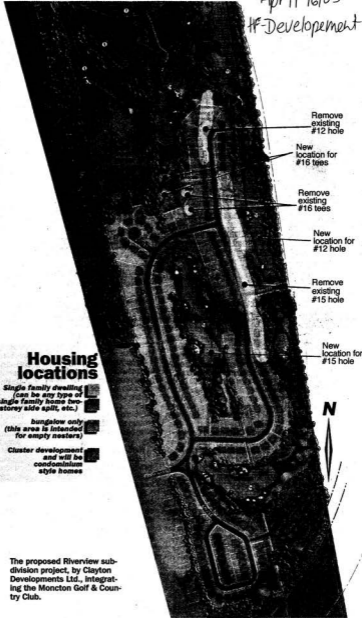
By CHARLES PERRY  
TIMES & TRANSCRIPT STAFF

The 187-unit residential subdivision for Riverview, being developed by Clayton Developments Ltd. of Halifax, is more than just a major housing complex for the town.

It is also an economic generator, a selling point the municipality can use in attracting retail and other commercial ventures, says Brenda Orchard, Riverview's economic development officer. She said it can serve as the catalyst for many other valuable projects for the community.

"It is going to be a big draw, a community within a community," Orchard said yesterday. "Its entrance on Pine-wood Road goes right by Findlay Park and Findlay Place (the latter, a strip mall) to provide a good drive-by crowd."

"It will also add more people with high disposable incomes," she said, referring to those who would be living in the upscale homes in the Clayton subdivision. "It is within walking distance of Frank L. Bowser School, backs onto the site for the East-West connector road and is close to the new (replacement



### Housing locations

- Single family dwelling (can be any type of single family home two-storey side split, etc.)
- bungalow only (this area is intended for empty nesters)
- Cluster development and will be condominium style homes

The proposed Riverview subdivision project, by Clayton Developments Ltd., integrating the Moncton Golf & Country Club.

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## NEW BRUNSWICK

# Park work would include bridge over Big Salmon River

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was referring to the Fundy Parkway, she said he had proposed a transfer of some provincially-held land to the national parks system, which is in her portfolio.

Reached yesterday, Herron said he is indeed talking about the Fundy Parkway but the national park too.

Referring to a map of the Fundy Coast, Herron drew a straight line from where the Parkway ends at Big Salmon River to the northwest corner of Fundy National Park.

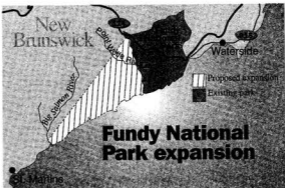
That line, the Fundy Coast and the park boundary enclose an enormous triangular chunk of territory that is almost entirely owned by the province and is also uninhabited.

Herron said he and New Brunswick Senator Joe Day propose building a road along the line from Big Salmon to the park's northwest corner. The work would have to include a vehicular bridge over the Big Salmon as well. The federal government would build it and, in exchange, the province would transfer all the land it owns between the new road and the coast to Parks Canada, which could then assign it to Fundy National Park, thus nearly doubling its territory.

If it came to pass it would solve several problems, said Herron. Business interests would like to see the Parkway completed all the way to Fundy Park along the coast to further promote tourism, but environmentalists say the traffic pressure will hurt the delicate coastal ecology.

The Herron/Day plan would protect that coastline, help the tourism industry grow and also solve a big problem for the park itself.

"In the Gérin Report released two years ago, Fundy Park scored as one of the worst national parks in Canada at its fulfilling its ecological mandate to preserve its biodiversity," said Herron. "The reason most often cited by



such groups as the Canadian Nature Federation is the size of the park — it's simply too small to fulfill its ecological mandate. Conservationists are also concerned about the activity on its borders, including logging.

"What this solution proposes is a doubling of the park, which would protect it from such activities, help it fulfill its ecological mandate and also preserve one of the few stretches of uninhabited coastline (Salmon River to the park along the Bay of Fundy) left in eastern Canada."

Herron said he has already met with the premier and several provincial cabinet ministers on it and, although they made no commitments, they were open to the idea.

Monday, Coppins didn't seem particularly warm to the idea, but didn't shut the door either.

"I said we'd certainly be happy to talk about expanding public spaces at any time, but it also means that it's not in lieu of the provincial government actually leaving their responsibilities for parks. We don't necessarily want

to become the government that takes over all parks in Canada."

Coppins said she will set up a meeting for Herron and Day with people from Parks Canada.

Told of Coppins' reaction yesterday, Herron was encouraged.

"It was only a very preliminary conversation we had last week and I'm heartened that she at least took it seriously enough to mention it to you. The meeting she is talking about hasn't happened yet but it's with their wildlife biologists, partly to assess to what degree increasing the size of the park will enhance its ability to preserve its biodiversity.

The prime minister has said his government is prepared to spend the money it needs to complete its chain of national parks but, at the same time, said it needs to "fortify" the existing ones from encroachment.

"I realize there are some pockets of privately owned land in the territory we're talking about and some negotiations would have to be done, but this is a great opportunity to fulfil that commitment to fortify Fundy National Park."

RENÉE-FRANCE LEBLANC/TIMES & TRANSCRIPT