

# Riverview golf club development hits snag

**■ Lawyer for Riverview landowners said they were never approached by the golf club or developer about cutting their trees**

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The Town of Riverview has no intention of refereeing the latest squabble emerging between a local landowner and the Moncton Golf and Country Club — even though a major residential development may be at the centre of the dispute.

Ross and Joan MacCallum claim the golf club, which is located off the Coverdale Road, has been cutting down trees on the right-of-way, to which they own the timber rights.

The alleged wood cutting is believed to be work-related to the major residential subdivision announced two weeks ago, which is being integrated with the Moncton Golf and Country Club and developed by Clayton Developments Ltd.

A public presentation was held last night

at council chambers, in which Mike Hanusiak, senior vice-president for the Halifax-based company, outlined plans to the residents on hand for the session. He said the subdivision will comprise 187 residential lots, 163 of which will accommodate single-family dwellings.

The lots will be created 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.

Most of the houses will be large, upscale homes. However, some of the lots will be used for small, two-bedroom bungalows that will back up against the golf and country club and the adjacent McAllister Park subdivision.

The remaining 24 units will be for townhouses that will be built in a cluster in a cul-de-sac where the proposed east-west corridor would run. Located next to the bungalows, it borders on a piece of town park land.

Among those in attendance for the presentation were the MacCallums and their lawyer, Warwick Gilbert. The latter indicated after the meeting that legal action could very well be in the offing in connection with

the trees.

Marc Cormier, representing the Greater Moncton Planning District Commission, told the meeting there seems to be a "private issue" taking shape in the area where the development is to take place. "It is a legal issue between two (land) owners," he said.

"But we (planning commission) don't usually look at that in making our decisions," said Cormier.

"As far as I'm concerned, it is a civil matter between two taxpayers," said Brenda Orchard, economic development director for the town. "It is not something that would concern the town. It is not our place to get involved. We can't take sides."

Meade said the municipality's part is simply to make sure the process is followed properly regarding the subdivision approvals and rezoning requirements involved in the proposed residential complex.

Gilbert said no one from the golf club or Clayton Developments had ever approached the owners of the right-of-way to get permission to cut wood on their property. "There is no legal action pending right now, but it could come pretty quickly," he said.

Hanusiak mentioned during the public

presentation that he was "surprised" to read in the paper about the alleged theft of the wood and that it had been reported to the RCMP, who are currently investigating the incident.

"I am aware of the issue," he said. "In fairness to the other party, I'm prepared to sit down with them, if they are willing, and discuss the situation."

"Certainly, if anyone wants to talk to me, I am willing to discuss matters with them," Gilbert said after the meeting. "I never close the door on discussions," he said.

Meanwhile, Hanusiak told the residents at the public presentation that the company still has not yet finalized the price list for the lots. The lots will be developed in phases, with the whole project expected to take five to six years.

The project, however, will require one rezoning. The property north of the Pinewood Road entrance to the subdivision is currently zoned PRI Parks, Recreational and Institutional. Council is being asked to rezone it to RM Residential Mix to permit the residences to be built there.

Riverview town council set June 9 at 6:30 p.m. as the date for the public hearing for the rezoning request.