

Land Re-zoning Application, Centreville

Public Information Meetings were held January 30 and 31, 2012, regarding an application to rezone land on 959 Sherman Belcher Road and two adjacent properties from R1 and R2 to Residential Manufactured Housing (RM), which would permit mini and mobile homes. In total, about 250 residents were in attendance. The response of the community members who were present and/or represented was one of resounding rejection of the applicant's proposal, with no positive comments voiced. The majority of speakers cited one or more of the following reasons:

- Fear of devaluation of existing homes and properties in the community;
- Loss of community input and control into future development of the property in question should the zoning be changed to Residential Manufactured Housing (RM); the land can then be developed differently than that proposed;
- Perceived discrepancies between the proposed lot size and development density vs. the actual size of the property in question;
- Increases in traffic and demands on community resources such as water and sewer: it was felt by some that tax revenue from such a development would be insufficient to cover the increased costs incurred, hence the burden would fall on existing residential tax payers;
- Lack of benefit to the many local contractors and tradespeople, as the homes in the development would be built in New Brunswick;
- Affordable conventional housing is already available in the community;
- The focus on a specific demographic, i.e., those over the age of 50 years, and the demand for and/or ability to do so;
- Failure of a mini-home park to reflect the existing image of the community: many would like to see the area in question developed, but under the current zoning, e.g. semi-detached and single unit dwellings;
- The desirability of encouraging young families to move into the area and use existing parks and schools vs. turning Centreville into a retirement community;
- Land-lease mobile homes devalue over time vs. permanent homes, which increase in value;
- Lack of demand for mini-homes in the community;
- A lack of familiarity and/or history with the applicant and any of his existing developments.

Residents should be reminded that it not the applicant who will decide if the proposal is approved, but rather their elected representatives on the Municipal Council.

Anne-Marie Waterbury, Recorder