

From: Lori McConnell

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Subject: Proposed Victoria Public School Development

My name is Ron McConnell and my wife Lori and I reside at 12466 Dillon Drive (immediately across the street from the proposed development). We purchased this home (which was one of the original farm homes in the area) in 1982 and in the ensuing 37 years we have witnessed the evolution of our neighbourhood and the Town itself. Over the years single family subdivisions have been built to the south and north of us. The poorly planned Pinewood subdivision built in 1991 immediately behind my home (approximately 4 feet higher than my property) has led to stormwater flooding of my property. Over the years I have built a berm at the rear of my property and installed rain barrels and an outdoor sump pump system to remove rainwater runoff from my property to stop my garage from flooding during any substantial rainfall. Since the construction of all the newer homes to the South we have also experienced street and property flooding on a more regular basis which makes one wonder if we have adequate infrastructure to handle those developments let alone the proposed development directly across the street from my residence, which is also at a higher elevation from all of us who reside on the north side of Dillon Drive. While my wife and I understand that a development is inevitable, we have major concerns regarding the density of the proposed development. The rezoning of the property to R3 seems excessive and totally outside the norm for the Town of Tecumseh. I think a development similar to the one recently constructed on Carmelita Court would be a welcome addition to the neighbourhood with few, IF ANY objections.

I'm sure that there will be many presentations regarding the proposed rezoning so I want to focus on the issues that we have with the infrastructure that is going to be required to support ANY development of this property.

First I would like to address the Traffic Impact Study completed by RC Spencer on behalf of the proponent. It concludes that 'this proposed development would have a nominal effect on traffic operations in the area. I don't know how they came to this conclusion as I have never seen any traffic count or study being completed at any time. The reality regarding traffic is that it has multiplied at least TEN fold since we moved here 37 years ago. In addition to the traffic from the subdivisions to the north & east we now have EIGHTY mailboxes directly across the street (people on St. Pierre have to drive to collect their mail now) and have just been informed by Canada Post that another FORTYEIGHT mailboxes currently at Lacasse & Riverside Drive will be relocated across from my home. I don't think the noise, nuisance and traffic impact of 128 mailboxes (basically a Post office!) has been taken into consideration. As many as 60 vehicles a day collect their mail (some actually throw their junk mail on the ground for me to pick up when it arrives on my lawn), turn around in our driveways or cut across our boulevards as we have NO curbs. In addition, Dillon Drive is now on the Town's bus route so we get to hear the clanging and clanging of the bus passing 12 times a day. If you add another 100 to 200 car trips a day emanating from the

proposed development I think the town might want to complete a real traffic study prior to approving such a high density development. With regard to the street itself there has been NO substantive improvements made in the 37 years that we have been here. On ONE occasion, many years ago, the street was planed and resurfaced. The road surface itself continues to deteriorate, puddles after rain, is riddled with alligator cracking and is certainly not designed to handle the heavy truck traffic that this street will be subjected to during construction of any development. The road is in a state that currently requires substantial repair or replacement. The time for a real road with curbs, gutters and proper storm water drainage has arrived. In addition, the underground infrastructure (gas and water lines and storm and sanitary sewer systems) are well past their due date for replacement as they are over 70 years old and have not received any work in my 37 years at this location. Last year the gas line to my home began leaking from line corrosion and had to be replaced. Union Gas stated that the entire main line needed to be replaced as it was one of the original lines installed in Tecumseh AND that it would NOT support any new development. The water lines are LEAD PIPE and probably should have been replaced years ago. Finally the storm sewer system has proved to be inadequate on a number of occasions over the years which has led to property and basement flooding and caused damage to property and personal belongings. I think it would be prudent for the Town to address these issues prior to any approval of the development of this property. In addition I have an old metal culvert storm sewer (maybe an old farm drain?) that runs through my property towards the lake. I think it is also under the McColl right of way and is still active. I need to know what impact the development proposal may have on this old infrastructure.

In conclusion, we vehemently oppose rezoning application to R3 and we think the infrastructure needs have to be addressed by the Town prior to any approval of any development in either its current proposed form or any modified application.

I look forward to the public meeting on the 10th and if anyone would like to discuss my concerns with me prior to the meeting I can be reached at 519 7359689. Thank you for considering my comments and concerns.

THE POTENTIAL PROFITABILITY TO A DEVELOPER SHOULD NEVER SUPERCEDE THE CONCERNS OF EXISTING RESIDENTS.

Sincerely

Ron McConnell
12466 Dillon Drive