

[REDACTED]
13942 Riverside Dr. E.
Tecumseh, Ontario N8N1B6

RECEIVED

FEB 23 2023

February 22, 2023

Town of Tecumseh

RE: Zoning By-law Amendment, 13931 Riverside Drive

I am writing to advise the committee that I am **OPPOSED** to this Zoning By-law Amendment.

The lot in question has a 90 Ft. frontage. It is perfectly suitable for building a large single dwelling home, similar to other homes in the surrounding neighbourhood. As the lot is too small to subdivide into 2 lots with the required minimum of 75 Ft frontages, this amendment is nothing more than an attempt to circumvent the current R2 zoning requirements.

The fact that the owners overpaid for the lot during the period of bidding wars, with housing prices rising at unheard of rates (that you will note are now falling), does not make it the committees job to fix their bad investment decision.

Last year they attempted to sell it, lowering the asking price well below what they paid for it, just to cut their losses. Obviously they never received an offer that was acceptable to mitigate their losses.

Also, I would describe the timing of this request for a Zoning By-law Amendment suspect, knowing that a lot of home owners in the neighbourhood are away in Florida or some other warm climate location during this time of year.

And why would we trust them to build a quality structure when they have not maintained the the property in a manner that would lead one to believe they would be good neighbours.

I also take exception to the fact that you put all kinds of restrictions on the north and south sides of Riverside Drive, and then come along and casually say that sure, just change the by-law for the south side so they can build a semi-detached dwelling. This is a prime residential area and it needs to remain that way. Don't be de-valuing our properties.

There are other properties in the area that could potentially go up for sale. Does this mean that someone could then buy them and create lots smaller than 75 feet of frontage and build more semi-detached dwellings in the area? You would be setting a dangerous precedent, which would change the whole "character" of the neighbourhood.

What next, an apartment building?

Strongly Opposed,
[REDACTED]