

[REDACTED]
13934 Riverside Dr E
Tecumseh, ON N8N 1B6
[REDACTED]

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FEB 23 2023

Town of Tecumseh

February 22, 2023

Response to: Proposed Zoning By-Law Amendment for 13931 Riverside Dr E

In Summary, we have reviewed report DS-2023-01 to Council as submitted by Brian Hillman regarding this proposed Zoning By-Law Amendment and we *strongly and vehemently object to this proposed Amendment to the Zoning By-Law.*

Please refer to our specific comments and concerns listed below.

Proposed Zoning By-Law Amendment (page 2 of 16)

By-Law 2065 (R2) was specifically put in place to limit land use to single-unit detached dwellings. Additionally, By-Law 2065 (R1), which pertains to properties on the North side of Riverside Dr, was also put in place to limit land use to single-unit detached dwellings. Minimum lot size is set at 75' frontage. This sets the tone for the size and type of dwellings that are considered appropriate for the area under review. This affects market price of homes in the area. This proposed amendment would allow for lot sizes of 44' and 46'; well below the standard of 75'. We would also question the assertion that the proposed dwelling will comply with the current side yard setbacks of 10' (based on a 90-foot lot). The preliminary drawing seems to show the side yard on the west to be less than 10'.

Provincial Policy Statement (pages 3 to 6 of 16)

We do not have objection to the Provincial Policy Statement in general, but do take exception to the conclusion of the writer that "the application for the proposed residential development is consistent with the PPS".

Planning authorities shall identify *appropriate* locations.... In our opinion this is not an appropriate location. What review has the Town of Tecumseh undertaken to identify such appropriate locations within already developed areas. What is your plan?

What is your assessment of the potential negative impacts this decision would have on the surrounding properties? What precedents will be set by this decision? Will townhouses anywhere in an R2 or R1 zone be acceptable to this Council? If so, then there should be full disclosure of this intent and why not change the By-Laws all together? At least potential buyers of expensive properties would be aware of the risk of what might be built next to them.

Please do not misunderstand. We believe that there are some wonderful developments in Tecumseh that encompass townhouses and even a mix of townhouses and single unit dwellings. They were well planned, thought out and located.

This proposal does not have the characteristics of a well-planned development that makes sense in this particular area of Tecumseh, but rather an opportunistic attempt to mitigate a poor purchase decision.

County of Essex Official Plan (pages 6 to 8 of 16)

3.2.7 Intensification and Redevelopment – “The County encourages *well-planned intensification development projects..... to facilitate economic and social benefits for the community*”

We would argue that this single project is **not** a “well-planned intensification development project” and will in fact have **negative** economic impact for the surrounding community.

Tecumseh Official Plan (pages 8 to 13 of 16)

There is a lot of detail in this plan. We will only conclude (similar to our comments above) that we disagree with the conclusion reached by the writer. This is **not** the right location for this type of development that in our opinion is not well planned from the perspective of the surrounding Community. This is a “one-off single development” that does not contemplate the community as a whole.

Thank you for your consideration of our objections to this proposed Zoning By-Law Amendment.

