

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

Summary: We strongly object to this proposal with line-item specifics and general concerns listed below.

FEB 23 2023

Point of objection Report#DS-2023-01 (page 2 of 16)**Town of Tecumseh**

By-Law 2065 (R2) was put in place to limit land use to single family homes which established a value for home investment. A change to this established residential area to subdivide a singular lot to accommodate a semi attached home and split the property to (2) 45' Lots will have a significant affect on that value commitment from the township's original zoning.

Are 45' lots now acceptable, and can anyone decide to subdivide their lot for the purpose of turning a profit?

Is this an abuse of by-law amendments to support speculators and home flippers?

Point of objection Report#DS-2023-01 (page 3 of 16)

The provincial policy statement 1.1,c discusses accommodating an appropriate affordable and market-based range and mix of residential types.

This works well in new brownfield developments but creates value conflicts in existing established neighborhoods. Would the one extra property tax from splitting a formerly single unit home pay the township for the devaluation of multiple surrounding properties?

Point of objection Report#DS-2023-01 (page 6 of 16)

This property at 13931 Riverside Dr. is in the 'Natural Hazard' zone which raises the question of, why would the township choose to increase housing density in a Flood Zone? Is this not contrary to the latest planning practices?

Point of objection Report#DS-2023-01 (page 8 of 16)

In the County of Essex Official Plan 3.2.7 talks about well-planned intensification development projects in the Settlement Areas ... to facilitate economic and social benefits for the community. In this case the end result is a devaluation for the community to the benefit of a single investor. I am sure this was not the intent of this planning statement.

Thank you for your time to consider our objections.