

## **Town of Tecumseh Re: Proposed official plan amendment and zoning by-law Amendment.**

The property at the corner of Lesperance Rd and Cty Rd 42

Concerns regarding the proposed changing of the zoning by-law to be changed from Neighborhood Commercial to a "Medium Density Residential" designation. It is proposed to build 3 buildings of 3 stories each, of 6 dwellings each, totaling 18 dwelling units. That was the only notice given to us as property owners. I asked to see the planning report, and only then did I realize there was also a possibility of 5 unit commercial buildings.

I am opposed to this change of zoning to allow this building on this property for a number of reasons. **Safety** is the major concern. Currently, the traffic at this intersection is already dense. There are "blind spots" already existing on Lesperance Rd in this area. The proximity to cty rd 42 is fast coming from the light. The traffic is congested and adding 18 families at this corner is adding to the already existing problem. Adding three 3 storey units will increase difficulty seeing around this corner. A driveway access will be coming on to Lesperance. It is unknown how narrow the drive will be going into and out of this location.

Due to the recent flooding issues in our area, it is already a concern regarding drainage.....both sewer and storm water. Adding 18 residential homes will put additional burden on the system.

There are service changes being proposed by the county for the future widening of Cty Rd 42. I am questioning the infrastructure for both these projects. I don't know how they will affect each other. We have been informed there will be a need for new services for this widening. I think adding this number of homes would be concerning. The storm sewers on Lesperance Rd have been upgraded twice since 1980. It has been pushed to its limits in the past 2 years and we all know areas nearby have experienced flooding.

In reading the planning report provided to me, implies that the changing of the zoning may not end with the 18 residential units only. There is a clause that says the "development not exceeding a maximum density of 30 units per hectare of land" Will there be additional units in the future? Also added was possibly adding a commercial area. How does this affect this project? Why were these items not provided in the initial letter?

There have been past experiences that once a zoning law is changed, other changes not in the initial planning may occur. There are no guarantees against this. We are concerning ourselves with a hidden agenda. Examples of this.....approval for home.....builds two massive houses of larger size than originally planned.....are now obstructing view at intersections. ( 6th concession and Scofield Rd )

Will this be handicap accessible?

Will there be transit bus service?

Will there be more than 1 access to resident building and commercial side? Where will the access be?

Concerns for services, flooding and safety make me ask that the zoning of this parcel of land is not changing and not allow this project to go forward.

Thank you for your time

Anna Mae Bracken

