

January 4, 2024

By email only.

Mayor Gary McNamara, gmcnamara@tecumseh.ca
Deputy Mayor Joe Bachetti, jbachetti@tecumseh.ca
Councillor Alicia Higgison, ahiggison@tecumseh.ca
Councillor James Dorner, jdorner@tecumseh.ca
Councillor Ricardo Tonial, rtonial@tecumseh.ca
Councillor Brian Houston, bhouston@tecumseh.ca
Councillor Tania Jobin, tjobin@tecumseh.ca

THE CORPORATION OF THE TOWN OF TECUMSEH
917 Lesperance Road
Tecumseh, ON N8N 1W9

Dear Mayor McNamara, Deputy Mayor Bachetti and Councillors,

Re: Tecumseh Hamlet Secondary Plan

The Town of Tecumseh has recently held a second public information session regarding the Tecumseh Hamlet Secondary Plan area and infrastructure improvements therein. Although I was unable to attend the public information session held on November 27, 2023, I wish to provide my comments with respect to such secondary plan.

I am a long time resident of the Town of Tecumseh for a period in excess of 30 years, and have resided on Corbi Lane for almost 25 of those years. I, along with other residents, will be affected by the design and implementation of the Tecumseh Hamlet Secondary Plan.

According to the proposed land use plan there are a number of high-density and mid-density neighborhoods proposed in this Secondary Plan commencing as far east as half a block from Corbi Lane. Of particular concern to myself and a number of residents on Corbi Lane is a proposed mid-density development fronting on the west side of the street that is one-block west of, and running parallel to, Corbi Lane. Such mid-density designation would allow up to four stories on a potential residential development which would intrude on the privacy and character of the neighborhood and residents of Corbi Lane.

I welcome the development of the Tecumseh Hamlet Secondary Plan area and commend the Town and administration for a very nice design and layout of such proposed development. I believe that the character of the neighborhood immediately abutting this new development should be more strongly considered within the design as the residents acquired properties in the area on the understanding that any future development along that corridor would be consistent with the

residential development currently in place.

In my opinion it would be unfair to dramatically change the character of the neighborhood by allowing either mid-density or high-density development within less than one block of the established residential areas. Simply moving the mid-density and high-density area half a block further west to allow for low-density development on both the east and west sides of the first street west of Corbi Lane would allow a buffer zone and be consistent with the intentions of the Town as has been expressed to the residents of these areas over the last 25 years. It is my belief that the character of the existing neighbourhood would be preserved if both sides of the first street immediately west of the existing residential development on Corbi Lane are allocated for low-density development which, based on the current proposed land use plan, would mean only a very minor revision to the plan affecting only the west side of that future street.

Such revision to the proposed plan would satisfy the concerns as expressed to me by some of the residents of Corbi Lane.

The concerns expressed herein are shared by a majority of the residents of Corbi Lane. In this respect, I attach hereto a copy of the Comment Form as completed by the majority of those residents as required by the Town indicating their concerns. As noted on the Form, I am also copying this letter and all of the completed forms to Shane McVitty of the Town of Tecumseh and Laura Herlehy of Dillon Consulting for their information and records. I trust that the Town and the consultants shall take into consideration these comments and concerns in their decision making for this secondary plan process.

I also ask that Deputy Mayor Joe Bachetti and Councillor Brian Houston, both residents of Corbi Lane and members of Council, as representatives of those constituents, make the effort and take the opportunity to discuss their neighbors' concerns with them in order that they may properly express those concerns to Council as a whole. It is the role of the peoples elected representatives to do just that and represent the interests of their constituents.

I am hopeful that Your Worship, as the Mayor of Tecumseh, and all Councillors will take into consideration the concerns expressed by these long time residents of the Town in making any final determinations regarding the proposed land use plan for the Tecumseh Hamlet Secondary Plan. I welcome the opportunity to speak to Council to clarify the concerns expressed herein if desired.

Thank you for your attention and consideration.

Yours truly,



ILIAS KIRITSIS

cc: Shane McVitty, by email: smcvitty@tecumseh.ca
Laura Herlehy, by email: lherlehy@dillon.ca
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