

## Rawlings, Ian

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**From:** Randy Cyr [REDACTED] >  
**Sent:** Thursday, April 11, 2024 4:55 PM  
**To:** Rawlings, Ian  
**Subject:** Public meeting - Westchester Beach

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Mr. Ian Rawlings,  
Junior Planner, Planning Services  
Town of Essex

Ref: Amendments to By-law 1037  
206 Chester Road  
Westchester Beach  
Pt. lots 74, 75 Conc. 1  
R.P. 1460

Dear Sir;

We are in receipt of an announcement of the Public Meeting to Consider Amendments to the Town of Essex Zoning By-law 1037. We are owners of seasonal property at [REDACTED] on Westchester Beach and understand that the purpose for the application to amend the by-law is to permit the use of a single detached dwelling at 206 Chester Road as a new Short Term Rental Unit (STRU).

We are not in favour of this amendment and oppose the application for the following reasons:

To our knowledge, there are no similar arrangements existing on Westchester Beach, which is a private subdivision, comprising predominantly permanent and some seasonal residents.

Of 61 lots in Registered Plan #1460, 21 are lake/beach front, sharing vehicular access with 20 lots to the north via Chester Road, the remaining 20 lots via County Road # 50. Access from County Road 50 is via Westchester Road, 2-lane, gravel, Chester Road is single-lane and dead ends at the east and west ends. The driveway to 206 Chester Road ( ref. lot #31 on the attached plan 1460) is off Westchester Road.

The beach is private, the closest public access is at Colchester, +/- 2 km to the east.

The identification sign at County Road #50 states "Westchester Beach - Private". The only safe access to the water is through private property and as owners we are not prepared to allow the public to trespass, nor accept liability using our yards. This was explained to the applicants shortly after they purchased the property and accessed the beach, either unknowingly or through mis-information. We are noticing an increased Police presence in the years since Covid 19 (with the absence of our American neighbours) dealing with trespass and out-of-control behavior.

To my knowledge, the applicants have never lived in the dwelling. I would suggest the absence of resident management would increase the onus of responsibility on property owners, By-law and Law Enforcement when dealing with transients who could view the waterfront as their own.

Many of us are long term owners and deeply value the serenity and calm nature of our beach community - none of which we feel would be enhanced by the addition of 'Short-term Renters', in all likelihood the opposite.

We do feel the Town of Essex was prudent to enact the stipulation that the unit be established prior to and in operation on May 9, 2022 and see no valid reason to support the objection.

Respectfully,

Suzanne and Randy Cyr

encls. RP 1460