

Rawlings, Ian

From: Sally Thurston <[REDACTED]>
Sent: Monday, April 1, 2024 10:11 AM
To: Rawlings, Ian
Cc: Bondy, Sherry; Shepley, Rob; Matyi, Jason; Allard, Brad; Hammond, Rodney; Garon, Joe; McGuire-Blais, Katie; Verbeek, Kim
Subject: Comment Submission Regarding Proposed Amendment to By-Law 1037 to Change 206 Chester Rd. into Short Term Rental Unit

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Attn: Ian Rawlings,

I am writing to request that on April 15 Essex Town Council not approve the amendment to Zoning By-Law 1037 that would permit the home at 206 Chester Rd. to become a Short Term Rental Unit.

I, along with my neighbours, know who has lived at 206 Chester Road and that it has **never** been used as a short-term rental. As such, according to Town of Essex amended By-Law 1037, it cannot legally be permitted to be used as one now. Additionally, many other factors support the case for denying a STRU to be established there.

There is no on-street parking available at this location. If short-term renters use 206 Chester to host a large number of people, the haphazard parking of their cars will create a traffic danger.

Every resident on Chester Road, either by car or bike or on foot, must pass by 206 Chester Road in order to enter and exit their neighbourhood and access County Road 50. Every one of them will be subject to this traffic disruption and threat to safety.

Both Chester Road and Westchester Road, (where the proposed STRU's driveway is), are dirt roads. In fair weather, dry clouds of dust are raised every time a car traverses them. Large numbers of cars visiting 206 Chester Rd. will compound this problem.

Permitted short-term renting already exists at 207 Chester Rd. Permitting a STRU at 206 Chester would mean the home at 104 Westchester would have short-term renters both across the street from them and kitty-corner to them. And the home at 205 Chester would have short-term renters next door and also across the street from them. That would deprive those homeowners of the residential community they chose to live in and enjoy. It would be replaced by a commercial one.

Westchester Beach is a neighbourhood where people know each other and work together to maintain a safe, friendly, respectful environment. The introduction of additional and ever-changing numbers of unsupervised and unmonitored short-term renters is a threat to the peace and order of this entire neighbourhood.

Westchester Beach has a history of neighbourhood disruption caused by short-term rentals. Before STRUs were regulated, [REDACTED] told me and my fellow neighbours about how she had been forced to call the OPP many times on short-term renters next door to her at 211 Chester Rd. She said the short-termers habitually trespassed on her property, relieved themselves on her property, littered her property, and committed late night noise violations. She eventually gave up, sold her home, and moved away.

A large number of locals walk or bike past 206 Chester. Should the renters of the proposed STRU bring dogs with them and fail to know about or observe the by-laws that require their animals to be leashed and controlled, those pedestrians and bicyclists will be endangered. As a regular walker who has been bitten and assaulted by loose dogs on our streets, I assure you dog threats to safety are real. The new STRU would exacerbate this ongoing problem and the STRU's transient population would pose difficult enforcement challenges.

If the Town of Essex is interested in supporting the well-being and viability of the Westchester Beach neighbourhood, and if it is interested in enforcing existing By-Law 1037, it will vote to not amend By-Law 1037 and not allow the home at 206 Chester to become a Short Term Rental Unit.

Sally A. Thurston
[REDACTED]