

From: shirley ciphery [REDACTED]
Sent: Sunday, March 24, 2024 9:47 AM
To: Clerks <[REDACTED]>
Subject: Amendment to the town of Essex by-law 1037

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Applicant: Mary & Claude Begin (c/o Nathalie Begin)
Lands identified municipality as 206 Chester Road, Colchester South, (Ward 3)

We, (Brian Ciphery & Shirley Ciphery) do not want a Short Term Rental next door to us. We reside at 115 Westchester and the home requesting STRU is directly behind us. We are definitely against this proposal of change to the By-Law 1037.

Sincerely,

Brian and Shirley Ciphery
115 Westchester Road.
Harrow, Ontario
N0R 1G0

Rawlings, Ian

From: Erin Scholey <[REDACTED]>
Sent: Friday, March 22, 2024 2:37 PM
To: Rawlings, Ian
Subject: 206 Chester Road

Follow Up Flag: Follow up
Flag Status: Completed

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Good afternoon, my name is Erin Goudreau the home owner of 221 County Rd 50 West, Harrow Ontario, N0R1G0. Im writing today to express my concern with the application for a short term rental at 206 Chester road. The people who lived there for at least a year or so were allowed to be quite disruptive to the neighbourhood with their barking pitbulls, parties and drunken fights and behaviours. The police were ther a few times. This leads me to believe that whoever comes to rent short term will be allowed to behave in the same manor and so it is my opinion that this should not be allowed. This is a quiet neighbourhood in which many retired folks and at least 7 children (3 of which are my own) live in. It is also my opinion that since the owner of the property had established a long term rental situation before May 9th 2022 that the by law does not apply. Hopefully I am understanding the law correctly. Thankyou for receiving my submission.

Rawlings, Ian

From: Nancy Stephen <[REDACTED]>
Sent: Sunday, April 7, 2024 2:12 PM
To: Jason Field
Cc: Lauzon, Cassandra; Clerks; Rawlings, Ian
Subject: Good afternoon Westchester Neighbours

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Sunday, April 6th, 2024

Good afternoon to you all,

Finding this wonderful location Eighteen Years ago. Lot 12, Plan 1460. We have been so blessed to be a part of our Westchester neighbours. We have made so many friendships, in our quite, family oriented location. It was a dream come to to find such a beautiful location.

It has been a delight to share our property with our family and friends over the last 18 years. Loosing my husband 10 years ago. I made a decision to stay in this location, feeling the support, love of our Westchester Beach family. The comfort and safety of our community continues to grow.

As the years have passed I was reluctant to support our extended community. As of June 2019, I decided to share and open an AirBnb, so others could come and enjoy all that Essex County has to offer. To also support all our local activities. Bike trials, wineries, breweries, wedding events, golf courses, etc. And all events our community has to offer.

When Essex County made a new bylaw 2022, referring that pre existing AirBnb's grandfathered in, would apply for a permit. Which I did and was approved.

I live onsite, always available. The listing is only on AirBnb, in which AirBnb allows me to accept, or decline a reservation. The Loft Suite is located above my garage. With an open concept. One queen size bed. Two guests only. No pets, unless approved by myself. No children.

I supply basic amenities. I do not supply a stove for cooking. Nor an outdoor fire pit in the location. Or BBQ. I have a sitting area on the north side of the building, where guests can enjoy their quiet time, after their day of adventure. I have a shut downtime at 10pm. As stated on my listing, not to disturb neighbours. It is a quaint getaway for those seeking a day, or weekend away.

With that being said. I have not received any complaints in the past 5 years.

The proposed by-law amendment by Mary & Claude Begin (C/O Nathalie Begin) located at 206 Chester Road, Colchester South.

The property is zoned Residential District 1.1 (R1.1), Zoning Bylaw 1037.

The applicants applying site specific zoning amendment , to rezone, to operate a Short Term Rental. Is actually disturbing to myself and our neighbours. We can only imagine the onset of problems occurring. We have already witnessed mismanagement by the said applicants from the past. This said property will become weekends of outdoor activities, parties with more then two occupants to rent the said single dwelling. They have already had delivered a new hot tub recently, which will also add fuel to the daily and late night gatherings. This property will not be supervised by the owners of the said property, living off site. We as residents of Westchester Beach, are not in favour of having a AirBnB which will create possible disruption in our neighbourhood.

Note: June of 2023, 209 Chester Road was purchased. Directly beside me. The intent was to rent out as an AirBnB, which I was not informed. There were two rentals over a three week period. The first rental, had a exterior fire, sitting on my own property, I had to go in my own home, from the smoke coming onshore to my location. The second rental turned out to be quite disturbing, in which I had to contact the owner over the disturbance late evening. He was not happy to learn that he couldn't rent out as a STR.

To note: There is no access to the beach, as there is a throughway only to the residents of Westchester beach. Currently from the erosion, owners only can access the shoreline from each property, as we own to the waters edge.

We have measured the entranceway from my AirBnB doorway, 207 Chester Rd, to 206 Chester Road, entrance doorway. Being 662 meters, which is 207.34 feet.

May you please consider our concerns, and not allow the said property to be a short term rental. This will create a floodgate of opportunities in our communities. Thus we need to try to make a precedent for our neighbouring Essex County residents.

Thanking you in advance for my and our concerns,

Your Truly,

Nancy Stephen

Rawlings, Ian

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 191 Chester Road 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

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, W. Walker at 209 Chester 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
190 Chester Rd., Harrow

WATER & WASTEWATER BILLING

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From: stacey charlton [REDACTED]
Sent: Friday, March 22, 2024 2:58 PM
To: info <[REDACTED]>
Cc: Lauzon, Cassandra <[REDACTED]>
Subject: Fw: Mary and Claude Begin 206 Chester rd Colchester rezoning

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[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Friday, March 22, 2024, 2:53 PM, stacey charlton <[REDACTED]> wrote:

March 22/24

To Council Members of the Town of Essex
Essex Municipal Building
33 Talbot Street South
Essex, Ontario

Regarding Applicants Mary and Claude Begin
Lands Identified Municipally as
206 Chester Rd
Colchester South (ward 3)
Regarding amendment to the General Zoning by-law 1037 under the provisions of the Planning Act,
R.S.O 1990

My name is Stacey Charlton . I reside at 210 Chester rd Harrow Ont.
I am Mary and Claude's direct next door neighbour.
I am writing to council with very strong concerns and feelings opposing to not let this property become an air b n b .
Although initially when Claude brought this idea to the attention of my husband, I had mixed feelings about this.
I have given this much thought and research.

I thank council for hearing my concerns as to why I do NOT want to live next door to an air b n b.

Point Form

1) Mr. and Mrs. Begin do not live close by to be aware of any negative situation should they arise.

2) I worry about noisy parties, clogged parking and property damage being so very close.

3) Our road is not paved, it is a dead end street and not meant for heavy traffic.

4) We have a quiet residential neighborhood. Zoning changes to a business is not ideal, nor wanted in our neighborhood. A commercial income home in a residential area, is not what we intended to move into 9 years ago when we purchased our forever home.

We have children that play, ride bikes, families that walk with kids and dogs up and down our streets. Increased traffic, different strangers every week/weekend is dangerous and not what we put our hard earned money into our home for.

5) Air b n b do not do back ground checks on any of their renters.

It is a huge concern as I have my 14 year old daughter, who goes for walks and stays by herself at certain times. This is a safety issue.

We picked this street, this neighborhood for our children and ourselves.

6) We already have an air b n b directly across from Mr and Mrs Begins property, on the water side. It is less than 200 ft from them.

7) We have a chicken wire fence separating our backyards. We have 2 German Shepherd dogs, they will bark at new strangers especially every week. My dogs mental well being and the quietness of the neighborhood is in jeopardy.

Begins fire pit is in plain view of us. Parties large groups every weekend is not great.

There are no private fences or bushes.

8) Air b n b's are changing neighborhoods.

Disruptive behaviour and actions.

9) There is a beautiful motel, The Grove, less than 2 minutes from us.

Another, and I mean another air b n b is not wanted here nor needed.

Just on other streets around us there are so many.

10) We have a private beach for us! Not public.

Please consider my concerns and the concerns of our neighborhood.

Respectfully

Stacey Charlton

210 Chester rd

[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

PETITION

RE: File #: ZBA-02-24

To: The Mayor and Council, Town of Essex
 c/o Town Clerk of Essex
 Essex Municipal Building
 33 Talbot Street South
 Essex, Ontario
 N8M 1A8

Action Requested: Council for the Town of Essex to deny the request for amendment to the General Zoning By-law 1037 under the provisions of the Planning Act, R.S.O. 1990, specifically lands identified municipally as 206 Chester Road, Colchester South, (Ward 3).

NAME	ADDRESS	SIGNATURE
Jeanne Lucier	200 Chester Rd	Jeanne Lucier
Don Lucier	200 Chester Rd	Don Lucier
Mary Emery	195 Chester Rd	Mary Emery
Richard Emery	195 Chester Rd	Richard Emery
JASON FLEW	205 CHESTER RD	Jason Flew
Sally A. Thurston	190 Chester Rd	Sally A. Thurston
Doris Motruk	211 Chester Rd	Doris Motruk
NANCY STEPHEN	207 CHESTER RD.	Nancy Stephen
Randy Cyr	191 CHESTER RD.	Randy Cyr
JoAnne Letteri	104 Westchester Rd.	JoAnne Letteri
Mark Letteri	104 Westchester Rd	Mark Letteri








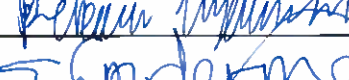
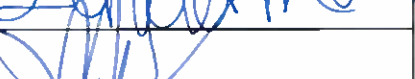


By signing this petition, I hereby acknowledge that this petition will become a record of belonging to the Town of Essex and that all information contained in this petition, including personal information (name/address) will be available for viewing by the public and may be reproduced in a future Council Agenda, available to the public through the municipal website.

PETITION

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NAME	ADDRESS	SIGNATURE
Dennis Mulqueen	203 Chester	
Jenine Jones	221 Chester	
Steve Jones	219 Chester	
Judy Wilson	217 Chester Rd.	
ELEANOR LOWRIE	192 CHESTER RD	
ROBERT LOWRIE	192 CHESTER RD	
David Cyderman	199 County Rd 50 W.	
Rebecca Cyderman	199 County Road 50 west	
Susan Cyderman	199 County Rd 50 West	
Tara Meyer	196 Chester Rd	
Heidi Umphrey	196 Chester Rd	

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 c/o Town Clerk of Essex
 Essex Municipal Building
 33 Talbot Street South
 Essex, Ontario
 N8M 1A8

Action Requested: Council for the Town of Essex to deny the request for amendment to the General Zoning By-law 1037 under the provisions of the Planning Act, R.S.O. 1990, specifically lands identified municipally as 206 Chester Road, Colchester South, (Ward 3).

NAME	ADDRESS	SIGNATURE
JOANNE PHILP		
Joanne Philp	207 Hwy 50W	Joanne Philp
JERRY PHILP	"	Jerry Philp
Holly Lucier	200 Chester rd	Holly Lucier
Rob Stephen	199 Chester	Rob Stephen
Ryan Harnaker	224 CHESTER	Ryan Harnaker
SHIRLEY CIPHERY	115 Westchester Rd	Shirley Ciphery
Bruce Ciphery	115 Westchester Rd	Bruce Ciphery
PHILIP OUELLETTE TOTH	201 CHESTER RD	Philip Ouellette

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Rawlings, Ian

From: db mulqueen <[REDACTED]>
Sent: Monday, April 15, 2024 7:03 AM
To: Rawlings, Ian
Cc: [REDACTED]
Subject: Proposed Amendment to By-law 1037

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To: Mr. Ian Rawlings
Junior Planner, Planning Services
Town of Essex
Fr: Dennis Mulqueen
203 Chester Rd
Essex NOR-1G0
Re: proposed amendment to By-law 1037
206 Westchester Rd
Westchester Beach
Essex, Ontario NOR-1G0

Dear Mr. Rawlings:

My name is Dennis Mulqueen, 203 Chester Road, and I wish to state for the record my opposition to granting a variance to bylaw 1037 allowing 206 Westchester Rd to become a short-term rental.

My family has owned the property at 203 Chester Rd since 1960, and in the almost 65 years we have been here I can happily report that to my knowledge we have never encountered a single significant problem or issue within our long-standing peaceful community.

However, that has all changed dramatically since the current owners recently purchased the home at 206 Westchester Rd. Law enforcement has been called to the house numerous times for issues at the house, there have been run-ins with neighbors regarding threatening behavior, including issues with untethered aggressive pit bulls running wild in the neighborhood at night and during the day, including up and down our privately owned beach which they had no right to cross private property to access or trespass upon.

As a long-time and proud Essex taxpayer - I am former owner of the Pelee Island Winery and once owned a farm in Essex County, a lakefront cottage on Pelee Island and two lakefront properties on Westchester Beach - I respectfully submit it is not in the best interests of Essex officials to have to divert more valuable resources that will doubtless be required to protect our private property rights here on Westchester Beach should this property be allowed to become an unsupervised short-term rental owned by absentee owners who have previously created many problems on our beach.

Our Westchester Beach community was created in 1946 not to become a reckless Put-In-Bay type of party destination frequented by a revolving door of transient short-term renters, but the long standing peaceful and quiet single-family-home community it has always been.

In wishing to keep it that way, I strongly encourage the council to vote against this request that would again doubtless result in wasting more valuable Town of Essex resources and engender more future headaches and consternation for Town of Essex officials, including our law enforcement brethren, and moreover a majority of the

residents of Westchester Beach. The Town of Essex has always given us great service and made our town a wonderful and very special place to be, and in that vein, for a very good reason - to protect and look after all of our local residents - most prudently passed By-law 1037 and I see no benefit to the Town of Essex to allow these absentee owners to get around this by-law which has served our community so well since its adoption. Thank you for your time and consideration.

Respectfully yours,
Dennis Mulqueen

[Yahoo Mail: Search, Organize, Conquer](#)

Rawlings, Ian

From: Lauzon, Cassandra
Sent: Monday, April 15, 2024 8:54 AM
To: Rawlings, Ian
Subject: FW: 206 Chester Rd zoning by-amendment - we oppose



Cassandra Lauzon
Legislative Clerk | Legal & Legislative Services
P: 519.776.7336 ext. 1144 | F: 519.776.8811
E: clauzon@essex.ca | www.essex.ca
33 Talbot Street S. Essex, ON N8M 1A8



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From: Ryan & Casey Harnadek <[REDACTED]>
Sent: Monday, April 15, 2024 6:49 AM
To: Clerks <clerks@essex.ca>
Subject: 206 Chester Rd zoning by-amendment - we oppose

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Good morning,
My husband and I, along with our 4 young kids, live on Westchester Beach at 224 Chester Rd.

We oppose this request for a zoning by-law amendment, which would allow for a short term rental.

Below are reasons for our opposition to the amendment:

1. There is currently an airBNB directly across from 206 Chester Rd and on the other side of us, on McClain, is another. The owners of both of those airBNBs either live on site or directly across the street. Should they ever have an issue, they are right there to deal with it immediately. The owners of 206 Chester Rd do not live close by, leaving the neighbours or police to deal with issues.

2. This home is large, which could host many guests at one time. A big worry is that it will be a haven for party-goers. Many people could split the cost of the home, making it an inexpensive place for a larger number of people to party at. While there are protocols in place if there are noise complaints, does anyone want to constantly be filing complaints or calling the police, while they're trying to peacefully enjoy their home?

3. Our beach has always been a quiet, family area. The majority of families on this beach have owned their property for generations/decades. We do not want this disrupted with constant, new people, traffic and a constant worry that each new group will be loud and disruptive to our peaceful neighborhood.

4. There are already several short term rentals in Colchester. There is also a brand new motel in Colchester. There is no demonstrable need for another accomodation in the area.

5. Westchester Beach is also considered a private beach by the Town. It's a dirt road; more traffic, more maintenance. We also worry about people renting there and wandering to find beach access; which is not a public access.

I appreciate the opportunity to voice our concerns and to have council consider them when making their decision.

Should you have any questions, my phone number is [REDACTED]

Thank you for your time and consideration,
Casey Harnadek

Rawlings, Ian

From: Eduard Scherer <[REDACTED]>
Sent: Monday, April 15, 2024 7:12 PM
To: Rawlings, Ian
Subject: Re: Air B&B Chester Rd.

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Hello Ian

I spoke to you this afternoon re: the Short Term Rental problem that is going to be discussed this afternoon at Essex Town Council meeting. My husband and I live on the private road next to Chester Rd. and would like to have our name added to the list that we are against the idea of having a RB&B on that road. Even though we are not on that road we are affected by the traffic from there. During covid ourselves and the 2 other houses at our end had many problems with people using our property and our beach property. It was very easy to access the beach and jetty from our area and we had numerous occasions when we had problems with strangers from that area.

As a result we would like to be notified the outcome of the council decision and again tell you we are against it.

Thank you

Margaret Scherer
187 Cooks Rd.

Rawlings, Ian

From: Joan Conachen <[REDACTED]>
Sent: Tuesday, April 16, 2024 1:22 PM
To: Rawlings, Ian
Subject: Proposed By-law Amendment

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Ian Rawlings
Junior Planner

Mr. Rawlings,

My husband and I want to voice our opposition to this proposal. We hope that members of council will take the time to come to Westchester and look at the present easement situation.

We ask that you keep the amendment in place that states that they cannot rent because of Bylaw 1037.

We own the first two and 1/2 lots on the east end. We have "no trespassing signs". They are ignored. We feel that the traffic will increase and the problems we have had for 56 years will only get worse.

Sincerely,

Joan and Jerry Conachen
187 Chester Road

Rawlings, Ian

From: Mark Letteri <[REDACTED]>
Sent: Friday, April 12, 2024 3:26 PM
To: Rawlings, Ian
Cc: Shepley, Rob; Hammond, Rodney; Garon, Joe; McGuire-Blais, Katie; Verbeek, Kim; Bondy, Sherry; Allard, Brad; Matyi, Jason
Subject: Proposed amendment to Town of Essex Zoning By-Law 1037 to change 206 Chester Road into Short Term Rental Unit

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April 12, 2024

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

Subject: Proposed amendment to Town of Essex Zoning By-Law 1037 to change 206 Chester Road into Short Term Rental Unit

Summary: The owners of 104 Westchester Road, Harrow, Ontario N0R 1G0 are opposed to the proposed amendment to the General Zoning By-law 1037 under the provisions of the Planning Act, R.S.O. 1990

Dear Mr. Rawlings:

We moved to the Colchester neighbourhood of Westchester Beach in August of 2022. We very much enjoy living here: The neighbourhood is quiet and peaceful (which as an older couple we appreciate), everyone is friendly and civic-minded, and we appreciate the long residential histories of many of the families here, who take great pride in this little community. We would not have moved here if we had thought that the property across the road would be turned into a short-term rental property (or, to be blunt, a party house). We know of local instances of notable problems, often persistent, that stem from short-term rentals—noise, disruptive and disrespectful conduct etc. For example, we are aware of a short-term rental situation in the village so bad that an adjacent law-abiding family had to sell their home and build elsewhere. We do not want to be the next family to be forced out.

We have spoken to most of our neighbours and they feel the same way. Please do not allow our well-established and pleasant little neighbourhood to be subject to likely disruption and degradation. We urge you strongly not to start down the slippery slope to residential decay, especially in the midst of the housing crisis, which is thwarting the needs and aspirations of families. Short-term rentals will not solve the problem but only make it worse.

Respectfully submitted,

JoAnne & Mark Letteri
104 Westchester Road
Colchester | Harrow, Ontario N0R 1G0



Rawlings, Ian

From: Jason Field <[REDACTED]>
Sent: Friday, April 12, 2024 4:10 PM
To: Rawlings, Ian
Subject: Objection to Rezone of 206 Chester Road - File# ZBA-02-24

WARNING: This email originated from someone who is not sending from a Town of Essex email address. Reply only if you recognize the senders email address. Do not click links or open attachments unless you recognize the sender, the senders email address and know the content is safe.

Good afternoon Ian - here is a condensed more to point email for you.

Our group has had issues with the previous residents at 206 Chester when their son lived there. We had an increased police presence, issues with animals, beach infractions etc. They could not control their son and now want to have various renters coming and going.

We have a one access dirt road with no parking and a 20kmh speed limit. We have an elderly community and many pets so a concern is increased traffic, parking, speeding, dust etc.

We also from past experiences worry about noise, trespassing and potential for crime.

There will be no on site supervision at this location.

There is a licensed Air BNB across the street that has on site owner - it is 262ft away and I was told you have to have a certain distance between rentals but not sure if this is true.

At present there is a 10ft easement that allows access to the waterfront between 205 and 203 Chester. There are no stairs and no safe way to get down to the water. People tend to climb down the rocks or use private stairs of other residents to get to the beach. We fear what liability looks like when new people are coming and going all the time and attempt to go down to the beach if someone falls and gets injured. We also have had rules for no fires, no dogs or at least no dogs off leash and pick up after yourself in the 10ft area designated for residents on the beach. We have had issues with all these things.

In short our area and community is a family oriented group that has a long history of getting along and respecting the original bylaws and rules of our Westchester Beach. We hope you will vote against short term rentals in our area.

Regards
Jason Field
205 Chester Road
Colchester Ontario
[REDACTED]