

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. [REDACTED]. 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 or 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, [REDACTED], 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