



Presentation from Residents Regarding

Public Meeting to Consider Amendments to the Zoning By-law

1037

Monday April 15, 2024



Action Requested

It is respectfully asked that the Council for the Town of Essex **deny** the request for an 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).

Why has this action been requested?

Many current residents of Westchester Beach are opposed to the site-specific zoning amendment for 206 Chester Road for the permit of use as a new Short Term Rental Unit (STRU)

What is the rationale for the opposition to this site-specific zoning amendment?

Concerns from residents of Westchester Beach include:

- 206 Chester has historically been utilized as a single detached dwelling, not as a rental accommodation.
- In accordance with Bylaw 1037, one (1) STRU is permitted in a Residential District in an existing dwelling only if it was established prior to and in operation on May 9, 2022.

What is the rationale for the opposition to this site-specific zoning amendment?

Concerns from residents of Westchester Beach include:

- Absentee property owners resulting in no oversight and no supervision to the dwelling or property when occupied by short term renters
- Residents surrounding 206 Westchester will (by default) be responsible for supervision
- Who is accountable and responsible if/when things go wrong?
- Increased crime, noise and traffic

What is the rationale for the opposition to this site-specific zoning amendment?

- Beach access is for the use of the permanent residents of Westchester Beach. Who will be responsible for the costs and upkeep of the access when used by renters?
- Who carries the liability for use of access by renters? Currently, beach residents are responsible for costs to maintain/update the beach access. In the event of a problem with renters, residents of the beach have a risk of liability

What is the rationale for the opposition to this site-specific zoning amendment?

- The current state of the beach access at Westchester Beach is not safe to use:



What is the rationale for the opposition to this site-specific zoning amendment?

Additional concerns from residents of Westchester Beach include:

- Westchester Beach has a number of elderly residents that struggle significantly with the concerns identified in the previous slides

What is the rationale for the opposition to this site-specific zoning amendment?

Additional concerns from residents of Westchester Beach include:

- Loss of privacy for current permanent residents. As the current beach access is not usable, people will likely use resident's private access (this has happened historically).
- Loss of community feeling with revolving strangers in neighbourhood

What did several members of the community of Westchester Beach do regarding these concerns?

- Over the course of the last 10 days, 29 current residents of Westchester Beach put their names on a petition to respectfully ask the Town of Essex to **deny** the request for an amendment to the General Zoning By-law
- With some residents away at this time, it is identified that additional signatures would have been obtained

Action Requested

It is respectfully asked that the Council for the Town of Essex **deny** the request for an 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).