

**From:** [REDACTED]  
**To:** [CouncilMembers](#)  
**Subject:** Sale of 195 Bagot  
**Date:** Tuesday, January 5, 2021 8:34:11 AM

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Dear Council members:

I am writing to express my concerns about the proposed sale of the Colchester Old Schoolhouse property and the development proposed on the property. I reside at 51 Sullivan Street and my frontage faces this property directly across the street.

My concerns and requests are as follows:

**Concern:** The schoolhouse restoration and use as a community and cultural centre was part of the Town official plan in 2010, which I based my decision in part to purchase my property. Although there are now different council members, an official plan that has been made public on the Town website, should be adhered to. With a new roof and windows and abatement of asbestos, it was assumed that the Town would follow through on the plan to keep the Old Schoolhouse as a centre for history of Colchester and provide access for the community use the property. The schoolhouse is an important part of this neighbourhood and should be restored and repurposed for community use. Our commitment: As a family, we will participate in any group or fundraising effort to further support the Town's commitment to this historic property. We will also provide volunteer hours if the property is used for the community in any capacity, if needed.

**Concern:**

This neighbourhood must not be altered by the addition of business or Short Term Rentals. The zoning on this property needs to remain residential to maintain the integrity of the community life and neighbourhood here. This section of Sullivan is fairly quiet for the most part and this must continue. Colchester is first and foremost a home to full time residents and there must be a commitment from Council to our needs as a residential community. The quality of life for our residents would be negatively impacted should this property be re-zoned.

**Concern:**

We must maintain green space in our community. The park and beach at the end of Jackson and Sullivan are busy during the spring and fall. I for one, never go to them when so many people visiting our village are crowding that area. Residents deserve a quiet green space where we can gather, walk dogs and make use of the community garden, which is open to all who wish to apply for a box. Keeping usable green space is necessary and could eventually be enhanced to compliment the Old Schoolhouse.

Our commitment: our family will continue to build community relationships with those visiting and using the green space. We would also gladly volunteer to assist in any landscaping/flower garden enhancement around the Old Schoolhouse.

**Concern:**

The parking issue in Colchester is well known. This green space has been informally used for parking during fishing season and for community events. In the past two years, it has been marked more specifically for parking and continues to be used for those launching their boats at the marina and on busy beach days. Since designating this as overflow parking, there have been far fewer issues in the community. I might add that this "overflow" is used almost exclusively over the "overflow" lots on County Road 50. Losing this multi usage of the green space would be detrimental to the residents' experience during heightened beach and fishing season.

**Concern:**

STR's, as are proposed by this developer, are currently posing a negative effect on the lives of Colchester residents, particularly those living closer to the marina on Sullivan. At this end of Sullivan, we are impacted by the STRs that are docked in the marina, with noise into the late hours of the night. I have personally gone down to security at 2:00 in the morning to ask if the "guests" on one of the Airbnb boats could be asked to quiet down. I was told security could not do that. The next time I'm kept awake half the night, I will consider calling police.

The impact of STRs in communities across the world is becoming well documented. We do not need any more

STRs in this neighbourhood. It affects the quality of life for full time residents. My family, in particular, will be greatly impacted should this development be allowed to move forward. I have particular concerns about safety for my daughter who is by definition a “vulnerable person”. The normal use of our property will be impacted immensely. After rebuilding an old, run down cottage property and investing hundreds of thousand of dollars, I am also concerned for my property value. I invested in this community and neighbourhood by improving my property, and paid particular attention to maintaining the historical feel to the home we built. Neighbours have done the same and this fares well for the revitalization of the Colchester community.

I would like to request a moratorium on STRs in our community and that Council look to developing a bylaw which will control the location (keep out of residential neighbourhoods) and the number that are allowed (density). Many surrounding communities are also developing bylaws regarding STRs, so the Town of Essex would be acting in line with current experiences of other communities in protecting the residents from multiple concerns related to STRs.

Thank-you for your consideration,

Cindy McPhedran and Steve McPhedran  
Victoria McPhedran

Sent from my iPad