

Glenburnie Residents Association Meeting

Held at the Glenburnie Fire Hall

Wednesday, February 19, 2020 at 7:00 p.m.

In attendance: Kim Cucheran, Wendy Deslauriers, Yves Deslauriers, Linda Williams, Bob Wolfe, Lois Birtch, Wayne Joy, Greta Ziska, Cheryl Pelow, Janet and Glenn Wry, BJ and Suzanne Raymond, Jack and Ruth Blacklock, George Caron, Linda O'Neill, Bill and Ann McKendry, Dave Pentney, Rick MacFarlane, Janet Pentney, Heidi Pentney, Sonya Blanchet, Doug Barbour, Gary Oosterhoff

David Pentney called the meeting to order. As this was an annual meeting David read our Annual Management Committee Report. Copy attached.

Financial Report: Treasurer, Doug Barbour read our Annual Financial Report. Attached.

First Order of business was an election of the Management Committee officers.

David Pentney willing to stand as Chair. As there were no other nominations, it was moved by George Caron that David remain, seconded by Yves Deslauriers. No objections. Carried.

Rick MacFarlane willing to stand as Vice Chair. As there were no other nominations and no objections. Carried.

Wendy Deslauriers willing to stand as Secretary. As there were no other nominations and no objections. Carried.

Doug Barbour willing to stand as Treasurer. As there were no other nominations and no objections. Carried.

Holly D'Angelo Scott not willing to stand as Membership Representative. Kim Cucheran willing to take this position. There were no other nominations and no objections. Carried.

Cam Liblik not willing to stand as Communications Representative, although will continue to update our website. As there were no nominations this position will remain vacant for now. It was agreed that members should be responsible to tell friends and neighbours our news and there would be posters regarding meetings etc.

Old Business:

The minutes of the meeting of November 14<sup>th</sup>, 2019 which had been circulated were accepted. Moved by Doug Barbour, seconded by George Caron. Carried.

David introduced the BPE response to the Technical Review comments for the application for 2285 Battersea Road. BPE has submitted an addendum to its original proposal.

The newest proposed plan shows the Inn and Spa moving to the furthest corner of the property to the NW end. The inn will include 20 rooms and the spa building and spa as part of the complex. Of note, the nearest well would be over 500 meters from the proposed inn and spa location. The proposed event venue remains within the minimum distance of separation (MDS) for Type B land use at 220 meters from the nearest barn. This is still within the 240 meter MDS radius and BPE is seeking a 20 meter variance. The original structure, referred to as the “farmhouse”, with the proposed addition, referred to as the “extended farmhouse”, is to include a 7 room bed and breakfast, (though the floor plan shows 12 rooms), a brewery/winery and a public store, café, a 40 seat tied house (pub) plus a 40 seat restaurant on the second floor.

According to the Official Plan’s definition of a “bed and breakfast” the owner has to live there and according to City staff a bed and breakfast is limited to 5 rooms. The definition of “farmhouse” is a house where the farmer lives. There is no residential occupation showing in the plan so the current building cannot be considered a farmhouse. If there is no farmhouse the addition cannot be considered to be an extension it. BPE has attempted to portray this overall structure as only containing features that BPE tries to describe as on-farm diversified uses or agricultural related uses in an attempt to classify the structure as being Type A land use with a significant reduction to the MDS set back. In reality, this structure is a multi-use building that will contain a mixture of commercial and agricultural related uses. Taken as a whole, this would be a commercial building that should still be subject to the more restrictive Type B land use MDS set back.

The event venue is described as being a conference centre, but it does not contain any conference rooms. It is designed for large events with two large floor spaces: one on the lower with a capacity of seating 100 to 138; and one on the upper level which could seat 100. Without tables, this structure could easily accommodate about 300. The water use for this facility has been calculated on a capacity of 140, bringing into question the numbers provided for the overall water use of the project.

The proposed relocation of the Inn and Spa building and cabins raises questions as to whether an additional well or wells will be required. It also raises questions of how water and other services will be provided to this location. Is the change in location for these buildings compatible with original tree study? Is the initial environmental study still valid? What kind of impact will this have on the people whose homes are back there? How does this change affect parking? Where is the proposed water treatment center and waste center going to be?

Is the roadside brewery and winery still on the plan?

Does this change the Hydro G assessment regarding a medium to high water risk and broken rock?

At the September City Council meeting a motion was passed to involve the Cataraqui and Area Regional Conservation authority to review the rural areas to determine the impact of climate

change to the quantity and quality of water in the rural area. This is just now beginning. Wouldn't it be prudent to wait for that study to be completed before considering this application further?

The traffic study remains essentially the same, based on observations that are over 10 years old and from the Kingston Mills Road area. There is still request for 5 entrances (4 of which are to be fire entrances).

The point was raised that the cabins look as though they might accommodate more than 2 people and that there would be a considerable number of staff members, and how would this affect water use.

BPE is still seeking an Official Plan amendment to have this particular site designated "rural commercial" and further seeking site-specific highway commercial zoning. If BPE were to be successful, it is likely that they would also seek to have the site designated "another area" in the noise by-law, with site specific noise by-law exemptions.

There was concern brought up that perhaps with the opening of public facilities that it might bring in undesirables to the neighborhood.

Once again there was discussion about the back section of the property and how rocky it is. Concern about how they might get services out there. Also concern about the density of 40 cabins and a hotel on 17 acres of land.

City Planning Committee. Discussion was held regarding getting them the message that this is the same proposal but with the moving of some of the buildings etc it is to create the illusion of a farm. Letters that were previously written will still count, but Dave encouraged everyone to read the new proposal and suggested that more letters should be sent with regard to any new concerns we might have. He recommended that we Google Provincial policies and the Official Plan so that when expressing concerns we can reference these policies as they pertain to our concerns. Letters should go to Mr. Bar of the City Planning Department by mail to 216 Ontario St, Kingston, ON K7L 2Z3 or by email to jbar@cityofkingston.ca.

As Nick Farcas was away there was no report regarding visibility on Perth Road, upkeep of Shannon's Corners Park and Bus service to Glenburnie. These items will be deferred to the next meeting.

#### Professional Support:

David reported that a retainer had been sent to Mr. Donnelly's law firm to provide legal advice regarding the proposal. This cheque has not been cashed as yet. The question is, "Can we count on him to help us out?" David to get hold of Mr. Donnelly to confirm with Bob Clark as an alternative as he is familiar with the project.

David Pentney made a motion that he would contact Donnelly and find out if he is interested or able to represent us at this time. If not he will get our retainer back and contact Bob Clark to

see if he would come on again to an amount not to exceed \$2000.00. Yves Deslauriers seconded. None opposed. Carried.

Other Business:

There is a City Planning Meeting next week. David will notify us of the order that our issue will be presented. We will then spread the word so there are lots of people present.

David noted that he thought this last BPE proposal looked rushed and incomplete.

Motion by George Caron to adjourn.

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Wendy Deslauriers, Secretary

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David Pentney, Chair

Attachments:

Management Committee Report

Financial Report

## **GRA 2020 ANNUAL GENERAL MEETING**

### GRA Management Committee Report

The Glenburnie Residents' Association (GRA) first formally met and elected the current Executive on October 10, 2018. The genesis for the formation of the GRA was local opposition to the proposed BPE development at 2285 Battersea Rd. We adopted the GRA Constitution at our January 9, 2019 meeting. While the primary focus of the GRA has remained opposition to this project, we were encouraged to see that the membership were ready to engage with other issues that are relevant and important to our community such as visibility along Perth Rd at night; the upkeep of Shannon's Corners Park; and bus service to Glenburnie.

Our collective efforts in opposition to the BPE proposal have been successful in that the developer has had to revise and resubmit its proposal. This is where we are now. It is imperative that we continue to engage with the City of Kingston to ensure that our concerns are heard so that the eventual development on this site fits into our rural, residential community and does not threaten the local ground water supply.

Glenburnie Residents' Association  
 Balance sheet from January 1, 2019 to February 12, 2020

Revenues

donation	\$150.00
donation	\$100.00
donation	\$60.00
donation	\$50.00
donation	\$100.00
donation	\$100.00
donation	\$100.00
donation	\$200.00
donation	\$5,000.00
donation	\$250.00
donation	\$100.00
donation	\$2,500.00
donation	\$250.00
donation	<u>\$200.00</u>
	\$9,160.00

bank expenses

KCCU equity	\$25.00
bank service charge for February	\$4.00
bank service charge for March	\$4.00
bank service charge for April	\$4.00
bank service charge for May	\$4.00
bank service charge for June	\$4.00
bank service charge for July	\$3.99
bank service charge for August	\$4.00
bank service charge for September	\$3.99
bank service charge for October	\$3.95
bank service charge for November	\$3.95
bank service charge for December	\$3.95
bank service charge for January	<u>\$3.95</u>
	\$72.78

Association expenses

receipt book	\$4.40
cheque order	\$63.36
copying plans	\$107.92
Clark Consulting	\$1,725.03
right of way legal fees	\$1,130.00
Donnelly retainer	<u>\$1,921.00</u>
	\$4,951.71

Balance = Revenues - Expenses = \$9,160.00 - \$72.78 - \$4,951.71  
 \$4,135.51

Doug Barbour  
 treasurer Glenburnie Resident's Association

*Doug barbour*