

Glenburnie Residents Association Meeting

Held at the Glenburnie Fire Hall

Wednesday, May 1, 2019 at 7:00 p.m.

In attendance: Kim Cucheron, Lois Birtch, Nick Farkas, Dave Pentney, Ruth Blacklock, Greta Ziska, BJ Raymond, Suzanne Raymond, Joan Campbell, Cheryl Pelow, Wayne Joy, Linda Williams, Len Liblik, Ann Liblik, Cameron Liblik, Linda O'Neill, David Brownell, Donna Brownell, Jeff O'Neill, Glen Wry, Janet Wry, Janet Pentney, Yves Deslauriers, Wendy Deslauriers, Paul Kerby, Geoff Mackler, Doug Barbour.

I. Welcome and Introduction.

David Pentney welcomed those in attendance.

The agenda had been posted and previously circulated.

Old Business:

II. Review of Minutes of the Previous Meeting

The minutes of the meeting of March 27th 2019 had been circulated. Moved by Doug Barbour to accept these minutes. Seconded by Yves Deslauriers. Carried. None opposed.

III. Development at 2285 Battersea Rd

David commented that the site plan for 2285 Battersea Rd has not been finalized as yet. The first step is the Official Plan Amendment and rezoning. These are the subject of the current application (D35-003-2019).

Site Alteration By-Law. David mentioned that he challenged the City with respect to a potential violation of the Site Alteration By-Law after the application had been submitted. A copy of his email to the City and the City's response is posted on the Association website. In essence the City remains behind its stance that the ongoing work is for "an addition on the existing single detached dwelling", and is consistent with "normal farm practices".

Landscaping work began on site this week with the work being consistent with the applicant's conceptual plan and landscape plan. David reported that he has sent another challenge with respect to the ongoing landscape work being in contravention of the Site Alteration By-Law.

Consent Application. The Consent Application for the move of the lot line remains to be finalized by the City. Once that has occurred it is expected that an entrance permit will be issued for an entrance on the northern portion.

Letter to the Editor. David Pentney's letter to the editor did not get published; however, it did generate a news article. The media coverage surrounding the exoneration of Councilor Gary Ossterhof from the allegation of a conflict of interest made by BPE did make the news and placed BPE and this project in a bad light.

New Business:

IV. Development at 2285 Battersea Rd

Application D35-003-2019. David provided an overview of the application and recommended that all members read in detail the Planning Rationale Document in order to get a sound understanding of the development. There is a proposed plan, proposed rezoning. BPE is proposing an Official Plan amendment to designate this site as Rural

Commercial with the site being rezoned to a site-specific Special Highway Commercial (C3-X) Zone. The application proposes a phased approach to the development. Phase I is broken into two parts with Phase 1A including construction of the main inn building with 23 suites, the spa, restaurant, agricultural land, and the infrastructure. The infrastructure will include the access road leading to the future cabins as well as the water and wastewater treatment systems and the geothermal and solar heating systems. *Note that the access road to the cabins and the proposed roads in the wooded area have already been, or are in the process of being, built.* Phase 1B will include the construction of three cabins and the event venue. Phase 2 will bring the total number of cabins to 15. Phase 3 will include the remaining 25 cabins (for a total of 40 cabins) and an agricultural storage building.

David reported that he has approached Clark Consulting Services (CCS) regarding the cost to support the GRA to go through the process of reviewing the proposal, focusing on the proposed Official Plan Amendment and the Rezoning Proposal. CCS will conduct a preliminary review, then prepare a preliminary opinion and represent the GRA at the Public Meeting. The initial cost would be approximately \$10,000.00 with a retainer of \$5,000.00. David reported that an anonymous donor has paid the \$5000 retainer and that Jack Blacklock has committed to provide up to an additional \$5,000. Should the process extend into a Land Planning Appeal Tribunal (LPAT), then the cost of retaining CCS's continued support and representation could bring the total to the \$23,000 - \$24,000 range.

David Pentney moved that we continue to retain CCS for this purpose. Seconded by Kim Cucheron. Carried. None opposed.

The question was asked as to how long it might before the Public Meeting. It could be as short as 3 weeks, but probably longer. The City has advised that the Hydrological Study will require peer review. David observed that an archaeological study is mentioned in the Planning Rationale Report, but has not been posted on DASH. He also indicated that give the business aspects of the proposal that a market justification study should also be required. He will address both items with City Planning.

David is proposing that all members read through the Planning Rationale to see what BPE are proposing. He pointed out that proposal has been put together by very professional people and that many concerns have been addressed in the proposal and supporting studies. Our objections to the proposal, to be valid, have to be based on fact or omission; hence, the need for a detailed and thorough review of the application and its supporting studies.

Question was raised as to what effect this will have on adjacent and nearby agricultural properties. The MDS calculation from the closest barn is 240 metres. The BPE proposal is requesting that it be reduced to 82 meters.

David printed full size copies of the supporting diagrams for members to review. David suggested a break so that members could look at the diagrams and studies and contemplate where we could scrutinize and provide input as we need to put a package together for the city in the next 30 days.

Once there is a public notice posted there will be 21 days until that meeting to have responses submitted to the city. Sooner is better so that City staff have the opportunity to fully incorporate observations or concerns into their review.

The meeting was recalled to order by David. David said he will focus on the Planning Rationale Report and asked for other members to focus on other studies where they have a particular interest or expertise. Other areas are Environmental Impact, Heritage Impact (suggested someone might approach Lindsay Davidson), Hydrological Study regarding changes in water in the last 6 months (Nick Farkus suggested he might look at this, asked for someone to help), Noise Impact (Janet Pentney), Storm Water Management Report, Tree Inventory and Tree preservation.

Once again David suggested that we try to read through it all and if we see something of issue we should write a letter but needing to be specific about any issues we find.

Financial Issues: David pointed out that there will be ongoing costs. We will need funds for Clark and pointed out that Suzanne and BJ Raymond have retained legal counsel in their challenge to the right of way that runs across their property which will cost in the \$1,000-2,000 range. Donations to our account where possible will help to offset some of these legal costs.

David Pentney made a motion that the Management Committee have permission to spend up to \$200.00 without coming to the Association membership. Seconded by Cheryl Pelow. Carried. None opposed.

David Pentney requested that he be reimbursed the \$107.92 for printing the plans. Seconded by Yves Deslauriers. Carried. None opposed.

David pointed out that small donations will help currently where possible but asked that members consider how much they might be able to commit to contribute in order to retain CCS.

David noted that Gary Oosterhoff sent his apologies for not been able to attend the meeting.

David also suggested that we need to be thinking about what we are prepared to accept on that site because it is likely that something will be approved.

David reminded us that all the information is posted on the GRA website.


Question was asked if there are other studies to compare this proposal to. None were readily apparent.

We were reminded again that if we wish to make a donation Doug Barbour, Treasurer will write a receipt for us.

Motion to Adjourn, Jeff O'Neill.



David Pentney
Chair



Wendy Deslaurier
Secretary