

GLENBURNIE RESIDENTS ASSOCIATION

GENERAL MEETING

Monday, June 29, 2020 at 7:00 p.m. via ZOOM

In Attendance: David Pentney (Chair), Nick Farkas, Sonia Blanchet, Bianca Bruni, Randy Abbott, Kim Cucheran, Rick MacFarlane (Vice Chair), Glenn and Janet Wry, Janet Pentney, Paul Kirby, Beth and Erick Seymour, George Caron, Wendy Deslauriers (Secretary), Doug Barbour (Treasurer), Gary Oosterhoff, Randy Abbott.

David Pentney welcomed everyone to the meeting.

Minutes of last meeting of February 12th, 2020 were approved, Moved by Nick Farkas, seconded by Glen Wry. Carried.

David discussed having sent an email to the City lead planner identifying his concerns. He is encouraging everyone to review the City's Technical Review of the revised proposal for 2285 Battersea Road and send their concerns to the members of the Lead Planner, James Bar and the members of the Planning Committee as soon as possible so they may be received prior to the Planning Committee meeting that will consider this proposal on July 16, 2020.

David indicated that he has spoken to Bob Clark once again to obtain his involvement to review the revised concept, focusing on potential policy errors regarding the proposed Official Plan Amendment. Dave will circulate Bob's draft letter when it is received.

David has attempted to contact our lawyer regarding these issues without success. *Secretarial Note: Dave has connected with David Donnelly and discussed the way ahead.*

Nick Farkas has prepared a power point presentation which details questions regarding water related issues with the revised new proposal and raising questions as to how they will be addressed. This has been sent to the Lead Planner. Ontario Water Resources should be involved to assess the Industrial or Commercial water usage. Nick Farkas raised the issue of comparison to St. Anne's Spa. It has half the capacity, but significantly more water usage than has been predicted for this development. He also question is who will be monitoring the water usage: the developer; or someone else?

Question was raised about Fire Capacity. Fire and Rescue have apparent suggested that water would not be a concern but the roadway for access would be. There is apparently a special fire hydrant at the Glenburnie School for trucks to refill.

Water is certainly still the main concern.

There is a move on in the City to develop rural areas so it is important once again for us all to express our concerns via e-mail to the Planning Committee (which is currently numbered at five).

Another major concern raised is the minimum distance from the Kirby barn and the addition. This revised proposal includes a Bed and Breakfast, a Café, a store, a 40 seat restaurant, a 40 seat "tied" house (pub) and a brewery/winery/cidery. The developer is claiming that these are either on-farm diversified uses or agricultural related uses; hence Type A land use governed by a shorter minimum distance of separation. One of these might qualify for that; however, the density of all of these things

would suggest Type B land use subject to a more stringent minimum distance of separation. It should be noted that claiming on-site diversified uses implies that they are subordinate to a farm's primary activity. Despite claiming agricultural activity and claiming farm in the name of the development, the primary use of this proposal is the commercial inn and spa. It is not a working farm.

Question was raised as to what they are currently doing on the property as there are a lot of trucks coming and going once again. There is apparently a permit to build a greenhouse to the north/east of the barn. There is apparently work occurring in the woods as well. They have been issued a restriction on cutting trees and so will require a permit to remove trees. Therefore we should keep an eye on the work occurring.

David brought up the petition. Currently there are 355 signatures both on paper and online. In order for this to have any weight we must have at least 500 signatures. We will resend this petition out to our members in the hope that they will be able to obtain more signatures. Once again this needs to be done ASAP, before their next meeting.

Gary Oosterhoff thanked David for all his hard work regarding this project. It appears that City Staff are going to support this proposal and recommend that the Planning Committee approve the requested Official Plan Amendment and re-zoning. He is working hard to find issues to discourage this. Gary feels the water issue is not being recognized. He reiterated that this area is known for its solitude and rural setting. There is no opposition to economic growth but feels this project is too invasive and he can't understand how the City staff interpreting the Official Plan. We need to present clear, concise information to the Planning Committee and be sure that the content of the data we present is substantial.

Bob Clarke will hopefully insure we have enough information and will present it in the proper fashion. We have only 16 days to make this happen.

Doug Barbour reported a bank balance of \$4107.07. The only action was \$28.48 in bank charges. \$1250 of this will be for Bob Clark. Not currently sure about lawyer's fees.

Bianca Bruni pointed out that they are recently moved to the neighbourhood and were attracted by the peace and quiet and pastoral setting. Concerns regarding buses and more cars with this project.

There was some discussion regarding the project on McAdoos Lane. There is an application for rezoning although it appears that work is already being done and there may be some violations. It is suggested that there may be a potential impact on the water. There has been no hydrological study done. The request is to rezone from Maple Lawn to McAdoos Lane.

Gary Oosterhoff, spoke to this stating that it seems unclear what the actual use of this land is. There are questions re: the existing zoning, the environment, it's proximity to Maple Lawn Road. They are asking for more studies. There are questions about the open field where there is dirt and crushed concrete being unloaded there.

Nick Farkas had written to the City regarding reflective markers on Perth Road, improvements to Shannon Park and transportation issues. Gary pointed out that currently the City is repainting better lines and all roads in the area are expected to be done. There is still discussion regarding the reflective markers. MTO has reported with the current COVID ridership on buses is down by 90%. There would be

funding required to upgrade Shannon Corners Park, looking at other avenues as there are currently several park upgrades happening. Question was raised about Solar Panel funding which was not used.

Randy Abbott, owner of the property on McAdoos Lane spoke. Currently they are doing some recycling. There are 2 towers on the site, one for communications and one is a Bell Tower. He does not feel there is any contamination happening and they have had 2 clean bills of health. People have been trespassing via drones. He feels the residents are not that close and that there is a lot of misinformation being circulated. He says MOE have been on the property to assess.

As there was no new business the meeting was adjourned.



Wendy Deslaurier
Secretary



Dave Pentney
Chair