

Minutes
Glenburnie Residents Association
General Meeting - September 20, 2020

1. Welcome and Introduction – Dave Pentney

16:05 hrs – Call to Order

Thank you to Jessica & Paul for supplying the venue. COVID Disclosures have been filled out by each attendee.

2. Addition to the Agenda: "Get Involved Kingston". Please go on the site and register, have your say.

<https://getinvolved.cityofkingston.ca>

Approval of Agenda. George Caron moved & Rick MacFarlane seconded. Carried.

3. Review of Minutes from Previous Meeting

Doug Barbour moved and George Caron seconded accepting the minutes as published.

4. BPE Application for 2285 Battersea Road – Council Decision

-Application approved 8 to 5 vote.

-Next Steps – Discussion was deferred end of agenda.

5. Re-Zoning Application – 1174 McAdoo's Lane

Refer to Email dated Aug 19 from City Planning previously distributed with a GRA update. Partial Excerpt - The applicant is proposing changes to Zoning By-Law 76-26 in order to allow the stock piling of construction wastes for recycling, storage of construction equipment, topsoil recycling and open storage of the above. The construction material is primarily asphalt and concrete that is crushed into reusable aggregate. None of these materials are considered hazardous. The open storage is for machinery and bins used in construction. No new buildings or structures are proposed with this application.

- All City issues have been resolved to their satisfaction. Councillor Oosterhof feels the issues have been resolved.
- Note: Map on back of the Agenda shows this is not within our locale, just outside of our area.
- Illegal dumping and waste had been removed in 2017.
- 2018 – Was an illegal auto storage/salvage yard by a tenant.
- Water Usage – None

New Business

6. Treasurer's Report – Doug Barber

Report since June 29, 2020

Clark has been paid. \$4212.10

Donations total \$1,750.000

Fees \$12.00

Waiting on Donnelly's Invoice. Will be \$3000 - \$5000

Bank Balance today is: \$950.79

We will need to solicit financially to cover Donnelly's final invoice.

Dave Pentney, on his own, has hired an additional Planner to review the MDS.

7. Official Plan Amendment and Re-Zoning Application for 1533 McAdoo's Lane

Dave circulated the information on this proposed development that is in our area. He has reviewed all of the documentation and asked the Lead Planner to be kept aware of this file as it develops, but there are no specific concerns. Have any of you identified concerns? No other concerns were raised.

8. Any Other Business

Incorporation. The GRA is now incorporated with ON Corporation # 5036063. This provides us with the opportunity to be represented for as an entity. It also comes with annual reporting obligations. If there is a possibility of litigation from our actions then we will need to address the issue of Director's liability insurance to protect the Management Committee members and any others authorized to act on behalf of the Association from liability. Estimated annual cost is \$800 to \$1000.

9. 1533 McAdoo's Lane

Prior link was sent out from the City. Dave Pentney, personally does not see an issue. There are two homes in the area. The noise causes are far away from the residences. This is a "pick apart". People will be going in and out. Auto recycling, U Pull, vehicles will be stripped and crushed and hauled away.

Lead Planner with the City to keep Dave informed. The company has a track record in Cornwall.

10. 2285 Battersea Rd – Next Steps. Although we did not win the Council vote on the approval of the OPA and ZBA, we achieved quite a lot by proactively raising our concerns. The City has placed significant constraints on the developer that will need to be addressed through the site-plan control process prior to construction. We have had a great deal of success.

Water remains a major issue for all, but there will be a monitoring process in place until two years following full build out of this project. We should attempt to expand the number of wells being monitored and ensure that the data is readily available to the public in a form that is easily understood by lay people. They cannot take water out of the ground for pools and brewery aspect. The City is imposing a water monitoring program.

Site plan process is in place for another noise study. Concern from Members this may set a precedent. For every event, all they have to do is purchase a noise exempt permit for a fee of \$85.00.

Asked about the wells? There are potentially 35 bore holes to 500 ft. to support a geothermal heating system. Site Plan Control is still involved. This may not be feasible. There is concern they may try and add more accommodations.

Appeal. In order to appeal either the OPA or the ZBA we have to have specific planning objections. This will require review and analysis by another professional planner to determine whether we do have sufficient grounds for appeal. Then we must file the appeal and be prepared to participate in what would be a lengthy process involving both planning and legal support. If we go through with an appeal, there will no longer be any articles written, or newspaper write-ups – we will need to let the system do its' job.

The date for the appeal is October 8, 2020 at 4:30pm.

Dave has prepared a preliminary review of the potential areas for appeal, but needs someone else, preferably a small group, to review this to narrow the focus to a few significant items. This is what would be sent to a planner to determine feasibility and the likelihood of success. Planning and legal support will cost money. If we don't have the money, then we don't have the means to make an appeal. We currently do not have a Planner or Lawyer.

Assuming that we are confident that we have the sound grounds for an appeal, how many of you would be prepared to make a pledge of at least \$1000 towards that appeal?

Does anyone know a retired planner in the area that could help us out?

If there is sufficient support, are there any volunteers to review the preliminary analysis? Nick Farkas and Glenn Wry will split and review the tables. Dave, Glenn and Nick will meet at the end of this week.

If we feel we have the grounds to appeal, we will engage a land planner with LPAT experience to review these points and make a recommendation on the likely success of an appeal. We will schedule a Zoom meeting for October 4th to decide whether or not to pursue an appeal. Two residents have been approached by Ben Pilon, after the Council's vote, to in an attempt to discourage an appeal.

The review of the Official Plan starts again next year (every 5 years). Your input is valuable when the process begins. Proposed zoning can be viewed on DASH.

11. Adjournment at 17:06 hrs



Dave Pentney
Chair



Kim Cucheran
Recording Secretary.