

Glenburnie Residents Association Meeting
Held at the Glenburnie Fire Hall at 7:00 p.m.
October 10, 2018

In Attendance: Tom Scott, Holly D'angelo-Scott, Linda O'Neill, Lois Birtch, Greta Zitka, Jeff O'Neill, Dave Pentney, Joan Campbell, Wayne Soy, Doug Barbour, Janet Wry, Glenn Wry, Lorna Hendry, Bill Hendry, BJ Raymond, Suzanne Raymond, Alison Scahill, Andrew Scahill, David Brownell, Donna Brownell, Yves Deslauriers, Wendy Deslauriers, Bob Carr, Naiomi Clark, Sonya Bianchet, Kristyne Ross, Jeff Ross, Tracy Struthers, Todd Lamothe, Linda Williams, Lee Liblik, Ann Liblik, Cameron Liblik, Stephanie Scahill, Karen Gemmill, Geoff Mackler, Myra O'Neil, Janet Pentney, Rick MacFarlane, Kim Cucheran.

I. Welcome and Introduction

David Pentney welcomed those in attendance, then called for a formal decision to form a Glenburnie Association. The purpose of the Association would be to give us the opportunity to address issues regarding Glenburnie and pull thoughts together. By a show of hands it was agreed that this concept was a good one. David pointed out that in order to form an official association people would need to step up to fill executive positions. Two issues were raised. One asked if it was premature to have a firm constitution. The one asking was not aware that a draft of the proposed constitution had been distributed by email. The second question was with respect to membership, specifically for those who live outside of the KOH 1S0 postal code. Both were addressed specifically later in the meeting.

II. Election of Management Committee

Executive positions were filled as follows:

- 1) Chair – David Pentney, 2nd by Holly D'Angelo Scott. Carried – none opposed;
- 2) Vice-chair – Rick MacFarlane, 2nd by Bill McKendry. Carried – none opposed;
- 3) Secretary – Wendy Deslauriers – 2nd by Sonia Bianchet. Carried – none opposed;
- 4) Treasurer – Doug Barbour – 2nd by Holly D'Angelo Scott. Carried – none opposed;
- 5) Communications – Cameron Liblik. Carried – none opposed;
- 6) Membership – Holly D'Angelo Scott. Nominated by Tom Scott. Carried – non opposed

It was pointed out that transparency is key when funds are involved.

There was a question from the floor regarding the statement in the draft constitution "It shall be a condition of membership that members at all times conduct themselves in a reasonable manner at meetings or in premises used by the association." It was asked if this would limit a member from participating in a protest. The answer was no.

Sonia Bianchet suggested some direction be given to the new secretary as to what needed to be noted in the minutes. It was stated that e minutes would not be a "transcript", but a summary of the discussion capturing essential points.

III. Adoption of Association Constitution

David Pentney moved that we adopt the Constitution as presented. Linda O'Neil seconded the motion. Holly D'Angelo Scott suggested that members might make notes and suggested changes.

One of the issues of concern was the postal code issue for membership and how it would be addressed. (ie would there be a 5 km radius). It was agreed that individuals would be taken case by case for membership if not within the postal code. After some discussion, David withdrew his motion and made a new motion that members would receive a copy of the proposed constitution and review it. Recommendations for amendments are to be sent to David. He will compile these into a new draft for review at the next meeting.

A suggestion was made that we should set up a Facebook page.

A question was raised regarding paying fees. At this time the Association is not looking for fees but would look for donations as required. The plan is to try to keep things as administratively simple as possible.

IV. Financial – Authority to Open a Bank Account

Motion by David Pentney giving the Treasurer the authority to set up an account in the name of the Glenburnie Residents' Association. It was recommended that he try to find one with low fees if possible. This should be a chequing account with signing authority by the Treasurer and two other members of the Management Committee. Cheques would require two signatures. Donations will be discussed at the next meeting.

V. Development at 2285 Battersea Road

1. Review of Current Work. David reported that he had a 45 minute meeting with Jason Sands, Head of the City Planning Department. He also reported that he had met with the Mayor, along with Rick MacFarlane, Paul Kerby and Councilor Oosterhof. The purpose of these meetings was to present concerns with the ongoing work and the proposed BDE project. The outcome from both meetings was essentially the same: ongoing work is permitted under the current A2 Agricultural zoning. The fact that this much work is being done in advance of a rezoning application is extraordinary and is what has raised most concern in the community. City staff have indicated that they have advised BPE that doing all this work in advance will make the rezoning process much more difficult for them. At the current time the City has issued one Building Permit for the moving of the small barn and one Entranceway Permit for an entrance off of Unity Road. BPE's requests for two additional entranceways from Battersea Road have been turned down.
2. Opportunities to Influence. David reported that the advice from the Mayor and City staff from these meetings is to prepare for the rezoning and official plan amendment process. Indications are that the applications for rezoning and the official plan Amendment are expected soon. Once submitted to the City, these applications and the supporting studies will be available to the public for review. It will be important for members to carefully review this information to

determine how it will impact their property. The application process encourages public input. All written submissions will be scrutinized carefully by City planning staff and must be incorporated into their submission to the City's Planning Committee. It is therefore very important to take the time and effort to prepare a written submission. There are one or more public meetings as part of the process; however, you will only have a limited time to speak (five minutes). Points that are made verbally at the public meeting will not have been incorporated into the City Planning staff evaluation of the project unless they have been previously submitted in writing. It is imperative that you submit your concerns in writing. David suggested we need to watch on City of Kingston/DASH to see when the zoning application is submitted.

3. Stop the Right of Way. David Pentney explained that the proposed development covers three pieces property. The southernmost piece, (northwest of the junction of Battersea and Unity Roads), and the centre piece (open area west of Battersea Road) are registered to BPE Development. The northern most piece is the wooded area to the north. This piece is registered to 2622993 ONTARIO INC, notwithstanding the fact that BPE representatives have clearly indicated at their information sessions that they have purchased this lot. 2622993 ONTARIO INC was registered as a company on March 1, 2018. The address of that company is 141 Hickson Ave, the same address as BPE Development. The property that is registered in this company's name is "land-locked" It is believed that 2622993 ONTARIO INC will attempt to exploit this land-locked status to seek a right of way across private land to Battersea Road. If successful, the property, including the right of way, will be transferred to BPE Development with the right of way being used as an access road to the project. Given that BPE and 2622993 ONTARIO INC are essentially the same entity, this piece of property is not land-locked. When joined, there is access to Battersea Road through the BPE registered land. This is an urgent item for BPE Development. They need to have achieved the right of way and transferred ownership of the property before they submit their rezoning and development applications. Our first expenditure will be to assist the owners of the property that the proposed right of way would go through. This family has been encouraged to engage a lawyer to assist them in protecting their property. The Association agreed to assist with payment of legal costs. A recommendation of a lawyer with experience in real estate law was provided to the family.

VI. Any Other Business

BPE Development has provided notice of its next Information Session to be held at 6:30 pm on November 13, 2018 at Glenburnie United Church.

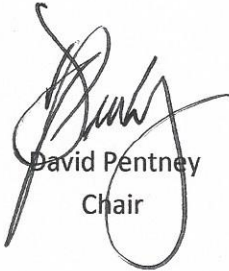
It is noted that Jack Blacklock has offered to donate \$5000.00 towards any legal battle and has indicated he would be willing to donate more as needed.

It was suggested that the Association make a presentation to the Rural Advisory Committee.

Secretarial Note: A request to make a presentation at the next Rural Advisory Committee has been made through Counselor Oosterhof.

VII. Adjournment.

George Caron moved to adjourn the meeting.



David Pentney
Chair



Wendy Deslauriers
Secretary