

Glenburnie Residents Association Meeting

Held at the Glenburnie Fire Hall

Wednesday, May 22, 2019 at 7:00 p.m.

In attendance: Mark Bianchet, Sonia Bianchet, Doug Barbour, Ruth Blacklock, Jack Blacklock, David Brownell, Donna Brownell, Bob Carr, Kim Cucheran, Holly D'Angelo Scott, Wendy Deslauriers, Yves Deslauriers, Nicholas Farkas, Lorna Hendry, Ann Liblik, Cameron Liblik, Len Liblik, Bill McKendry, Janet Pentney, David Pentney, Cheryl Pelow, BJ Raymond, Suzanne Raymond, Tom Scott, Linda Williams, Janet Wry, Glen Wry Guests: Bob Clark, Clark's Consulting Services; Gary Oosterhof, Councilor; Robert Kiley, Councilor; Lisa Osanic, Councilor; , Simon Chapelle, Councilor; Wayne Hill, Councilor.

David Pentney called the meeting to order and welcomed all in attendance. He welcomed Gary Oosterhof back and introduced Bob Clark from Clark's Consulting Services.

This meeting was called in order to prepare the upcoming Public Meeting regarding BPE's proposal for an Official Plan amendment and the rezoning of the property at 2285 Battersea Road. This meeting will be held before the Planning Committee. This is the first meeting of the Planning Committee to review the proposal and it provides an opportunity for the public to express their concerns and provide feedback.

Old Business:

The minutes of the meeting of May 1st had been circulated via e-mail. Moved by Doug Barbour to accept them. Seconded by Linda Williams. Carried. None opposed.

Len Liblik reported after having studied the traffic study. If the property is rezoned to a commercial designation the commercial entrances will be required. The traffic study is based on studies done in 2010 and 2012 and centered around the intersection at Battersea Road and Kingston Mills Road. This study should be redone using current data in the immediate area of the proposed development and should include accident data for that area. The fact that Unity and Battersea Roads are part of the Highway 401 Emergency Detour Route should also be part of the consideration.

Nick Farkas reported on the Hydrological Study. It was noted that this study only addresses Phases 1 and 2 of the project and that another hydrogeological study will be required before Phase 3. Nick noted a number of deficiencies. It was noted that there is no physical barrier between the three layers of bedrock where the water will be drawn from, so there remains the possibility of transference between aquifers. The replenishment of water in the critical upper Limestone aquifer that most neighbours rely on is of critical importance. This replenishment occurs from annual rainfall. This study assumes an annual precipitation that is on the upper end of historical, and does not make contingencies for prolonged periods of drought that could happen in the region. This study does not factor in the reduced surface area to accept precipitation if the buildings, roads and parking areas are built. The daily water consumption rates for the proposed project are a gross value of 268 liters/person/day which are at the low end for Canadian average household water consumption. The study does not appear to take into

account the higher water usage rates that occur with spas and restaurants. A Public Health question was raised regarding the spa and pool treated water and how it will be disposed of. This does not appear to be addressed in the report. Questions were raised regarding accountability and compensation should water problems occur for the neighboring properties in the future. It was noted that at least three properties in the area have experienced changes to the chemistry of their water since these wells were drilled. We are again encouraged to speak with our neighbors regarding any changes to their well water and to ensure that they are documented and reported. One point also made was the fact that the Glenburnie Public School has to have water trucked in. This has been happening for years. Once again David mentioned the Official Plan indicates that that property is in a water sensitive area as well as a geological sensitive area.

Janet Pentney reported on the noise study. Although this study addresses the noise mitigation measures from the event venue and patio area, there are some noise sources that is not addressed at all.

A question was raised about the wedding venue having been taken off the plans. This does not appear to be the case. Although it has been rebranded as a "Corporate" Event Venue, the inclusion of a flower shop in the plan and a ceremonial dais would indicate that it is designed to cater for weddings as well as corporate events.

The question was raised with respect to who is responsible for ensuring that the developer is following the recommendations contained in the various studies and reports. There was no clear answer.

David pointed out that though the project appears to be physically closer to completion with considerable work having been undertaken on site and with the considerable landscaping work currently happening at the corner in the vicinity of the pond, the reality is that the approval process for this project is no further ahead than it was a year ago. It is David's view that BPE, by doing this work, is trying to create the impression of progress to its supporters and the general public.

We moved on to discuss the upcoming June 6th public meeting to start the process. It was confirmed that if we attend the meeting we can bring our letters with us but if we not able to attend we can send our letters of concern as late as the day of the meeting. As long as you have engaged the process, either by attending the meeting or by sending in a written submission, then you will have standing at future meetings. It was suggested that we should be sending letters to City Planning with our concerns, but they should not to be sent too soon before the meeting so the applicant does not have time to prepare a rebuttal. David produced a primer for members on how to make their written submissions. This will be distributed by email.

The Vice Chair of the Planning Committee was in attendance. He pointed out that at this meeting the developer will make his presentation. Once that is done the public will be able to make their concerns known. Then the developer will be able to respond to these concerns at the end. He again reiterated that we should submit our comments by June 6th. City Councilor, Lisa Osanik said that City staff would prepare a Comprehensive Report based on the application and the input received from the public. This will be presented to the Planning Committee at a later date at a meeting that would be open to the

public. Gary Oosterhof thanked everyone for their support both from the residents and from his peers who attended the meeting with him.

Bob Clark spoke regarding how impressed he is with the work being done by the GRA members. He pointed out that our written presentations will be critical and the need to have the opportunity to speak our concerns. This helps both the Councilors and other people in attendance to understand more clearly the issues and show the amount of concern in the community. Presentations need to focus on issues of concern but also should be from a personal perspective. This gives more credibility. Each person speaking will be given a 5 minute time limit, but there is no limit on number of speakers. It was suggested that each person who wishes to speak have a script so that key points are made and have flow. Personal, emotion and feeling is important as well. The Chair will ask that we collectively choose topics and concerns so as not to be repetitious.

Questions were raised as to whether this development, if approved, would open the door to other commercial properties in the future. Definitely the potential is there.

Individual letters should reflect issues and concerns but individuals who will speak should coordinate. A suggestion made to have a meeting of those who wish to speak to coordinate what issues they will address.

Bob Clark will speak to the Provincial Policy Statement, the Official Plans and the Zoning.

In discussing who would speak, Janet Pentney will discuss her personal concerns and the noise issues. Traffic study needs to be addressed. Speakers will gather to compare presentations sometime prior to the meeting. Nick Farkas indicated he will put together a script regarding his concerns re: the Hydrological Study and in his absence someone else might read this. Gary Oosterhoff will speak on behalf of the community. Holly D'Angelo Scott will speak, Sonia Bianchet if available and David Pentney. BJ Raymond might speak to the roadway plan through his property. Further discussion will occur in order to coordinate their efforts. One of the City Councilors suggested that the fact that BPE is not being very neighborly should be brought up.

A question was raised as to whether this project would be reinforcing currently established businesses in the area, ie the grocery store and the local nursery.

Treasurers Report: Doug Barbour reported that having made a retainer for Clark's and some other banking expenses the account currently has \$347.32. He made a motion that we set up the account at the Kingston Community Credit Union to do e-transfers. Seconded by Yves Deslauriers. Carried. None opposed. This will be set up under the email address: grabank1@gmail.com.

David asked BJ Raymond what their current legal costs were at this time. He indicated that it was about \$1300.00. This issue is currently being dealt with by a City lawyer, a BPE lawyer and the Raymond's lawyer. They are currently checking to see if they can get title insurance which might cover the costs regarding the alleged right of way on their property.

There are currently five entrances planned but the scale of this project should only require two.

It was noted that gravel was brought in by Mulrooney to place at the front of the pond on the corner. David suggested that someone might inquire of the city if he is allowed to bring in gravel from off site. It was also noted that they have been draining water out of the pond into the roadside ditch.

Other Business:

There was discussion about other neighborhood concerns. It is agreed that the GRA has been created to discuss and deal with other concerns than the current one.

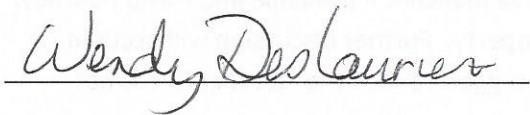
Nick Farcas raised the issue of visibility along Perth Road between the Cataraqui Conservation Area and Unity Road. He noted that it was difficult to see along there especially at night and in bad weather. He suggested that new markings and reflections would help improve visibility. This will be discussed further at our next meeting.

Nick Farcas also raised the issue of the park at the corner by the post office and its upkeep. Discussion to be deferred to the next meeting.

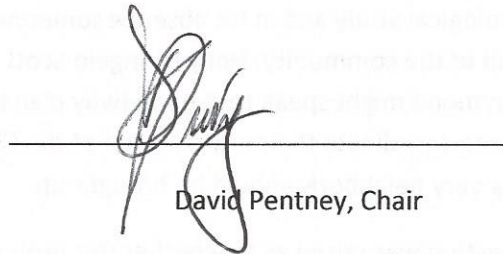
The third item mentioned was the opening of a Group Home at 5 Wagner Street which appears to be operating already. To be further discussed at the next meeting.

These items will be discussed in the future and brought to the attention of Councilor Gary Oosterhof.

Motion to adjourn by Yves Deslauriers. Seconded by Kim Cucheran.



Wendy Deslauriers, Secretary



David Pentney, Chair