

159 Confederation St. Proposed  
Development

Community Information Meeting

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Presented by the Glen Williams Community  
Association Development Committee

Jan. 15/25



**Glen Williams**  
Community Association   
*Our Hamlet, Our Home*

**Slide 1 Welcome –**

- This meeting is being hosted by the GWCA development subcommittee
- We are all here tonight because the owner of "The Field" property at 159 Confederation St., Eden Oak is requesting Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to allow for 81 townhouse dwelling units and 1 single detached dwelling on a new private road.
- Eden Oak the developer for those who are not aware is just completing the development at the top of Credit St. and has just actively started building at the Megan McMaster property at the top of Wildwood Rd. In both instances the developer went to the Ontario Land Tribunal and the GWCA was involved in both proceedings as Party for one and Participant for the other.
- What I will say now is that This proposal is in complete disregard for the Glen Williams Secondary Plan.

# GWCA Development Committee Members

## GWCA Board Members

Joan Griffin

Stephen Groom

Mike Brown

## Glen residents

Andrew Shields

Doug McLachlin

Don Robinson

Russell Gray

### **I would like to introduce GWCA subcommittee members who are all on the call this evening**

- I am Joan Griffin
- And we have
- Stephen Groom and Mike Brown, who are also GWCA Board members
- And the following Glen residents
- Andrew Shields, Dough McLachlin and Don Robinson (though don just moved outside the Glen he has been a past president of the GWCA and long time lead of the development sub committee)

Across this working group we have an Architect and three Engineers who have volunteered their time to dive into all of the many technical documents filed by the developer

# Agenda

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Share high level observations from our initial review of the filed documents

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Review the process/timeline provided by Town staff

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Share suggested next steps based on our review to date

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How Can You Help?

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Questions

## Our Goal for tonights meeting is

- To Share high level observations from our initial review of the filed documents
- To Review the process/timeline we understand is in front of us as provided by Town staff
- To Share suggested next steps based on our review todate
- To Share our asks of the community – we have had a number of residents ask how they can help so we will discuss that
- We will open the floor to questions and or comments at the end of the presentation so we would ask that you hold your questions until then.
- IM GOING TO TURN IT OVER TO ANDREW SHIELDS NOW. ANDREW IS A NEW RESIDENT TO THE GLEN. WE ARE THRILLED TO HAVE HIM AS A NEIGHBOR AND FOR HIS HELP ON THE COMMITTEE

# High Level Summary

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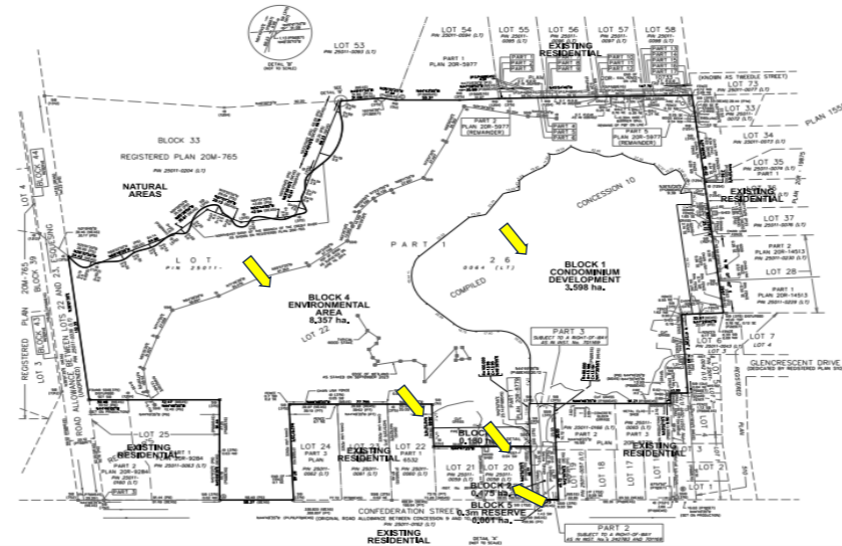
- 81 townhouse units & 1 detached dwelling
- Private condo roadways
- **21 units per hectare – GWSP allows for a maximum of 5 units per net residential hectare**
- Residential infill development on +/- 3.904 ha or 32% of the site while remainder +/-8.357 ha or 68% of site will comprise of restorative natural heritage works
- Planned natural heritage/restorative areas a positive aspect of development plan. **However, remaining 32% of site is proposed to be developed in a manner which is in complete disregard for the GWSP**

## High Level Summary

- 81 townhouse units and 1 detached dwelling
- Generally, corner units range from 2,240 to 2,400 square feet, while interior units range from 2,190 to 2,350 square feet, with each unit proposed at two storeys/ 25 feet in height.
- Private condo roadways
- Underground stormwater management tank.
- The Applicant plans to develop the site in a single phase
- Proposal is for **21 units per hectare**.
- Glen Williams Secondary Plan allows a maximum of **5 units per net residential hectare**.
- Even if considering the full site (which is not permitted by the secondary plan i.e. GWSP) the units per hectare would still be over the allowable limit of 5.0 units per hectare in the GWSP i.e. at **6.7 units per hectare**.
- **The proposed development is to provide residential infill development on +/- 3.904 ha or 32% of the site while the remainder i.e. with +/-8.357 ha or 68% of the site will comprise of restorative natural heritage works.**
- **There are planned natural heritage and restorative areas which are a positive aspect of this development plan. However, the remaining 32% of the site is proposed to be developed in a manner which is in complete disregard for the Glen Williams Secondary Plan.**
- **The planned natural heritage and restorative areas are suggested to be a partnership between CVC, the Town and the developer. We would want assurances that this will happen.**

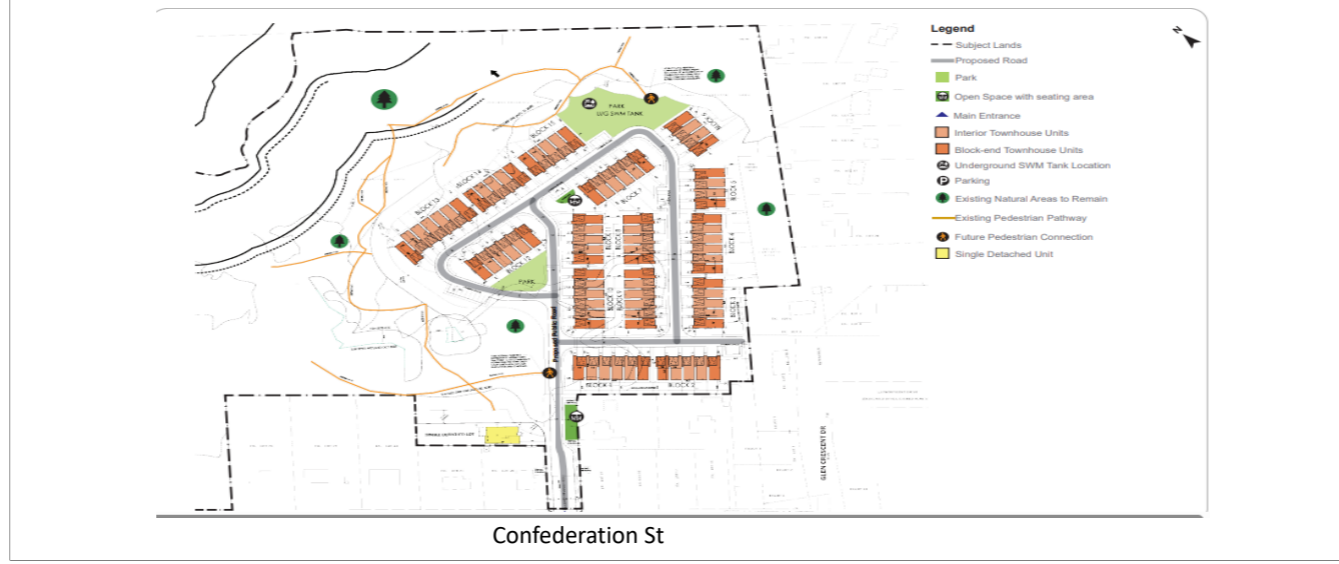
# Five Blocks - Preliminary Draft Plan of Subdivision

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- **Five (5) blocks are proposed on the Preliminary Draft Plan of Subdivision**
- *Block 1 - A development block, consisting of eighty-one (81) Block Townhouse Dwellings, private condo roadways, parking areas, sidewalks, a park and underground stormwater management tank facility among other features.*
- *Block 2 - A private lane intended to provide continued and shared access for the properties at 145A and 147 Confederation Street as well as the residents at Block 1 + Block 3.*
- *Block 3 - Is intended for one (1) Single Detached dwelling fronting onto a private lane.*
- *Block 4 – Is an Environmental Area intended to contain environmental protection and restorative natural heritage works to be dedicated to the Town of Halton Hills at the appropriate time.*
- *Block 5 – Provided as a 0.3m reserve for access and control onto Confederation Street.*

# Proposed Site Design



## Description of Planning Applications

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- Official Plan Amendment application proposes changing designation of the subject lands from Hamlet Residential to Special Policy Area 1 (SPA-1)
- The amendment aims to support the development of a residential townhouse complex consisting of 81 townhouse units and one single detached dwelling
- As **townhouses are currently prohibited under the Hamlet Residential designation**, SPA-1 would allow for townhouses under specific site provisions

**21 Units per hectare**  
**GWSP – maximum 5 units per net residential hectare**  
**420% increase in allowed density!!!**

### Description of Planning Applications

#### Official Plan Amendment and Zoning by-Law amendment being applied for

- The proposed Official Plan Amendment application proposes changing the designation of the subject lands from Hamlet Residential to Special Policy Area 1 (SPA-1). The amendment aims to support the development of a residential townhouse complex consisting of 81 townhouse units and one single detached dwelling. As townhouses are currently prohibited under the Hamlet Residential designation, SPA-1 would allow for townhouses under specific site provisions.
- The proposed Zoning By-law Amendment application seeks to rezone the lands from Development (D) to Hamlet Residential One with site-specific provisions (HR1-XXX). Summary of proposed changes are highlighted below:  
*Proposal is for 21 units per hectare. The GWSP requires a maximum of 5 units per net residential hectare. 420% increase in allowed density!!*

**MICRO LOTS**

**PROPERTY VALUES  
SIGNIFICANTLY REDUCED**



# Application Submission Summary

## Zoning Summary for HR1 (hamlet residential 1)

	Min. Lot frontage	Min. lot area	Min. required front yard	Min. required rear yard	Min. required interior side yard	Min required exterior side yard	Max. height
Zoning requirement	30.0m	0.1ha	4.5m	7.5m	2.25m	4.5m	11.0m
Proposed	7.2m	0.02ha	4.5m	4.2m	1.5m	1.5m	11.5m
<b>Variance</b>	<b>76% reduction</b>	<b>5 x reduction</b>	<b>0</b>	<b>56% reduction</b>	<b>66% reduction</b>	<b>33% reduction</b>	<b>4.5% increase</b>

### Application Submission Summary

Zoning Summary for HR1 (hamlet residential 1) -  
*This chart summarizes the changes that would be required to current Hamlet Residential Zoning*

# Town of Halton Hills Official Plan

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## A2.9.2

b) To assist in the achievement of residential intensification and affordable housing by encouraging opportunities for mixed-use **development in appropriate locations**

c) To encourage the use of surplus public lands for affordable housing only if the site is **appropriate for such a use and located where the use would be compatible with adjacent uses**

d) To ensure that a full range of housing opportunities are available for residents **in the Town** in accordance with the Town's Municipal Housing Statement

Town of Halton Hills Official Plan - *the towns official plan states the following in regard to housing*

### A2.9.2

b) **To assist in the achievement of residential intensification and affordable housing by encouraging opportunities for mixed-use development in appropriate locations;**

c) **To encourage the use of surplus public lands for affordable housing only if the site is appropriate for such a use and located where the use would be compatible with adjacent uses;**

d) **To ensure that a full range of housing opportunities are available for residents in the Town in accordance with the Town's Municipal Housing Statement;**

*The town Official plan is therefore very clear in stating that different housing types are to be provided across the **town and at appropriate locations**. A townhouse development may be appropriate for other areas of the town but is not appropriate for Glen Williams and not permitted by the secondary plan.*

*Furthermore, the applicant has noted that each townhome is to be in the range of 2,200 - 2,400 sqft. This therefore is not a housing size that is currently unavailable in the Glen.*

*The applicant's main justification appears to be that townhomes will provide a housing typology that is not currently available in the area and will allow more attainable housing options. This must be challenged. The townhouses are to be a minimum of 2,200sqft as noted in section 4.1. If we assume a minimum of \$800 psf sale price then each unit would be \$1.8M. Is this what the province considers 'affordable'?*

### SAY

*The next number of slides are a summary of other key items from The Planning Justification Report*

# Neighborhood Context

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- Planning Report notes 800m 'walkable' area
- Nearby Development – Report notes a site at 20 Ransom St. as being approved for a townhouse development
- Description of Subject Lands, describe site as being positioned "*within a unique area characterized by rural and agricultural areas, open spaces, and low- density single-detached housing.*"
- Section 10.2 - Compatibility, then states, "*It is acknowledged that the Glen Williams Secondary Plan does not permit the proposed built forms, however the townhouse units have been massed in a manner to match newer residential development within the area.*"

## Slide 6 - Neighborhood Context

- **Planning Reports notes a 800m 'walkable' area.**

*In reality, there are limited connections and distance to amenities on Main Street are over 1km.*

*Site is NOT highly walkable outside of recreational trails. High amounts of additional traffic will be created. Confederation does not currently have sidewalks*

### **Nearby Development - Reports notes a site at 20 Ransom street as being approved for a townhouse development**

*Reports notes a site at 20 Ransom street as being approved for a townhouse development and shows this within an area context map. The 20 Ransom street development is in Acton not Glen Williams. This is an error in the planning reports and speaks to the consultants lack of knowledge on the area.*

### Compatibility

Description of Subject Lands, describe site as being positioned "*within a unique area characterized by rural and agricultural areas, open spaces, and low- density single-detached housing.*"

**Section 10.2 - Compatibility, then states,** "*It is acknowledged that the Glen Williams Secondary Plan does not permit the proposed built forms, however the townhouse units have been massed in a manner to match newer residential development within the area.*"

*Which statement is correct? Either the area is low-density single detached or it has examples of townhouse style massing?*

# Transportation & Parking

- Report claims *“Proposal contemplates a walkable and active transportation design to make up for the lack of local transit connections.”*
- Report claims proposed development anticipated to generate 49 new two-way automobile trips (38 inbound & 11 outbound) during AM peak hour and 57 two-way vehicle trips (18 inbound & 39 outbound) during the PM peak hour
- Parking
  - 0.31 / unit visitor parking spaces. Equates to 26 visitor parking spaces
  - Each dwelling unit has double car garage + driveway = two further cars
  - On street parking is not allowed in this development to ensure the safe movement of emergency vehicles
- 7.5 m narrow access road into development

## Transportation

Report claims that the “This proposal contemplates a walkable and active transportation design to make up for the lack of local transit connections.” However the reports itself notes that transit connections are 3.5km away and require a car and as per comments on section 3.2, it is over 1km to any amenities. The site clearly does not achieve a “walkable and active transportation design” Currently no sidewalks on Confederation and there are existing problems of this being a narrow road with constant speeding.

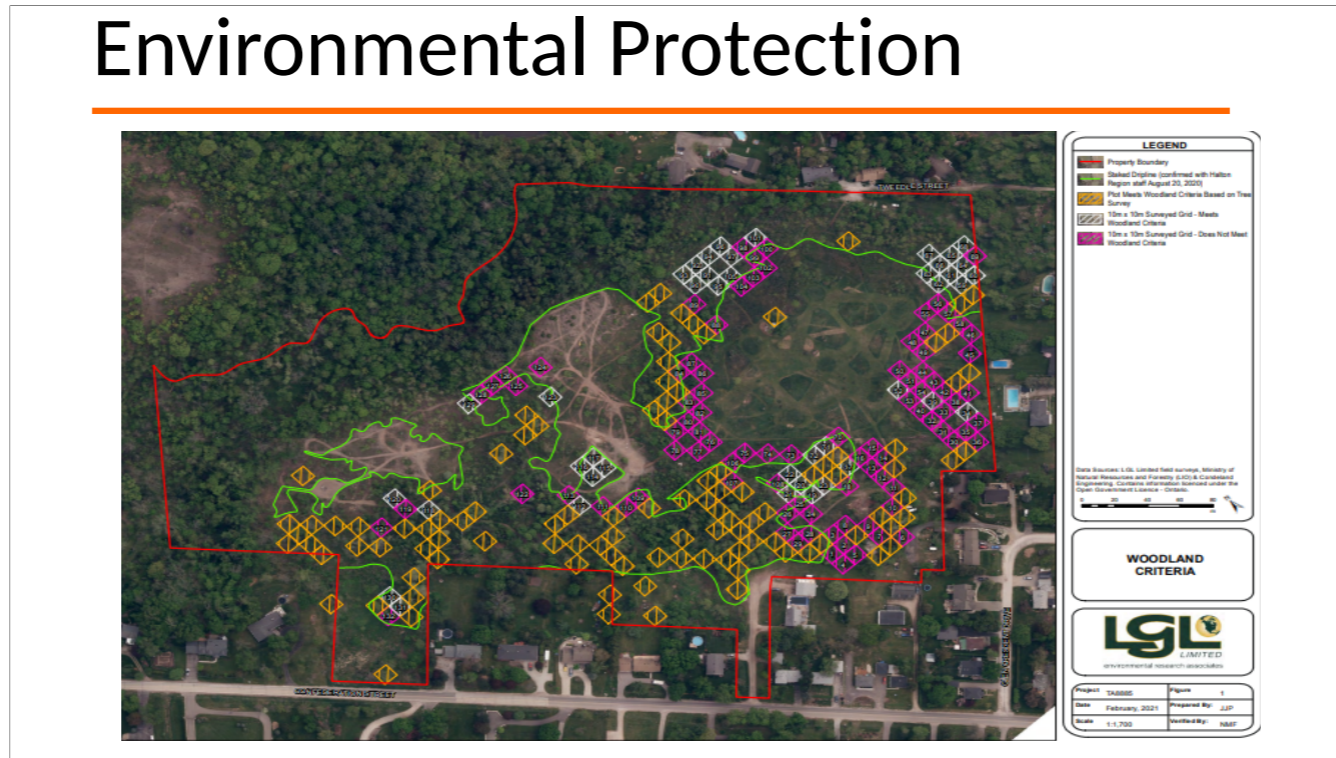
Report claims the proposed development is anticipated to generate 49 new two-way automobile trips (38 inbound and 11 outbound) during the AM peak hour and 57 two-way vehicle trips (18 inbound and 39 outbound) during the PM peak hour. This appears low for the number of parking spaces being provided.

Total of 162 + potentially up to 26 visitor vehicles (188) new cars in the Glen.

Also - **Today's traffic environment does not adhere itself to a 1 hour peak. Today's traffic is spread out beyond the 1 hour interval. Impacts are longer duration with multiple trips per unit including school drop offs and shopping etc**

- Parking
  - 0.31 / unit visitor parking spaces are provided. Equates to 26 visitor parking spaces.
  - Each dwelling unit is to have a double car garage + driveway which can accommodate two further cars.
- 7.5 m narrow access road into development –
- **Need to assess whether the width of the narrow section of entrance road is adequate to meet needs of emergency vehicles**
- **Need to assess the slope of the entrance road which accesses the homes to ensure it meets Town standards for emergency vehicles**

# Environmental Protection



## Environmental Protection

- Limits of the woodlands were staked by consultants in 2020, with the participation of Halton Region Forester, Ron Reinholt.
- Report states that subsequent field investigations were conducted in 2024 and led to the reassessment of the woodland boundaries
- The development includes substantial measures to restore areas of cultural woodland, thicket and meadow into viable and resilient native woodland.

*Proposed development encroaches into the 'significant woodland boundary'*

*We want to find out if this reassessment has been reviewed / approved by the Region / Town?*

- **DON - Flooding on east side of property**  
 There is a historical issue of flooding on the easterly portion of the southern property edge.
- The flows from that area continue through a culvert below Tweedle Street then over private property and into the Credit River.

*A detailed review is needed of the Hydrogeological Investigation report is needed to ascertain:  
 Was this condition recognized and studied to ensure the development will not exacerbate the problem.  
 Are any mitigation measures planned to ensure no increased flows and problems.*

*Can the changes in flows (if any) create risks for the quality of the Credit river water and risks to the trout population?*

**Environmental Issues**

**WE HAVE CONCERNS**

# Environmental Impact Report

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- Breeding Birds & Wildlife Surveys completed - June 11 and July 9, 2019
- States no aquatic species at risk recorded on the Subject Land
- States only a single Spring Peeper individual was heard calling in both 2019 & 2020, and only a single American Toad was heard calling in 2020
- States no suitable salamander habitat identified and no salamanders or Jefferson Salamanders detected
- In terms of reptiles, a single Eastern Garter Snake (*Thamnophis sirtalis*) observed in 2019
- No observations of turtle species
- Several Barn Swallow observed foraging during ; however, no nests identified

## **JOAN** Environmental Impact Report

**The Breeding Birds and Wildlife Surveys completed June 11 and July 9, 2019 could easily miss the** mating period for a number of birds. Section 5.0 of the report states that “April 1 to August 31 “ is the breeding bird season for most of the bird species protected under the act. Don and Pauline Robinson personally encountered a pair of Pileated Woodpeckers doing a s-mating dance in the Spring of 2022. They were in the southeastern area of where Townhouses are planned to be constructed. The report makes no mention of Pileated Woodpeckers yet we believe them to be spotted frequently on the properties to the east i.e. off of Tweedle Lane.

- States no aquatic species at risk recorded on the Subject Land
- States only a single Spring Peeper individual was heard calling in both 2019 and in 2020, and only a single American Toad was heard calling in 2020
- **States n**o suitable salamander habitat identified and no salamanders or Jefferson Salamanders detected
- **In** terms of reptiles a single Eastern Garter Snake (*Thamnophis sirtalis*) observed in 2019
- No observations of turtle species. Use of the study area by turtle species is limited, due to the lack of suitable habitat
- Several Barn Swallow observed foraging during ; however, no nests identified

If anyone has pictures of the pileated on the property or of anything else referenced on this slide please send them to us as we would need counter evidence to present.

## Functional Servicing & Stormwater Mgmt.

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- Report concludes proposed development can be serviced by existing municipal infrastructure
- Connection to existing sanitary sewer on Confederation St.
- Underground Storm water management storage proposed

### Functional Servicing and Stormwater management

- **Report concludes that the proposed development can be serviced by existing municipal infrastructure.**
- **Connection to existing sanitary sewer on Confederation St.**
  - Sanitary Sewer needs to be extended. Already approved to be extended up to development at 102 Confederation.  
*Gravity system is proposed.*
- **Design of Sewage system**
  - 82 homes will create a considerable amount of sewerage. Further review is required of the design details, including failure modes, re flows and transport of the sewerage up to Confederation St. where it will be dumped into the sewer pipe on Confederation Street.
- **Underground Storm water management storage is proposed.**
  - Underground storage requires further detailed review. potential for flooding risks on Bennett Pl. and Tweedle St needs to be studied.  
The use of underground SW storage again highlights the lack of developable space.*



# Well Monitoring Survey

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- Study concluded development is **unlikely** to significantly impact local water resources, including Credit River and its tributaries, so long as proper monitoring protocols and mitigation measures are implemented
- Hydrogeological Investigation Report states *“It is recommended the existing groundwater wells be decommissioned”*
- Section 12.2 discusses wells contained within 500 meters of the property

## Well Monitoring Survey

Study concluded that the development is unlikely to significantly impact local water resources, including the Credit River and its tributaries, so long as proper monitoring protocols and mitigation measures are implemented.

*Further details of the planned mitigation measures and how these will be enforced is required.*

**Hydrogeological Investigation Report - It is recommended the existing groundwater wells be decommissioned**

*Some details in the Hydrogeological Investigation report are questionable and/or raise concerns.  
For example in section 12.2: “It is recommended the existing groundwater wells be decommissioned in accordance with O.Reg. 903 and Municipal guidelines prior to construction activities at the Site.  
**WE INTERPRET THAT THIS APPLIES TO THE GROUNDWATER MONITORING WELLS***

**Section 12.2 discusses wells contained within 500 metres of the property.**

*It is not clear whether this recommendation for decommissioning applies just to wells on the 159 Confederation property or also applies to private wells near the property. COMMENT BY Eden Oak REPRESENTATIVE TO STEVE Groom RE DECOMMISSIONING HIS WELL MAKES THIS UNCLEAR*

# Provincial Planning Statement

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- Planning Justification Report references 2024 Provincial Planning Statement (PPS) categorizes site as being within an existing ‘*settlement area*’
- PPS states “*settlement areas should be the focus of growth and development in order to achieve long-term economic prosperity, make wise use of land resources and utilize existing infrastructure and services.*”
- In Town’s Official Plan, Glen Williams is considered to be within a ‘*Agricultural / Rural Area*’
- Rural Settlement areas are still considered as areas for growth in the PPS

## Provincial Planning Statement (PPS)

- **Planning Justification report references the 2024 Provincial Planning Statement**
- **Categorizes the site as being within an existing ‘settlement area’.**
- **PPR states that “settlement areas should be the focus of growth and development in order to achieve long-term economic prosperity, make wise use of land resources and utilize existing infrastructure and services.”**
- **In the towns official plan, Glen Williams is considered to be within a ‘Agricultural / Rural Area’.**
- **Rural Settlement areas are still considered as areas for growth in the PPR, however, the policy is focused as follows:**
  - *building upon rural character, and leveraging rural amenities and assets*
  - *promoting regeneration, including the redevelopment of brownfield sites;*
  - *accommodating an appropriate range and mix of housing in rural settlement areas;*
  - *using rural infrastructure and public service facilities efficiently;*
  - *promoting diversification of the economic base and employment opportunities*
  - *through goods and services, including value-added products and the sustainable*
  - *management or use of resources;*
  - *providing opportunities for sustainable and diversified tourism, including leveraging*
  - *historical, cultural, and natural assets;*
  - *conserving biodiversity and considering the ecological benefits provided by nature;*
  - *and*
  - *providing opportunities for economic activities in prime agricultural areas, in*
  - *accordance with policy 4.3*

*In our opinion, the development does not meet the intent of Rural Settlement areas in the PPS*

# Process Ahead Of Us

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- Town Staff currently reviewing documents, once complete send comments to Eden Oak
- Town targeting March/April Council meeting – serves as Statutory Public Meeting. Intent to present proposal to Council and public & receive public feedback
- The process after the Public Meeting is then dictated by the developer Eden Oak
  - Eden Oak could review comments and respond. Town would then review again and send back to Eden Oak
  - If Eden Oak submits multiple resubmissions, the Town would not likely be in a position to bring a recommendation to Council recommending refusal or approval until 2026
  - Or, Eden Oak as of April 17, 2025 could go directly to the OLT if they anticipate they will not receive a favourable decision from Town/Council, taking any control of the application out of the Town's hands
- If Eden Oak appeals to the OLT, Town Council could do one of three things: direct staff to try and seek mediation, oppose the application or not participate in an OLT hearing at all

## The Process ahead of us as we understand it from correspondence with town staff is as follows

- Town Staff are currently reviewing all documents. I believe they should be in a position to send their comments back to Eden Oak in 3-4 weeks.
- The comments will also be posted on the town webpage dedicated to this development. The GWCA will also post on our website
- The Dev committee will review those comments
- The Town is targeting a March or April Council meeting that will serve as a Statutory Public Meeting. The intent is to just present the proposal to Council and the public and to receive public feedback.
  - No Recommendations will be provided by staff and Council will not be making any decisions at this meeting.
  - The GWCA will be ready to present at the meeting

The process after the Public Meeting is then dictated by Eden Oak

  - If they submit updated materials that respond to the staff and public comments, staff will review the updated reports/studies/drawings and provide comment back to Eden Oak.
  - Eden Oak could review comments and respond back to the Town. The Town would then review again and send back to Eden Oak
  - If Eden Oak submits multiple resubmissions, the Town would not likely be in a position to bring a recommendation to Council recommending refusal or approval until 2026
  - Or, Eden Oak as of April 17<sup>th</sup> if could go directly to the OLT if they anticipate they will not receive a favourable decision from Town/Council, taking any control of the application out of the Town's hands
- If Eden Oak appeals to the OLT, Town Council could do one of three things: direct staff to try and seek mediation, oppose the application or not participate in an OLT hearing at all

**We Need Experts to Refute these Plans**  
**Our Community Irreversibly Damaged**  
**If This Goes Through – More Will Follow**

**We Need Experts To Refute These Plans**

**Our Community Irreversibly Damaged**

**If This Goes Through - More Will Follow**

**We have experience with this developer and his previous behaviour indicates he is not willing to work with residents and he has not demonstrated care for the hamlet**

## Suggested Next Steps

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- Continue with a deeper dive review of the documents
- Hire a Professional Planner and other technical experts for third-party reports
- Present at spring Council meeting
- Register as “Party” at OLT if Eden Oak appeals

### **Some** Suggested Next Steps as we see them

- The development committee needs to continue with a deeper dive review of the documents
- There are hundreds of pages to review across all the files including more than 25 different engineering reports;
- All warrant a deeper review and in some cases further investigations in order to confirm accuracy and thoroughness
- We need to hire a professional planner and get a number expert third party reports completed which requires hiring a ground water expert, traffic engineer, and a civil engineer to name a few.
- We need to get started on this now in order to be ready to present to Town Council for the spring Council meeting. and to also be ready to submit our case to the OLT which could potentially happen as early as April of this year.
- If this gets approved it would be precedent setting for the hamlet and allow for more of the same in the future.
- To pursue this with the intent to get this application changed from 81 townhomes to a much lesser density of single family homes in the range of 25 – 30 homes we need to start now to hire these technical experts
- The GWCA dev committee will be ready to present at spring Council meeting

**We Need Your Help To  
Protect and Preserve The  
Hamlet**

# How Can You Help

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- Can any residents provide counter evidence to the stated wildlife/plants/birds findings?
- Use templated emails to send to Town staff/Council and to Premier/Minister
- Attend March/April Town Council Meeting
- Donate \$ so that we can pay for the technical experts we need to hire for third party reports

## How Can You Help

- We need any local residents who may have pictures of the wildlife, birds, fish, or plants on the property to send those to us. So that we can provide counter evidence to the reports filed that state the minimal findings on the property.
- The GWCA will publish an email template that states opposition to the application as filed, urging Town staff and Council to oppose. It will be posted on our website next week. We ask all residents to please download this and send it in
- Also, Carolyn Maule a glen resident has taken the lead and drafted an email that has gone to the Premier and the Minister of Housing urging that powers be given back to municipalities so that they may defend Secondary Plans. We urge all residents to also send this email to the Premier and Minister. The GWCA will post this template on our website next week so it is available
- We ask that all residents attend the spring Town Council meeting. We need to show up and fill the chamber and show council and Town staff that we collectively oppose this application as filed.
- We need to be ready to present our case at the spring town council meeting and at an anticipated OLT proceeding.
- As discussed we will need technical expert third party reports including those of a professional planner and different engineering reports
- We need to get started on this now
- At the OLT we will also need a development lawyer to represent us in order to have the most impact
- All of this will take funding. A minimum of \$20,000 and possibly as much as \$40,000.
- We are starting off with \$8,000 through the generous donations made by several members of this development committee.
- As I mentioned, If this gets approved it would be precedent setting for the hamlet and allow for more of the same in the future.
- If the community wants us to pursue this with the intent to get this application changed from 81 townhomes to a much lesser density of single family homes in the range of 25 – 30 homes, We need funding and it will need to come from the community.
- We cant register as Party for an OLT hearing without having technical expert witnesses and a dev lawyer to represent us.

# Q & A

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- Open forum Q&A

## **Q&A**

**We will take questions or comments at this time**

**We will do our best to answer questions if we cant answer tonight we will get back to you**

**Feel free to just ask your question or you can type your question in the chat**