



PM-2025-001

March 24, 2025

D09OPA24.001, D14ZBA24.008 & D12SUB24.001 –
159 Confederation Street (Glen Williams)

Minutes of the Public Meeting held on Monday, March 24, 2025, at 6:07 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

Mayor A. Lawlor chaired the meeting.

Mayor A. Lawlor advised the following:

The purpose of this Public Meeting is to inform and provide members of the public with the opportunity to ask questions and express views regarding the development proposal.

Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that any person or public body that does not make oral submissions at a Public Meeting, or make written submissions to the Town of Halton Hills before Council makes a decision regarding the proposed Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision, may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. Please contact Planning staff for further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held for the development proposal and that every person in attendance shall be given an opportunity to make representations in respect of the proposal.

The format of this Public Meeting is as follows:

- The Town will generally explain the purpose and details of the applications;
- Next, the applicant will present any further relevant information, following which the public can obtain clarification, ask questions and express their views on the proposal.

The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information.

Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC PROPOSAL

This Public Meeting involves applications by: Weston Consulting on behalf of Eden Oak (Bayfield) Inc.

To: amend the Town of Halton Hills Official Plan and Zoning By-law 2010-0050 and obtain approval for a Draft Plan of Subdivision.

To permit: the development of 81 townhouse dwelling units and 1 single detached dwelling on a new private road at 159 Confederation Street (Glen Williams).

TOWN'S OPPORTUNITY

J. McMulkin presented regarding the proposed development at 159 Confederation Street.

(Presentation available on the [Town's Municipal Calendar](#) page.)

APPLICANT'S OPPORTUNITY

Weston Consulting on behalf of Eden Oak (Bayfield) Inc. presented regarding the proposed development at 159 Confederation Street.

(Presentation available on the [Town's Municipal Calendar](#) page.)

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons online or in person that have questions, require further clarification or information or wish to present their views on the proposal.

The following members of the public came forward:

Joan Griffin, President of the Glen Williams Community Association

J. Griffin presented on behalf of the Glen Williams Community Association stating their opposition to the proposal urging Council and the Planning department to:

- Uphold the provisions of the Glen Williams Secondary Plan
- Oppose the Eden Oak proposal to build 81 townhouses
- Committee to opposing the plan at the Ontario Land Tribunal, if necessary

Phil Lewin, 105 Joseph

P. Lewin raised the topic of education for the new residents that this proposal would bring as the Glen Williams Public School does not currently have the infrastructure to increase their number of students.

Doug McLachlin, 23 Tweedle

D. McLachlin presented on behalf of the residents and neighbours of Tweedle Lane stating their opposition to the proposal and noting key concerns such as:

- Surface water runoff from combined peak flows through undersized culvert with potential impact on stability of access to 6 homes
- Surface water runoff from flows directly adjacent to existing home through an unstable channel with potential for flooding
- Increased bank erosion along already unstable sections of the Credit River at both the eastern and western discharges
- Impacts on groundwater quantity/quality for three homes relying on wells; monitoring and protection or provision of municipal supply

Malcolm Black, 586 Main Street

M. Black advised that at 586 Main Street they are also on well water and are about 100 metres from the subject site.

Lynn Johanson, 118 Confederation

L. Johansson reiterated the concerns of the GWCA and reiterated further concerns regarding:

- Speed and safety issues – impact of more cars from development proposal
- Drainage and flooding issues

Steve Groom, 147 Confederation

S. Groom noted that they are one of the people who have deeded access on the private laneway and advised that there is a vehicle gate at the intersection of Confederation and the private laneway as well as silt fences that are blocking the laneway which will prevent access to the laneway and is hoping this will be addressed during the construction process.

Barb Zizzi, 154 Confederation

B. Zizzi noted that where a walking trail is currently outlined in the plan, it would force pedestrians onto Confederation across from their property and because of the site line issues it will be dangerous for pedestrians.

B. Zizzi advised that they currently have a well on their property and the plan is to continue to use it for irrigation purposes and is hoping this will not be impacted by the proposed development.

Neil Panchuk, 100 Confederation

N. Panchuk brought forward concerns regarding:

- Safety issues on new public roads
- Undue hardship on residents of development for snow removal on private laneways with necessity to bring in dump trucks to remove snow

Don Robinson, Former resident on Tweedle

D. Robinson advised that CVC should be getting involved in this proposal as they regulate the Credit River.

J. McMulkin responded that CVC has reviewed the application and provided comments.

Roseanne Helson, Previous resident of 140 Confederation

R. Helson raised concerns regarding the safety of children with the narrow roadways in the area.

Stephanie Ewing, 566 Main Street

S. Ewing noted that there is watercourse that will be coming from the development through their property and is concerned regarding erosion on the bank and how the water will be managed. S. Ewing also raised concern that no inspections have been done on their well and that the property has not been inspected or included on drawings for the proposal.

Ben Shier, 137 Confederation

B. Shier raised concern regarding deterioration of road causing a safety issue for cyclists and pedestrians, will sidewalks or new infrastructure be considered?

B. Andrews responded that Confederation Street is in the forecast for capital works for 2026 inclusion.

Alex Leger, 15 Beaver

A. Leger raised concern regarding the proposal not upholding the provisions of the Glen Williams Secondary Plan. What will the legal implications be for the Town for future development if this proposal moves forward?

J. Linhardt responded that each development application is considered in its own merits and that if there is an approval of a proposal that someone thinks will help them in an OLT case in the future, they may try to utilize it if they can.

Lois Fraser

L. Fraser advised that they want to see the Glen protected and road safety to be maintained.

Don Robinson, Former resident on Tweedle (2nd time speaker)

D. Robinson asked if developer knows cost of units and whether or not it can be confirmed that they will be affordable.

Jane Wilson, 145 Confederation

J. Wilson advised that they are on the private road that they will be building, and the plan does not include an easement for their driveway. Concern was also raised regarding the location of the bus stop as the intersection area is not safe for pedestrians and traffic in that area needs to be addressed.

J. McMulkin responded regarding providing easement for access to the garage, Town staff have noted that and will be working with developer to try to get that easement and legal access in place.

FINAL COMMENT FROM STAFF

The Chair asked if there was any further information which Town Staff wished to provide prior to the conclusion of the meeting.

J. McMulkin reminded that the public that the deadline to submit any further comments is April 14th.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed. Council will take no action on this proposal tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.

If you wish to receive further information regarding this proposal, please contact the Senior Planner, John McMulkin, following the meeting.

The meeting adjourned at 7:45 p.m.

Ann Lawlor MAYOR

Valerie Petryniak TOWN CLERK