

TOWNSHIP OF HUDSON
MINUTES OF THE REGULAR MEETING OF COUNCIL
of AUGUST 7TH, 2024
Held at the Hudson Community Hall

Present: **Reeve:** Larry Craig
 Councillors: Crystal Gauthier
 Dana McLean
 Greg Seed
 Clayton Seymour
 Staff: Krystle Seymour, Clerk-Treasurer
 Eric Lavallee, Road Superintendent
 Curtis Quinton, Deputy Fire Chief
 Others: William Colucci and Toby Shepherd, EDF Renewables
 Steven Acland, C.P.A., Kemp, Elliot & Blair LLP
 David Welwood, RPP, MCIP, MES, J.L. Richards (electronic
 participation)
 Members of the Public (approx. 25)
Regrets: None

1. Call Meeting to Order & Adoption of Agenda

2024-114 **Moved: Dana McLean** **Seconded: Greg Seed**
That we, the Council of the Township of Hudson do hereby, open the Regular Meeting of Council of August 7th, 2024 at 7:30 p.m.
“CARRIED”

2024-115 **Moved: Clayton Seymour** **Seconded: Crystal Gauthier**
That we, the Council of the Township of Hudson do hereby, accept the agenda as presented.
“CARRIED”

2. Adoption of Minutes

a. Regular Meeting of July 3rd, 2024

2024-116 **Moved: Crystal Gauthier** **Seconded: Clayton Seymour**
That we, the Council of the Township of Hudson do hereby, adopt the following minutes:
 a. Minutes of the Regular Meeting of July 3rd, 2024 as amended.
 ADD: Jason Morrow, Fire Chief as in attendance
“CARRIED”

3. Disclosure of Pecuniary Interest

None

4. Delegations/Presentation:

a. William Colucci – EDF Renewables – Project Manager

William Colucci provided Hudson Township Council with an overview of EDF Renewables and their proposal for a wind turbine project in Hudson Township. EDF is a large renewable energy company that deals with wind, solar and battery storage energy projects. They have been developing in Canada for over fifteen (15) years. Their company is committed to ensure projects are done safely and they have a control centre which monitors and can control all EDF assets at all times. Their safety measures also defend against cyber attacks.

The provincial government sees a need for Ontario to have more renewable energy sources and is accepting project proposals in the near future.

EDF is proposing a wind turbine project of about 150 mega watts (mw). A project of this size would produce about 200 jobs during construction

TOWNSHIP OF HUDSON
MINUTES OF THE REGULAR MEETING OF COUNCIL
of AUGUST 7TH, 2024
Held at the Hudson Community Hall

and would include some ongoing maintenance jobs. EDF offers the host community compensation of roughly \$1000/mw as well as community funds which are also set up on a per mw basis to put money back into the local community. In some cases, a community group is formed to direct these funds so that tangible benefits are seen by the community. These funds may be used for recreation facilities, scholarships etc. There are many provincial regulations that need to be met before proceeding, such as wind tests, environmental surveys, landowner discussions, public consultations, etc.

Council was given the opportunity to ask questions.

Questions/Answers:

Q: How much land is needed?

A: They need approximately 1 acre for the turbine itself. On a typical parcel of land (160 acres) it would use about 2%.

Q: How long do the turbines last?

A: The project would be a 20-year project, but the turbines would actually last longer. The term can be extended, but the sites are decommissioned when the project is over.

Q: How much do the turbines produce?

A: The turbines produce about 2.5-5mw /turbine. There is enough space on the existing line (Dymond) for this many.

Q: How many jobs will remain after construction?

A: Approximately 5-10.

Q: How long will construction take?

A: About 1-2 years to construct and we are currently expecting about 20 turbines.

Q: Are all the turbines on 1 parcel of land?

A: No. There are restrictions about placement and EDF tries to involve as many individuals as possible to participate in the project.

Q: Have environmental studies been done yet?

A: No. Still too early.

Q: Wolf island (has lots of turbines) has some health complaints as outlined in the media.

A: EDF is aware of those and that project was done under old rules. Setbacks have changed, noise allowances have changed and Health Canada has done studies so that now there are strict rules for wind turbine projects.

Q: Where are the turbines going to be located?

A: It is still too early to tell. EDF has been exploring north of here. They want to re-gain trust in the public on these projects and educate people on how things have improved.

Q: A member of the public stated they lived near four (4) of them and didn't get sick. The community was not provided any compensation.

TOWNSHIP OF HUDSON
MINUTES OF THE REGULAR MEETING OF COUNCIL
of AUGUST 7TH, 2024
Held at the Hudson Community Hall

identify prime Ag land. A public meeting will be planned once the Ministry has had time to comment on the drafted documents.

Council was permitted to ask questions/provide comment.

(The follow is a summary and does not necessarily include each comment/question made)

- Hudson is not a county. Severances of parcels of land min should reflect 80 acres (half of common 160 parcels) not 99.
- Development around the lakes was discussed including guest cabins. The Lake Capacity Study identified that some lakes are at capacity. Further development would have a negative impact on the health of the lake. Additional suites are permitted on a farm property.
- Backlot development – Support for this and number of possible lots came from the lakes’ capacity study. There are other provisions in the OP that would prevent the creation of many lots.
- The Township does not do water sampling. The HLA takes care of that.
- Discussion on private roads. This wording protects the Township from liability if they can’t travel down private roads for emergency calls.
- Discussion on items that the Township may never use (sidewalks, bike paths etc.) These items can be left in the OP so they are there for the future but they are not required to be created if included in the document.
- Some local landmarks were mis-identified and will be edited.
- Discussions on permission to enter property vs buildings meaning was discussed.
- Definition of boathouse – Possible to edit to not include vehicles.
- Garden suites definition is not commonly used anymore. May be removed.
- Definition of Mobile and Modular – Could we include the actual CSA regulation number here.
- Sea containers. Council to discuss whether to permit.
- Short-term Rentals. Council to discuss whether to permit.

2024-118 **Moved: Dana McLean** **Seconded: Greg Seed**

That we, the Council of the Township of Hudson do hereby, acknowledge receipt of verbal report by David Wellwood, RPP, MCIP, MES of J.L.

Richards regarding the new Official Plan and Zoning By-Law.

“CARRIED”

