

**TOWNSHIP OF HUDSON**  
**MINUTES OF THE REGULAR MEETING OF COUNCIL**  
**of MAY 7<sup>TH</sup>, 2025**  
**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  
                                  Jason Morrow, Fire Chief  
                                  Curtis Quinton, Deputy Fire Chief  
                  **Others:**       7 Members of the Public  
                                  1 Media Representative  
**Regrets:**               None

**1. Call Meeting to Order & Adoption of Agenda:**

2025-073   **Moved:**   **Greg Seed**                               **Seconded:**   **Crystal Gauthier**  
That we, the Council of the Township of Hudson do hereby, open the Regular Meeting of Council of May 7<sup>th</sup>, 2025 at 7:30 p.m.  
“CARRIED”

2025-074   **Moved:**   **Clayton Seymour**                               **Seconded:**   **Dana McLean**  
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 April 2<sup>nd</sup>, 2025**

2025-075   **Moved:**   **Dana McLean**                               **Seconded:**   **Greg Seed**  
That we, the Council of the Township of Hudson do hereby, adopt the following minutes:  
    a. Minutes of the Regular Meeting of April 2<sup>nd</sup>, 2025 as presented.  
“CARRIED”

**3. Disclosure of Pecuniary Interest:**

None

**4. Delegations/Presentation:**

**a. Toby Shepherd & William Colucci, EDF Renewables – Dymond Wind Project**

Toby Shepherd and William Colucci from EDF addressed Council (virtually) to discuss their Dymond Wind Project proposal. They are still pursuing the project since first visiting in the summer of 2024 and are working with the land base and trying to address community concerns. The first submission deadline is October 15<sup>th</sup>, 2025. There will be another submission opportunity at a later date not yet set. The transmission station in Dymond can only hold so much power so the project would be capped at 150mega watts. As per provincial rules surrounding the submissions, projects must be operational by the year 2030. EDF is still gathering information and will know more as they secure landowner commitments. EDF also outlined the benefits to the Township through:  
-“hosting funds”, an annual payment to the host community for the life of the project,

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-“community funds” to be used in the community as they see fit (eg; school food programs etc.) and  
-an increase in tax assessment translating to an increased tax base for the Township.

During the construction process, efforts would be made to hire locally and procure materials locally as well. Union hires are not required. The recent provincial election caused a pause to the IESO documents which are still pending at this time. Successful bidders from the first submission round will be announced April 16<sup>th</sup> 2026. If successful, EDF would be in constant engagement with municipal staff. In order to move forward and submit a bid, EDF requires a municipal support resolution (MSR) from Council. This can be a blanket resolution (for any company to apply), or project specific (approval for a specific project/company). An MSR allows EDF to bid on the project and is not project approval. It can be revoked at any time.

EDF gave council an opportunity to ask questions. A summary is provided below:

**Q.** Councillor McLean stated she has heard both positive and negative comments from the community and would like to know if public engagement can be done before the MSR is signed.

**A.** Public engagement would be difficult at this stage since a lot of information is unknown to date.

**Q.** Councillor McLean asked how efficient the wind turbines are.

**A.** They are getting better all the time and are 35-40% efficient. They have a MET tower up and are collecting wind data from it right now.

**Q.** Councillor Gauthier asked if they had other projects in our area.

**A.** Not in this area. EDF has one operational project in Chatham ON.

**Q.** Reeve Craig asked how many acres are required to host a turbine.

**A.** Approximately 2 acres during operation, but a little more during construction.

**Q.** Councillor McLean asked if they were only looking at prime agriculture farmland.

**A.** As the locals are aware, the vast majority of the surrounding lands are prime agriculture. EDF believes that agriculture and wind turbines work well together since farmland land is already cleared for turbine hosting. However, the province protects farmland so an “Agriculture Impact Assessment” (AIA) is something that needs to be done prior to bidding and must be done to the satisfaction of the Township. OMAFA is currently working on publishing a document laying out the criteria for the AIA studies, but the final document is not yet released.

**Q.** Councillor Gauthier asked how many turbines would be installed.

**A.** The total project is about 150mw and each turbine is capable of producing 5mw so they are estimating a total of 30 turbines.

**Q.** Councillor Seed asked if EDF would be willing to participate in a public open house if the Municipality organized it.



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Total Voucher 2025-04 \$85,962.97  
"CARRIED"

**6. Reports from Staff & Others:**

**a. Roads Department Report**

The Road's Superintendent reports that the ice pushed the dock at Pike Lake again. It will have to get brought back again when conditions allow. The Superintendent has been looking at options for fueling the generator located in the old fire hall. Purchasing a slip tank is one option. Rough cost is \$800. Roger took the surplus generator to the Community Equipment Sale and it was sold. Still looking options for a zero-turn lawn mower.

Regular maintenance was performed on equipment. Welded on the grader blades. Plowing of snow and drifts was performed at the beginning of April, and now grading and sweeping of the roads has begun.

**b. Fire Department Report**

The Fire Chief reports that the Department was quiet with no calls. Forestry pump went out for a test. They got a quote for SCBAs (\$56,000) and new pagers were received.

**c. Others**

**i. Eco-Logix's Landfill Report – March 2025**

**ii. NEPH – 2025 Municipal Tax Levy Rate**

**iii. Armstrong Township Library Newsletter – Spring 2025**

**iv. Recreation Report [no item]**

A Yard Sale will be held May 24<sup>th</sup>. So far 10 people have signed up. The park is in good shape and new picnic tables should be coming soon. Fireworks are planned for the August long weekend.

**v. Reports from Council and Staff**

**1. Memo 25-010 – Head of MFIPPA**

2025-078 **Moved: Dana McLean                      Seconded: Crystal Gauthier**

That we, the Council of the Township of Hudson do hereby, acknowledge receipt of *Memo 25-010 – Delegation of Authority – Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*; and That in accordance with section 3 and subsection 49(1) of MFIPPA, Council for the Township of Hudson delegates its powers and duties as "Head" under MFIPPA to the Clerk-Treasurer; and

Direct municipal staff to prepare the necessary by-law to delegate all of its powers and duties under MFIPPA to the Clerk-Treasurer for Council's consideration at the regular meeting of June 4<sup>th</sup>, 2025.

"CARRIED"

**2. Official Plan and Zoning By-Law Update [no item]**

The project is still moving forward. Extensive edits were compiled and sent to J.L. Richards on March 6<sup>th</sup>, 2025 as per original scope which included 1 round of edits.

Staff spent approximately 12 hours reviewing these edits with the consultant over the last few weeks. J.L. is currently working on changes as per that direction.

Next Steps:

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Once drafts are complete, J.L. will prepare them for review by the ministry (Official Plan only). Under provincial legislation, council is not permitted to schedule a public meeting regarding the documents for at least 90 days after the ministry receives them. Therefore, staff do not anticipate that a public meeting would be feasible for summer of 2025. We are also being told that the ministry is taking upwards of 9-12 months to reply back with comments. Documents cannot be finalized until provincial sign-off is achieved.

A new provincial planning statement has also been released and the document will need to be reviewed for compliance with that new document as well. This was unforeseen and would have needed to be done regardless of the timing of the project.

Staff are doing their best to ensure council is provided with a satisfactory final product and are working hard to see this project through to completion.

2025-079    **Moved: Crystal Gauthier                      Seconded: Dana McLean**

That we, the Council of the Township of Hudson do hereby, acknowledge receipt and accept the following reports/minutes, and that it be filed along with the minutes of the regular meeting:

- a. Roads Department Report
- b. Fire Department Report
- c. Others
  - i. Eco-Logix's Landfill Report – March 2025
  - ii. NEPH – 2025 Municipal Levy Rate
  - iii. Armstrong Township Library Newsletter – Spring 2025
  - iv. Recreation Report *[no item]*
  - v. Reports from Council and Staff
    - 1. Memo 25-010 – Head of MFIPPA
    - 2. Official Plan & Zoning By-Law Update *[no item]*

“CARRIED”

**7. Correspondence for Council's Consideration:**

- a. Northern Ontario Farm Innovation Alliance – Support for NOHFCs Tile Drainage Funding**

2025-080    **Moved: Crystal Gauthier                      Seconded: Dana McLean**

That we, the Council of the Township of Hudson do hereby, acknowledge request for support from the Northern Ontario Farm Innovation Alliance (NOFIA); and

Direct municipal staff to issue a letter a support to NOFIA as outlined and drafted in the received correspondence.

“CARRIED”

- b. Town of Georgina – Salt Management**

No Action

- c. Township of Otonabee-Monaghan – End Daylight Savings Time in Ontario**

No Action



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That council direct the Clerk-Treasurer to prepare a by-law given Levy Option # 4 to be presented for Council's consideration at the Regular Meeting of May 7<sup>th</sup>, 2025.

Councillor Seymour requested a recorded vote on this matter:

Recorded Vote		
Council Member	For Motion	Against Motion
Crystal Gauthier	✓	
Dana McLean	✓	
Greg Seed	✓	
Clayton Seymour		✓
Larry Craig	✓	

“CARRIED”

**d. Memo-25-013 – User Fee By-Law Update**

2025-084 **Moved: Dana McLean**                      **Seconded: Clayton Seymour**  
That we, the Council of the Township of Hudson do hereby acknowledge receipt of *Memo 25-013 – User Fee By-Law Update*; and

Direct the Clerk-Treasurer to prepare the necessary by-law to update the user fees and combine all user fees into one by-law for Council's consideration at the May 7<sup>th</sup>, 2025 regular council meeting; and

Direct staff to review the user fee by-law every two years in line with the wage review and provide recommendations for adjustments for council's consideration.

“CARRIED”

**e. Municipal Newsletter [no item]**

2025-085 **Moved: Dana McLean**                      **Seconded: Crystal Gauthier**  
That we, the Council of the Township of Hudson do hereby direct municipal staff to prepare a newsletter for residents to be mailed one time per year with the final tax bills.

“CARRIED”

**10. By-Laws:**

**a. By-Law 2025-11**      Being a by-law to provide for the adoption of tax rates and to further provide for penalty in default of payment thereof for 2025  
*[three readings]*

2025-086 **Moved: Crystal Gauthier**                      **Seconded: Dana McLean**  
That **By-Law No. 2025-11**, being a by-law to provide for the adoption of tax rates and to further provide for penalty and interest in default of payment thereof for 2025, be received and read a first and second time.

“CARRIED”

2025-087 **Moved: Greg Seed**                                      **Seconded: Clayton Seymour**  
That **By-Law No. 2025-11**, being a by-law to provide for the adoption of tax rates and to further provide for penalty and interest in default of payment thereof for 2025 be read a third time and that the same be engrossed in the by-law book.

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“CARRIED”

**b. By-Law 2025-12** Being a by-law to establish user fees for The Corporation of the Township of Hudson  
*[three readings]*

2025-088 **Moved: Dana McLean**                      **Seconded: Crystal Gauthier**  
That **By-Law No. 2025-12**, being a by-law to establish user fees for The Corporation of the Township of Hudson, be received and read a first and second time.  
“CARRIED”

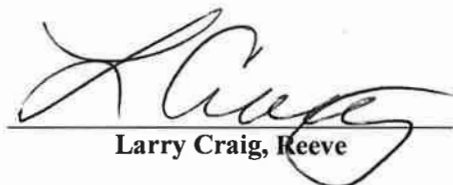
2025-089 **Moved: Crystal Gauthier**                      **Seconded: Greg Seed**  
That **By-Law No. 2025-12**, being a by-law to establish user fees for The Corporation of the Township of Hudson, be read a third time and that the same be engrossed in the by-law book.  
“CARRIED”

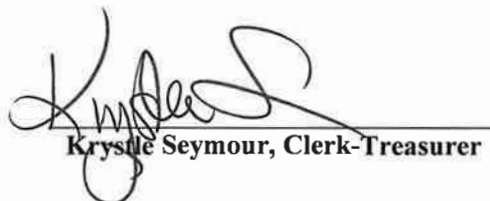
**11. Resolution to Move to Closed Session:**

None

**12. Adjournment:**

2025-090 **Moved: Dana McLean**                      **Seconded: Greg Seed**  
That we, the Council of the Township of Hudson do hereby, adjourn the Regular Meeting at 9:16 p.m. and will meet again on June 4<sup>th</sup>, 2025 or at the call of the Reeve.  
“CARRIED”

  
Larry Craig, Reeve

  
Krystle Seymour, Clerk-Treasurer