

TOWNSHIP OF HUDSON
MINUTES OF THE REGULAR MEETING OF COUNCIL
of JUNE 4TH, 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
 Allison Doyon, Assistant Clerk-Treasurer
 Eric Lavallee, Road Superintendent
 Jason Morrow, Fire Chief
 Curtis Quinton, Deputy Fire Chief
 Others: Gordon Verok & Christine Lambert, Horizon New Energy
 Martina Gahwiler, Sylvie Rioux & Christine Harrison,
 1 Media representative
 32 Members of the Public
Regrets: None

1. Call Meeting to Order & Adoption of Agenda:

2025-091 **Moved:** **Clayton Seymour** **Seconded:** **Greg Seed**
 That we, the Council of the Township of Hudson do hereby, open the Regular Meeting of Council of June 4th, 2025 at 7:30 p.m.
 “CARRIED”

2025-092 **Moved:** **Clayton Seymour** **Seconded:** **Greg Seed**
 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 May 7th, 2025

2025-093 **Moved:** **Dana McLean** **Seconded:** **Crystal Gauthier**
 That we, the Council of the Township of Hudson do hereby, adopt the following minutes:
 a. Minutes of the Regular Meeting of May 7th, 2025 as presented.
 “CARRIED”

3. Disclosure of Pecuniary Interest:

None

4. Delegations/Presentation:

a. Gordon Verok & Christine Lambert, Horizon Energy Group – Wind Turbine Project Update

Horizon New Energy presented their proposal for a wind turbine project in the Township of Kerns and Hudson. The province is seeking proposals to purchase energy in an effort to produce power within Ontario and listed Northern Ontario as a preferred location for proposals. Horizon’s proposal is for 150MW of power. The Temiskaming area offers strong winds and proximity to transmission stations, and landowner engagement has been positive since first interactions in 2024. There are project benefits to the Township in the form of:
-Community Vibrancy Funds (\$25,000 annual contribution to support community initiatives)

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-Township Property Taxes (increase to property assessments allowing for additional property tax revenue)

-Additional Funding Agreements negotiated between Horizon and the Township to provide additional funding that could include items such as infrastructure upgrades, fire department funding, public services etc.

Roads would be surveyed before and after construction and all roads would be returned to the same or better condition funded by Horizon. Project timelines were outlined and details about a municipal support resolution (MSR) were explained. In order to move forward and submit a bid, Horizon requires an 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 Horizon to bid on the project but is not project approval. It can be revoked at any time. Some wind project FAQs were outlined and reviewed.

(brief summary only, entire presentation is available through the municipal office)

Horizon gave Council an opportunity to ask questions. A summary is provided below:

Q: Councillor Gauthier asked at what point in the process could the MSR or Municipal approval not be revoked.

A: Once the approval for the renewable energy project has been granted, which is a 12-24 month window from when a project is awarded a contract with the IESO.

Q: Councillor Seed asked how much the turbine pieces weigh when they are hauled over municipal roads.

A: 10 to 50 tonnes*, depending on the turbine model and the type of trailer selected for transportation. (*during the Q & A an incorrect number of 5-10 tonnes was stated).

Q: Councillor McLean asked where the turbines are manufactured?

A: Some parts are manufactured in Canada, United States, Europe and Asia.

Q: Councillor Gauthier asked what the requirements are for the AIA.

A: Only stage one has been released by the province. Stage two would include a variety of studies including an agricultural impact study, but the exact requirements haven't been released.

Q: Councillor McLean asked for clarification about the Buffalo Plains Project since Horizon was not the company who began that project.

A: ABO (a smaller energy company) started the Buffalo Plains project but Horizon stepped in to help take it to completion. All the agreements ABO had in place with land owners were transferred and honoured when Horizon took over the project.

Q: Councillor Gauthier asked who is responsible for the baseline groundwater testing, and who is responsible should any problems occur down the road.

A: Horizon would work with landowners on a case-by-case basis. Turbine setbacks from residential buildings are 550 meters and this setback is to prevent issues such as well disruption.

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Q: Reeve Craig asked what happens if Horizon goes bankrupt before the decommissioning stage.

A: A fund is put in trust and is available should Horizon not exist during the decommissioning stage.

Q: Reeve Craig asked what happens to the materials after decommissioning.

A: The material is salvaged and sold wherever possible. Blades are repurposed, shredded, or recycled. Specific landfills will accept any parts that cannot be recycled or repurposed, but local landfills would not be suitable to accept such material.

Q: Reeve Craig asked how the turbines are assessed for tax purposes and is there a need for re-zoning.

A: There is no need to re-zone properties that hold wind turbines. Assessment of the property hosting the turbine would increase based on the acreage used to host the turbine (approx. 1.5-2acres), and an assessment would be assigned to the turbine itself. The industrial tax rate would apply. Any increase in property taxes due to turbine assessment, would be paid by the energy company and stipulated in landowner agreements.

Q: Councillor Gauthier asked if Horizon was aware about studies showing black bladed turbines being an option to reduce avian decimation.

A: Yes. There have been trials in Europe that have tested painting one turbine blade black to deter wildlife. The outcome showed varying degrees of success and the turbines tended to become more noticeable to people because of the dual colour.

Q: Councillor Gauthier asked about other methods as a deterrent for bids.

A: There are regulations from Navigation Canada and Transportation Canada that must be followed due to the height of turbines, but Horizon will explore other methods approved for use.

Q: Councillor McLean noted that Buffalo Plains setbacks were 2 kilometers, and questioned why this proposal project only has setbacks of 550 meters.

A: The 2km setback for the Buffalo Plains project was not a requirement for the entire project, but was a commitment made with a nearby town. Setbacks vary from project-to-project.

Q: Reeve Craig asked about placement of turbines on farms in relation to distance from roads.

A: Turbines placed further away from roads increase project expenses, impact to farmland and have greater potential for complications which further increase overall project costs.

Q: Councillor Gauthier asked for input on stray voltage.

A: All electrical lines are insulated and buried under ground. Adequate studies are done to ensure that negative changes in the soil won't occur and there are many contingencies and fail-safes in place to prevent harm.

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Q: Councillor McLean asked when the second round of bid submissions were due given that the October 2025 deadline seems rushed to expect council to make a decision.

A: There are no other dates set yet set by the province for a second submission date deadline.

Q: Councillor Gauthier asked how much per MW/turbine the township could expect to be compensated for, and is that on top of the vibrancy fund if the project goes forward.

A: Yes, there will be other community benefits that Horizon is willing to provide to the Township, but an exact number is not being offered until they can better understand how and where the funds are best used in the community and what numbers are required to meet that need.

Q: Reeve Craig asked Horizon if the additional funds could help cover the cost of additional administrative staff, lawyers, or road staff that would be needed should this project proceed.

A: Yes, this would be something Horizon would be able to assist with.

Q: Councillor Gauthier asked if there was enough land owner interest to move forward with one Township instead of both, in the event that one approves and one does not.

A: In short yes, but it would be beneficial and preferred to have both Kerns and Hudson Townships involved.

Q: Councillor Gauthier said that 159 Ontario municipalities have declared themselves “unwilling hosts” for wind turbines. Is it possible for the provincial government to remove authority granted to the municipality to say no to these projects?

A: Our hope is that this would never happen but cannot speak for the government. There are many municipalities not willing to accept these projects but as technology continues to improve, there could be potential for some becoming willing in the future.

Q: Councillor Seymour asked if once operational, would Horizon have a local office for its staff, and what would be the service intervals on the turbines.

A: Yes a local office would be established and staff are expected to be local. Service intervals happen twice a year typically at the beginning and the end of winter which is during lower wind time.

Q: Councillor McLean asked how much concrete is left in the ground after the decommissioning of the project.

A: Concrete is removed above ground and to a depth of 36-48 inches. What is buried in the ground below this depth remains. (which consists of only concrete and rebar). This would be similar to foundations for housing and other structures.

Q: Councillor Seed asked who is responsible for crop damage in the event that a turbine fire leads to loss of crops.

A: Horizon has adequate fire insurance as well as an Emergency Response Plan should a situation like this arise and would also be able to provide resources and training for local volunteer departments.

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Roads	\$30,585.46
Fire	\$1,847.34
General Administration	\$42,080.84
Total Voucher 2025-05	\$74,513.64
"CARRIED"	

6. Reports from Staff & Others:

a. Roads Department Report

The Road's Superintendent reports that grading was done around the Township. Calcium was received and cold mix was prepared. Equipment was cleaned up and the Kenworth had a safety inspection performed and new cutting edges were ordered for the loader's front bucket. Some repairs were also done on the pickup truck and lawn mower. Grass cutting started this month will be continue for the summer season.

A road tour is scheduled for June 25th at 6:30.

b. Fire Department Report

The Fire Chief reports that there were no fires in May. The TC Energy Pipeline Grant was approved and received for \$10,000.

c. Others

i. Eco-Logix's Landfill Report – April 2025

ii. NEPH Meeting Minutes – February 27th & April 3rd 2025

iii. Armstrong Library – June 2025 Calendar

iv. Treasurer's Report – May 2025

v. Recreation Report [no item]

The recreation department has received a donation of \$1,000 from the Young at Heart Senior's Club to be spent in the arena or the community hall. The Vendor Market was a huge success and the Hudson Lakes Association will have their Annual Regatta event this summer. Two loads of sand for the volley ball court at Pike Lake Park has been donated by Pedersen Construction.

vi. Minor Variance Application 2025-A01-Ramsay

Application was approved.

vii. Memo 25-014 – Other Municipal Input Re: Wind Turbines

Council briefly discussed what additional staffing may be required for a project of this nature, and specifically what the additional work would include. Also discussed how this would fit into the current administrative agreement with the Township of Harley.

viii. Meme 25-015 – Various Correspondence Re: Wind Turbine Opposition

The Clerk-Treasurer outlined how many emails were from Kerns vs Hudson residents. Council briefly discussed how to hear from a greater number of residents within the Township. Municipal staff have received a few more emails since the writing of this memo and will provide them to Council next month.

2025-097 **Moved: Crystal Gauthier Seconded: Clayton Seymour**
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

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AND WHEREAS each participating municipality will sign the agreement directly and coordinate service use and billing with the officer independently; NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Hudson:

1. Agrees to participate in the regional bylaw officer trial for the period of 2025–2027 if a minimum of 18 communities choose to participate;
 2. Authorizes the TMSA Board to draft a standard agreement with the officer for signature by participating municipalities;
 3. Acknowledges that billing will occur directly between the officer and the municipality based on use, in addition to the agreed retainer contribution;
 4. Direct staff to take the necessary steps to execute the agreement once received.
- “CARRIED”

10. By-Laws:

- a. **By-Law 2025-13** Being a by-law to designate a head of municipal corporation for the purpose of the municipal freedom of information and protection of privacy act
[three readings]

2025-101 **Moved: Greg Seed** **Seconded: Dana McLean**
That **By-Law No. 2025-13**, being a by-law to designate a head of the municipal corporation for the purposes of the municipal freedom of information and protection of privacy act, be received and read a first and second time.
“CARRIED”

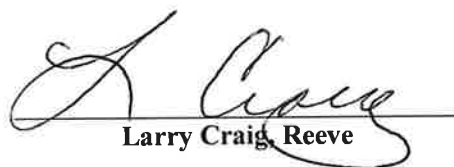
2025-102 **Moved: Crystal Gauthier** **Seconded: Dana McLean**
That **By-Law No. 2025-13**, being a by-law to designate a head of the municipal corporation for the purposes of the municipal freedom of information and protection of privacy act, be read a third time and that the same be engrossed in the by-law book.
“CARRIED”

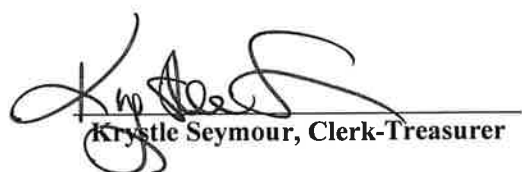
11. Resolution to Move to Closed Session:

None

12. Adjournment:

2025-103 **Moved: Clayton Seymour** **Seconded: Greg Seed**
That we, the Council of the Township of Hudson do hereby, adjourn the Regular Meeting at 9:48 p.m. and will meet again on July 2nd, 2025 or at the call of the Reeve.
“CARRIED”


Larry Craig Reeve


Krystle Seymour, Clerk-Treasurer