

**TOWNSHIPS OF HUDSON, HARLEY AND CASEY**  
**MINUTES OF THE SPECIAL MEETING**  
**OFFICIAL PLAN & ZONING BY-LAW**  
**of January 12<sup>th</sup>, 2023**  
**Held at the Hudson Community Hall 5:30pm**

**Elected Officials Present:**

<b>Township of Harley</b>	<b>Township of Hudson</b>	<b>Township of Casey</b>
Reeve Pauline Archambault	Reeve Larry Craig	Reeve Guy Labonte
Councillor Clifford Fielder	Councillor Dana McLean	Councillor Jessie Denomme
Councillor Sophie MacKewn	Councillor Crystal Gauthier	Councillor Bruno Trudel
	Councillor Clayton Seymour	Councillor Janet Little
	Councillor Greg Seed	

**Staff Present:** Jordan Kemp, Clerk-Treasurer  
Krystle Seymour, Assistant Clerk-Treasurer

**Guest Present:** David Welwood, Planner – J.L. Richards & Associates Ltd.

**1. Call to Order**

2023-001 **Moved: Gred Seed** **Seconded: Guy Labonte**  
That we, the Councils of the Township of Harley, Township of Hudson and Township of Casey do hereby, open the Special Meeting for the Official Plan & Zoning By-Law at 5:33p.m.  
“CARRIED”

**2. Adoption of Agenda**

2023-002 **Moved: Bruno Trudel** **Seconded: Dana McLean**  
That we, the Councils of the Township of Harley, Township of Hudson and Township of Casey do hereby, accept the agenda as printed.  
“CARRIED”

**3. Appointment of Chair**

2023-003 **Moved: Clayton Seymour** **Seconded: Sophie MacKewn**  
That we, the Councils of the Township of Harley, Township of Hudson and Township of Casey do hereby, appoint Larry Craig, Reeve of the Township of Hudson as chair for the special meeting held on January 12<sup>th</sup>, 2023.  
“CARRIED”

**4. Disclosure of Pecuniary Interest**

None

**5. Recognition of Public Notice**

2023-004 **Moved: Pauline Archambault** **Seconded: Clifford Fielder**  
That we, the Councils of the Township of Harley, Township of Hudson and Township of Casey do hereby, recognize that public notice of the special meeting was given 20 days prior to the non-statutory special meeting through advertisement in the Temiskaming Speaker and Weekender, as well as on the municipal websites for the Township of Hudson, Township of Harley and Township of Casey.  
“CARRIED”

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**6. Delegates/Presentations**

2023-005    **Moved:    Jessie Denomme                      Seconded:    Crystal Gauthier**  
That we, the Councils of the Township of Harley, Township of Hudson and Township of Casey do hereby, acknowledge receipt of J.L. Richards & Associates Limited's presentation by David Welwood.  
"CARRIED"

**7. Question/Answer Period**

2023-006    **Moved:    Clayton Seymour                      Seconded:    Pauline Archambault**  
That we, the Councils of the Township of Harley, Township of Hudson and Township of Casey do hereby, open the meeting for questions and answers by the public.  
"CARRIED"

**Q:** Have water samples been done in any lakes within Township of Hudson?  
**A:** Yes, some samples have been taken.

**Q:** Can future planning meetings be attended virtually?  
**A:** If councils are in agreement, and the necessary equipment can be purchased, yes meetings can be attended virtually. Staff will investigate.

**Q:** What is presented at the planning Open House?  
**A:** It includes an outline of the Planner's role, the process taken to create a new Official Plan, (OP) and a draft background report would be available.

**Q:** Can future planning meetings be set later in the evening?  
**A:** Councils agreed to set future meetings at 7:30 p.m.

**Q:** Does a new plan have to be adopted?  
**A:** The ministry stipulates that an Official Plan shall be reviewed every five years and redone every 10 years. Hudson, Harley and Casey's plans are out of date and need to be redone to align with current provincial policies and statements, as well as to align with planning direction from councils and residents. A new Official Plan needs to be adopted.

**Q:** Hudson Resident requested if the new plan for Hudson will include "granny suites" as a permitted use?  
**A:** The provincial plan encourages additional residential units but each property can be looked at specifically. Recommendations from the province encourage these units.

**Q:** Currently additional residential units are not allowed on a farm property. Will this change during the OP review?  
**A:** OMAFRA recommendations are that yes, these units are permitted, but there are specifics regarding where on the property they are located etc.

**Q:** Hudson Resident requested if tiny homes will be permitted under the new plan.  
**A:** This has become a popular topic across Ontario and Council will consider these kinds of homes when the draft plan is created.

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**Q:** How are floating homes dealt with, and is there a recommendation on how to deal with these?

**A:** This is another popular topic that is a “grey area”. Several Ministries are not regulating such units. The OP can provide statements that discourage these units and other strategies can be used to discourage their use (such as blocking parking).

**Q:** Although all three Townships are preparing and submitting separate plans for approval by the Ministry, will they, or can they, have identical or similar set backs and minimum distances etc.?

**A:** Since the Township shares administrative services, work closely together, and share similar geography, similar plans are encouraged. There are multiple benefits for consistency among the three plans.

**Q:** How are Air BNB’s dealt with in other municipalities, and is there a recommendation from the planner on how to deal with these?

**A:** Some municipalities are coming up with short-term rental by-laws. This was an important topic in the Blue Mountains area, so they developed policies specific to these rentals. These types of units generally require inspections such as for fire safety that are not required in residential homes.

**Q:** Typical farms in Hudson, Harley and Casey are 80 to 160 acres. It is becoming increasingly popular for farmers to want smaller pieces of farm land (10-20 acres) to farm vegetables on. What can be done to accommodate this keeping in mind these farms may be sold later on to individuals who want to build on the lot?

**A:** This can be reviewed during the OP planning process to accommodate if that is something the Township wants to promote. OMAFRA would need to weigh in on those approvals. OMAFRA should recognize that northern Ontario is very different than southern Ontario.

**Q:** How will we know what areas of the township are zoned rural, agricultural, etc.?

**A:** Maps outlining these zones will be provided at the open house meeting.

**Q:** Will the new Harley OP stipulate that you must build on industrial park lots?

**A:** While building can be encouraged in the official plan statements, this is not a planning issue.

**8. Adjournment**

2023-007

**Moved: Greg Seed**

**Seconded: Dana McLean**

That we, the Councils of the Township of Harley, Township of Hudson and Township of Casey do hereby, adjourn the Special Meeting at 7:00p.m.  
“CARRIED”

  
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**Larry Craig, Meeting Chair**