



**Township of Howick Council Minutes
Tuesday, September 30, 2025, at 9:00 a.m.
Howick Council Chambers**

1. Call to Order

Reeve Harding called the meeting to order at 9:00 a.m. and welcomed everyone in attendance.

The Manager of Recreation and Facilities, Brady Ropp, was called upon to honour National Day for Truth and Reconciliation.

2. Confirmation of the Agenda

Moved by: Councillor Rognvaldson

Seconded by: Councillor Grimes

That the Council of the Township of Howick hereby adopts the September 30, 2025, Council Agenda as presented.

Carried.

3. Declaration of Pecuniary Interest under the “Municipal Conflict of Interest Act”

None declared.

4. Minutes of Previous Meetings

Moved By: Deputy Reeve Gibson

Seconded by: Councillor Rognvaldson

That the Council of the Township of Howick hereby adopts the following minutes, as amended:

4.1 September 9, 2025 Council Meeting Minutes

Carried.

5. Public Meetings/Hearings

5.1.1 Committee of Adjustment

Application MV02-2025 – Mulder Farms Inc. c/o Cheryl and Tim Mulder,

44216 Spencetown Road (CON 5 PT LOT 7)

Moved by: Deputy Reeve Gibson

Seconded by: Councillor Hargrave

That the Council of the Township of Howick hereby adjourns their Council meeting and the Committee of Adjustment hereby opens a meeting to review application for Minor Variance MV02-25, submitted by Cheryl and Tim Mulder

Carried.

COMMITTEE OF ADJUSTMENT MEETING

5.1.2 Call to Order

Reeve Harding called the meeting to order at 9:07 a.m.

5.1.3 Declaration of Pecuniary Interest

None declared.

5.1.4 Purpose

The purpose of this application is to request relief from Section 4.5 of the Howick Zoning By-law to reduce the required Minimum Distance Separation (MDS) II setback for the construction of a new broiler barn from 201m to 113m. The proposed barn will be sited a minimum of 113m from the farmhouse that was recently severed from the subject property. As proposed, the barn will meet all other MDS and zoning requirements.

5.1.5 Application Process

An application for a Minor Variance was submitted by Cheryl and Tim Mulder. Notice of Public Meeting was mailed by the Township to all property owners within 60m of the property on September 3, 2025, and notice was posted on the subject property.

A report has been prepared by Huron County Planner Sarah Kurtz regarding this application.

5.1.5 Comments

1. Planner Report

Reeve Harding welcomed planner Sarah Kurtz to provide an overview of her report and details of the minor variance application. Sarah outlined that her recommendation is to deny the application. The application requests a 44% reduction in minimum distance separation. In 2024, the Mulders applied for a 15% reduction in minimum distance separation for the construction of the first chicken barn. That minor variance was approved. The same house in question is being impacted in this application. Per MDS Guideline #27, when a barn is proposed within 3 years of the construction of a barn on the same property, the barns are

contemplated together and result in a larger required setback. They are considered to have a larger impact to the neighbouring residence. Currently there is an issue with the noise of the fans of the barn however the MDS does not relate to the noise, it only relates to the smell.

2. Council's Questions and/or Comments

Council suggested a special meeting could possibly take place for the Mulders if the neighbour's concerns about fan noise are addressed. No issue with the 44% from a council perspective, the issue is the concerns from the neighbors. Council understands that the Mulders would like to move construction forward before winter.

3. Applicant and/or Agent

Reeve Harding called upon the applicants Cheryl and Tim Mulder. Using the proposed location, it makes use of the existing yard for truck turn around and takes less land away from crop production. The fan supplier has been contacted and is looking at an alternative fan that is less noisy. They are also looking for new hoods to replace the existing fan hoods to reduce the noise. On the new proposed barn, the fans will face towards the west regardless of where the barn is placed.

4. Registered Delegation: Nick Gollan – request for deferral

Reeve Harding called upon Nick Gollan, who is the brother of a neighbour located beside the proposed location of the new barn. Nick is requesting the application be deferred by Council and that an alternative location possibly to the north of the existing barn be considered. Could the fans point west instead of to the east? Since the first barn was built and used, the fans are quite loud during the summer months. Mr. Gollan is requesting deferral and to see what the final site plan would look like.

5. Others

The neighbour affected by the reduced MDS voiced she is fine with the proposed location of the new barn – just concerned with the noise.

5.1.6 Recommendation:

It is recommended that Application MV02-2025 as applied be denied.

5.1.7 Committee of Adjustment Decision

Moved by: Councillor Grimes

Seconded by: Deputy Reeve Gibson

It is recommended that Application MV02-2025 as applied be deferred.

Carried.

Council requested that the applicant and neighbour meet to discuss noise reduction solutions for the barn fans that would be acceptable to the Huron County Planning Department before bringing this application to Howick Council again. Staff will see if a meeting is possible before the next scheduled Council meeting of October 21st.

5.1.8 Close Committee of Adjustment

Moved by: Councillor Grimes

Seconded by: Councillor Rognvaldson

That the Committee of Adjustment for the Township of Howick hereby adjourns their meeting at 9:26 a.m. and reconvened into Open Session.

Carried.

6. Delegations and/or Presentations

6.1 Annalies Hamers, Maitland Valley Conservation Park in Gorrie

Reeve Harding called on Annalies Hammers, Gorrie resident and Community Improvement and Beautification Planning Committee member to address Council. The state of the Conservation Area in Gorrie was discussed at a recent committee meeting. There is an issue and concern with the naturalization of this park. Citizens would like to see the grass maintained and this space usable. Annalies is wondering how Wroxeter and Fordwich were able to assume former MVCA Land through the Township, but the same wasn't done in Gorrie. Annalies believes that volunteers would be easier to find to maintain this area if the Township assumed ownership from MVCA. The South side of the conservation area citizens have not seen it being used due to weeds and mosquitoes. Reeve has requested that this petition be submitted to MVCA and presented at their next meeting October 15th. Staff to meet with MVCA and have a discussion at the Gorrie Conservation Area on Tuesday, October 14th.

6.2 Stephanie Johnson, Howick 170th Homecoming

Reeve welcomed Stephanie from the Howick 170th Homecoming Committee. The Howick 170th Homecoming will be taking place July 3-5 2026. The Committee is requesting the use of Howick facilities and staff time to be a donation for Homecoming. The staff time would consist of the time it would take to maintain the facility during the event. The committee is also looking for clarification as to where they can put their signage to advertise Homecoming events. Can they piggyback on the village signs possibly somewhere that they will last through the winter months?

The Manager of Public Works identified that the County would need to be consulted as these signs will be located on their road allowance. Staff to find out what the County will allow.

The Manager of Recreation and Facilities stated that the Homecoming should be treated as any internal rental as they are a subcommittee of Council. They would be eligible for a reduction of the rental fee which is a 70% discount. Staff will provide a budget number based on the dates provided.

6.3 Cynthia Low, Requesting Change to Recreational Fire By-law

Reeve Harding called on Cynthia Low to address Council. Ms. Low has issues with the neighbour having large fires creating a considerable amount of smoke, making it

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uncomfortable for her and her husband who has some health issues. 9-1-1 has been called twice, photos provided as a hard copy for staff and council to view. Wondering if something can be done about these larger fires at night?

The Manager of Development and Protective Services/Fire Chief viewed the photos. He stated that the fire department has responded twice to the residence in question and both times when the fire department attended the property, nothing was observed to constitute a violation of the fire by-law. The fire pit on this property is under the size requirements. The fire department and by-law department need to be contacted when the large fire is happening. If there is no evidence when the fire department is present that a large fire is taking place or has taken place, nothing is enforceable. The Fire department can only work with what is happening at the time the complaint is received.

7. Consent Agenda

Items on the Consent Agenda are considered routine and are enacted in one motion. Prior to the motion being voted on, any Council Member may request that one or more items be removed from the Consent Agenda and discussed and/or voted on separately.

Moved by: Deputy Gibson

Seconded by: Councillor Rognvaldson

That Consent Agenda items 7.1 to 7.3 be received for information and approved.

- a. PW-2025-26, Department Update
For Information Only.**
- b. FIN-2025-34, Accounts Payable
For Information Only.**
- c. FIR-2025-20, Department Update
For Information Only.**

Carried.

8. Regular Agenda

8.1 Planning – Huron County Planner Sarah Kurtz

8.1.1 Consent Application C46-2023, Change of Conditions

Reeve called on Huron County Planner Sarah Kurtz to present her report. Change of conditions is just an administrative matter. This severance was approved by council in December 2023 and also approved at county council based on the size. The original buyer has fallen through and is no longer purchasing the retained land. The name of the new purchaser is being amended and to be forward to county council.

Moved by: Councillor Grimes

Seconded by: Deputy Gibson

It is recommended that Howick Council approve the change of conditions for consent File No. C46-2023 by replacement of Condition #9 as follows:

“The retained lands be registered in the name of Jeroen Peters and Ashley Peters to the satisfaction of the County.”

And that this amendment be forwarded to the County of Huron for consideration.

Carried.

8.1.2 DB01-2025, Deeming By-law Application

Lot 48 and lot 60 plan 317 to no longer be a plan of subdivision. Plan was never formally deemed, it is legally made up of separate lots. Applicant and Planner are requesting the lots be merged to meet the minimum size to issue building permit. The house will need to be built on the southern portion of the lot. This report will not need to go to county council. Just to the land registry and registered on title.

Moved by: Deputy Reeve Gibson

Seconded by: Councillor Rognvaldson

The attached by-law under Section 50(4) of the Planning Act to deem Lot 48 and Lot 60, Plan 317 not a plan of subdivision be passed.

Carried.

9. Municipal Drains - Drainage Superintendent Scott Richardson

10. Staff Reports

10.1 Chief Building Official Ed Podniewicz

10.2 Fire Chief/Manager of Development & Protective Services – Josh Kestner

10.3 Manager of Public Works – Scott Price

10.4 Manager of Recreation and Facilities - Brady Ropp

10.4.1 REC-2025-12, Belmore Flooring Replacement

Reeve Harding called upon the Manager of Recreation and Facilities to present his report. The Belmore flooring replacement is a part of the asbestos abatement inspection that happened in June. Flooring in the players' benches and penalty box will be replaced with resilient rubber flooring that are recommended for skate blades. Raymar will be supplying the rubber for \$1,895.00 before tax. It is recommended that we pick up and deliver it to Belmore. A site visit was conducted with the Chair of the Belmore Arena Board to choose the flooring. The Belmore Arena Board will install the new flooring themselves. The cost of the flooring will be paid out of the Recreation Reserves. This is a capital project and should be divided up with the other municipalities. Staff to order the rubber flooring right away for it to be installed before Belmore's ice goes in.

Moved by: Councillor Grimes

Seconded by: Councillor Rognvaldson

That the Council of the Township of Howick receive report REC-2025-12, Belmore Flooring Replacement;

And That Council approve the funds of \$1,895 be taken from the Recreation Reserve Fund to complete this work.

Carried.

10.5 Treasurer/Manager of Finance - Amy Van Meeteren

10.6 CAO/Clerk Caitlin Gillis

11. Committee and Board Reports

None received.

12. Correspondence

12.1 Municipality of Bluewater – Closure of Before and After School Programs

Moved by: Deputy Reeve Gibson

Seconded by: Councillor Rognvaldson

That the Council of the Township of Howick endorse resolution received from the Municipality of Bluewater urging the Province of Ontario to immediately implement other service delivery models that are being successfully modeled elsewhere in the province to address the Early Childhood Educator shortage.

Carried.

12.2 Huron County – Natural Gas Expansion in Ontario

Moved by: Deputy Reeve Gibson

Seconded by: Councillor Grimes

That Council of the Township of Howick approve the following motion and actions:

WHEREAS the Province of Ontario has posted ERO 025-0923, Consultation on the Future of Community Natural Gas Expansion, seeking feedback from municipalities, Indigenous communities, and other stakeholders on how Phase Three (3) could best support access to natural gas for community development;

AND WHEREAS expanding access to natural gas is identified as a tool to support affordability and economic growth in Ontario communities, with Phases One (1) and Two (2) estimated to enable connections for approximately 17,000 buildings across 59 communities, and 16 projects completed to date;

AND WHEREAS the County of Huron is working toward its need for 10,630 additional housing units by 2051 and supporting Ontario's broader objective to build at least 1.5 million homes by 2031; as well, the County's agricultural and manufacturing communities require reliable and affordable access to natural gas and recognizes that timely servicing solutions (including natural gas where appropriate) can help enable these targets;

AND WHEREAS the Township of Howick currently does not have access to natural gas and recognizes that is a deterrent to local economic development,

workforce attraction and retention, energy affordability and investments in affordable housing;

AND WHEREAS Ontario's energy future relies on a balance of affordability, reliability, and sustainability by leveraging a mix of energy solutions, including natural gas, electricity, and emerging energy technologies, to meet growing community needs;

AND WHEREAS natural gas continues to play a critical role in supporting energy affordability, economic competitiveness, and enabling housing and employment growth across the province.

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF HOWICK:

1. Supports the Ministry's consultation on the Future of Community Natural Gas Expansion (NGEP Phase 3) and endorses the County of Huron's resolution regarding access to natural gas as an option to other energy solutions to advance Huron County's housing, agriculture, employment lands, and economic development objectives;
2. Directs staff to submit comments directly to the Ministry of Energy and Mines as the consultation period closed on September 22, 2025 for ERO 025-0923.
3. Forwards this resolution to MPP and Minister of Rural Affairs Lisa Thompson, the Minister of Energy and Mines, the Ontario Energy Board and AMO.

Carried.

**12.3 Bonfield Township – Canadian Union of Postal Workers and Canada Post
Moved by: Deputy Reeve Gibson
Seconded by: Councillor Grimes**

That the Council of the Township of Howick endorse the resolution received from Bonfield Township urging the Canadian Union of Postal Workers and the Federal Government to promptly return to the negotiating table;

And calling upon CUPW to reconsider the suspension of flyer deliveries, which includes municipal communications, to ensure the continued dissemination of critical community information

Carried.

12.4 Howick Minor Hockey – Holiday Dinner and Dance Invitation

Budgeted 50\$ per person, now it is up to 60\$

**Moved by: Deputy Reeve Gibson
Seconded by: Councillor Grimes**

That the Council of the Township of Howick accepts Howick Minor Hockey's invitation to the Holiday Dinner and Dance and directs staff to proceed with the purchase of tickets for members of council, all municipal employees and spouses should they be available to attend.

Carried.

12.5 Maitland Valley Conservation Authority – Phil Beard Retirement

Deputy Reeve Gibson to keep council up to date on retirement party and wish in all the best in the future.

12.6 Maitland Valley Conservation Authority – June 18, 2025 Minutes

12.7 Huron Clean Water Project – HCWP Encourages Best Management Practices in Municipal Drainage Work

12.8 United Way Perth-Huron – Belonging Matters

12.9 What's Happening in Howick – Newsletter

13. Unfinished Business

14. Council Reports

14.1 Council Member Reports

Reeve's Verbal Update from County Council

Upcoming – service level review is being done at the county to show what is offered with Huron County and where our tax dollars will be spent. Heads of council from the 15 lower tier municipalities and senior managers at county council to be involved. County is also working on their strategic plan

Howick Firefighter Breakfast October 19, 2025

14.2 Requests by Members

14.3 Notice of Motion

A Notice of motion was received verbally from Councillor Hargrave. He plans to bring a motion to the October 21, 2025 Council meeting regarding tendering the municipal auditor for 2026.

14.4 Announcements

15. Other Business

16. Enactment of By-laws – First, Second & Third Reading

16.1 By-Law 48-2025

Moved by: Deputy Reeve Gibson

Seconded by: Councillor Grimes

That the Council of the Township of Howick give first, second, third and final reading to By-law 48-2025;

Being a by-law to deem part of Registered Plan No. 317 in the Township of Howick not to be a registered plan of subdivision for the purposes of Section 50(3) of the Planning Act.

Carried.

17. Closed Session

Moved by: Councillor Hargrave
Seconded by: Councillor Grimes

That a closed meeting of Council of the Township of Howick be held on Tuesday, September 30, 2025 at 10:17 a.m. in the Council Chambers of the Township Office, in accordance with Section 239(2) of the Municipal Act, 2001, as amended, for the purpose of considering the following matters:

b) personal information about identifiable individuals, including municipal or local board employees;

d) labour relations and employee negotiations

Carried.

Agenda moved to Closed Agenda at 10:17 a.m.

Agenda Returned to Open Agenda at 10:54 a.m.

18. Motion to Reconvene into Open Session and Reporting Out

Moved by: Councillor Grimes
Seconded by: Deputy Reeve Gibson

That the Council of the Township of Howick reconvene into Open Session at 10:54 a.m.

Carried.

Reeve Harding reported out Council met in Closed Session to discuss matters pertaining to personal information about an identifiable individual including municipal or local board employees and labour relations and employee negotiations regarding the Public Works Department.

19. Motion Coming Out of Closed Session

Moved by: Councillor Rognvaldson
Seconded by: Councillor Grimes

That the Council of the Township of Howick receive report ADM-2025-18, New Full-time Landfill/Public Works Employee for information;

And That Council approve the hiring of a full-time, permanent Landfill Attendant/Public Work Operator to begin in November 2025, with responsibilities split between the Howick Landfill and the Public Works department.

Carried.

20. Confirming By-law

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20.1 By-law 49-2025

Moved by: Deputy Reeve Gibson
Seconded by: Councillor Grimes

That the Council of the Township of Howick give first, second, third and final reading to By-law 49-2025;

Being a By-law to Confirm the Proceedings of the Council meeting held on September 30, 2025.

Carried.

21. Adjournment

Moved by: Councillor Hargrave
Seconded by: Councillor Grimes

That the Council of the Township of Howick adjourn the September 30, 2025 Council meeting at 10:56a.m.

Carried.

Reeve, Doug Harding

CAO/Clerk Caitlin Gillis