



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Conservation Authority Regulation Mapping Proposed Updates

Date: Nov. 17, 2025

Report Number: CLK-2025-33

Department: Legislative Services

File Number: C11 CLKJ 25

Prepared By: Jennifer White, Manager of Legislative Services

Attachments:

Recommendation:

THAT the Township of Huron-Kinloss Council receive for information Report CLK - 2025- 33, prepared by Jennifer White, Manager of Legislative Services/Clerk.

Background:

Council received report CLK-2022-07-61 in July of 2022, and authorized Staff to submit interest in a collaborative application to the Flood Hazard Identification and Mapping Program with the Saugeen Valley Conservation Authority.

This report addresses the expected completion of this project, next steps and potential ways in which Council may make use of the flood hazard mapping information.

Approval of the refinements to the Huron-Kinloss regulation mapping is within the authority of the Saugeen Conservation Authority Board. This authority does not sit with the Township Council.

Discussion/Analysis/Overview:

The Federal Government made funding available through the Flood Hazard Identification and Mapping Program (FHIMP) to Provinces to distribute to eligible recipients including municipal governments, to facilitate flood hazard maps in areas of higher risk and to make this flood hazard information accessible.

Saugeen Valley Conservation Authority had identified as a priority the need to update their flood hazard mapping and cooperated with the Township of Huron-Kinloss to secure funding through the FHIMP initiative. The Program cut the cost to a municipality in half with the federal/provincial governments covering 50% of the cost of accepted projects. This permitted the Township to receive more accurate hazard information by which to make decisions, at a reduced cost to the municipal tax base.

The Township does not have approval authority regarding flood plain hazard identification. This is within the jurisdiction of conservation authorities. Staff have a high level of confidence in the validity of the proposed refinements, as the terms of the FHIM Program required the floodplain modelling and mapping to be completed

in accordance with technical specifications set by the Federal and Provincial governments and were required to be peer reviewed by water resources engineers that specialize in floodplain modelling and mapping.

Proposed Mapping Changes

When new information or analysis becomes available. Ontario Regulation 41/24 requires conservation authorities to update their regulation mapping. Notice of the proposed changes are required to be provided to parties including the public and municipalities, when there are significant enlargements or reductions proposed to the regulated area. The SVCA hosted a public meeting on October 3rd and posted the proposed mapping changes on their website.

The SVCA has indicated that following the review, refinements to the mapping indicate that 4 acres of land are being introduced to the areas requiring SVCA review, and there is a proposed net reduction of 63 acres in the total lands requiring review. The areas newly included for review include floodplain spill areas, where restrictions to development activities are typically fewer than more defined areas of the floodplain.

Next Steps

The SVCA will present the proposed refined maps to the SVCA Board at the meeting on November 20, 2025. If approved, SVCA will begin to use them in reviews of submitted proposals. The changes will be incorporated in the SVCA's online GIS mapping and included with Bruce County updates to their GIS platform, utilized by the Township.

The Screening Areas has been refined to a more specific Regulated Areas, which is expected to reduce the review times of SVCA staff, and reduce approval waiting times for some development activities.

Residents who have identified questions or concerns with the mapping have been encouraged by Staff to seek additional information from Saugeen Conservation Authority (SVCA) staff as impacts are dependent on the specific property and intended changes or uses on the property. Each permit application is unique and SVCA staff are best placed to assist landowners in mitigating risks due to existing hazard areas.

Potential Uses by Council

Refined Floodplain mapping provides Council with a vital, evidence-based tool to guide responsible and informed decision making. By clearly identifying areas at risk, the refined mapping strengthens land use planning, supports the development of resilient infrastructure and ensure that updates to the zoning by-laws will reflect the current and future flood hazards. This will assist Council to direct growth away from vulnerable areas, preserve the natural buffers, plan effective drainage systems, and consider opportunities for low-impact or green infrastructure.

The mapping also plays a central role in emergency management. It assists Staff in preparing and updating emergency response plans, identifying evacuation routes,

assessing infrastructure and vulnerabilities and determining appropriate locations for critical infrastructure and facilities.

Beyond planning and emergency response, improved understanding of where the water flows, will enhance public safety and enable communications with residents by clearly identifying properties at high-risk of flooding, and encouraging proactive risk-reduction measures at the property level. Collectively, these updates ensure that Council, Staff and the Province are equipped with accurate, reliable information to support long-term community safety, protection of people and property and promote sustainable and informed growth.

Financial Impacts:

After the Federal Government's Flood Hazard Identification and Mapping Program (FHIMP) funding was applied the remaining share of the project funded by the Township was approximately \$95,000; funded through the Modernization of Municipal Services Reserve.

Performance Measurement:

Updated flood hazard identification.

Strategic Area:

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|--|---|
| <input type="checkbox"/> Embrace a thriving rural lifestyle | <input type="checkbox"/> Enhance Municipal Service Delivery |
| <input checked="" type="checkbox"/> Prepare for Inclusive Growth | <input type="checkbox"/> Ensure Financial Stability |

Strategic Goal: Ensure municipal systems support future growth

Respectfully Submitted By:

Jennifer White, Manager of Legislative Services/Clerk

Report Approved By:

Jodi MacArthur, Chief Administrative Officer