



Township of Huron-Kinloss

Draft Updates to Regulated Area Mapping

Ontario Regulation 41/24

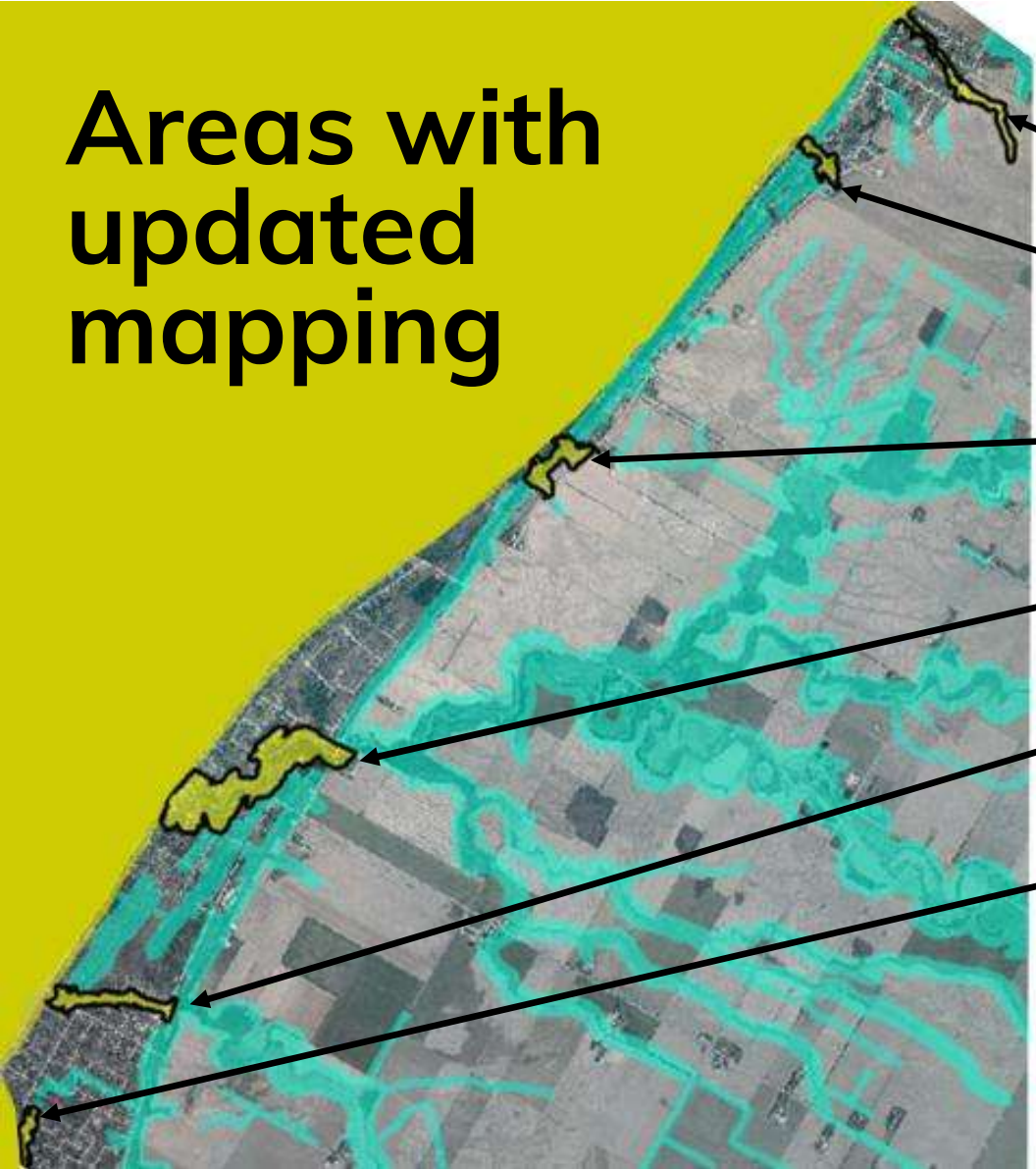
Matt Armstrong

Manager of Environmental Planning and Regulations
Saugeen Valley Conservation Authority

November 17th, 2025



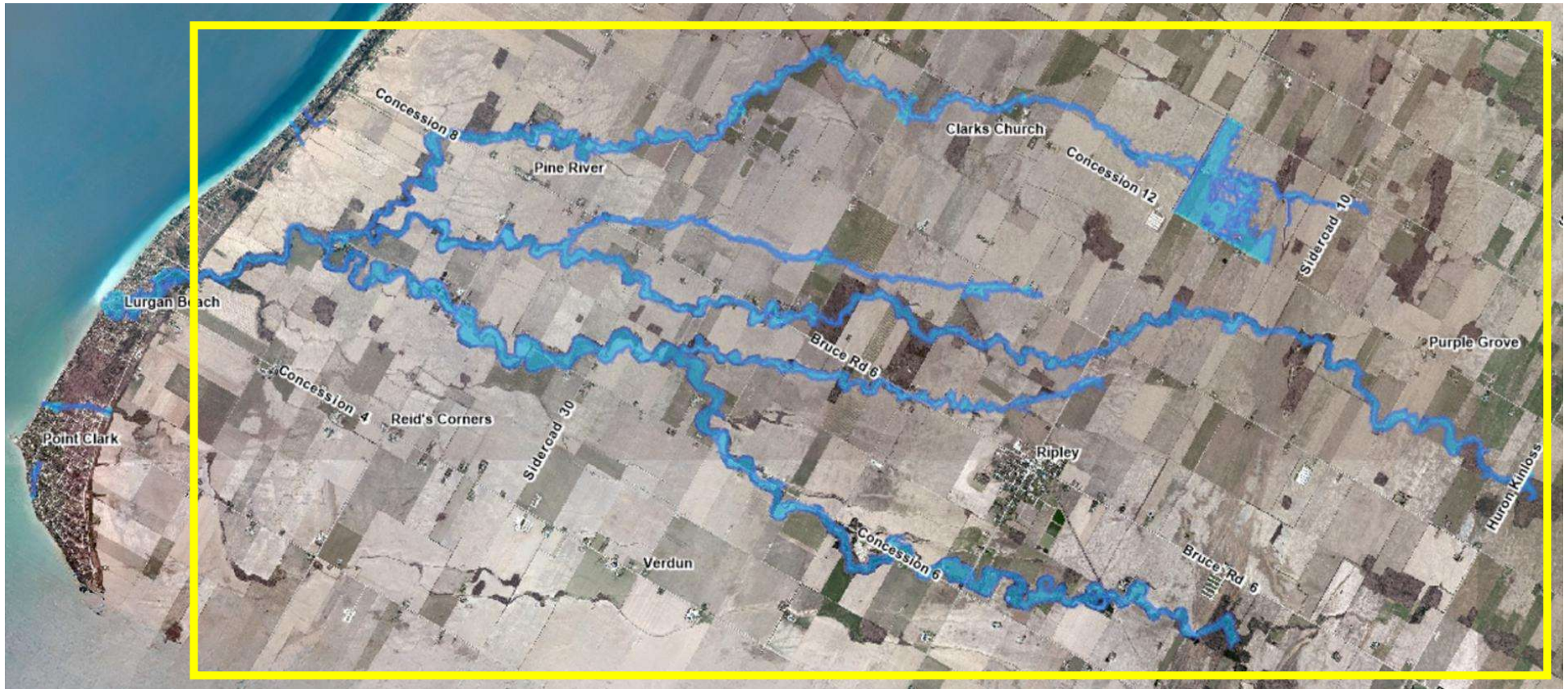
Areas with updated mapping



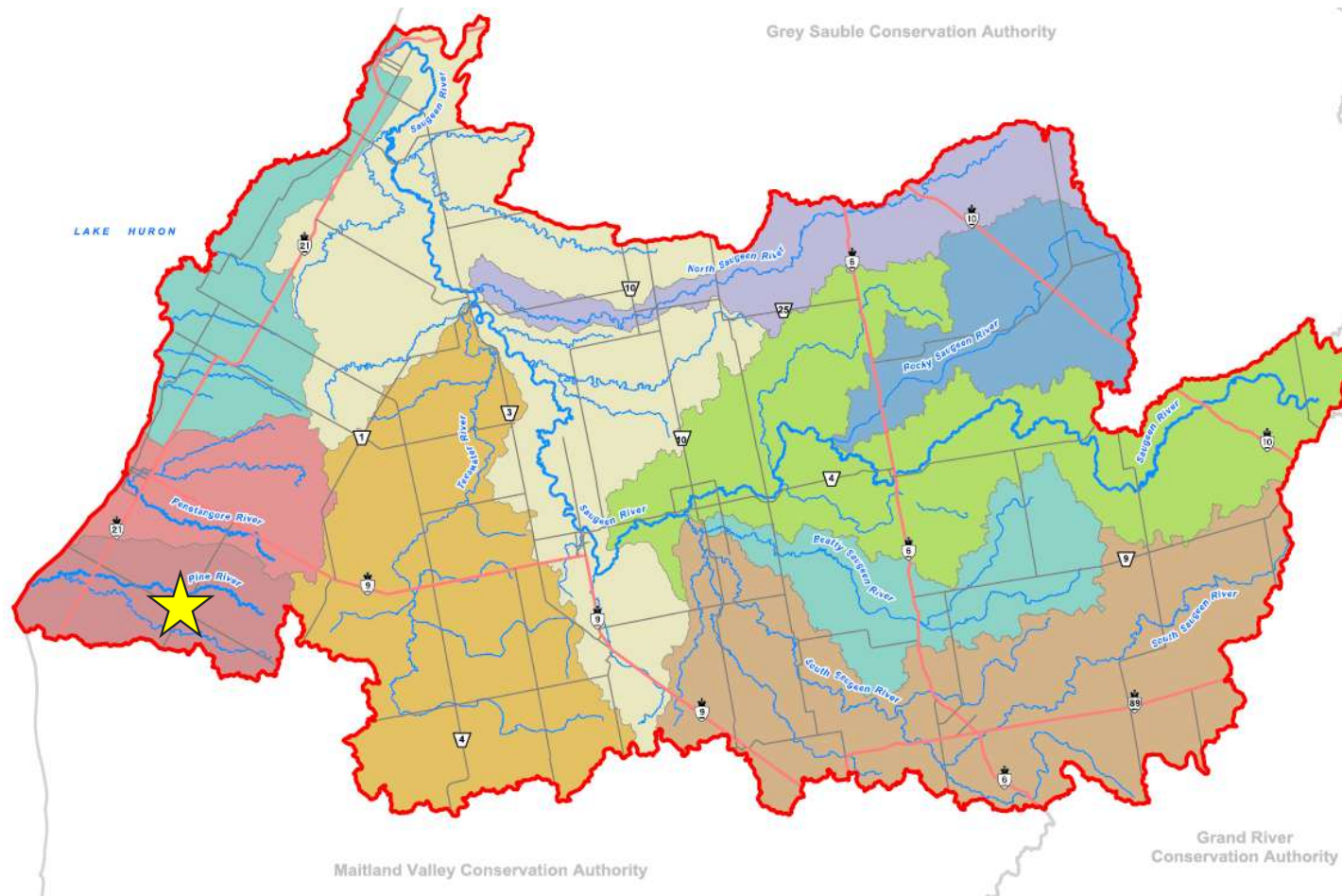
- Creek 1 (Heritage Park)
- Creek 2 (Concession 10)
- Creeks 3 and 4 (Tout's Grove)
- Pine River
- Clark Creek
- Jardine's Creek



Updates to Rest of Pine River Coming in 2026



About Saugeen Conservation



- One of 36 Conservation Authorities in Ontario
- 15 member municipalities
- Develop and deliver watershed-based resource management programs on behalf of the province and municipalities

LEGEND

★ Ripley, Ontario

Environmental Planning and Regulations

- Natural Hazards Focus
 - Think flooding and erosion, not fish and wildlife
- Planning and Regulations roles
- Province sets the rules, we help the public navigate them
- Objective: to protect people and property from natural hazards









Areas and Activities Regulated by SVCA

Regulated Areas

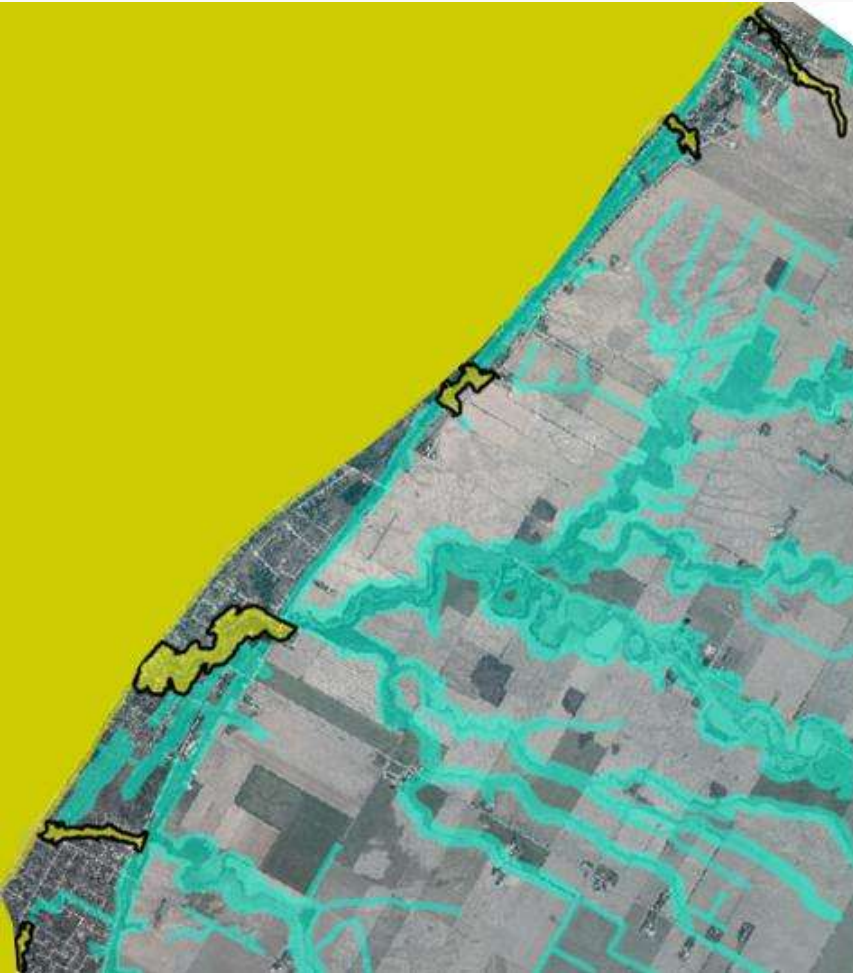
- Hazardous lands (flooding, erosion, unstable soils)
- Watercourses, wetlands, and valleys
- Lake Huron shoreline (flooding, erosion, dynamic beaches)
- Plus a 15-metre allowance from the feature (30-metres for wetlands)

Examples of Regulated Activities

- Construction projects
- Site alteration (Grading, filling, excavation)
- Alterations to watercourses or wetlands



Maps of SVCA Regulated Areas



- Shows where SVCA has a regulatory interest on the land
- Yellow and Green areas mean the same thing, except:
 - Yellow “Regulated Areas” = more refined
 - Green “Screening Areas” = less refined
- Mapping is updated when new hazard information becomes available (e.g., floodplain mapping), when legislation changes, etc.

Hazard Mapping

- All regulated natural hazard features must be considered when mapping the Regulated Area
- Flooding and erosion, valleys, watercourses, wetlands, unstable soils, shoreline etc.
- Updated when new information becomes available



2024 Floodplain Mapping Project

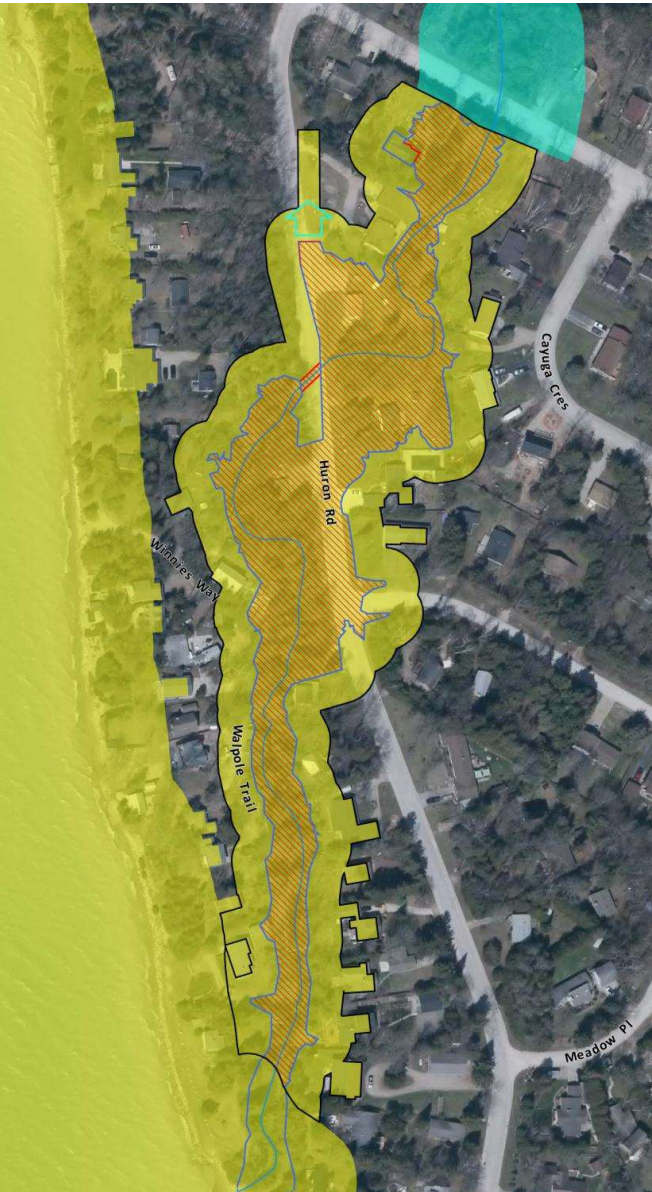


- Flood Hazard Identification and Mapping Project (FHIMP) 2022-2024
- Federal grant covered 50% of mapping cost
- Huron-Kinloss, West Grey, Saugeen Shores successful applicants
- Pine River and six other watercourses completed in Huron-Kinloss
- Public meetings in November 2023 and February 2024
- March 2024 deadline to complete

Huron-Kinloss Regulation Mapping



- The areas regulated by SVCA
- Combines floodplain, valleys, erosion-prone lands, shoreline, wetlands...
- Updated after hazard mapping is updated
- Engineered floodplain mapping allows replacement of bulky Screening Area maps with refined Regulation maps
- Pine River section upstream of Lake Range still in progress



SVCA Policies

- Development in the yellow and green areas is restricted and needs an SVCA permit
- Development in the hazard areas (red lines) is prohibited with some exceptions
 - Reconstruction permissible but significant conditions apply
- Full Policies Manual available online or by request





What has changed?

- Total Hazard Land added: 13.21 ha
- Total Hazard Land removed: 13.11 ha
- Total Screening Area replaced with Regulated Area: 71.36 ha
- Total Screening Area completely removed: 26.97 ha
- Maps viewable online at:

saugreenconservation.ca/hkmap



Thank you

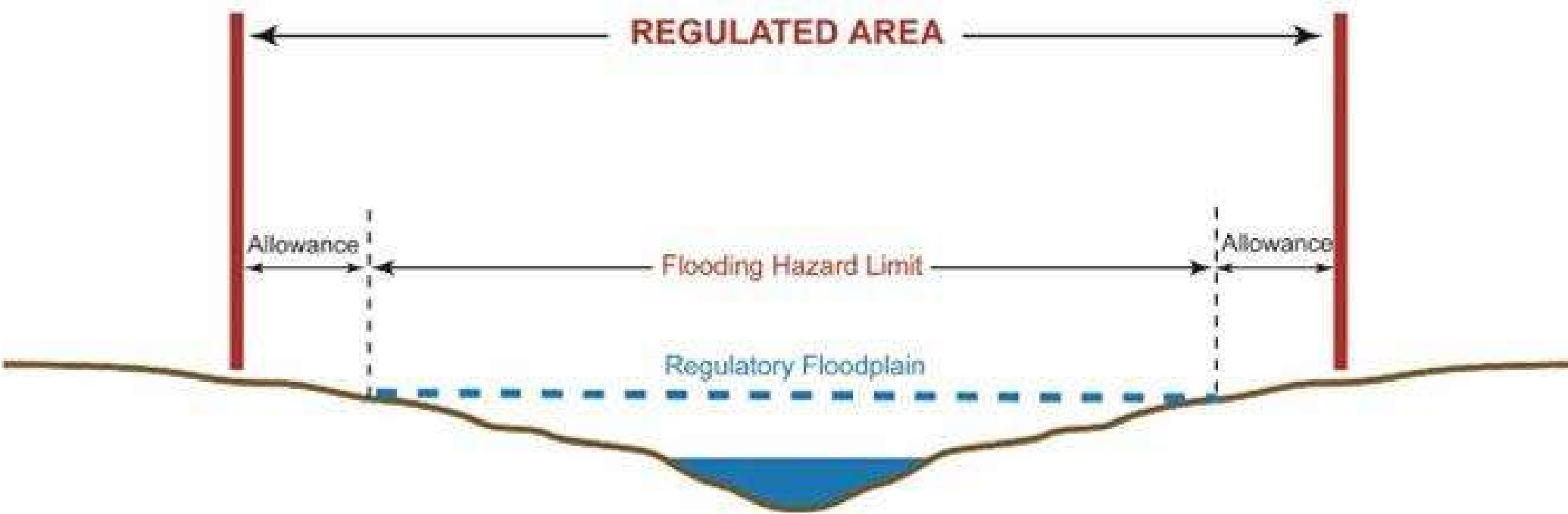
Matt Armstrong

Manager of Environmental Planning and Regulations

m.armstrong@svca.on.ca

www.saugeenconservation.ca





REGULATED RIVER OR STREAM VALLEY

Erosion Hazard
Limit

Top of
stable
slope

Stable slope
allowance

Top of slope

Allowance
15 m

Actual slope

Stable
slope
angle

θ

Stable toe of slope
(>15m from channel bank)

Channel

