

Huron Kinloss Citizens concerns - SVCA Flood Map Project

October 31st, 2025

Agenda

- ▶ Background and Concerns
- ▶ Why the petition and impacts
- ▶ What the petition calls for

Background & Concerns

- ▶ Huron Kinloss (HK) township was one of only three out of 17 municipalities in the Saugeen Valley Conservation Authority (SVCA) jurisdiction to voluntarily request a flood map redrawing from the SVCA.
- ▶ SVCA flood maps and floodplains have been revised, and the MNR and MOE now require SVCA building permits for areas within a 15-37 metres offset of hazard and dynamic beach lines. This new set back applies to your property regardless if hazard exists or not.
- ▶ The flood maps are colour coded. If you are in a yellow/green zone plus the offset, you need permits from both HK and SVCA. Red lines....there are complications and you may not be able to build or rebuild.
- ▶ Communication has been lacking from HK and SVCA on this project
 - ▶ No public consultation was conducted regarding Huron Kinloss's participation in this process and the approval process to do this is unclear.
 - ▶ Public input meetings took place in November 2024 and February 2025, but attendance was limited due to stakeholders not being there and poor weather and road closures in February. I personally stumbled across the meeting.
 - ▶ The clerk asked that the SVCA do a public input session on Oct 3rd, 2025.
 - ▶ Some regulations were implemented by the SVCA as early as last autumn, even though the sessions for public feedback had not yet begun or finished
 - ▶ HK councillors did not communicate and were unaware of the implications of the new regulations and have requested another meeting with the SVCA.
 - ▶ At the Point Clark (PCBA) meeting, council members just communicated as an aside that this was coming and council members did not communicate the implications.
- ▶ The SVCA public information session held on October 3rd, 2025 was not intended to gather feedback as stated and to review draft flood maps. SVCA indicated that the decision had already been made.
- ▶ People are already impacted by the new flood maps and dynamic beach lines definition
- ▶ The Petition addresses the concerns of a group of residents.

Why the petition and impacts?

- ▶ People have been impacted already
 - ▶ Insurance eligibility: insurance denied or quadrupled for flood insurance because of the flood plains redefinition.
 - ▶ Mortgage Renewal Denial: You may need to go to secondary market at higher rates as financial institution require full insurance.
 - ▶ Long approval processes: up to 6 months to 2 years have been reported. People have reported jumping through hoops with site maps, engineering studies, native artifact studies, soil engineers, etc.
 - ▶ You must now use approved SVCA contractors to build on your property. It is worded in new permits that the contractor must be recognized by the SVCA hence a defacto approval.
 - ▶ Residents have spent over \$20,000-50,000 on shoreline engineers to challenge SVCA's flooding assumptions for property development.
 - ▶ The new mandated arbitrary set back extends SVCA regulatory area and the floodplain and maps by 15 to 37 metres and we were not informed of this policy change
 - ▶ HK and SVCA have inconsistent approvals - some people are confined to their existing footprint while others are not. Some are allowed to build large buildings.
 - ▶ HK SVCA personnel were not aware of the property owners spending thousands of dollars on remediation already (installing road drains, moving buildings back, raising lot fills and grading, and installing drains on properties to prevent flooding)
 - ▶ These existing remediation efforts were not considered in the development of the policy.
 - ▶ Risk mitigation efforts were not included in the new policy. Cost for mitigation, budgets were not defined in this new policy.
 - ▶ There is no independent review process - you can only appeal to the SVCA board. This was communicated in the October 3rd meeting. Later found out you can appeal to the Ontario Land Tribunal.

What the petition - calls for

- ▶ Remove the arbitrary 15-37 metre hazard line setback as mandated by the Ontario Government from hazard lines and refine SVCA floodplain maps.
- ▶ Compensate property owners for de facto land seizures, property value reduction and require municipalities reduce their property taxes for land usage denial.
- ▶ Validate mapping methodology with on-site checks and stakeholder input, as aerial surveys have led to errors in defining landmarks as natural as input into flood models when they were man made.
- ▶ Test new computer flood map models against historical data and local knowledge. The external review by another engineering company is not sufficient. Several coastal and soil engineers have stated that floods have never occurred at these levels.
- ▶ Confirm proposal maps are correct and match property owner surveys and address known contradictions when developing a flood map policy.
- ▶ Provide funding to municipalities and property owners to mitigate flooding risks.
- ▶ Include risk mitigation, stakeholder impact analysis, and cost assessment in the new policy and proposals.
- ▶ Allow independent appeals beyond the SVCA board to prevent potential misuse.
- ▶ Require municipalities to maintain historical records to support model validation and track prior remediation efforts.
- ▶ Enact legislation to prevent municipalities using Conservation authorities to de facto seize and sell property owners' property to increase tax revenue.

Petition status and asks

- ▶ Ask Huron-Kinloss Council support for our petition to the legislature.
- ▶ 3 MPPs are involved and will present petition to the legislature.
- ▶ 500 plus signatures in support of our petition from Huron Kinloss, Saugeen Shores, and Arran E. Majority come from Huron-Kinloss with strong support from Saugeen shores,
- ▶ Petition status and asks:
 - ▶ Targeting 1000 signatures
 - ▶ Support from local councillors and Mayors 6 signatures already.
- ▶ Participate in public hearings on the almalgamation of conseration authority. We have requested a public delegation.

How to regain trust

- ▶ Understanding the history and validate models against historical input
- ▶ Clearly define flood plain policies and rules to prevent inconsistent decisions.
 - ▶ Neighbour gets an engineering study and approval, while another neighbour is denied with the same engineering and demands for new studies.
 - ▶ Neighbour is not allowed to add to their footprint while another neighbour is allowed to build a monster home
 - ▶ Neighbour is not allowed to add a bedroom for a disabled person and wheelchair ramp.
- ▶ SVCA and HK need to stop coming on to people's properties and say that is not allowed when it has been permitted in the past and ask for more studies to delay needed building.
- ▶ No more holding meetings in February when no one can attend. Inform people before decisions have been made.
- ▶ Check assumptions with site studies - not validating a computer model with another firm.
- ▶ Validate the computer models against actuals and local knowledge.
- ▶ Don't use statistical outliers to develop policies
- ▶ Do an impact analysis on stakeholders
- ▶ Have costed risk mitigation, probability and budgets.
- ▶ Recognize previous remediation efforts and historical knowledge when developing policies.
- ▶ Compensate people for economic losses.
- ▶ Recognize the supreme court decision on property rights

Extra slides

Examples of inconsistent policies.

- ▶ Inconsistent grading requirements
- ▶ Cutting down trees on crown land that protected flooding
- ▶ Other Inconsistent decisions.

Asks for petitioners - What you can do to help

- ▶ Sign the petition.
- ▶ Attend council meetings when this issue is discussed.
- ▶ Contact Mayor Don Murray and councillor Larry Alison responsible assigned to the SVCA board to express your concerns.
 - ▶ dmurray@huronkinloss.coZm
 - ▶ lallison@huronkinloss.com
- ▶ Provide feedback to the SVCA authority on their website and Matt Armstrong of the SVCA,
 - ▶ m.armstrong@svca.on.ca