



Authority Meeting Agenda

Thursday, September 18, 2025, 1:00 p.m.

Formosa Administrative Office

Zoom Link:

<https://us02web.zoom.us/j/89052842804?pwd=48kH4diC9M7kGlXshBoaz6ohh8jdU.1>

1. Land Acknowledgement

We begin our meeting today by respectfully acknowledging the Anishinaabeg Nation, the Haudenosaunee, the Neutral, and the Petun peoples as the traditional keepers of this land. We are committed to moving forward in the spirit of reconciliation with First Nation, Métis, and Inuit peoples.

2. Adoption of Agenda

Recommendation: THAT the agenda for the Saugeen Valley Conservation Authority meeting, September 18, 2025, be adopted as presented.

3. Declaration of Pecuniary Interest

4. Adoption of Minutes

4.1 Authority meeting, Special Meeting: Hearing Training – July 17, 2025

Recommendation: THAT the minutes of the Saugeen Valley Conservation Authority meeting, and Special Meeting: Hearing Training, from July 17, 2025, be adopted as presented.

5. Staff Introductions

Introduction to new Forestry and Lands and Environmental Planning and Regulations staff.

6. Delegation – McGowan Falls Fence and Access Concerns, Sofia Ramierz

Note: Delegations are limited to a maximum of 10 minutes. A group can request to attend as a delegation, but only one person is allowed to present. The Board of Directors may ask questions but will not debate the presentation. Decisions are not rendered at the meeting where a delegation is given, but the Authority may direct staff to return a report on the matter, to be considered for future decision making.

7. Matters Arising from the Minutes

8. New Business

Corporate Services

- 8.1 GM-2025-15: SVCA Operational Plan – Erik Downing
- 8.2 GM-2025-16: Program Report – Erik Downing
- 8.3 GM-2025-17: Fence Installation at Durham Conservation Area Update – Erik Downing
- 8.4 GM-2025-18: 2026 SVCA Preliminary Budget – Erik Downing

Recommendation: THAT the SVCA Board of Directors endorse a proposed increase of up to 6% for the 2026 SVCA Budget.

Environmental Planning and Regulations

- 8.5 EPR-2025-09: Two-Zone Floodplain Management Concept in Specific Areas of Southampton – Matt Armstrong

Recommendation: THAT the Saugeen Valley Conservation Authority accepts the Greenland Consulting Engineers Two-Zone floodplain mapping study for the specific areas of Southampton described in this report;

AND FURTHER THAT the Saugeen Valley Conservation Authority adopts the Two-Zone Floodplain Management Concept for the specific areas of Southampton described in this report, which would come into effect when the appropriate amendments are made to the Town of Saugeen Shores Official Plan and Zoning By-law.

- 8.6 EPR-2025-10: Request for Endorsement: Permits Issued – Matt Armstrong

Recommendation: THAT SVCA permit applications 25-102 to 25-175 as approved by staff, be endorsed by the SVCA Board of Directors.

Forestry and Lands

- 8.7 LAN-2025-07: Title – Campground Fee Schedule – Donna Lacey

Recommendation: THAT the SVCA Board of Directors endorse the proposed 2026 fee increase for campgrounds and related rates.

- 8.8 LAN-2025-08: Title – Hydro Expansion Durham Conservation Area – Donna Lacey

Recommendation: THAT the SVCA Board of Directors award the contract for the Hydro Expansion Project at Durham Conservation Area.

9. Closed Session

Recommendation: THAT the Authority move to Closed Session to discuss, in camera, to address matters relating to an identifiable individual(s) and THAT the GM/S-T and recording secretary remain in the meeting.

10. Adjournment

Recommendation: THAT the meeting be adjourned.

Public Notice:

Please email publicinfo@svca.on.ca for the complete agenda package. Saugeen Valley Conservation Authority (SVCA) is committed to providing accessible information and communications in accordance with the Accessibility for Ontarians with Disabilities Act (AODA). If the format of this document interferes with your ability to access the information, please contact us at www.saugeenconservation.ca/access, email accessibility@scva.on.ca or call 519-364-1255. We will provide or arrange for the provision of an accessible format or communication support, at no additional cost, in a timely manner.



Saugeen Valley Conservation Authority

Minutes – Board of Directors Meeting

Date: Thursday July 17, 2025, 1:00 p.m.

Location: 1078 Bruce Rd 12, Formosa, ON, N0G 1W0 and hybrid

Chair: Tom Hutchinson

Members present: Barbara Dobreen, Sue Paterson, Moiken Penner, Jennifer Prenger (virtual), Larry Allison, Bill Stewart, Paul Allen, Steve McCabe, Kevin Eccles, Dave Myette, Bud Halpin, Greg McLean, Mike Niesen

Larry Allison left the meeting at 2:55 p.m., Moiken Penner left the meeting at 3:51 p.m.

Members absent: Peter Whitten

Staff present: Erik Downing, Donna Lacey, Matt Armstrong, Jody Duncan, Ashley Richards, Don Moss, Katie Thomas, Adam Chalmers

The meeting was called to order at 1:01 p.m.

1. Land Acknowledgement – read by Larry Allison

We begin our meeting today by respectfully acknowledging the Anishinaabeg Nation, the Haudenosaunee, the Neutral, and the Petun peoples as the traditional keepers of this land. We are committed to moving forward in the spirit of reconciliation with First Nations, Métis, and Inuit peoples.

2. Adoption of Agenda

Motion #G25-48

Moved by Steve McCabe

Seconded by Bill Stewart

THAT the agenda for the Saugeen Valley Conservation Authority meeting, July 17, 2025, be adopted as amended.

Carried

3. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest relative to any item on the agenda.

4. Adoption of Minutes

4.1 Authority meeting – May 15, 2025

Motion #G25-49

Moved by Larry Allison

Seconded by Paul Allen

THAT the minutes of the Saugeen Valley Conservation Authority meeting, May 15, 2025, be adopted as presented.

Carried

5. Delegation – Dan Timbers, Varney Conservation Area

Dan Timbers, a community member, provided a delegation to the Board expressing public interest in contributing to a long-term solution for Varney Conservation Area. He reported that a community meeting had been held, during which participants indicated support for enhancing the property's appeal to visitors and expressed willingness to explore fundraising, charitable status, or partnership opportunities to support maintenance or acquire the property.

Mr. Timbers was thanked for his presentation.

6. Matters Arising from the Minutes – none

7. New Business

7.1 Correspondence – Town of Puslinch, Town of Parry Sound

Correspondence related to Bill 5, with resolutions from the respective councils of the Town of Puslinch and the Town of Parry Sound.

7.2 GM-2025-05: SVCA Operational Plan

The GM/S-T highlighted portions of the SVCA operational plan, noting that Hearing Training would be complete as of that morning, Low Water program is underway as well as a Critical Failure plan. Director Eccles inquired why Varney Conservation Area was still on the list for an application, and it was explained that this item needs to be updated to reflect current board direction. Manager Lacey clarified that, as per Board direction, there is no current direction for staff to undertake upgrades at the property, which remains under the standard maintenance program for the conservation area as a non-revenue park.

7.3 GM-2025-06 Program Report

Directors Halpin, Stewart, and Prenger expressed appreciation for staff efforts and their commitment to conservation and community engagement. Director Eccles raised concern regarding the alignment of community events with the Authority's mandate and inquired about the presence of six SVCA vehicles in the parking lot. Director Dobreen called a point of order.

Chair Hutchinson advised that staff could prepare a report for the Board addressing director questions related to SVCA's mission, mandate, strategic direction, and the classification of Category 1, 2, and 3 programs and services.

7.4 Ward and Uptigrove Health and Safety Presentation – Jenn Goertzen

Senior HR Specialist Jenn Goertzen (Ward and Uptigrove Human Resources Solutions) provided an update on the final draft deliverables for the SVCA Organizational Health and Safety Redevelopment Project. She reported that the Joint Health and Safety (JHSC) course had been revised, efforts are underway to reduce administrative burden, and the JHSC committee is performing well. Project deliverables include a new employee handbook, standard operating procedures (SOPs), and various supporting documents.

Discussion followed regarding the absence of dedicated HR staff at SVCA and who is ultimately responsible for document ownership. Goertzen advised that a single administrative owner should

be designated for records management purposes, to ensure consistency with AODA and language standards.

Director McLean commented that the project provides a strong foundation and emphasized that health and safety is a shared responsibility among all staff. Director McCabe asked how the project aligns with other conservation authorities and Conservation Ontario. Goertzen confirmed that the project reflects current best practices and that external models are considered as appropriate.

Director Dobreen asked whether staff find the new policies easy to follow. The General Manager/Secretary-Treasurer responded that staff had completed an initial review and that documents had been simplified, with ongoing engagement. Director Dobreen noted the importance of continued staff involvement.

Director Myette inquired about the inclusion of the right to refuse work. Goertzen explained that while SOPs address work refusal procedures, it is not established as a standalone policy.

7.5 EPR-2025-08: Permits Issued for Endorsement

Manager Armstrong presented 56 permits issued between May 1 and July 2, 2025 for endorsement by the Board.

Director Halpin inquired about permit processing times. Manager Armstrong confirmed timelines remain consistent, and the GM/S-T noted that permit processing statistics are summarized in an annual report to the Board. Director Myette inquired about the permit refusal process. Staff explained that the pre-consultation process plays a key role in identifying potential issues early. Applicants whose proposals are unlikely to be approved typically do not proceed.

Director Dobreen requested confirmation that SVCA staff do not refuse permits. Manager Armstrong confirmed that permits can only be declined by the SVCA board of directors. Director Dobreen inquired why townships are no longer listed in the permit endorsement table. Manager Armstrong explained that the new content management system used to generate the report references municipalities rather than townships, and that the system significantly improves efficiency for the department.

Motion #G25-50

Moved by Larry Allison

Seconded by Paul Allen

THAT SVCA permit applications 25-047 to 25-101 as approved by staff, be endorsed by the SVCA Board of Directors.

Carried

7.6 LAN-2025-05: Forest Management Plan

Staff were directed to draft an updated 20-year Forest Management Plan, gather stakeholder and public feedback, and return a revised draft to the Authority for approval.

Manager Lacey confirmed no external consultants are required and that the plan will follow provincial standards. She noted the Managed Forest Tax Incentive Program and Conservation Lands Tax Program benefit SVCA. In response to questions, she confirmed fire risk exists but is mitigated by firebreaks, landscape features, and species mix across SVCA lands.

Motion #G25-51

Moved by Steve McCabe

Seconded by Bill Stewart

THAT staff be directed to draft an updated 20-year Forest Management Plan; AND THAT, staff be directed to gather stakeholder and public feedback on the draft plan; AND FURTHER THAT, staff bring a revised draft to the Authority for consideration and approval.

Carried

7.7 WR-2025-04: Collaborative Water Data Viewer

Flood Forecasting and Warning Coordinator Duncan provided an overview of the Collaborative Water Data Viewer (CWDV), developed by the Upper Thames River Conservation Authority and made available through the Western Ontario Data Hub at no additional cost to SVCA. The platform provides public and municipal access to real-time data from SVCA's hydrometric network, including water levels, air temperature, and precipitation. A demonstration of the tool was given. Future training for municipal staff is planned, along with potential expansion to include water quality and groundwater data.

7.8 Other Business

The GM-S-T informed the SVCA Board of Directors that an updated agreement between the SVCA and the Children's Safety Village is underway, and will be in place before expiry.

7.9 Closed Session

Motion #G25-52

Moved by Bud Halpin

Seconded by Greg McLean

THAT the Authority move to Closed Session to discuss a potential litigation matter affecting the Authority and plans to be applied to negotiations carried on or to be carried on by or on behalf of the Authority; AND THAT Erik Downing, Donna Lacey and Ashley Richards remain in the meeting.

Carried

Motion #G25-57

Moved by Kevin Eccles

Seconded by Bill Stewart

THAT staff proceed as directed in closed session.

Carried

8. Adjournment

With no further business to discuss, the meeting was adjourned at 4:00 p.m. following a motion by Steve McCabe and seconded by Paul Allen.

Tom Hutchinson
Chair

Ashley Richards
in lieu of Recording Secretary



Saugeen Valley Conservation Authority

Minutes – Board of Directors Special Meeting Hearing Training

Date: Thursday July 17, 2025, 10:00 AM

Location: 1078 Bruce Rd 12, Formosa, ON, N0G 1W0

Chair: Tom Hutchinson

Members present: Barbara Dobreen, Sue Paterson, Moiken Penner, Jennifer Prenger, Larry Allison, Bill Stewart, Paul Allen, Steve McCabe, Kevin Eccles, Dave Myette, Bud Halpin, Greg McLean, Mike Niesen

Members absent: Barbara Dobreen, Peter Whitten, Steve McCabe, Moiken Penner

Staff present: Erik Downing, Matt Armstrong

The meeting was called to order at 10:00 a.m.

1. Land Acknowledgement – read by Larry Allison

We begin our meeting today by respectfully acknowledging the Anishinaabeg Nation, the Haudenosaunee, the Neutral, and the Petun peoples as the traditional keepers of this land. We are committed to moving forward in the spirit of reconciliation with First Nations, Métis, and Inuit peoples.

2. Adoption of Agenda

Motion #G25-58

Moved by Sue Paterson

Seconded by Greg McLean

THAT the agenda for the Saugeen Valley Conservation Authority meeting, July 17, 2025, be adopted as amended.

Carried

3. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest relative to any item on the agenda.

4. Adoption of Minutes – none

5. New Business

5.1 Hearing Training

John Olah and Brandon Orct of Beard Winter LLP, along with Manager of Environmental Planning and Regulations Matt Armstrong, delivered training to the SVCA Board on regulatory hearings. The session covered the circumstances under which a hearing may be requested, including permit refusals, disagreement with permit conditions, permit cancellations, refusals of permit extensions, and issuance of stop orders. The training reviewed the appeal options available through the Ontario Land Tribunal or the Minister's Review. Board responsibilities under the Statutory Powers Procedure Act were discussed, along with conflict of interest, confidentiality, artificial intelligence, and insurance considerations. Staff also provided practical guidance for board members in the hearing process and referenced SVCA's Hearing Guidelines document.

6. Adjournment

With no further business to discuss, the meeting was adjourned at 12:05 p.m., following a motion by Sue Paterson and seconded by Mike Niesen.

Tom Hutchinson
Chair

Erik Downing
Recording Secretary

Administrative Bylaws of Saugeen Valley Conservation Authority

11. Delegations

Any person or organization who wishes to address the Authority may make a request in writing or email to the General Manager/Secretary-Treasurer that is received no less than ten (10) calendar days in advance of the scheduled meeting at which the person or organization wishes to speak.

A delegation request must include:

- the name of the individual who will be speaking; the name of the organization the individual will be speaking on behalf; a written summary of the issue; a written statement identifying the organization's position on the issue; and any presentation material the speaker wishes to rely on.

Presentation materials submitted shall be in compliance with the Accessibility for Ontarians with Disabilities Act (AODA).

The request will be reviewed by the General Manager/Secretary-Treasurer for completeness, relevance, and appropriateness. The General Manager/Secretary-Treasurer may refuse a delegation request or require modification of the delegation presentation and materials where:

- a) The request is not submitted within the stated time limits;
- b) The subject matter is unrelated to or beyond the purview of the Authority's mandate; or
- c) The issue or subject matter being considered relates to or qualifies as a matter suitable for a closed meeting.

The General Manager/Secretary-Treasurer shall advise the organization or individual whether they are listed on the meeting agenda and the appropriateness of their presentation and material no later than two (2) days before the scheduled meeting.

Accepted delegation submissions (including names but excluding personal contact information) form part of the public record and shall be made available to the Board of Directors and the public.

A maximum of two (2) delegations shall be permitted at any regular meeting of the Authority.

A delegation shall be limited to one (1) speaker whose presentation may not exceed ten (10) minutes except by leave of the Chair.

Speakers shall only address the Chair and shall be respectful at all times.

Speakers shall not:

- a) Address Directors directly without permission;
- b) Interrupt any speaker or action of the Board, or any other person addressing the Board;
- c) Display or have in possession picket signs or placards in the meeting room;
- d) Repeat what has been said by previous speakers at a meeting;
- e) Speak disrespectfully of any person;
- f) Use offensive language;
- g) Disobey a direction or decision of the Chair; or
- h) Enter into cross debate with the Chair, Directors, Staff, or members of the public.

The Chair has discretion to end consideration of a delegation and its request where the information offered is inconsistent with the submission materials or is inappropriate in any manner, as may be determined by the Chair acting reasonably. Recurring delegations are not permitted unless the Chair determines new, relevant information on the issue has become available. The Board shall defer any decisions or action on information received from a delegation to a subsequent meeting.

Delegation Request Form

You can register as a Delegation by submitting a Delegation Request Form to the Executive Assistant no later than two Mondays preceding the preferred meeting of the Board. To view meeting dates [please click here](#). Failure to provide the required information on time will result in loss of privilege to appear as a delegation.

By submitting this form, I am claiming that I have read and understood the [delegation protocol](#) and acknowledge that the information contained on this form, including any attachments will become public documents and listed on Saugeen Valley Conservation Authority's meeting agenda.

Date of Request

9/2/2025



Board Meeting Date Requested

9/18/2025



Delegate's Name

Sofia Ramirez

Organization (if applicable)

Email address

[REDACTED]

Phone number *

[REDACTED]

Address *

[REDACTED]
[REDACTED]
[REDACTED]

Summary of Delegation

This delegation is about ensuring that the voices of Durham residents are heard regarding the recent fence installation and access changes at McGowan Falls. We are asking the SVCA to pause all further construction and alterations until investigations into the land transfer, historical covenants, and outstanding information requests are complete.

The community is asking for transparency, including documented evidence to justify claims of vandalism, safety risks, and staff strain, as well as clarity on how new fee structures are determined and used and the costs of installation of the fence. We believe the original intent of this land as a place for “community and conservation” must be respected, and that future decisions should guarantee continued public access.

We are requesting that the SVCA commit to accountability by engaging in genuine public consultation on changes affecting community use.


Desired action of the Authority on this issue

- The community asks the SVCA to:
- Pause further work until investigations and information requests are complete.
 - Provide transparency: Release documented evidence supporting claims of vandalism, safety risks, and staff strain.
 - Clarify fee structures and how revenues are used, the cost of the fence.
 - Respect Community Legacy : Consider the historical land transfer and original intent of “community and conservation.”
 - Ensure that any changes uphold the community’s right to access.
 - Commit to Accountability
 - Require public consultation for future changes that affect community use of conservation areas.
 - Remove any changes made, at SVCA’s cost, if later found unauthorized or inappropriate.

Purpose of Presentation

- ☐ Information only
- ☐ Request support
- ☒ Other

Presentation Materials

File Name	
	SVCA_delegation_September .pdf 795.3 KB

Community Delegation to SVCA: McGowan Falls Fence & Access Concerns

Presented by Sofia Ramirez, on behalf of
West Grey community members

Why We're Here

- McGowan Falls has long been a public gathering space

Recent SVCA changes restrict access:

- Fencing installed
- Rocks placed on beach, swimming access altered
- New fees & access cards required

Community concerns: safety, fairness, loss of public space

Our Purpose

1. Present preliminary research on land ownership & covenants
2. Share community concerns and survey data
3. Question SVCA's process and rationale
4. Propose constructive alternatives

Preliminary Research

- Currently investigating historical ownership and land transfers

Ontario ServiceOntario LAND REGISTRY OFFICE #16 37227-0265 (L7) PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER PAGE 1 OF 2 PREPARED FOR TANAKA FRANKIA ON 2025/08/12 AT 16:09:24 ONLAND

PROPERTY DESCRIPTION: PT LT 57-58 CON 2 EBR DURHAM; PT BLK C EDGE SURVEY PL 503 DURHAM; PT PARCELS 14 W/S LAMBTON ST E. 15 W/S LAMBTON ST E PL 500 DURHAM AS IN GS47107, EXCEPT GS4717, GS4719, GS48339 & WESTAL EXCEPT PT 1 1609889, DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN GS47107; S/T INTEREST IN GS47107; S/T GILLES, GILLES; MUNICIPALITY OF WEST GREY

PROPERTY REMARKS: ESTATE/QUALIFIER: FER SIMPLE LT CONVERSION QUALIFIED RECENTLY: DIVISION FROM 37227-0265 PIN CREATION DATE: 2012/03/23 OWNER'S NAME: SAUGEN VALLEY CONSERVATION AUTHORITY CAPACITY SHARE: NONE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2009/09/21 **						
PLG5500	1849/12/04	PLAN SUBDIVISION				C
PLG5513	1874/11/04	PLAN SUBDIVISION				C
GL11516	1940/03/14	TRANSFER EASEMENT			THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO	C
REMARKS: SKETCH ATTACHED.						
GL12082	1946/04/20	TRANSFER EASEMENT			THE HYDRO-ELECTRIC POWER COMMISSION OF ONTARIO	C
REMARKS: SKETCH ATTACHED.						
GS47107	1965/01/04	TRANSFER	54,500		SAUGEN VALLEY CONSERVATION AUTHORITY	C
GS47517	1965/02/24	TRANSFER	51,000		SAUGEN VALLEY CONSERVATION AUTHORITY	C
GS48339	1965/06/01	TRANSFER	8000		SAUGEN VALLEY CONSERVATION AUTHORITY	C
REMARKS: SKETCH ATTACHED.						

NOTE: ADDITIONAL PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY. NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Ontario ServiceOntario LAND REGISTRY OFFICE #16 37227-0218 (L7) PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER PAGE 1 OF 1 PREPARED FOR TANAKA FRANKIA ON 2025/08/12 AT 16:16:51 ONLAND

PROPERTY DESCRIPTION: LT 21 E/S ALBERT ST, 21 W/S ELGIN ST, 23 W/S ELGIN ST, 19 E/S ELGIN ST, 20 E/S ELGIN ST, 21 E/S ELGIN ST, 22 E/S ELGIN ST, 19 W/S KINCARDINE ST, 20 W/S KINCARDINE ST, 21 W/S KINCARDINE ST PL 502 DURHAM; PT PL 502 DURHAM; PT LT 17 E/S ELGIN ST, 18 E/S ELGIN ST, 19 W/S KINCARDINE ST PL 502 DURHAM; EXCEPT PL 503; PT BLK B EDGE SURVEY PL 513 DURHAM AS IN GS41183 & GS88521 EXCEPT 18419, GS75572 & GS35559; S/T INTEREST IN GS41183; S/T GR4639; SUBJECT TO AN EASEMENT IN GROSS AS IN GS40427; MUNICIPALITY OF WEST GREY

PROPERTY REMARKS: ESTATE/QUALIFIER: FER SIMPLE LT CONVERSION QUALIFIED RECENTLY: FIRST CONVERSION FROM BOOK PIN CREATION DATE: 2009/09/21 OWNER'S NAME: SAUGEN VALLEY CONSERVATION AUTHORITY CAPACITY SHARE: NONE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2009/09/21 **						
PLG5502	1855/08/24	PLAN SUBDIVISION				C
PLG5513	1874/11/04	PLAN SUBDIVISION				C
DR4639	1926/08/27	TRANSFER EASEMENT			HYDRO ELECTRIC POWER COMM. OF ONT.	C

Preliminary Research

- Families of land donors recall possible covenant for free community use.
- Reviewing legal options (e.g., adverse possession) supported by legal counsel
- Meetings with other provincial authorities is being arranged

SVCA's Justification (Press Release: July 2, 2025)

Informing that the fence was installed to:

- Improve safety & reduce trespassing
- Address vandalism, theft, unpaid access
- Support staff workload & sustainability
- Protect seasonal campers' property
- Promote fairness through paid access

May 15, 2025 : Internal communication showing the decision had been made and finalized.

Evidence
Gap:

Where is the
Proof?

Community has requested documentation of:

- Vandalism incidents (dates, specifics)
- Staff strain or safety risks

No evidence provided to date

Request: Transparency in claims made

Consultation: SVCA's Claim

SVCA states they provided '**clear and timely outreach**':

- Signage (Feb 12, 2025)
- Letter to West Grey Council stating SVCA decision (February 2025)
- Press release posted on SVCA website and Social Media (July 2, 2025)
- Phone calls to some residents post fence installation (July 2025)

**Post-Hoc Communication is
not Community Engagement**

Consultation
Reality:
Community
Experience

Winter signage: unclear content,
limited visibility

Council letter/report not public-
facing

Press release came after
construction began

No public meeting or direct
resident engagement

Property owners adjacent were
not advised

Social media reach limited – only
on SVCA page, not shared on
community pages

Regulatory Context

Ontario Regulations
688/21, 686/21, 41/24 do
NOT require consultation
for fencing projects

BUT:

- These are **major changes to public use**
- **Community believes SVCA's interpretation of 'no consultation required' should be challenged**
- Transparency required by Ministry regarding fee structures and change to public use

Community Voice

1. Petition signed by 1,082 people
2. Online survey showed:
 - 91.4% respondents were area residents
 - 94% felt not consulted
3. Three community consultation meetings held

Key Community Concerns

- **Accessibility & Safety:** Fence blocks safe walking routes, removes possibility of wheelchair access, and undermines local accessibility efforts.
- **Affordability & Fairness:** \$55 membership fee seen as double-charging residents who already pay through municipal levies; perception that campers' rights are prioritized over locals.
- **Legacy & Ownership:** Original land donations were for “community and conservation” betrayed by the restricted access.
- **Transparency & Process:** No real consultation, poor communication, cutting down trees, and a fence is viewed as both contradictory to conservation values and an eyesore.

Survey Themes

- Loss of access to a long-used space
- Safety and recreation concerns
- Perception of exclusion from decision-making
- Strong desire for transparency and dialogue
- West Grey Council also excluded from process, informed that the decision was made.

Survey Voices (Quotes)

- “SVCA did not hold a public meeting or direct engagement.”
- “Durham youth have few safe gathering spaces—this decision excludes them.”
- “There are better solutions, e.g., enforce fees at parking but keep pedestrian access open.”
- “It will not only affect my family but have terrible consequences for the poor wildlife. **It's the opposite of conservation.**”
- “I’m a low-income family. I can hardly afford the current bills we pay; I can't put more money towards foolish money grabs..”

Accountability & Governance

- SVCA board = Mayors & Councillors from watershed municipalities
- Funding = municipal levies (taxpayer dollars)

Logic: SVCA must remain accountable to the public it serves

Constructive Alternatives

Community proposes:

- Fencing only parking areas, not natural access points
- Increase transparency in fee use & reporting
- Collaborate with residents for solutions

We ask SVCA to:

1. Halt further work until investigation & information requests are complete
2. Provide documented evidence for safety & vandalism claims
3. Ensure all future decisions include public consultation
4. Commit to making changes made if found unauthorized

Broader Concerns (Future Issues Under Review)

- Why are some towns getting access without fees/fences?
- Why do SVCA Board Members from other municipalities carry weighted votes over the community that will be affected by the vote?



Closing

McGowan Falls has been a vital community space for generations

Community supports conservation goals, but demands:

- Transparency
- Fairness
- Public accountability

A reminder of the original mission of the SVCA

Latin motto: “Conservatio ab populo” = Conservation by the people

“The wise use of all natural resources of our river valley, **for all the people**, living in the valley **for all time.**”

GM-2025-15: SVCA Operational Plan September 18, 2025

Legend: Text in **Red** indicates new or updated item

All Departments

Significant Activity	Operational Task	Updated Target Completion Date	Target Completion Date
Administration	2025 Annual Report	December 2025	August 2025
Mapping Working Group	In Progress		December 2025
October 6, 2024, Formosa Lightning Response	Office Restored, Insurance Finalization		2025
General	Landowner Recognition Program Brainstorm		August 2025

Department: Corporate Services

Significant Activity	Operational Task	Updated Target Completion Date	Target Completion Date
Administration	Continue to develop and / or renew health and safety policies		Waiting on Workplace Culture Assessment Plan
Administration	Negotiate Category 2 Agreements with municipalities	November 2025	Ongoing
Human Resources	Modernize SVCA's Personnel Policy		Waiting on Workplace Culture Assessment Plan
Human Resources	Code of Conduct		Waiting on Workplace Culture Assessment Plan
Human Resources	Volatile Client Plan	October 2025	August 2025
Human Resources	Emergency Communication Plan	October 2025	August 2025
GIS/IT	Critical Failure Information Technology Plan	September 2025	May 2025
Administration	Public Consultation: <i>Accessibility for Ontarians with Disabilities Act</i>		October 2025

Significant Activity	Operational Task	Updated Target Completion Date	Target Completion Date
Administration	Professional Development Strategy Planning		Workplace Culture Review Response

Completed Items:

Significant Activity	Operational Task	Completion Date	Target Completion Date
Administration	Annual 2023 SVCA Report		Complete
Administration	Accessibility policy development		Complete
Finance	2023 Audit		Complete
Administration	Document Retention policy		Complete
Administration	Compensation policy		Complete
Administration	Revenue Generation Strategy		Complete
Human Resources	Job Descriptions for Market Compensation Review		Complete
Administration	Office Reopening – Lightning Strike	January 13, 2025	Complete
Administration	Submission of MFIPPA reporting for 2024	March 2025	Complete
Content Management System	Complete	April 2025	Officially in initial use
2023 Performance Evaluations	Complete	April 2025	April 2025
Administration	2024 Audit	May 2024	May 2025
2024 Performance Evaluations	Complete	September 2025	July 2025

Department: Environmental Planning and Regulations

Significant Activity	Operational Task	Updated Target Completion Date	Target Completion Date
Section 28 of <i>Conservation Authorities Act</i>	Continue implementation of the Violations Strategy to resolve outstanding violations	Ongoing	Ongoing
Environmental Planning	Update Planning Service Agreements to reflect Bill 23 changes		2025
General	Amish and Mennonite Outreach Strategy Planning	Executing/Underway	May 2025
General	Professional Development Strategy Planning		Workplace Culture Review Response

Completed Items:

Significant Activity	Operational Task	Completion Date	Target Completion Date
General	Website updates		Complete
General	Revise complete application checklist and post online		Complete
Regulatory Mapping	Update regulation limits on online mapping		Complete
General	Landowner Recognition Program Brainstorming	May 2025	May 2025
General	Completion of Environmental Planning and Regulations Policy Manual Revisions	May 2025	May 2025
General	Board of Directors Hearing Training – Section 28	July 2025	

Department: Water Resources

Significant Activity	Operational Task	Updated Target Completion Date	Target Completion Date
Water and Erosion Control Infrastructure	Complete database of existing easements and identify additional easement requirements, if needed		Ongoing
Water and Erosion Control Infrastructure	Confirmation of infrastructure ownership		Ongoing
Flood Forecasting and Warning	Flood watch training	December 2025/ January 2026	Internal – Complete External – Ongoing
Water and Erosion Control Infrastructure	Apply for Water and Erosion Control Infrastructure (WECI) funding		Complete, prepare for next intake/administer projects
Ontario Low Water Response	Creation of Low Water Response Committee	WRC Meeting Fall 2025	April 2025
Water Quality	Completion of SVCA Water Quality Report		Presentations to be booked
Flood Forecasting and Warning	Launch “Flood Watch” program for public involvement, complete with information sessions for municipal partners	TBD	June 2025
General	Working In and Around Water Policy	Drafted	May 2025
General	Professional Development Strategy Planning		Workplace Culture Review Response
General	Risk Evaluation Planning	December 2025	June 2025
Water and Erosion Control Infrastructure	Complete an operational plan for SVCA structures		Ongoing
Water and Erosion Control Infrastructure	Complete draft 10-year capital working plan for SVCA water and erosion control structures that were inspected in 2022, 2023	October 2025	June 2025

Completed Items:

Significant Activity	Operational Task	Completion Date	Target Completion Date
General	Watershed-based Resource Management Strategy		Complete
Water and Erosion Control Infrastructure	Asset Management plan for SVCA structures		Complete
NWMO Special Project	NWMO Environmental Monitoring Baseline Program years 1 through 3 final reports		Complete
Water and Erosion Control Infrastructure	Ice management plan for SVCA watershed		Complete

Department: Forestry and Lands

Significant Activity	Operational Task	Updated Target Completion Date	Target Completion Date
Lands Management	Varney Pond – Working with regulatory agencies to provide necessary information to support the application submitted		Ongoing
General	Professional Development Strategy Planning		Workplace Culture Review Response
Forestry	Forest Inventory		December 2025
Forestry	20 Year Management Plan		December 2025

Completed Items

Significant Activity	Operational Task	Completion Date	Target Completion Date
Lands Management	Kincardine Cross Country Ski agreement		Complete
Lands Management	Land Acquisition and Disposition Policies		Complete
Lands Management	Ash hazard tree removal from Stoney Island properties		Complete

Significant Activity	Operational Task	Completion Date	Target Completion Date
Lands Management	Conservation Areas Strategy for SVCA		Complete
Lands Management	Conservation Lands Inventory for SVCA		Complete

Programs Report # GM-2025-16

September 18, 2025

General Manager/ Secretary-Treasurer's (GM/S-T) Report

July 16, 2025 – The General Manager/Secretary-Treasurer met with MP Alex Ruff and the SVCA Chair at Sulphur Springs Conservation Area. The discussion focused on expectations and relationship building.

July 22, 2025 – A community meeting was held at Durham Conservation Area regarding the proposed fence installation. Approximately 60 members of the public attended, along with the SVCA Chair and a Director. The Manager of Forestry and Lands and the Durham Campground Superintendent were also present. Comments and concerns were expressed by some members of the public, and a delegation was proposed by the group.

July 25, 2025 – SVCA hosted a Source Protection Committee meeting at the Administration Office.

July 29, 2025 – SVCA held its 75th Anniversary celebration at Formosa Administration Office, alongside the official opening of the new Formosa Conservation Area. This was a significant undertaking by staff and was well attended by MP Ben Lobb, Minister Lisa Thompson, local dignitaries, the SVCA Chair and past Chairs, many Directors, colleagues, and former colleagues.

August 11, 2025 – Staff responded to a Freedom of Information request.

August 15, 2025 – The GM/S-T met with the Chair of the Lake Huron Coastal Centre in Southampton.

Corporate Services

Corporate Services continues to support key administrative and financial functions across the organization, with efforts this month focused on both seasonal priorities and ongoing strategic deliverables. The annual audit has now been completed, and staff have shifted attention toward 2026 budget preparation, with preliminary work well underway.

Two staff members are currently on leave. To help maintain continuity of service, a retired staff member has returned on a temporary basis and is actively assisting with workload redistribution.

GIS remains very busy, with multiple concurrent projects, including the Huron-Kinloss mapping public meeting prep. Communications is also carrying a heavy workload, with the additional responsibilities of preparing and distributing Board and Committee meeting agendas and minutes on top of ongoing projects.

Despite the competing demands across departments, Corporate Services remains responsive and adaptable, and operations are running smoothly.

Environmental Planning & Regulations (EPR)

Amish and Mennonite Outreach Initiative

Members of the Kinloss Old Order and Orthodox Mennonite communities are being provided with hard copy maps and cover letters describing the areas regulated by SVCA at their respective properties. The information has been prepared by SVCA staff in consultation with members of these Mennonite communities and will be delivered to the owners of 61 properties in the Kinloss area to raise awareness of EPR's regulations and permitting program.

A contact list for the leaders of the other Amish and Mennonite communities within the SVCA watershed continues to be populated. Various outreach strategies are being considered for these groups (in-person meetings, letter/mapping mailouts, etc.), to raise awareness about EPR's regulations and permitting program.

Huron-Kinloss Regulation Mapping Updates

SVCA's EPR and GIS staff are working on draft updates to the regulation mapping in Huron-Kinloss for the areas where new floodplain mapping was recently updated/created through the Flood Hazard Identification Mapping Program. The draft maps will be presented to the public on October 3, 2025, at the Point Clark Community Centre.

Updated Planning Agreements

EPR staff are working to update Planning Services Agreements with our member counties and municipalities. A first draft of the updated SVCA/Bruce County agreement is in progress.

Point Clark Shoreline Processes Beach Walk

EPR staff participated in a presentation led by Maitland Valley CA and Huron Bruce Nature related to shoreline/beach processes and littoral cell sediment transport. Approximately 25 participants attended the event, held August 22, 2025, at the Point Clark marina and beach near Clark Creek.

Inverhuron Beach Grading Meeting

On August 29, 2025, EPR staff led a meeting with Municipality of Kincardine staff and residents / stakeholders of the Inverhuron beach area to discuss past and future beach grading activities, with a focus on the area north of County Rd 15 towards the river. Thirty-two residents attended and shared their insights about beach constructive dialogue

In-Office Day at Huron-Kinloss Township Office

EPR's Environmental Planning Coordinator, Brandi Walter, held office hours at the Huron-Kinloss Township office on August 28, 2025. This pilot project came at the request of Huron-Kinloss staff to help improve EPR's accessibility to residents and strengthen relationships with Township staff. Brandi met with several residents and felt the pilot was generally successful. EPR staff will continue to investigate ways to improve accessibility to residents and strengthen relationships with staff throughout the watershed.

Forestry and Lands

Staff completed replacement of the remaining bridges at Stoney Island CA, and positive feedback has been received. The parking lot at Stoney Island has been improved; better drainage, increased area.

Staff have been completing forest inventory work on SVCA lands and will be developing operating plans as the work progresses. The SVCA Forest Management Plan update is underway.

A conservation area at Formosa was prepared to be opened, many staff from the department were proud to be involved in this project.

Managed forest tax incentive plans are being written, approved, and submitted for many landowners.

Our Campgrounds are running smoothly, with most serviced sites fully booked for weekends at all campgrounds. Feedback on the camping experience has been positive.

Staff have spent a significant amount of time dealing with misinformation regarding the single section of fencing in the Durham CA.

Staff are continuing to maintain trails, properties, and infrastructure.

Water Resources

Water Resources Department

Risk Evaluation Planning Document

A draft Risk Evaluation Planning Strategy document for Water Resources related disciplines has been produced and is circulating internally. The plan includes a methodology for preparing scoring matrices for various forms of risk. Cumulative inherent risks scores have been developed for SVCA water and erosion control structures, operational risks to the public for flood forecasting, water quality assessment and flood related assessment with Environmental Regulations and Planning projects. Presently this strategy is being reviewed internally and refined based on input from each discipline.

Category 2 Agreements

A draft category 2 agreement with Arran-Elderslie has been completed in collaboration with municipal staff. Next steps are for municipal staff to present it to Arran-Elderslie council.

Capital Projects

Current WECl projects are underway with safety signs installed at Sulphur Spring Dam, Neustadt Creek Channel, Mount Forest Dam, and Allan Park Dam. Re-scoping of the Paisely Dyke improvement project to a CCTV inspection has been approved by the WECl committee, and the RFP is currently under review, municipal partners will be reviewing the RFP before it is posted for bidding. The Mount Forest Dam safety fencing has been completed on the north side and a quote for the south side should be received before mid-September. Draft reports for this year's external dam inspections and Hanover Dam PSP/PSA are currently being reviewed, and final reports should be complete by the end of September. The Durham Upper Dam (DUD) Class EA Phase 2 RFP is

being worked on collaboratively between SVCA and West Grey staff with a timeline for posting in September to ensure completion of the Phase 2 within WECl and municipal budget timelines. Lastly for WECl projects, SVCA staff met with a supplier of fall arrest system equipment to get a quote on improving operator safety at the Mount Forest Dam.

Additional projects that will be starting soon are the Durham Rock Relocation project just below the Durham Upper Dam to reinforce the south side from erosion and the Paisley ditch cleanout to address sediment accumulation in the ditches running from the earth embankment to the Saugeen River. The debris boom has progressed with Transport Canada, and they have determined SVCA will need to complete a 30-day comment period. Once posted, Transport Canada will review comments and work with SVCA to address any concerns for the debris boom.

Staff are continuing to work on standardizing operating procedures for infrastructure maintenance and works. Staff are continuing to follow inspection requirements for the various structures across the Saugeen Valley Watershed and Category 2 agreements responsibilities are underway.

Request for Proposals and Quotations (RFPs and RFQs)

SVCA staff have issued or working on the following RFPs:

Paisley Dyke CCTV Inspection – Draft RFP under review internally before being sent to municipal partners, once complete the RFP will be posted for bid.

DUD Class EA Phase 2 – Draft RFP is being worked on collaboratively with municipal partners. It is currently being reviewed by SVCA and West Grey staff before posting for bid.

Flood Forecasting and Warning (FFW)

At the time of writing, no flood messages have been issued since the last BoD meeting. Streamflows and precipitation have been below average for much of July and August but are now beginning to recover with the watershed having received increased amounts of precipitation in the second half of August.

Hydrometric Network

In collaboration with the Town of Saugeen Shores, SVCA staff installed a new weather station at the Public Works building in Port Elgin in early July. Public works staff at Saugeen Shores have been provided with access to real-time data from this station, which cannot currently be accessed on the Collaborative Water Data Viewer though it will be available soon.

Surplus equipment was used to bring the Teeswater River at Greenock/Bruce Road 20 station back into operation. This station, which has not operated since September 2021, is the only station owned by SVCA in the Teeswater River subwatershed. It will improve flood forecasting and warning staff's ability to monitor watershed conditions and rainfall in this area of the watershed.

Surplus equipment and approved 2025 budget was used to bring the Bells Lake Weather Station brought back into operation. This station, which has not been operational since 2016, is SVCA's only weather station in the Rocky Saugeen subwatershed. It has been equipped with several sensors that will allow flood forecasting and monitoring staff to better monitor rainfall, watershed conditions, and snowpack characteristics in this area of the watershed.

Summer Student Position

The Water Resources Department's summer student position has concluded, and all reporting to Canada Summer Jobs is now complete.

Meetings or Workshops

Staff from SVCA's Water Resources Department attended the Provincial Flood Forecasting and Warning Workshop in Burlington on September 16th and 17th. SVCA's Flood Forecasting and Warning Coordinator also delivered a presentation on frazil ice impacts and mitigation in the Saugeen River watershed. The workshop is held annually and attended by agencies involved with flood forecasting and warning in Ontario.

HEC-RAS Flood Modeling Software

Flood hazard mapping was previously completed for SVCA in concert with area municipalities with results and reports provided to SVCA. Mapping was done using the HEC-RAS flood modeling software, available from the US Army Corps of Engineers and used to complete flood modeling in Ontario. Staff have updated flood analysis work developed using older versions of this software and are working on setting up a comprehensive library of (new and old) model files that will be easily accessible by SVCA staff. Additionally, an internal training seminar is being prepared for the Water Resources and Environmental Planning and Regulations departments on this software and protocols required to access model results.

Internal Flood Predictive Tool Development

A flood predictive tool is being developed that uses rainfall, flood flows, snow and temperature data to predict flood response throughout the Saugeen watershed. The tool has been calibrated and tested for predicting the response of rainfall events. Calibration and testing for snowmelt and rain-on-snow events are still in development.

Water Quality (WQ)

Water quality staff are finalizing the 2024 Annual Water Quality Report. Benthic macroinvertebrate sampling and sorting for 2025 has been completed, the samples will be sent to a consultant for analysis, this data will be used in annual reporting to enhance the understanding of water quality in our watershed. Surface water sampling for both internal and provincial programs is ongoing and will be completed monthly through to November. Staff are preparing for fall groundwater sampling and well maintenance for the Provincial Groundwater Monitoring Network which will take place in September and October.

Presentations

A presentation was made to the SVCA Agricultural Advisory Committee by SVCA's Water Quality Technician on September 5th 2025. The presentation was entitled "Water Quality: 20 Years of Data in the Saugeen Watershed".

Preparation for municipal delegations is underway to present the 20+ years of water quality data collected by SVCA. Delegations are expected to begin this fall.

GM-2025-17

Report To: Chair and Directors, Saugeen Valley Conservation Authority

From: Erik Downing, General Manager/Secretary-Treasurer

Date: September 18th, 2025

Subject: Fence Installation at Durham Conservation Area Update

Purpose: To update the SVCA Board of Directors about the Durham Conservation Area Fence Project, to confirm that all consultation commitments were delivered, and to reaffirm that SVCA acted fully within its legislated rights and responsibilities.

Background

Ontario Regulation 688/21 ("Rules of Conduct in Conservation Areas") under the *Conservation Authorities Act* authorizes conservation authorities to designate access points, establish closure hours, and install measures such as fences, gates, and signage to prevent unlawful entry and limit liability under the *Occupiers' Liability Act*.

While SVCA has had day-use fees in place since the 1990s, the modest day-use fee structure was unrolled through a program in 2022. With fees set at \$5 daily or \$55 annually, they are among the lowest in Ontario, with optional annual memberships valid across all 15 SVCA day-use areas. To ensure cost is never a barrier, passes were placed at libraries in the Municipality of West Grey. To date, no other municipality has requested free passes on behalf of its residents, though SVCA would provide them upon request.

Durham Conservation Area has historically faced persistent after-hours trespass, vandalism, theft, and unpaid access. These activities increase operational costs, create safety risks, and undermine fairness for visitors who pay for access.

The Durham Conservation Area fence project was approved in the 2025 SVCA Budget and funded entirely through self-generated campground revenues. No municipal levy or cost-apportionment dollars were used.

Installation of the fence began in early summer of 2025 and was completed by the end of August 2025. Pedestrian and vehicle gates were installed consecutively. Automation hardware and hydro connection is following, with full activation and enforcement scheduled for end of September 2025. At present, the fence and gates are in place, though the gates have not yet been activated.

Context and Legislative Framework

SVCA is a corporate body established under the *Conservation Authorities Act* with responsibilities for watershed management, conservation lands stewardship, public safety, and corporate risk management. Under provincial regulation governing conduct in conservation areas, SVCA may designate access points, post closure hours, and implement measures on its lands to prevent unlawful entry and manage exposure to liability under the *Occupiers' Liability Act*. These measures include fencing, gates, signage, and patrols. SVCA also employs appointed Provincial Offences Officers who are authorized to enforce applicable statutes and regulations through education and, when necessary, compliance action.

Regulatory instruments that are frequently cited in public commentary do not require a consultation process for an operational alteration such as installing a fence to secure an existing campground and day use area. Site fencing of this nature does not engage development control or watercourse alteration permitting requirements, and it does not trigger requirements reserved for watershed-scale planning processes. In short, the project is within SVCA's operational authority as landowner and manager of a regulated public recreation facility.

- **Ontario Regulation 688/21** governs behaviour and conduct within conservation areas, allowing authorities to designate access points and closure times. "...To secure the authority's interests in its lands that include measures for **fencing, signage, patrolling and any other measures** to prevent unlawful entry on the authority's land and to protect the authority from exposure to liability under the *Occupiers' Liability Act*".
- **Ontario Regulation 686/21** requires consultation only for the creation of a watershed-based resource management strategy, not for site-level operational decisions.
- **Ontario Regulation 41/24** governs Section 28 permits for development, interference with wetlands, and watercourse alterations. SVCA's fence project is unrelated to these categories.

The decision to install fencing and gates to manage after-hours access, unpaid daytime use, and related safety concerns is a routine matter of land management under the Authority's legislation and regulations. The measures align with posted closure hours, day use permit requirements, and standard operational controls seen across conservation areas and park systems in Ontario and elsewhere. The operational objectives are straightforward: lower risk to the public and staff, reduce property damage and associated costs, support fairness for paying visitors, and protect the property interests of seasonal campers who leave belongings on site for extended periods.

Completed Engagement and Communication

Multiple communications methods were used to reach audiences with different needs. Signage was posted in advance on site to set expectations regarding timing, purpose, and access during and after installation. A formal notice was issued publicly in early July 2025 in advance of the work, providing cost and access context, including the reminder that Durham day use has long required a paid permit and that fees remain modest. Letters were hand delivered to

neighbouring residents and property owners at the same time, and follow up correspondence continued throughout the summer.

Council-level correspondence was provided to the Municipality of West Grey to ensure its members had direct information regarding rationale, scope, timing, and funding. Staff attended a community meeting in August to listen and respond. SVCA continued to post updates on its website and social media channels and responded directly to individual resident inquiries. Throughout, regular reporting to the Board and the relevant committee occurred on schedule. These actions were communicated in advance and executed as stated.

- Press release issued July 2022 regarding permitted uses of conservation lands, and a subsequent social media campaign.
- Public communication about the annual membership passes for day-use areas since 2022 through the SVCA website, social media, property guide and other available avenues.
- Signage was installed on-site on February 12, 2025, informing visitors of the upcoming fencing project.
- A letter was sent to West Grey Council on April 3, 2025 and pulled for discussion during the council meeting.
- The project was presented at the SVCA Property and Parks Committee on May 5, 2025.
- A full report was delivered to the SVCA Board of Directors on May 15, 2025.
- A press release was issued on July 2, 2025, followed by coverage on radio, television, and in multiple online and print outlets.
- A letter to nearby residents was distributed through door-knocking and letterboxing in the second week of July, 2025.
- Attendance at public meeting July 22, 2025 at the McGowan Falls pavilion.
- A letter to all annual day-use membership holders was letter-mailed on August 12th, 2025.
- Correspondence was sent to West Grey Council on August 19, 2025.
- Updates continue to be posted to SVCA's website and social media platforms, and inquiries replied to.

Property Ownership and Due Diligence

SVCA is the registered owner of the parcels that comprise Durham Conservation Area. Property records, including deeds and any notations, are well catalogued and easily accessible to staff, and none impose restrictions that are inconsistent with current uses of the site as a conservation area, campground, and day use recreational space.

One parcel, sold to SVCA from a private corporation, stipulates that the property be used "as a park", which it continues to be.

Public calls for SVCA to undertake new “research” into its own property interests are misplaced. Title information is already known to SVCA and available to the public through the Land Registry Office. The Authority is not required to create or publish duplicative research to validate ownership that is already established in law.

Operational Considerations and Requests for Incident Statistics

Durham Campground is a business operation of SVCA. Like any business, it experiences operational risks such as theft, vandalism, and trespass. SVCA is responsible for managing those risks and costs.

Publishing incident frequency or other operational metrics to the public is not an obligation and, in certain cases, can be counterproductive to risk management and enforcement. The appropriate focus for external communications is the rule set, access requirements, hours of operation, and the availability of paid day use and membership options. Internally, SVCA continues to track incidents, adapt procedures, and work with enforcement partners as needed.

Equity, Access, and Community Stewardship

SVCA has emphasized affordability and community access in its approach. Day use permit pricing remains modest, with an annual membership option that is valid across all SVCA day use areas. Complimentary annual passes have been placed at West Grey libraries so individuals or families facing financial barriers can still visit. These measures are intended to ensure that Durham Conservation Area remains welcoming and accessible while maintaining fairness for visitors who contribute to upkeep through the established fee model.

Risk Management and Enforcement Readiness

The fence and gates support compliance with posted closure hours and day use permit requirements. They also provide a clear framework for Provincial Offences enforcement where education does not achieve compliance. Clarity of access points assists both law enforcement and emergency responders. For wildlife and environmental protection values, reducing night-time human presence is consistent with responsible conservation lands management.

Next Steps

Commissioning of gate automation and electrical hookup is underway. Activation will proceed in fall 2025 once testing is complete, signage is updated to reflect any procedural changes for permit holders, and staff training materials for enforcement and visitor assistance are finalized. Communications to campers, membership holders, and day use visitors will continue to ensure a smooth transition. Staff will monitor operational impacts in the first season following activation and report back on any required adjustments to procedures.

Financial Considerations

The project was funded entirely by self-generated revenue from the Durham campground. No municipal levy or cost apportionment dollars were used. Over time, SVCA expects that clearer access control, reduced after-hours presence, and lower property damage and cleanup requirements will offset a portion of the capital outlay through reduced operating pressures.

The fee system supports ongoing maintenance costs such as taxes, insurance, waste removal, staffing, repairs, and basic infrastructure.

Conclusion

The Durham Conservation Area fence project has been completed as planned, with gates installed and activation pending. SVCA carried out the consultation and communication steps it set for itself and has acted within its statutory authority throughout.

Questions about property ownership and deed stipulations have been addressed through existing records that are already known to SVCA and available in the public registry. Requests for detailed operational incident statistics are not requirements placed on the Authority and are managed internally as part of normal business operations.

The project advances public safety, fairness, and sound stewardship while respecting SVCA's obligations as a landowner and its mandate to manage conservation lands for present and future users.

SVCA remains committed to being a good neighbour while upholding the mandate entrusted to us under the *Conservation Authorities Act*.

Strategic Plan Linkages

A1.2 – Access, Safety Plans and Action

C1.3 – Connection, Communications Campaigns and Actions

C1.4 – Connection, Provincial Offences Campaigns and Actions

C1.6 – Connection, Customer Service Standards

R1.1 – Resiliency, Revenue Generation Planning and Action

Prepared by:

[Original signed by:]

Erik Downing

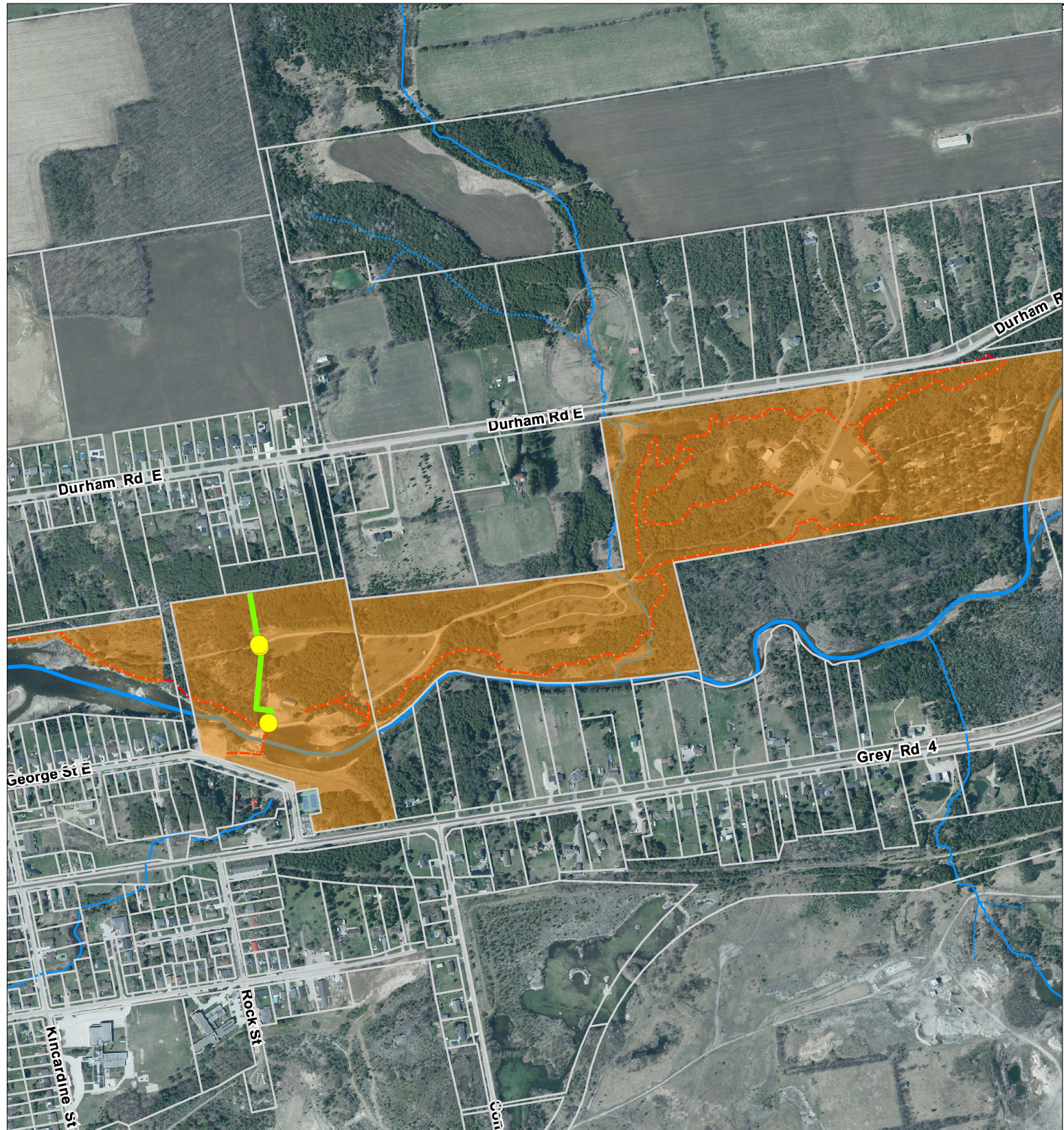
General Manager / Secretary-Treasurer

Approved by:

[Original signed by:]

Erik Downing

General Manager / Secretary-Treasurer



UTM Zone 17N, NAD 83
1:9000



Legend

- Fence
- Approx SVCA Property Boundaries
- Parcel Fabric
- Gate locations
- Trail
- Watercourse

Saugeen Valley Conservation Authority
Map of Approximate Location of Fence Install 2025
Including Public Access Gate Locations
Durham Campground

GM-2025-18

Report To: Chair and Directors, Saugeen Valley Conservation Authority
From: Erik Downing, General Manager/Secretary-Treasurer
Date: Thursday, September 18th, 2025
Subject: 2026 Saugeen Valley Conservation Authority Preliminary Budget
Purpose: To seek direction from the SVCA Board of Directors for the composition of the 2026 SVCA Budget

Recommendation

THAT the SVCA Board of Directors endorse a proposed increase of up to 6% for the 2026 SVCA Budget.

Background

Over the past several years, Saugeen Valley Conservation Authority has required significant budget increases. The 2025 budget increase followed an external salary review, which aligned staff compensation with sector benchmarks. In 2024, increases were necessary after the provincial environmental permitting fee freeze, effectively removing SVCA's ability to recover costs in that area.

Analysis

A 6% increase represents the lowest proposed budget increase in the past five years. By comparison, increases in 2025 (17.6%), 2024 (12%), and 2023 (10.9%) were significantly higher, reflecting extraordinary pressures and external policy decisions.

This year, staff are approaching the budget process differently. Rather than preparing a draft in isolation and presenting it to the Board for reaction, staff are seeking early endorsement of an increase level that reflects both organizational needs and the Board's expectations. By confirming alignment around a 6% increase at this stage, staff will be able to finalize the budget more efficiently and avoid unnecessary rework.

It is also important to note that while a 6% increase may appear significant on paper, the actual impact on municipal budgets is comparatively small. Municipal budgets are substantially larger than SVCA's, so the proportional effect of a 6% SVCA increase is modest and a considerable reduction from previous years.

Financial Implications

A 6% increase will provide SVCA with the stability required to maintain operations, support staff capacity, and deliver mandatory programs and services under the Conservation Authorities Act. It also positions the Authority to manage continued cost pressures responsibly while avoiding the need for double-digit increases seen in previous years.

Strategic Plan Linkages

R1.0 – Resiliency; Development of a Robust, Stable Organization

Prepared by:

[Original Signed by:]

Erik Downing

General Manager / Secretary-Treasurer

Approved by:

[Original Signed by:]

Erik Downing

General Manager / Secretary-Treasurer

2026 SVCA Preliminary Budget

SVCA Board of Directors

Erik Downing

General Manager/Secretary-Treasurer

Sageen Valley Conservation Authority

September 18th, 2025



Programs and Services

- Prescribed as mandatory by the Province through O.Reg. 686/21
- Funded through general levy
(now called cost apportionment)

Category 1



- Delivered on behalf of a municipality
- For which the authority may establish and charge a fee, through MOU or other agreement

Category 2



- Programs that further the conservation, restoration, development and management of natural resources
- Funded by self-generated revenue, OR through cost apportioning agreements

Category 3



Category 1: Natural Hazards

Protect people and property from the risk of natural hazards, i.e.:

- developing an awareness of hazards
- delineating and mapping hazards
- review and processing permit applications
- administration and enforcement of Section 28 Regulation
- managing related risks, including plan review
- technical studies and policy review of natural hazard management
- flood forecasting and warning
- flood and erosion control infrastructure
- drought or low water response
- ice management
- promoting public awareness and communication



Category 1: Authority Owned Lands

Conservation and management of CA owned lands, i.e.:

- Maintenance of facilities, trails, parking, and other capital assets related to public recreation
- Development of a conservation area strategy, land inventory, land acquisition/disposition policy
- Conservation area enforcement and compliance
- Management of biodiversity, invasive species, diseased/hazard trees
- Restoration and ecological monitoring
- Woodlot management, planting, forestry services



Category 1: Other

- Participation in the Provincial Groundwater Monitoring Network
- Participation in the Provincial Water Quality Monitoring Network
- Development and implementation of a watershed-based resource management strategy
- Drinking Water Source Protection
- Asset and property management
- Data management, records retention
- Communication and marketing for the organization
- Fleet management and maintenance
- Administration, finance, legal expenses, governance



Category 2: Other

Optional 5-year Category 2 Agreements for the inspection and maintenance of flood and erosion control projects on behalf of the affected Municipality have been entered into for the following projects:

- Hanover Dam
- Mount Forest Dam
- Neustadt Dam and Flood Control Wall
- Neustadt Flood Control Works
- Meux Creek Weir
- Walkerton Flood Control Works

All costs associated are borne by the signing municipality, and do not include capital work. Category 2 agreements will expire starting December 31st, 2028. 2025 agreements were \$62,000.



Category 3: Other

At the Board's direction, approximately \$100,000 in annual Water Quality Program funding was secured with unanimous support from all 15 municipalities, with agreements starting in 2024 and expiring December 31, 2028. Renewal of the program will require Board approval and new agreements.

A \$165,000 annual Stewardship Program business case did not receive Board approval to proceed.

Self-generated revenue is used to fund SVCA campgrounds and forestry services for landowners.



Determination of Revenue Through O.Reg. 402/22



Cost Apportionment

- Formerly called general levy
- Operating expenses and capital costs divided over all 15 watershed municipalities through the Modified Current Value (MVCA) method
- Current value assessment of properties in a municipality, applying property class weighting factors set by regulation, divided by the total weighted assessment

Special Benefitting - Maintenance

- For projects owned by a Conservation Authority that directly benefit a municipality
- 60/40 split between the benefitting municipality and general levy (cost apportioning) for maintenance projects only

Special Benefitting – Capital Projects

- For projects owned by a Conservation Authority that directly benefit a municipality
- At 100% to the municipality
- Should grant funding be available, funding is split between grant and the municipality (I.e., WECl funding at 50/50 between the municipality and the Province of Ontario)

MOUs, Category 2 & 3 Agreements

- **MOUs** for planning services are billed to the participating county or municipality
- **Category 2** – for projects owned by municipalities that SVCA assists in maintaining; billed 100% to the participating municipality (these are optional, 5-year transitional agreements)
- **Category 3** – for programs or services run by SVCA, paid for through 5-year cost apportioning agreements
- **Category 3** – for programs paid through self-generated revenue

Budget Approval Process



Draft Budget - O.Reg. 402/22 (13)

- Total annual revenue and sources
- Operating expenses and capital costs by category
- Municipal apportionments (participating and specified)
- Self-generated revenue opportunities and other details

Meeting on Draft Budget - O.Reg. 402/22 (14)

- Meeting held to review and approve draft budget for circulation
- Authority votes on approval for circulation to municipalities

Consultations - O.Reg. 402/22 (15)

- Draft budget and financial details sent to all participating and specified municipalities
- Draft budget and financial info posted publicly on Governance section of website
- Authority conducts requested delegations to municipal councils

Approval of Apportionment and Final Budget – O.Reg. 402/22 (16-24), CA Act 25 (1), 27 (1), 27.2 (2)

- Members meet to approve the final budget
- Vote held — carried by weighted majority
- All votes are recorded
- Once approved, final budget is sent to the Minister and municipalities, and posted publicly

Weighted Majority Voting



Ontario Regulation 402/22 (19)

1. Each member's vote shall be weighted according to the ratio that the modified current value assessment for the municipality that appointed the member bears to the authority's modified current value assessment
2. A weighted majority requires 51 per cent or more of the total weighted value for all of the votes cast
3. In the case of tie vote, the vote is lost
4. If a municipality appoints more than one member to the authority, each of those members' votes shall be equal to the municipality's weighted vote divided by the number of members the municipality appoints to the authority
5. A municipality shall not have a weighted vote of more than 50 per cent of the total weighted value for all of the votes to be cast unless the municipality appoints more than 50 per cent of the members to the authority

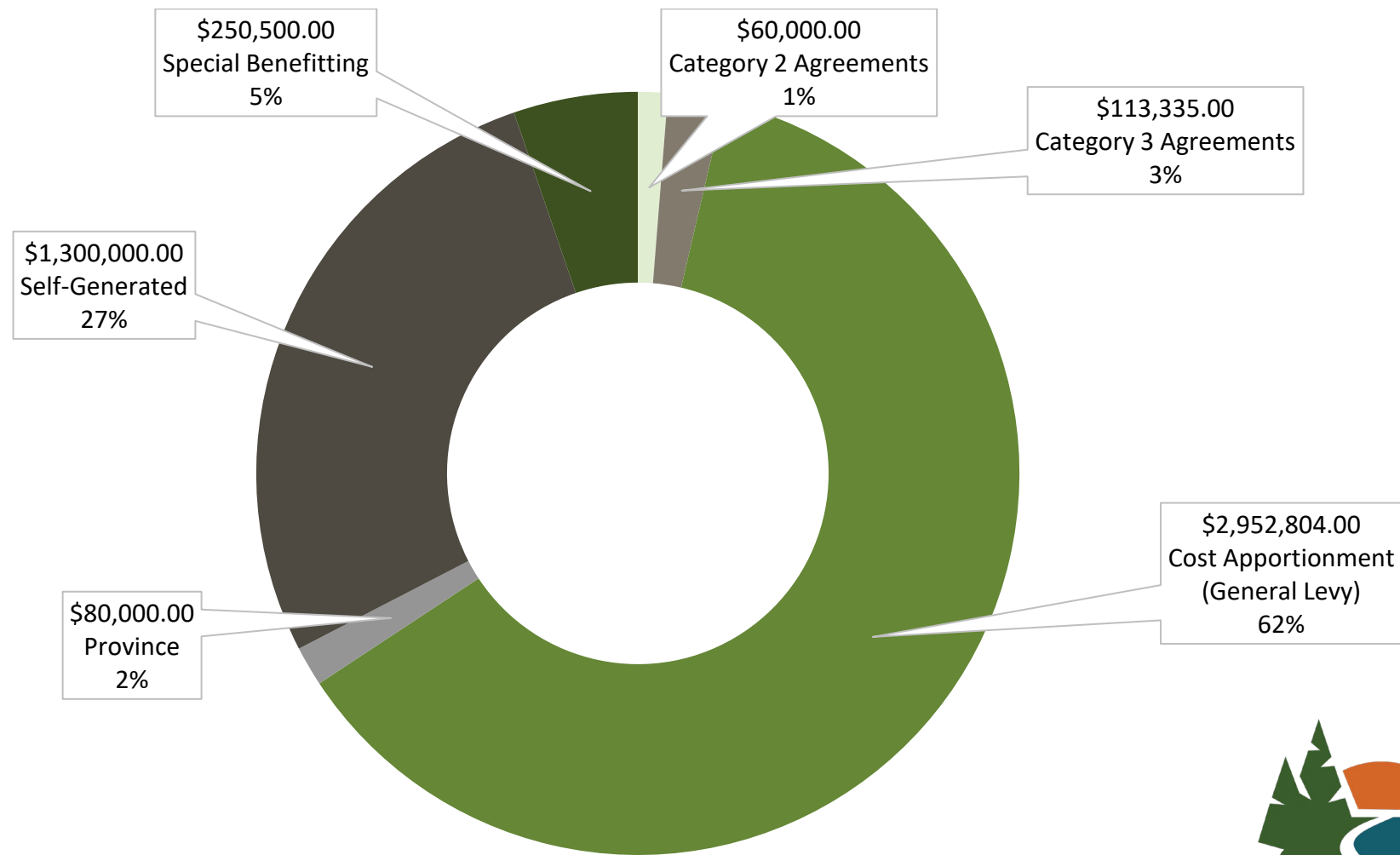
Member Attendance



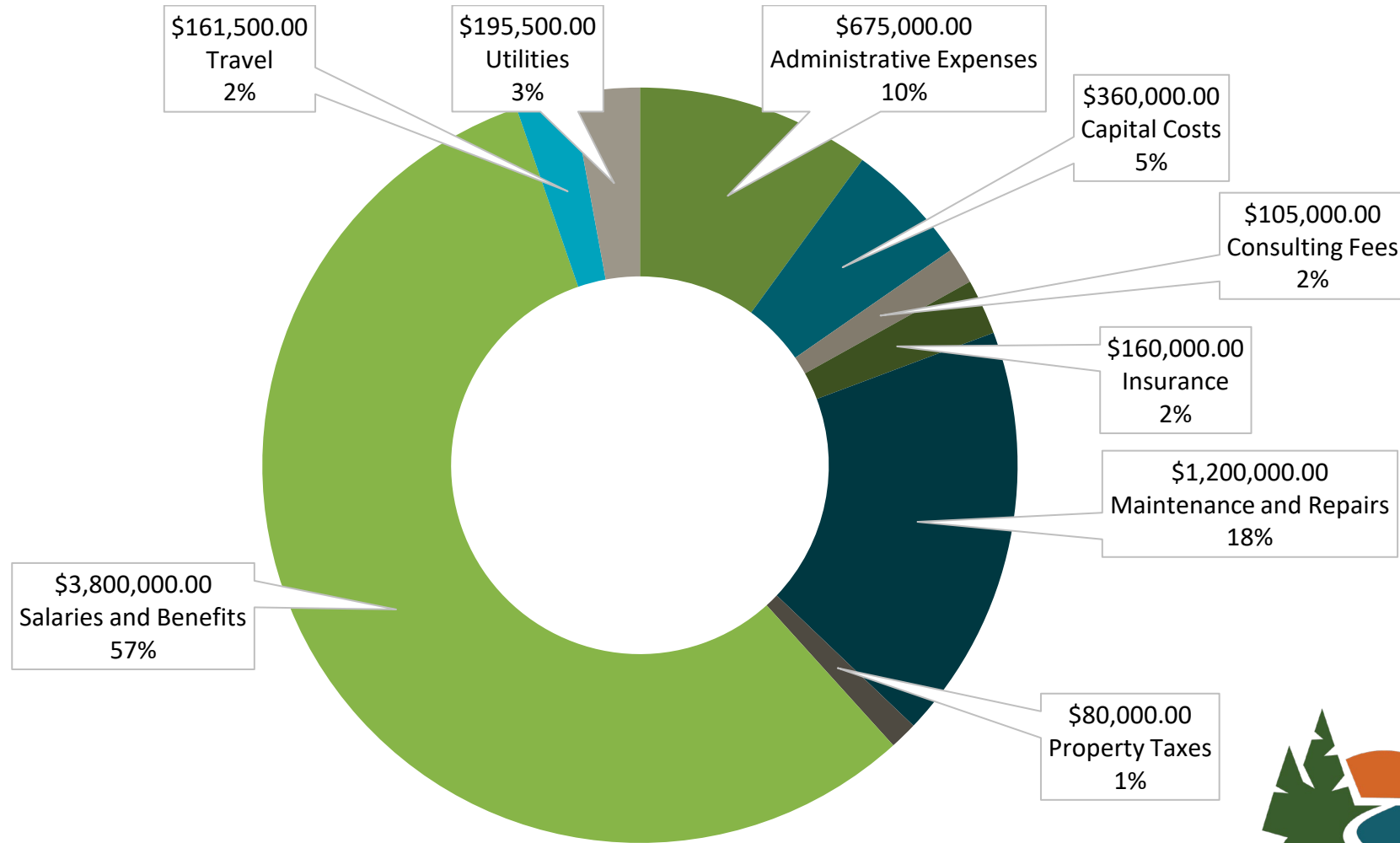
SVCA Administrative Bylaws

1. The *CA Act* and O.Reg. 402/22 outline budget process, weighted voting and apportionment but do not address member absences from budget votes
2. Administrative Bylaws govern procedure, define quorum requirements and clarify that votes apply to those present and eligible to vote
3. Absent members are simply not counted in the vote; for budget purposes it is the weighted majority of members present
4. As budget voting is recorded, an absent member will have an absent notation
5. If unable to attend, a member can send written or emailed comments to the Chair or GM/ST before the meeting, and the correspondence will be read aloud without comment

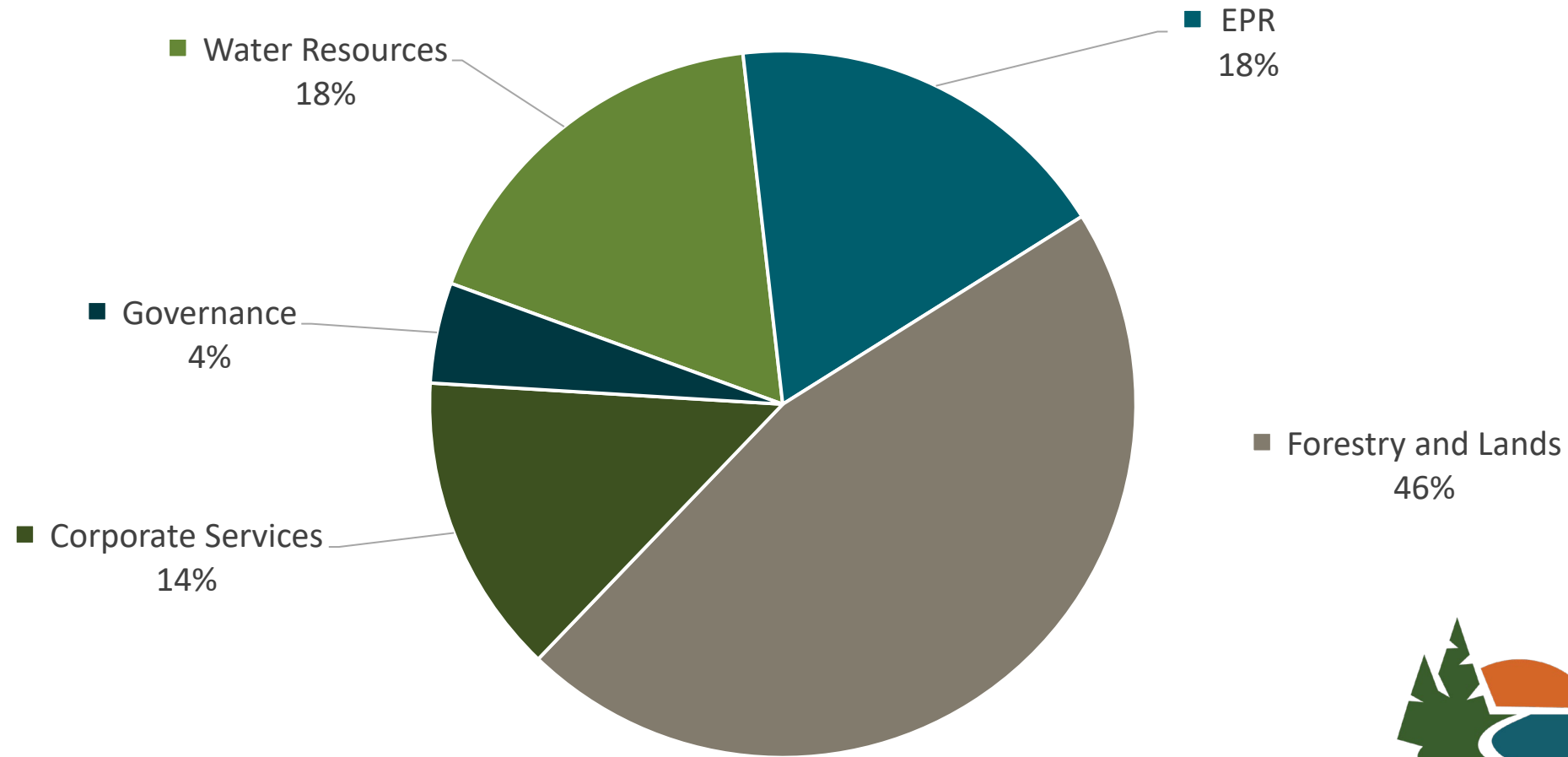
2026 Estimated Revenue Sources



2026 Estimated Expenses



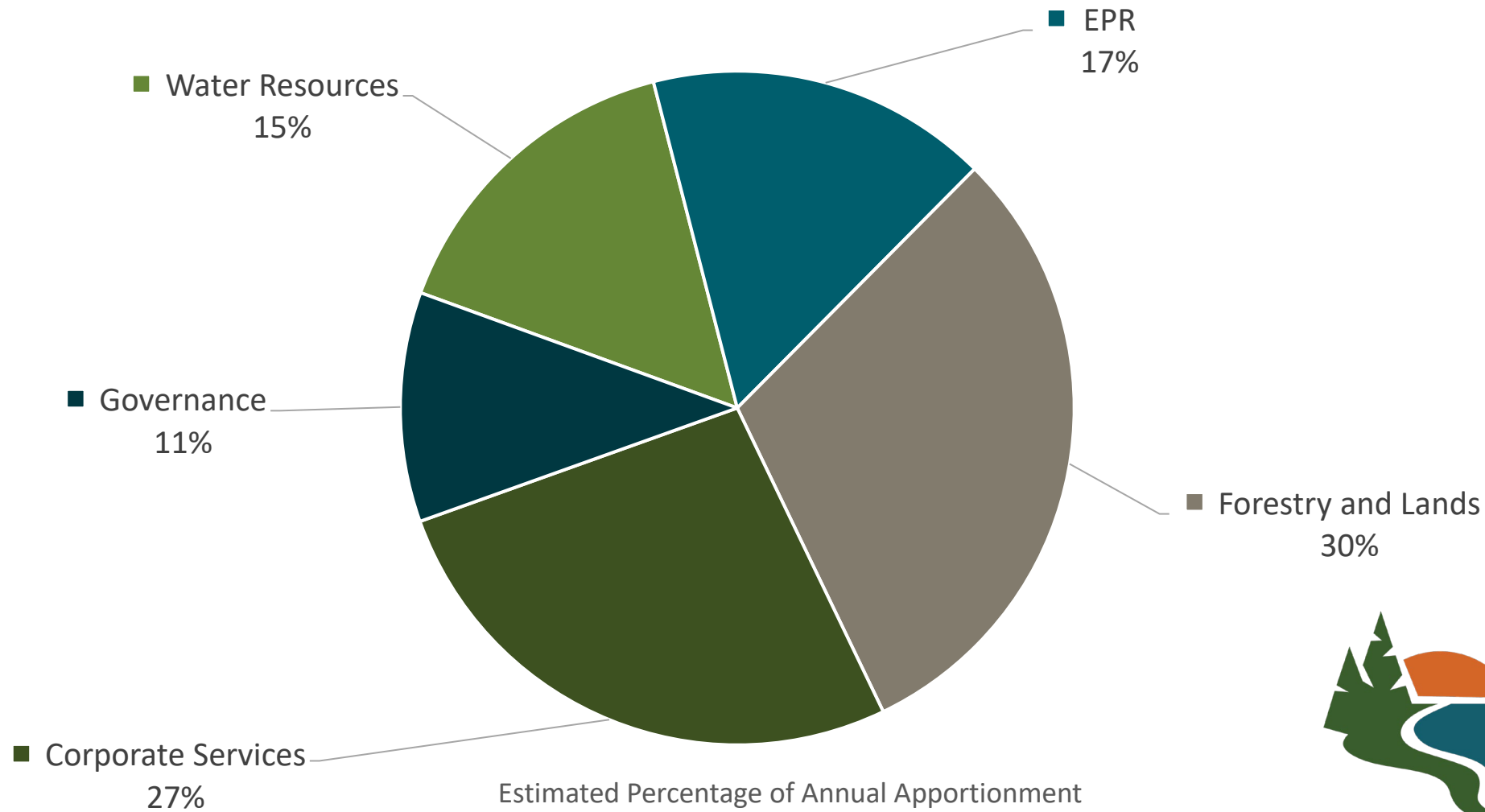
Department Overview



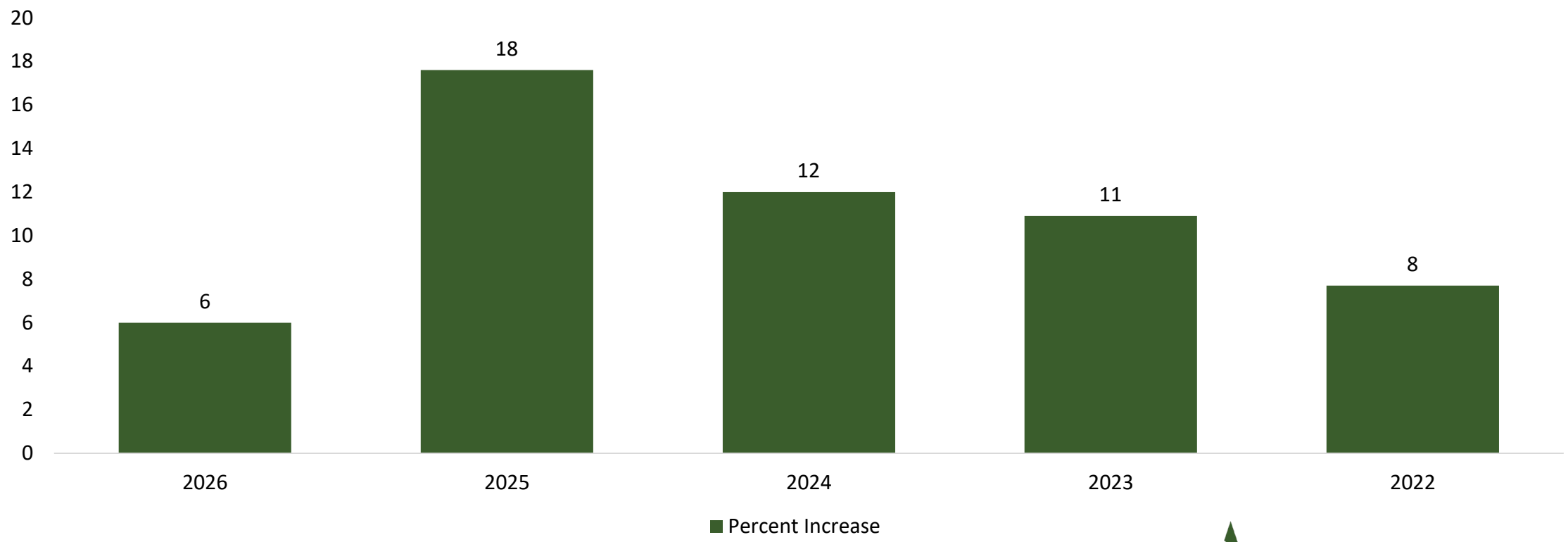
Estimated Percentage of Annual Budget



Apportionment by Department



5 Year Apportionment Comparison



Apportionment Percentages



Calculated using the Modified Current Value Assessment (MCVA) method per O.Reg. 402/22

Municipality	2025 Apportionment	2026 Apportionment	Apportionment \$ Change	2026 Category 3 Cost Apportioning	Apportionment % Change	MCVA Assessment % Change
Municipality of Arran-Elderslie	\$69,251	\$73,406	\$4,155	\$2,818	5.13%	0.87%
Municipality of Brockton	\$239,920	\$254,315	\$14,395	\$9,761	4.03%	1.97%
Township of Chatsworth	\$81,860	\$86,771	\$4,912	\$3,330	5.71%	0.29%
Municipality of Grey Highlands	\$119,901	\$127,095	\$7,194	\$4,878	3.66%	2.34%
Town of Hanover	\$179,831	\$190,621	\$10,790	\$7,316	5.40%	0.60%
Township of Howick	\$7,356	\$7,797	\$441	\$299	5.49%	0.51%
Township of Huron-Kinloss	\$154,952	\$164,249	\$9,297	\$6,304	4.84%	1.16%
Municipality of Kincardine	\$480,746	\$509,590	\$28,845	\$19,559	4.50%	1.50%
Town of Minto	\$77,038	\$81,660	\$4,622	\$3,134	4.18%	1.82%
Municipality of Morris-Turnberry	\$5,201	\$5,513	\$312	\$212	2.92%	3.08%
Town of Saugeen Shores	\$594,050	\$629,693	\$35,643	\$24,169	2.96%	3.04%
Municipality of South Bruce	\$134,147	\$142,196	\$8,049	\$5,458	6.29%	-0.29%
Township of Southgate	\$202,843	\$215,013	\$12,171	\$8,253	-1.41%	7.41%
Township of Wellington North	\$109,253	\$115,808	\$6,555	\$4,445	-1.64%	7.64%
Municipality of West Grey	\$329,317	\$349,076	\$19,759	\$13,398	4.82%	1.18%
TOTAL	\$2,785,664	\$2,952,804	\$167,140	\$113,335	3.79%	2.21%

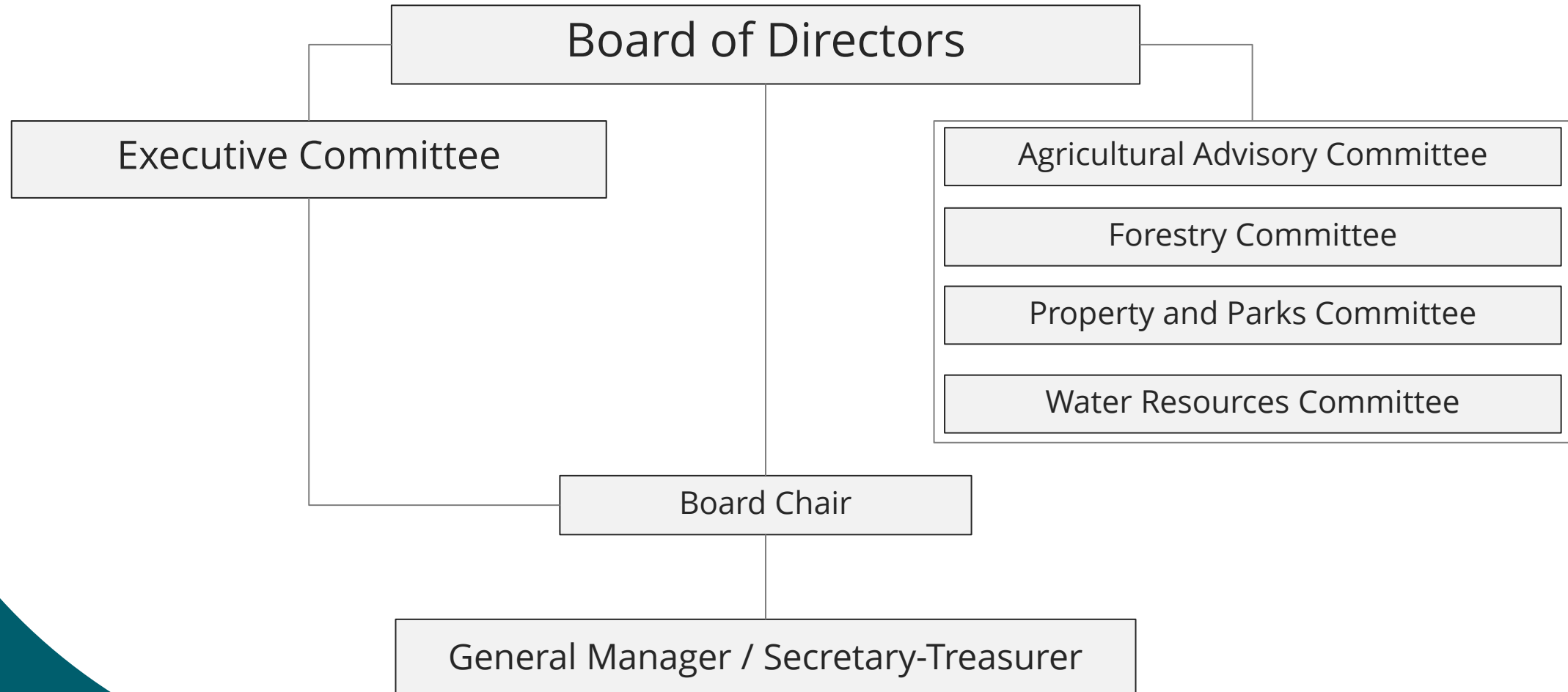
The total percentage increase between apportionment and MCVA assessment change is 6%.

02

Corporate Services



Organizational Structure of Governance



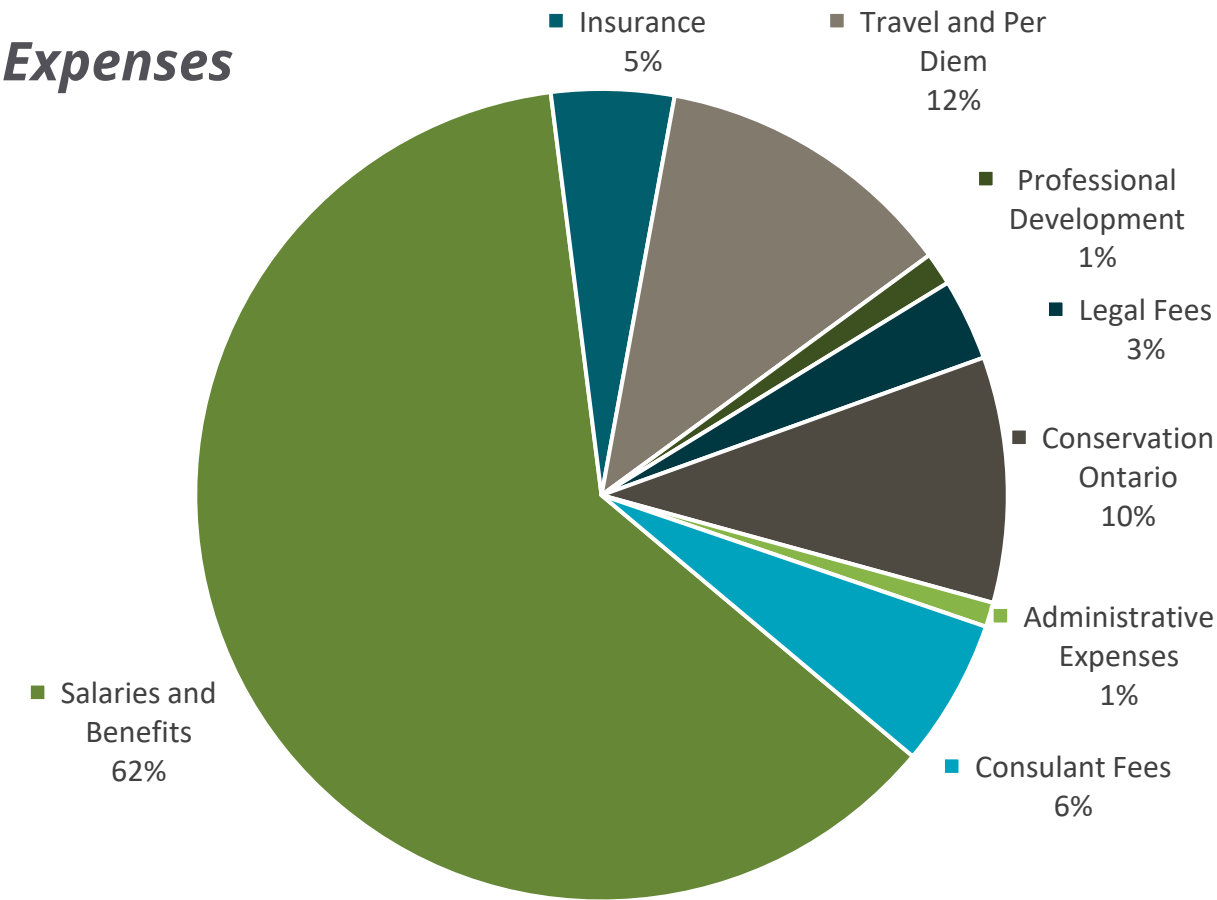
2026 Est. Revenues and Expenses – Governance

Revenue

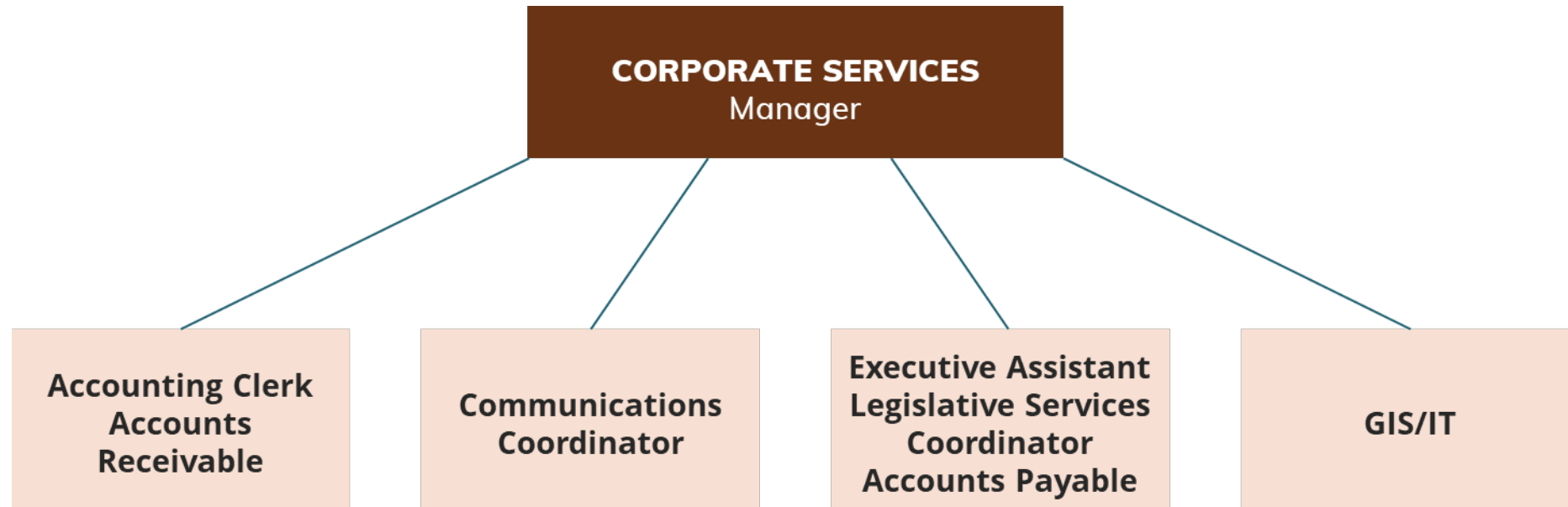
Governance supports the SVCA Board of Directors, advisory committees, and the Office of the General Manager/Secretary-Treasurer.

As an enabling service, it is solely funded through mandatory cost apportionment (formerly general levy).

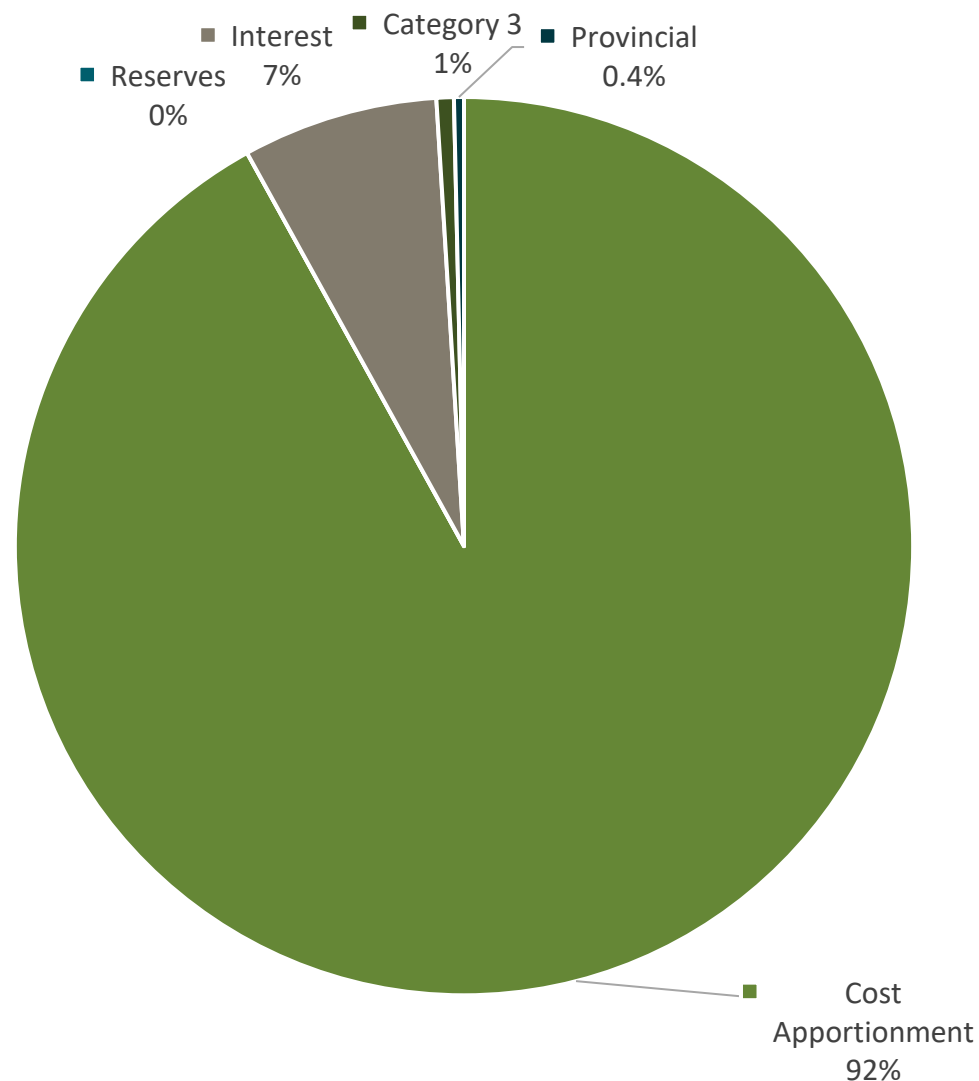
Expenses



Organizational Structure of Corporate Services



2026 Est. Revenues – Corporate Services

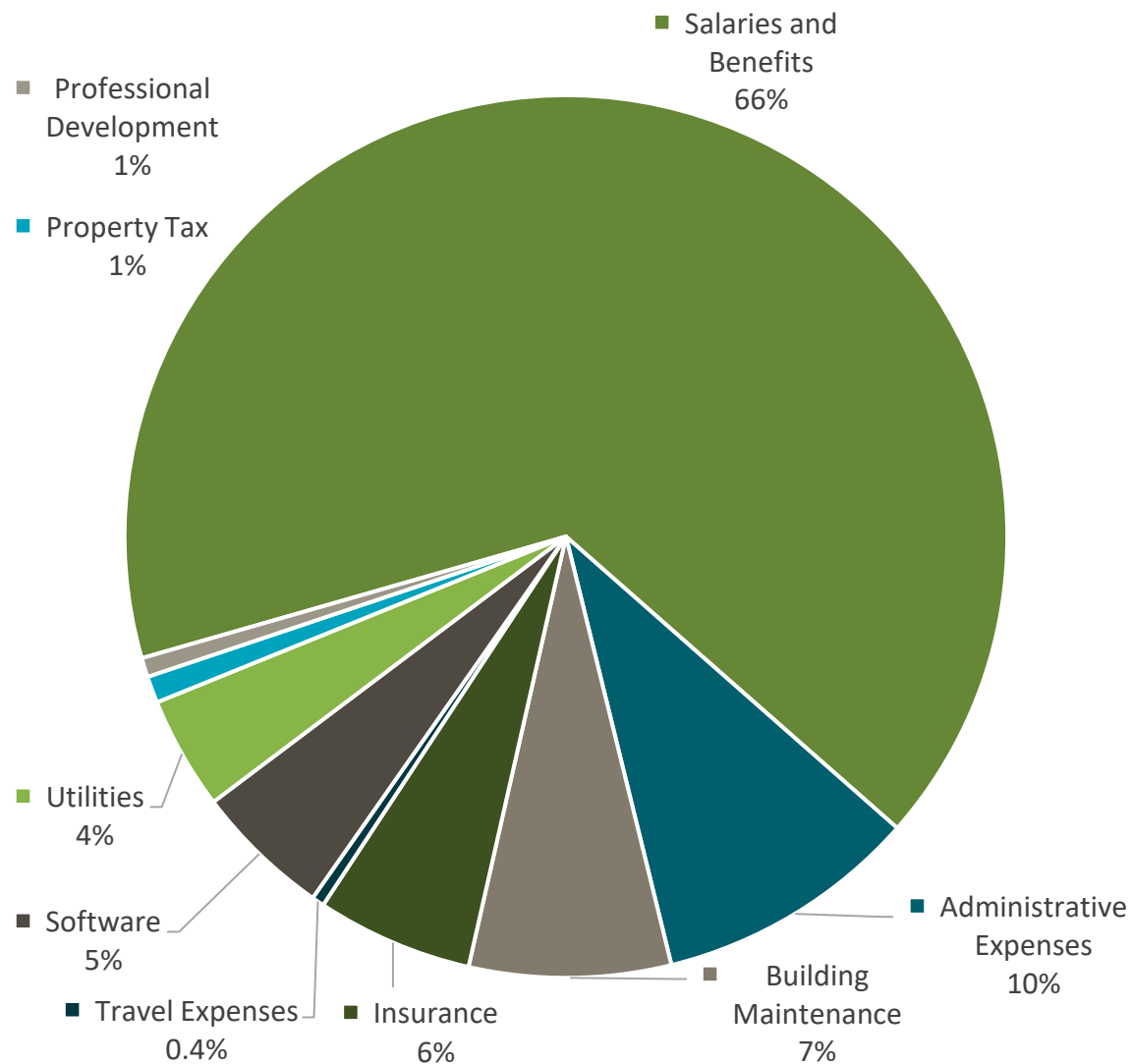


Most Corporate Services programs are mandatory and funded through Category 1, as defined by Ontario Regulation 686/21.

These are billed through what was previously called the general levy, now referred to as cost apportionment.

Corporate Services supports all other departments and includes administration, communications, finance, human resources, GIS, and IT.

2026 Est. Expenses – Corporate Services



Corporate Services covers the core functions that support all of SVCA's work, including administration, finance, human resources, asset and insurance management, communications, IT, and GIS.

These functions ensure the Authority can manage its staff and facilities, maintain sound financial systems, provide communications and outreach, support the Board of Directors and advisory committees, oversee legal and policy obligations, and maintain the technology and data systems needed for operations.

For 2026, expenses remain consistent with previous years, with salaries and benefits making up the majority of costs and other areas such as building maintenance, insurance, software, and professional development continuing at stable levels.

Accomplishments and Goals

Corporate Services

2025 accomplishments include event planning and support of SVCA's 75th Anniversary Celebration. Professional development opportunities included Payroll Practitioner certification. Phase 1 of the Workplace Culture Assessment. Major tasks and associated SOPs identified. AODA management for improved compliance.

2026 goals include ongoing SOP creation to support departmental resilience efforts. Phase 2-3 Workplace Culture Assessment response. Customer service standards review and continued public consultation. Internal mentoring program development. Stewardship of past gifts in line with fundraising strategy. Onboarding software investigation.

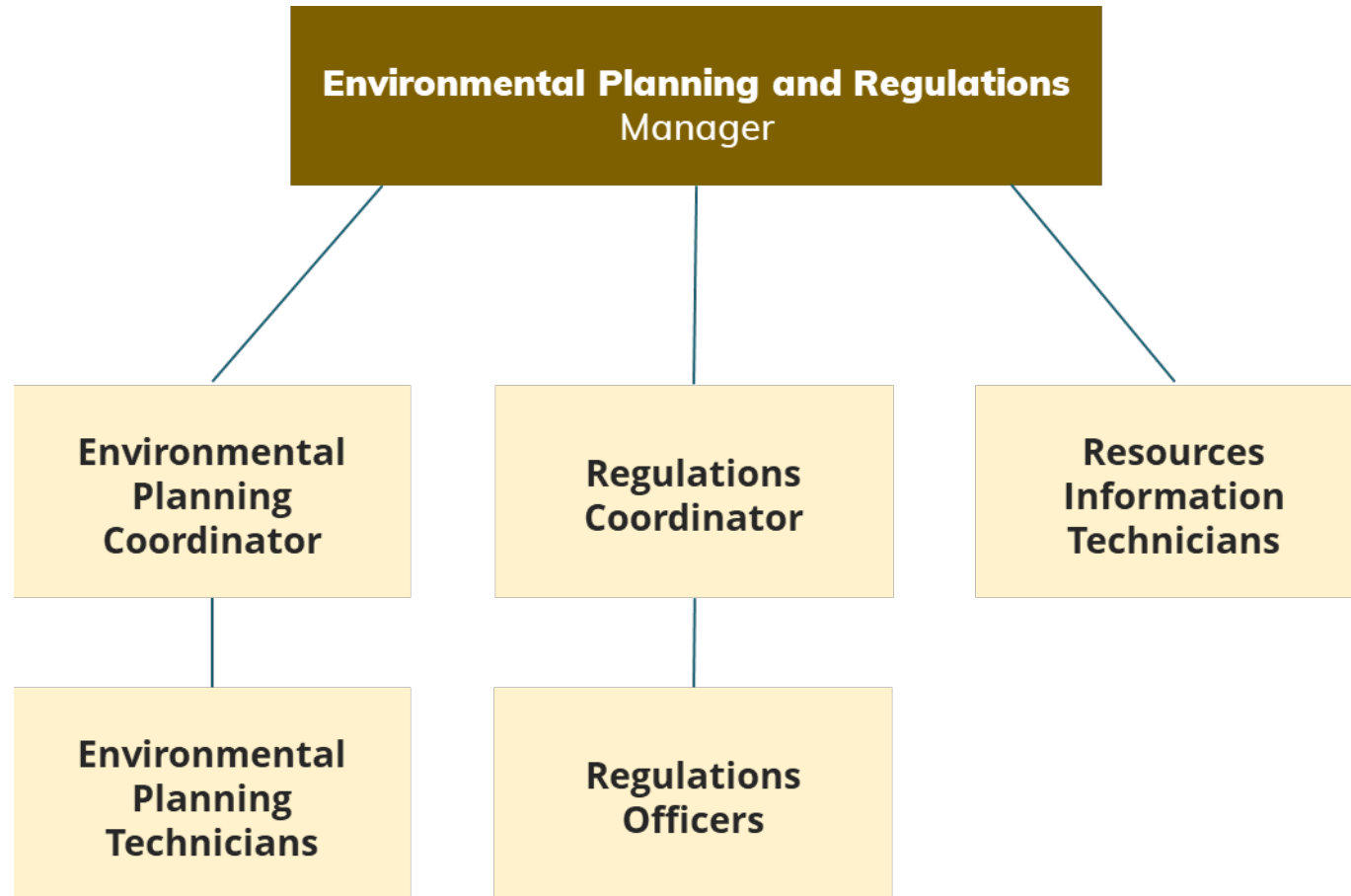


03

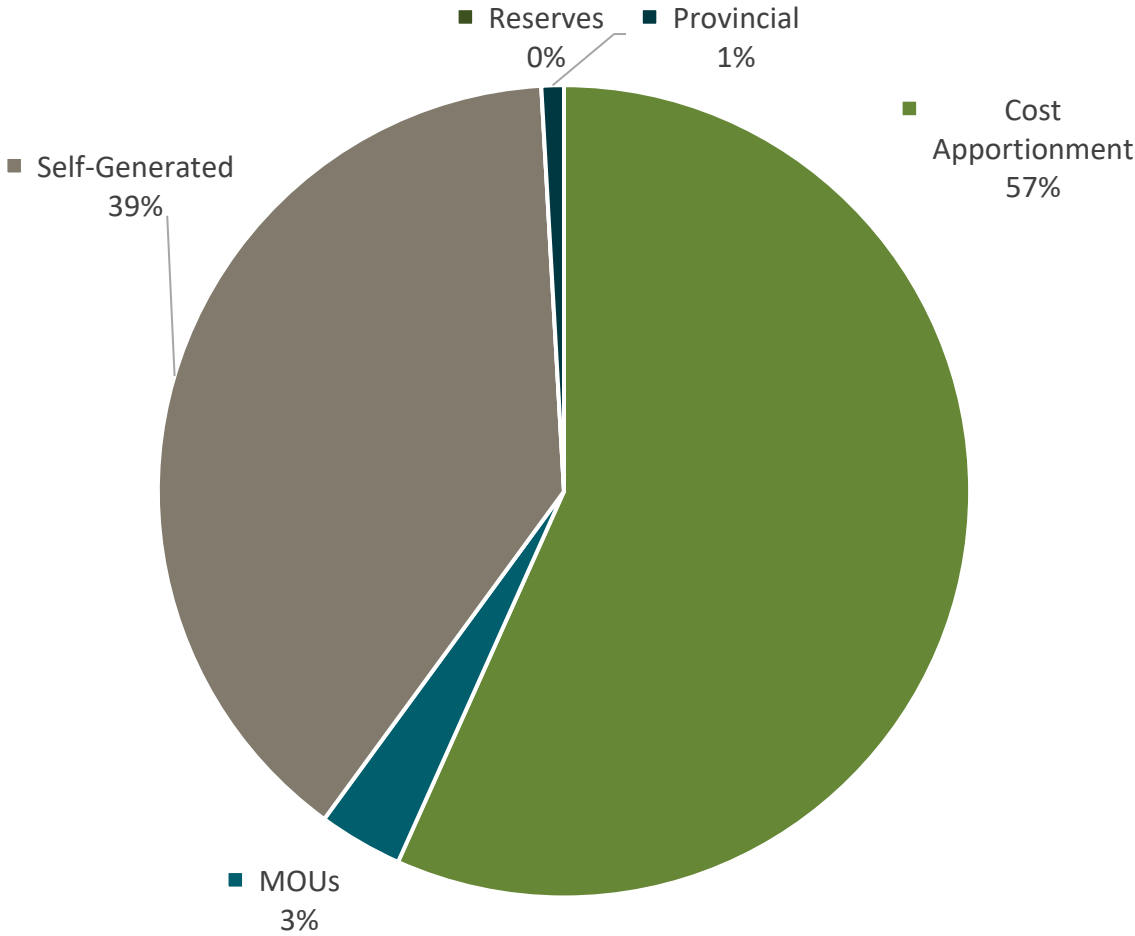
Environmental Planning and Regulations



Organizational Structure of Environmental Planning and Regulations



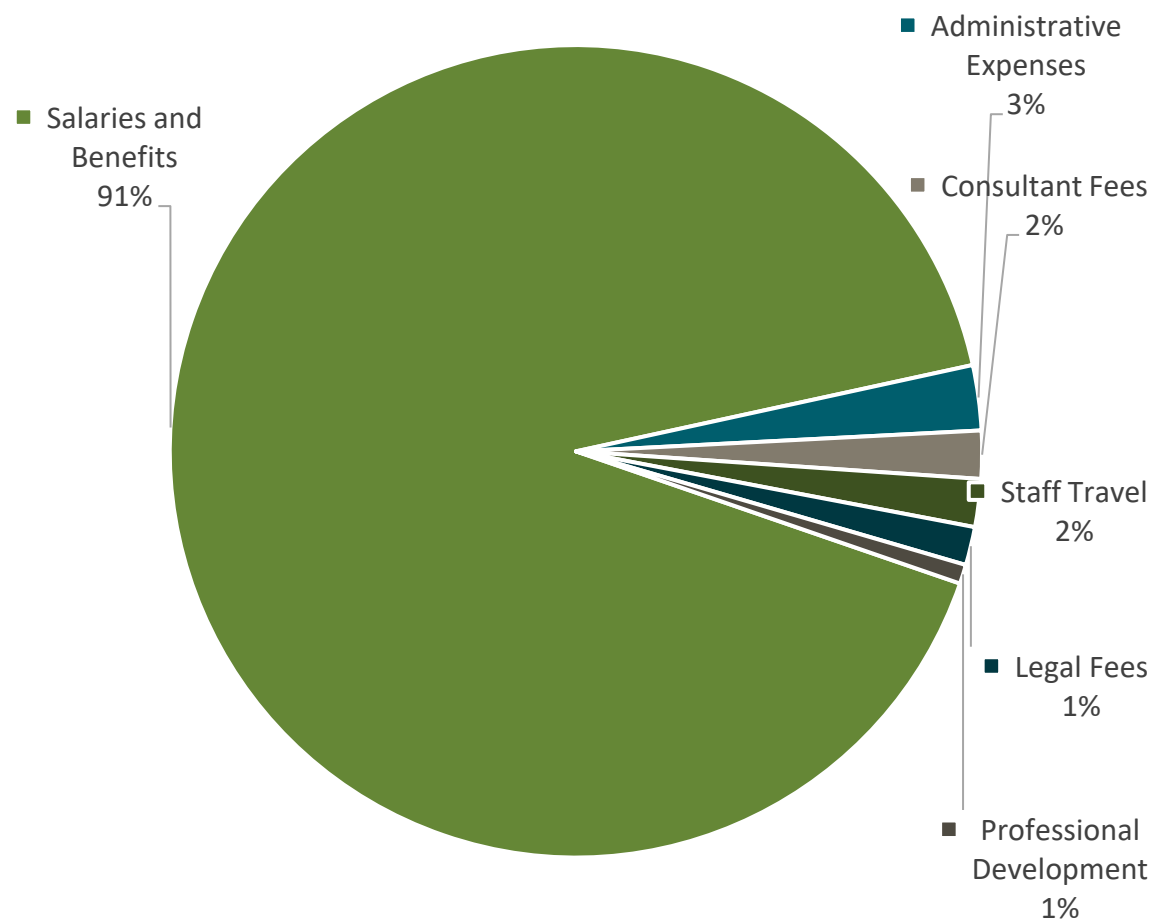
2026 Est. Revenues – Environmental Planning and Regulations



Environmental Planning and Regulations revenues are drawn primarily from municipal cost apportionment, self-generated fees for planning and permitting services, and a small portion through memoranda of understanding with municipalities. This mix is designed to balance stable base funding with cost recovery from development-related services.

However, the provincial fee freeze on planning and permitting services, in place since January 2023 and now extended through the end of 2025, poses a serious challenge. While the freeze was intended to support housing goals, it has prevented SVCA from implementing the cost recovery levels recommended through the external fee review. As a result, the department must rely more heavily on cost apportionment to maintain operations, while continuing to advocate for fair and transparent fee structures that allow provincially prescribed services to be sustainably funded.

2026 Est. Expenses – Environmental Planning and Regulations



Environmental Planning and Regulations expenses are driven almost entirely by staffing, as the department carries a large complement of employees whose work focuses on the timely processing of permit applications, conducting site inspections, enforcing compliance, and reviewing municipal planning files.

Other costs, such as administration, consultants, travel, legal, and training, remain stable year to year. These cover the basic supports needed to manage files and meet provincial requirements.

Overall, the budget highlights a staff reliant service where salaries and benefits make up the overwhelming share of costs, raising concerns about cost recovery given the ongoing provincial fee freeze.

Accomplishments and Goals

Environmental Planning and Regulations

2025 accomplishments Content Management System created and in use. Policies Manual updated and in use. Amish/Mennonite outreach information and mapping materials created and delivered to two Mennonite communities. Approximately 8 additional communities have been identified in SVCA watershed and outreach planning / delivery will continue throughout 2026. Real estate law office outreach underway. An online webinar is targeted for late-2025. Draft Huron-Kinloss regulation mapping created for large areas of Huron-Kinloss and to be presented to the public October 3, 2025. Board approval shortly thereafter. Southampton Two-Zone floodplain modelling and mapping completed with policy implementation expected late-2025 pending Board and Council approval. Draft updates to our Planning Service Agreements with member counties / municipalities.

2026 goals Digitize and upload 2018-2022 hard copy files to Content Management System. Continue Amish/Mennonite outreach initiative. Update floodplain mapping for Durham, pending support from West Grey and a successful FHIMP application. Update Regulation Mapping for Southampton. Investigate procurement of regulations mapping for rural areas of watershed.

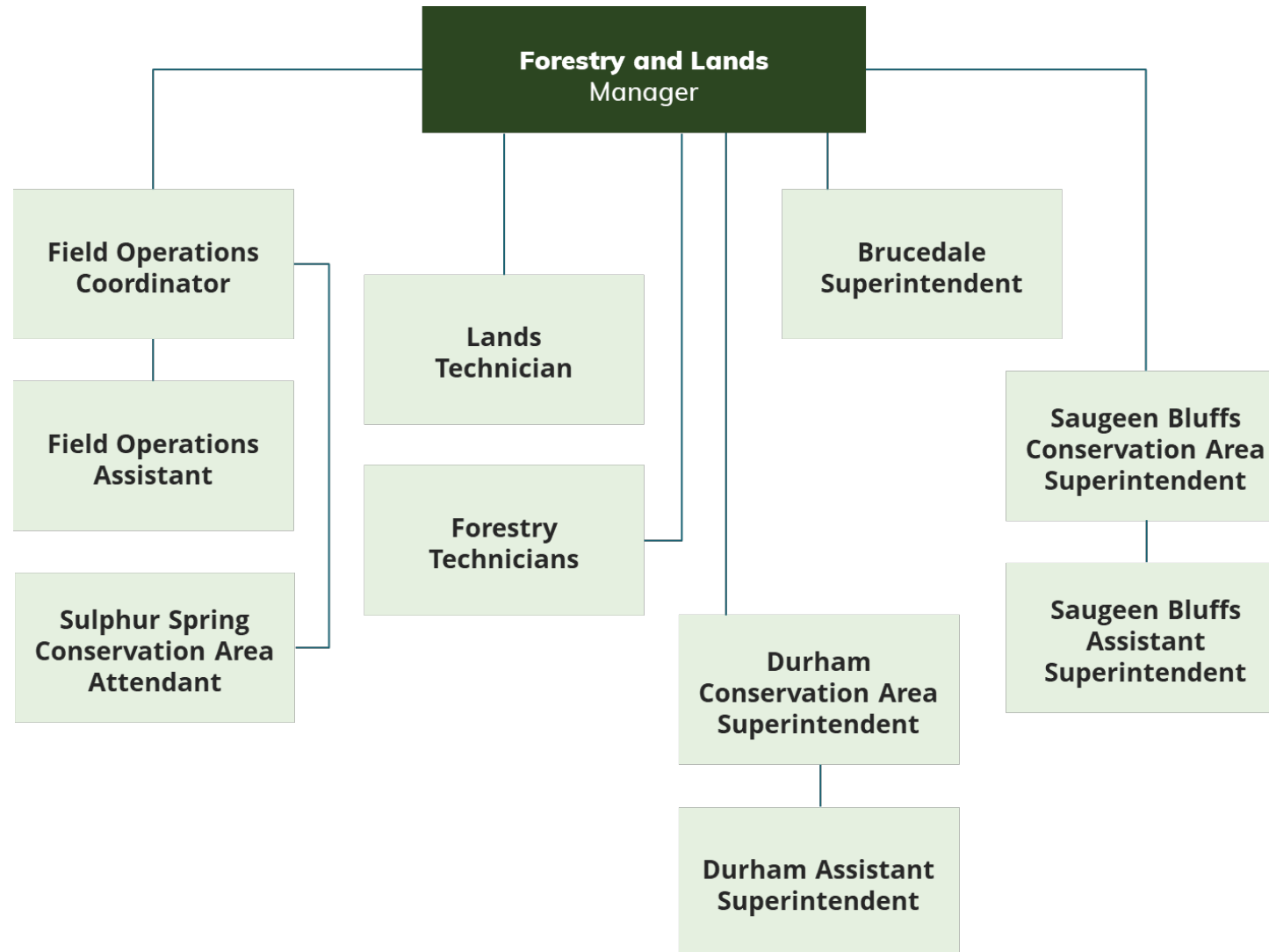


04

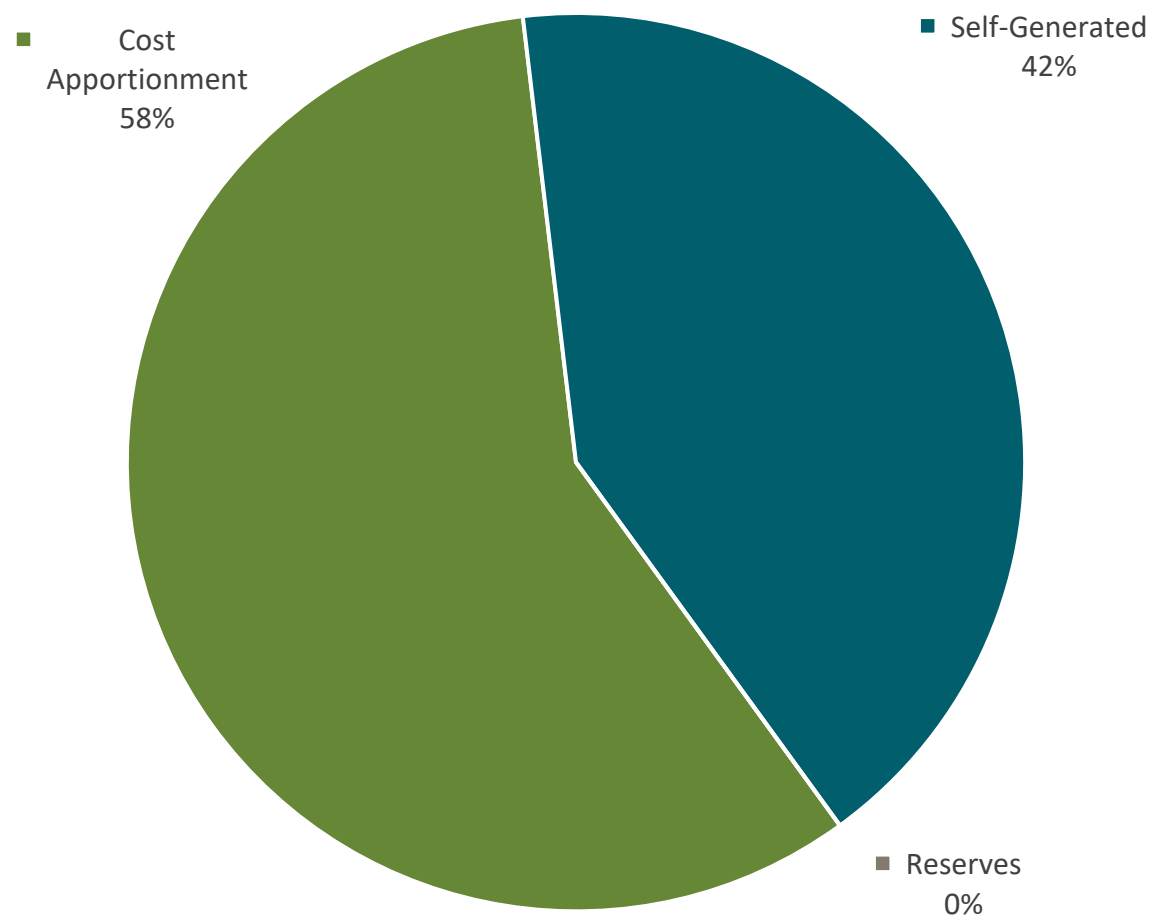
Forestry and Lands



Organizational Structure of Forestry and Lands



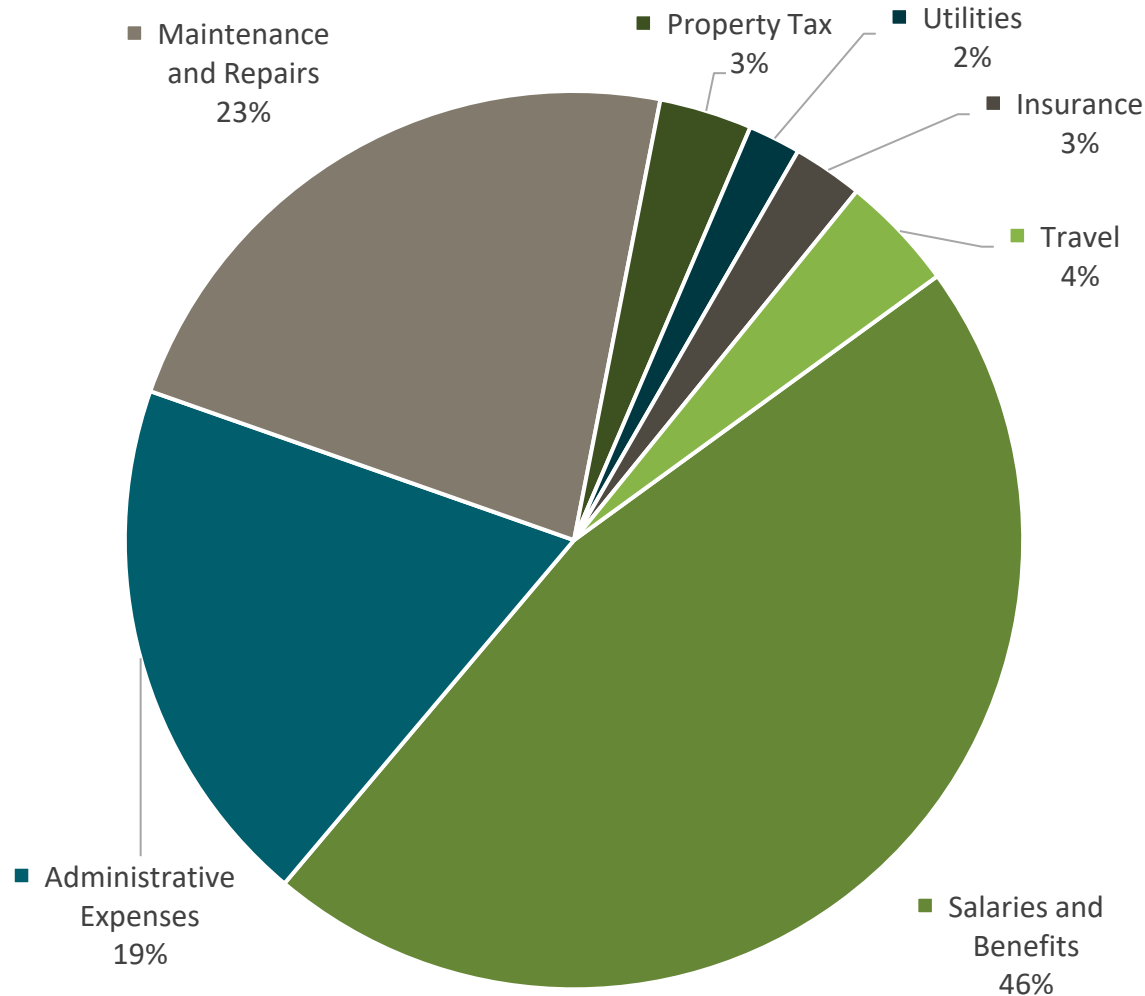
2026 Est. Revenues – Forestry and Lands



Revenues for Forestry and Lands are drawn from cost apportionment and self-generated income. Cost apportionment supports the mandatory, Category 1 services prescribed by the Province, while self-generated revenues come from forestry operations, land management activities, campgrounds and other recreational opportunities.

The Motorpool, while also a Category 1 service, has consistently been funded entirely through self-generated revenue in all previous budget years. There will be no reliance on reserves for 2026.

2026 Est. Expenses – Forestry and Lands



Forestry and Lands expenses reflect the costs of managing and maintaining SVCA's extensive land base. A large share of expenses are tied to staff who oversee this planning, forestry and flood and erosion control structure operations, and conservation areas. Maintenance and repair costs remain significant, driven by the ongoing upkeep of facilities and properties across the watershed.

Administrative expenses support land inventories, enforcement, agreement management, and compliance with plans and regulations. Smaller but steady allocations for insurance, utilities, property tax, and travel cover the overhead needed to keep lands and operations running safely and effectively.

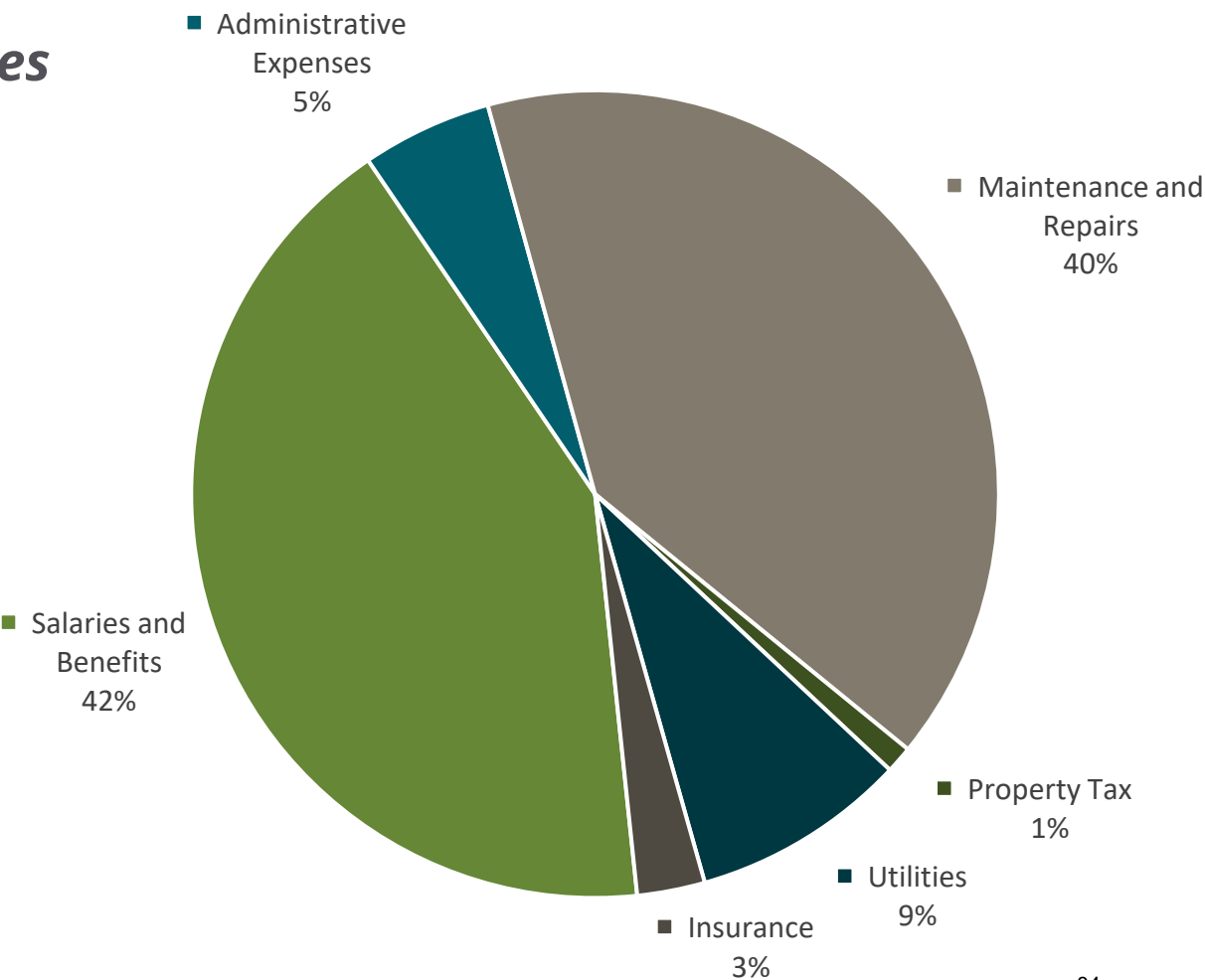
Overall, expenses remain consistent with previous years, showing stable investment in both people and the infrastructure required to manage significant conservation lands.

2026 Est. Revenues and Expenses – Campgrounds

Revenue

Campgrounds owned and operated by Saugeen Valley Conservation Authority are paid for entirely through self-generated revenue. They would be considered a Category 3 program and service. As they are self funded, they do not require apportioning agreements with member municipalities.

Expenses



Accomplishments and Goals Forestry and Lands, Campgrounds

2025 accomplishments include videography at Saugeen Bluffs Conservation Area through RTO7. Water system improvement at Saugeen Bluffs. Hydro expansion project at Durham Conservation Area. Significant improvements at Stoney Island CA thanks to FedDev grant, including bridges, trail remediation and vault privy. Playground installation at Brucedale CA. Opening of Formosa CA. Forest Management Plan.

2026 goals include replacement of some Sulphur Spring Conservation Area bridges. Accessibility improvements to the Durham CA washroom and installation of a backup water system. Shower improvements at Brucedale. Updated playground for Saugeen Bluffs.



2025 and 2026 Motorpool

2025 motorpool plan included two fleet trucks and a side by side, with one truck dispersed.

2026 motorpool plan targets the purchase of a Cut Quick for mowing dykes, a tow-behind mower, and a truck to replace the current vehicle with the deteriorated frame.

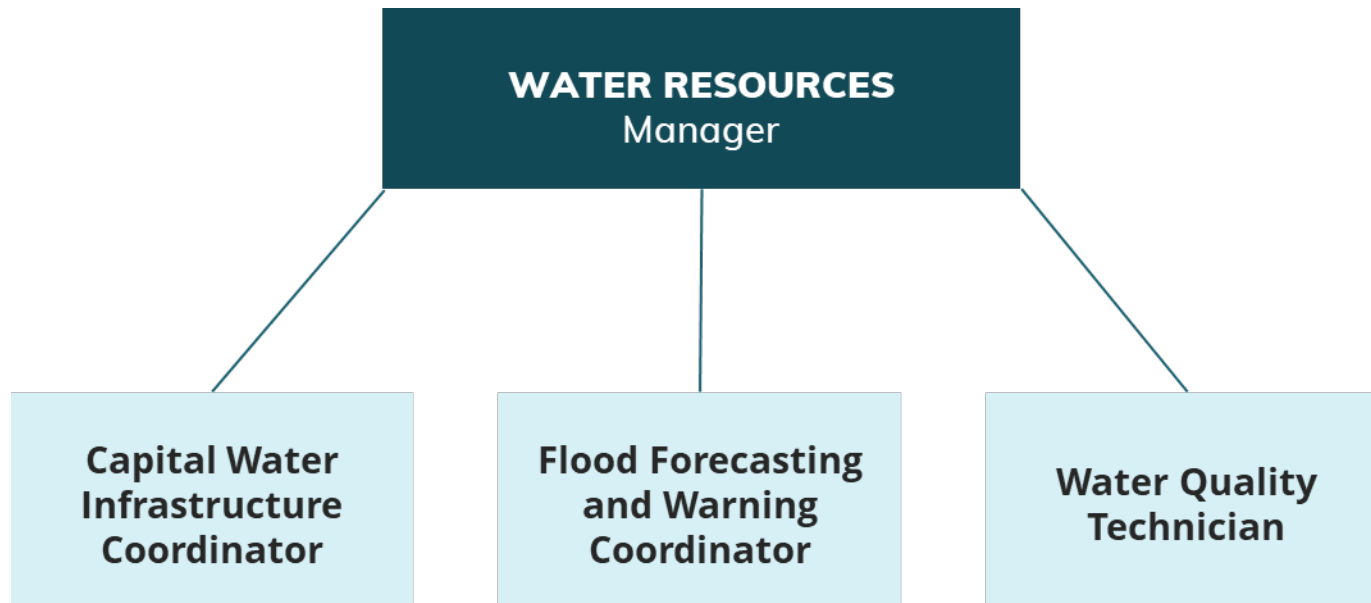


05

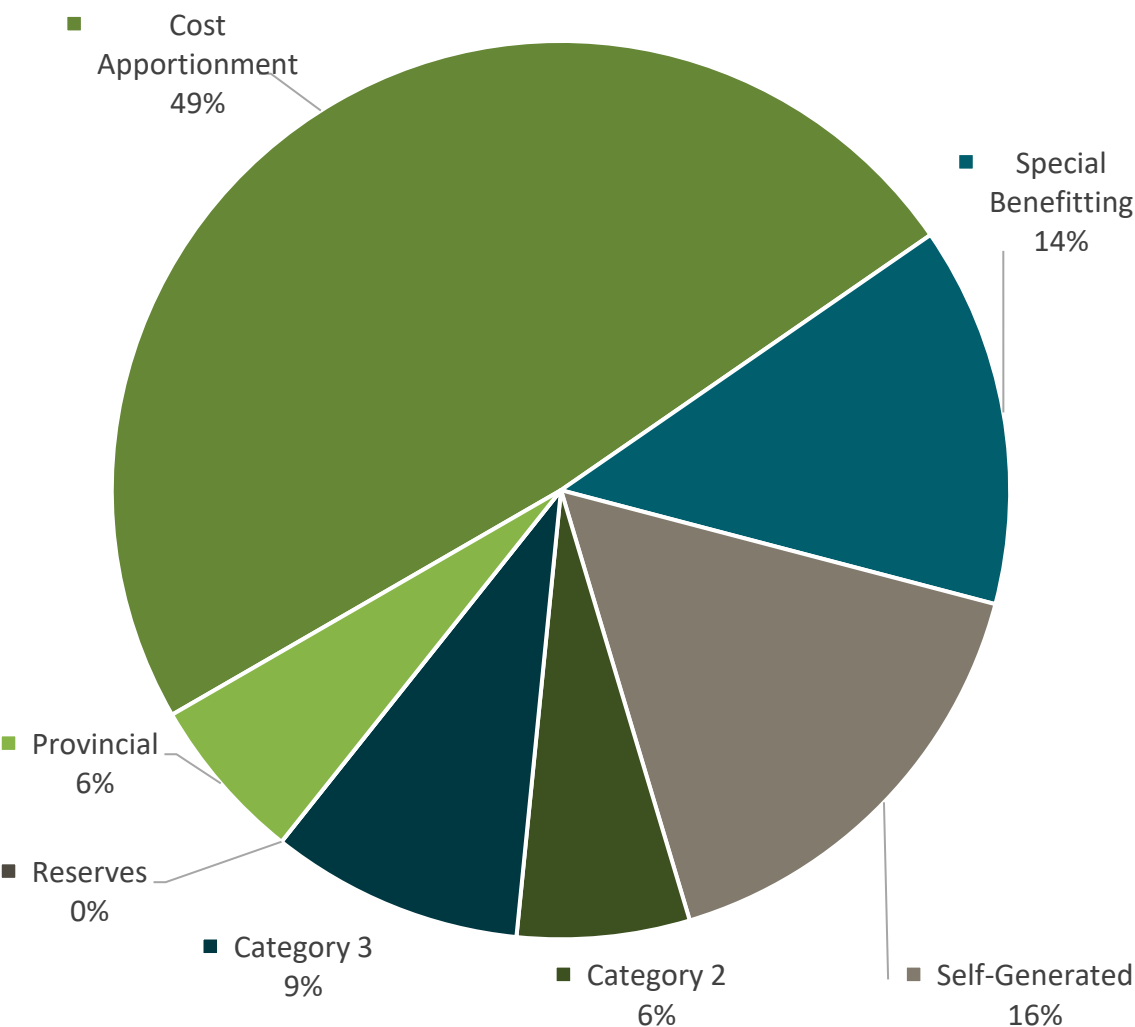
Water Resources



Organizational Structure of Water Resources



2026 Est. Revenues – Water Resources

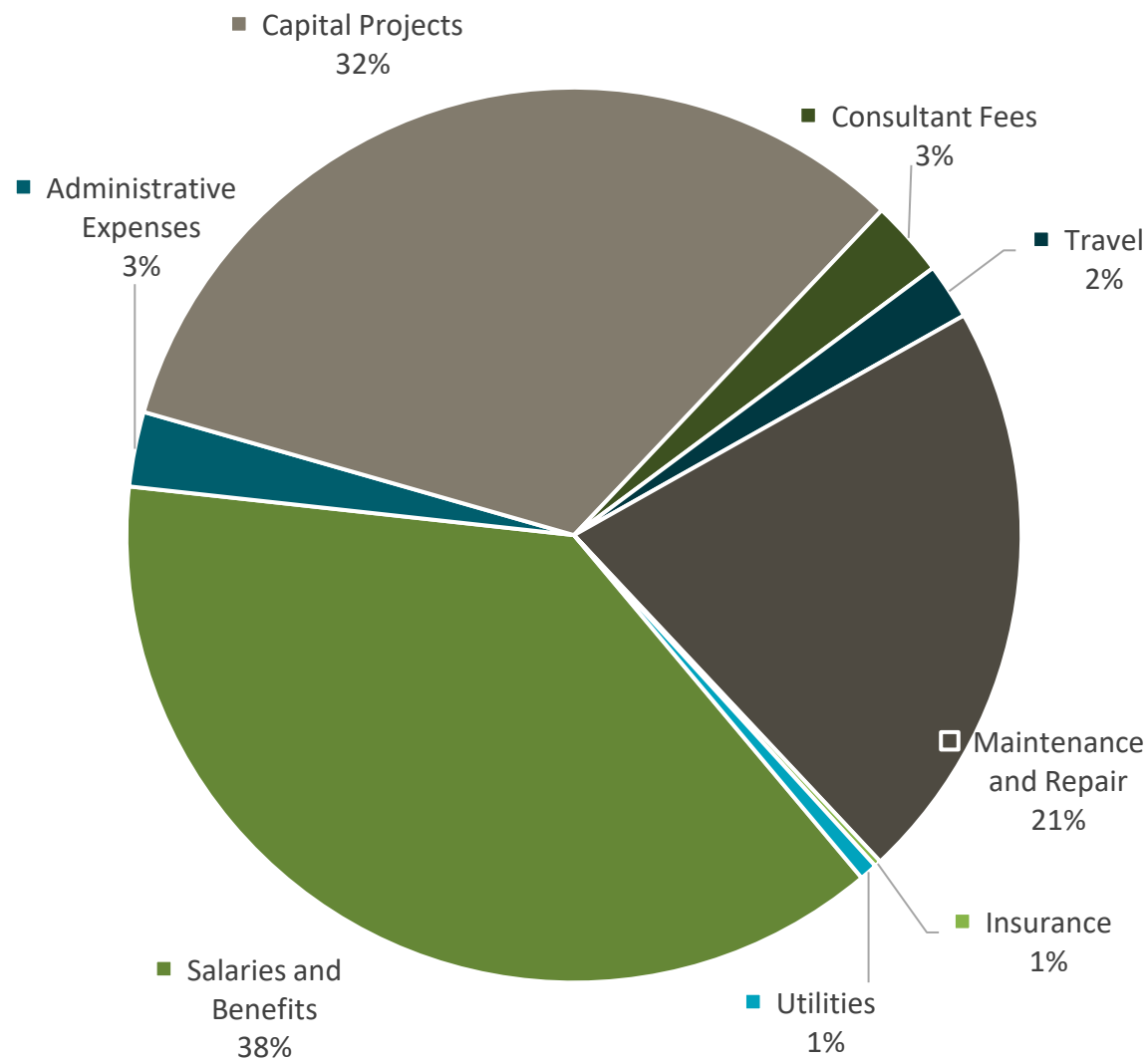


Water Resources program revenues come from a blend of municipal cost apportionment, special benefitting projects, agreements, and self-generated income.

Special benefitting revenues are tied to projects that directly support a municipality, with maintenance costs shared between cost apportionment and the benefitting municipality, while capital projects are typically billed in full to the municipality.

Additional revenue is provided through Category 2 transitional agreements, where SVCA assists municipalities with projects they own, and through Category 3 agreements and self-generated income for programs and services run directly by SVCA. No reserve funds are planned to be used in 2026.

2026 Est. Expenses – Water Resources



Water Resources expenses in 2026 reflect the wide range of technical and operational work required to manage flooding, erosion, and watershed health. Staffing costs continue to form the foundation of expenses, supporting programs like flood forecasting and warning, ice management, low water response, and technical studies that inform hazard mapping and watershed policy.

Capital projects and maintenance remain a significant portion of the budget, driven by ongoing investment in flood and erosion control infrastructure and the equipment needed to deliver these services. Administrative and consultant costs provide additional technical expertise and coordination, while modest allocations for travel, utilities, and insurance cover the overhead of operating across such a large watershed.

Overall, these expenses demonstrate stable investment in both the people and infrastructure required to deliver SVCA's legislated responsibilities under the *Conservation Authorities Act* and related provincial regulations.

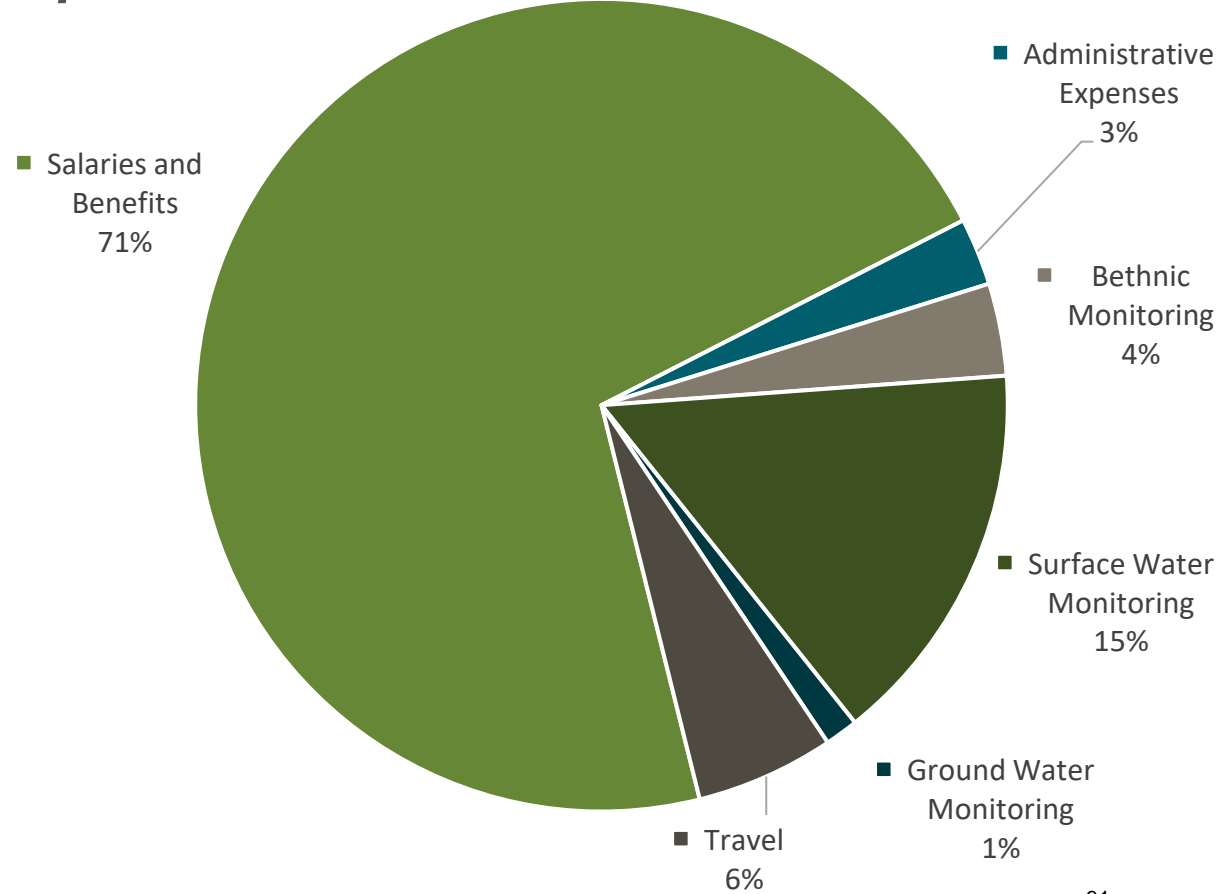
2026 Est. Revenues and Expenses – Water Quality

Revenue

The SVCA Water Quality Program is funded as a Category 3 Program and Service, through agreements with all watershed municipalities.

- Surface water sampling began in the 1960s, in partnership with the Ministry of the Environment.
- The program was tasked with the critical mandate to monitor water quality in our jurisdiction. SVCA is responsible for the only E.coli sampling (of non-swimming areas) in the Saugeen watershed.
- 15 sites are monitored for water temperature, pH, conductivity, turbidity, dissolved oxygen, total phosphorous, nitrogen: nitrate-nitrite, chloride and total suspended solids; 31 sites are monitored for E.coli; 20 sites are dedicated to benthic macroinvertebrate monitoring.

Expenses



Accomplishments and Goals

Flood Forecasting and Warning

2025 accomplishments include expansion and upgrade of stream gauge and weather station network, appropriate and effective timing of 11 flood messages, launch of the Collaborative Water Data Viewer, implementation of WATFLOOD forecasting model, successful recipient of a Canada Summer Jobs Grant, Frazil Ice monitoring response with municipal partners.

2026 goals include municipal training of the Collaborative Water Data Viewer and Flood Forecasting and Warning Program, continued network improvements, improvements to forecasting and modelling in watershed, improvements to rain gauge network, installation of water level sensors and camera network in Durham for frazil ice monitoring.



Accomplishments and Goals Water Resources

2025 accomplishments include risk evaluation plan, QA/QC data plan, accountability plan research, easement research, Durham Upper Dam Phase 2 Class EA, gravel bar cleanout below Durham Lower Dam, Durham Upper Dam rock relocation, Paisley Cleanout Project, dam safety signage and fencing, ongoing maintenance and inspections on infrastructure projects.

2026 goals include department communications plan, continued easement research, public information sessions for key infrastructure, WECl applications for infrastructure and capital works projects, completion of Durham Upper Dam Class EA including identification of actionable preferred solution(s), debris boom for Durham Upper Dam, Inverhuron feasibility study, Paisley Dyke Project, OMS Manuals for all SVCA structures, ongoing maintenance and inspections on infrastructure projects, and updating equipment for maintaining projects.



Accomplishments and Goals

Category 2 & 3 Projects

2025 Category 2 accomplishments include inspection and maintenance per the agreements, a public safety plan for Hanover Dam, fencing and fall arrest system for Mount Forest Dam, CCTV inspection for Paisley Dyke.

2026 Category 2 goals include continued inspection and maintenance per agreements, tree removal plans for Hanover Dam and Walkerton Dyke, implementation of public safety measures at Hanover Dam, Paisley Dyke Improvement Project.

2025 Category 3 accomplishments include Water Quality Annual report delegations underway with watershed municipal councils, continued collaboration with Bruce Power and completion of annual programs.

2026 Category 3 goals include beginning planning for next round of Watershed Report Cards, continuation of delegations, agreement re-negotiation planning, and continued collaboration with external clients.



Thank you

Erik Downing

General Manager / Secretary-Treasurer

e.downing@svca.on.ca

www.saugeenconservation.ca



EPR-2025-09

Report To: Chair and Directors, Saugeen Valley Conservation Authority

From: Matt Armstrong, Manager, Environmental Planning and Regulations

Date: September 18, 2025

Subject: Two-Zone Floodplain Management Concept in Specific Areas of Southampton

Purpose: To seek support for the adoption of the Two-Zone floodplain management concept in specific areas of Southampton.

Recommendation

THAT the Saugeen Valley Conservation Authority accepts the Greenland Consulting Engineers Two-Zone floodplain mapping study for the specific areas of Southampton described in this report.

AND FURTHER THAT the Saugeen Valley Conservation Authority adopts the Two-Zone Floodplain Management Concept for the specific areas of Southampton described in this report, which would come into effect when the appropriate amendments are made to the Town of Saugeen Shores Official Plan and Zoning By-law.

Background

In 2024, the Town of Saugeen Shores began exploring the feasibility of implementing a Two-Zone floodplain policy for areas of Southampton where floodplain modelling and mapping had recently been updated. The area under consideration today is shown in Figure 1.



Figure 1 Specific areas of Southampton in consideration for a Two-Zone Floodplain policy.

A Two-Zone floodplain policy allows floodproofed development in the flood fringe portions of the floodplain where flood depths and velocities are lowest (Figure 2). Presently the floodplain in Southampton is managed as a One-Zone floodplain, which does not distinguish between flood fringe and floodway, and development is prohibited or restricted regardless of flood depths and velocities.

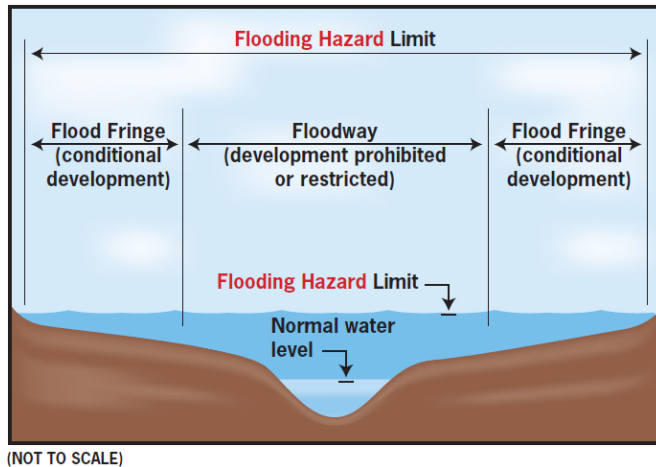


Figure 2 Cross Section of the Two-Zone Floodplain Concept

Adopting a Two-Zone floodplain policy may be considered where the SVCA, in cooperation with the municipality, after due consideration of local circumstances, agrees that application of the concept is suitable. The feasibility of a Two-Zone approach requires the examination of several factors and implementation requires the assurance that various conditions will be complied with. Where the SVCA and the municipality agree to the use of Two-Zone, appropriate official plan designations and zoning must be put into place.

In consultation with Town of Saugeen Shores and SVCA staff, Greenland Consulting Engineers completed the necessary floodplain modelling and mapping to demonstrate the impact that a Two-Zone floodplain would have for the affected areas in Southampton.

Discussion

The modelling parameters used by Greenland Consulting Engineers are outlined in the attached Memo. Because Two-Zone allows for the flood fringe portion of the floodplain to be filled for development, it was necessary to determine the impact of that infilling on the surrounding area through an Encroachment Analysis.

The Encroachment Analysis assumed 70% infill for each lot in the study area, which is greater than what would reasonably be expected over the short or long term. This encroachment would increase the flood elevation in some areas and decrease the flood elevation in others. The average change in flood elevation would be an increase of 0.025 metres (1 inch).

While the average increase is small, the floodplain would also expand into some areas of Southampton that previously were not considered part of the floodplain. However, under the Two-Zone policy, conditional development would be permissible within these flood fringe areas.

The analysis also confirmed that no new areas within the right-of-way would have a flood depth of 0.3 metres or greater, which means that no additional properties would be without Safe Access under a Two-Zone policy compared to existing conditions.

Adopting the proposed Two-Zone floodplain management concept would reduce the area where development is presently prohibited (the floodway). Figure 3 shows the proposed Two-Zone floodplain, with the study area outlined in yellow. Development would be prohibited in the dark blue areas and permissible in the light blue areas, subject to conditions. The green areas were excluded from the analysis and would remain One Zone, where development is prohibited. The enclosed memo shows these areas in more detail.

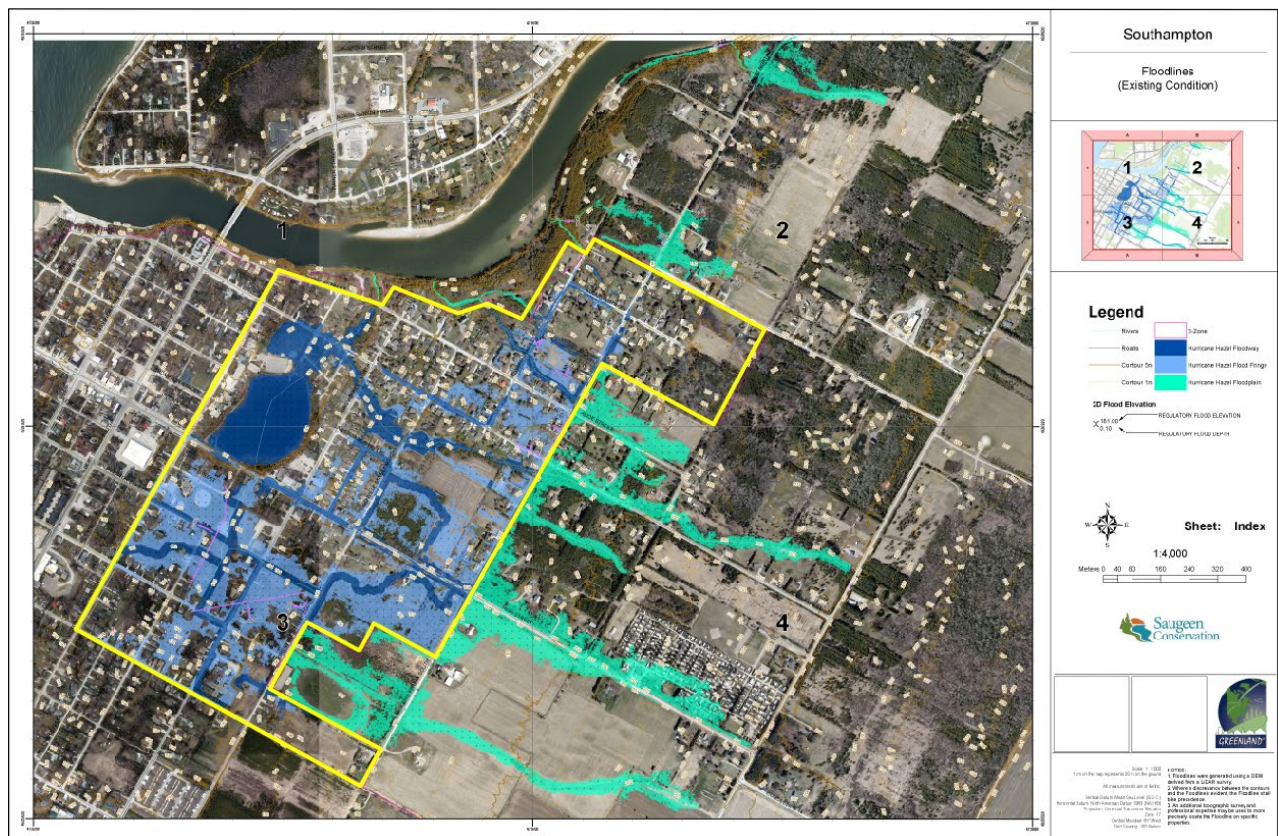


Figure 3 The proposed Two-Zone floodplain, with the study area outlined in yellow. Development would be prohibited in the dark blue areas and permissible in the light blue areas, subject to conditions. The green areas were excluded from the analysis and would remain One Zone, where development is prohibited.

SVCA staff find the floodplain modelling and associated encroachment analysis to be acceptable.

Next Steps

Adoption of the Two-Zone Floodplain Management Concept requires approval from the SVCA and the Town of Saugeen Shores. If both parties are supportive, Town staff will initiate the Planning Act application process to amend the Town of Saugeen Shores Official Plan and Zoning By-law. As part of the public engagement process, the Town, in partnership with the SVCA and

the County of Bruce Planning and Development Department, will host a Public Information Centre.

Should Two-Zone be approved, SVCA staff will initiate the process to update its regulation mapping for the affected areas.

Strategic Plan Linkages

A1.6 – Accessibility;

E1.7 – Expertise;

R1.3 – Resiliency;

R1.8 – Resiliency

Prepared by:

[Original Signed by:]

Matt Armstrong

Manager, Environmental Planning and Regulations

Approved by:

[Original Signed by:]

Erik Downing

General Manager / Secretary-Treasurer



04 September 2025

GRN File: 4665-G-24

The Town of Saugeen Shores

Via email to candace.hamm@saugeenshores.ca

Attention: Candace Hamm

cc. Matt Armstrong – Saugeen Valley Conservation Authority

Two-Zone Regulatory Flood Mapping Summary Memo - Southampton, Town of Saugeen Shores, ON – FINAL

Dear Ms. Hamm,

Greenland Consulting Engineers (Greenland) was retained to update the recently completed One-Zone regulatory flood mapping of Southampton in the Town of Saugeen Shores (Town) to Two-Zone flood mapping. The regulatory flood mapping was produced by Water's Edge Environmental Solutions (Water's Edge) for the Saugeen Valley Conservation Authority (SVCA) through funding received under the Flood Hazard Identification and Mapping Program (FHIMP) in 2023. All floodplain mapping data acquisition, modeling, and mapping requirements for the FHIMP were detailed in the Saugeen Shores Floodplain Mapping Final Report completed by Water's Edge (2024). Greenland served as the peer reviewer for the original FHIMP mapping project.

The Two-Zone mapping update was completed under the FHIMP program, which includes additional requirements to the 2023 funding program under which the original regulatory mapping was prepared. The additional requirements included a return period analysis of the regulatory event, and a climate change proxy scenario to be modelled and mapped, dependent on the statistical annual exceedance probability (AEP) of the regulatory flood event.

The purpose of the Two-Zone floodplain delineation is to delineate the floodway and flood fringe for the purpose of identifying areas within the floodplain which could be developed without any significant adverse effects to the floodplain hydraulics or posing a safety risk. The floodway is inner portion of the floodplain which is required for the safe passage of flow, or which represents a significant risk to life / property damage. No development (with exception of works required by nature to be within the floodway) is permitted within the floodway. The flood fringe is the outer portion of the floodplain, where development and site alteration may be permitted.

The floodway and flood fringe were delineated in accordance with the Ontario Ministry of Natural Resources River and Stream Systems Flood Hazard Limit Technical Guide (2002). The methodology to prepare the new Two-Zone flood map sheets for Southampton, as well as the new FHIMP requirements are detailed herein.

Municipal
Infrastructure

Water
Resources

Landscape
Architecture

Environmental
Management

Monitoring

Information
Systems

GREENLAND® International Consulting Ltd.

120 Hume Street, Collingwood, Ontario L9Y 1V5

TEL: 705 444-8805 FAX: 705 444-5482 E-MAIL: greenland@grnland.com WEBSITE: www.grnland.com

Greater Toronto • Collingwood

Delineation of the Existing Floodway and Flood Fringe

Upon award of the project, Greenland reviewed the 2D hydraulic model developed by Water's Edge to determine if any updates to the model would be required. Based the review of the existing hydraulic model completed as part of the 2023 FHIMP project, no changes to the hydraulic model were required to update the existing regulatory flood mapping to show the Two-Zone floodplain (floodway and flood fringe).

Greenland reviewed the required depth, velocity and depth* velocity criteria for the study area to confirm compliance with regulatory requirements. These parameters are the safety criteria that are used delineate the floodway from the flood fringe. Areas that exceed any of the three (3) safety criteria thresholds are considered floodway in the Two-Zone mapping. Based on consultation with the Town and SVCA, the same criteria that was used for the other SVCA FHIMP projects completed in 2024, was applied for this project, including:

- Maximum allowable depth*velocity product of 0.4 m²/s;
- Maximum allowable velocity of 1.7 m/s; and,
- Maximum allowable depth of 0.8 m.

As part of the 2023 FHIMP project, three (3) hydraulic rasters were produced as part of the deliverables. These rasters are outputs of the hydraulic model, and include the flood depth, water velocity, and depth*velocity product for the Regional (Hurricane Hazel) storm event. In order to complete the delineation of the floodway and flood fringe, the rasters were converted into shapefile format.

The potential floodway and flood fringe were delineated in GIS for each of the three (3) criteria using the shapefiles developed. The delineation was based on the maximum safety threshold for each criterion. For example, the maximum depths from the 2D model results that equalled or exceeded 0.8m were considered the floodway criterion for that parameter. The most conservative result for each of the three (3) safety criteria was used to develop the preliminary floodway and flood fringe shapefiles for the study area.

Encroachment Analysis

The Two-Zone delineation must also have consideration of the impacts of development on the floodplain hydraulics, which is completed through an encroachment analysis. The encroachment analysis assesses the impact of development within the floodplain, through the assumption that portions of the flood fringe become ineffective flow areas (obstructions) to flow. It is an iterative analysis to assess what the maximum extent of encroachment is allowable without any significant negative impacts to the floodplain hydraulics. The area that cannot be encroached without significant impacts, is then considered within the regulations for the floodway.

Greenland undertook several scenarios to assess encroachment of the flood fringe with input from the Town and SVCA. The general process followed for the encroachment analysis was as follows:

- Determine the scenario to be modelled, in consultation with the Town and SVCA;
- Prepare the relevant shapefiles in ArcGIS of areas that can be encroached;

- Clip the terrain to the encroachment area shapefiles;
- Increase the elevation of the terrain above the existing water surface elevation under the regulatory scenario in ArcGIS to act as a proxy for filling during development;
- Mosaic the existing terrain with the raised terrain to create a final encroachment scenario terrain;
- Add the new terrain to the existing HEC-RAS model and run the Hazel storm event associated with the encroachment terrain (HEC-RAS version 6.3.1);
- Export the maximum Depth, Velocity, and Depth* Velocity product rasters;
- Compare the existing floodplain rasters to the encroachment scenario rasters;
- Discuss the results with the Town and SVCA to determine if the impacts to the floodplain are considered acceptable; and,
- As required, initiate the process again if there is a significant impact to the existing floodplain hydraulics.

Based on the above, the following encroachment scenario was determined to be the final approved scenario acceptable by the Town and SVCA:

1. No encroachment of the existing floodway;
2. There is no encroachment outside of the settlement boundary or of Town-owned land within the settlement boundary;
3. No encroachment is permitted with the valley hazard or shoreline hazard areas;
4. There is a setback of 8m from the top of bank of all watercourses where encroachment is not permitted, as per the Town of Saugeen Shores Zoning By-Law; and,
5. A maximum of 70% encroachment of the remaining developable lot area is permitted.

The above items were applied in sequence to determine the encroachment area for the encroachment analysis. Shapefiles of the settlement boundary, parcel fabric, and Town-owned parcels to be removed from the encroachment area were provided by the Town; and a shapefile of the shoreline/ valley hazards were provided by the SVCA for the encroachment analysis. Greenland developed an 8m buffer shapefile of the watercourses to be applied for the encroachment scenario. Once the non-developable areas were removed for the parcel fabric for Southampton, a 70% buffer was applied to the remaining lot area. The final buffered parcels served as the area of the terrain that would be encroached as described above.

The new encroachment terrain was added to the existing HEC-RAS model (version 6.3.1) developed by Water's Edge and run for the Hurricane Hazel storm. The floodplain hydraulics rasters were then exported and analyzed in ArcGIS.

The average flood elevation increase under the encroachment scenario is 0.04m, when only considering the increases in flood elevation under this scenario. There are some areas where flood elevations would decrease. If considering all flood elevation changes, the average increase of flood elevation is 0.025m. In addition, it is critical that safe ingress/egress is maintained under the encroachment scenario. It was confirmed that no new areas within the right-of-way have a flood depth of 0.3m or greater under the encroachment scenario, as compared to the existing condition. As this encroachment scenario was considered acceptable by the Town and SVCA, the final Two-Zone flood maps were prepared for the regulatory event (Hurricane Hazel).

Flood Mapping

The final floodway and flood fringe were delineated in consultation with the Town and SVCA, and include the following:

- Floodway: the area of the floodplain that exceeds the hydraulic safety criteria under the existing condition or encroachment scenario, as well as the 8m setback from the watercourse top of banks.
- Flood Fringe: The remainder of the floodplain outside of the floodway, based on the existing floodplain limits.
- One-Zone Floodplain: Areas outside the settlement boundary remain under the One-Zone floodplain policy.

The 70% encroachment of lots will be a policy-related requirement by the Town that they will assume the responsibility of monitoring and enforcing as required. It is not included within the Two-Zone mapping.

The map sheets have been prepared for the Regulatory Event (Hurricane Hazel) and are attached in **Appendix A**. The floodplain modeling and mapping should be updated every 20 years, or more frequently if there is significant encroachment within the settlement area.

Climate Change Considerations

Climate change considerations are a requirement under the FHIMP funding program. Water's Edge modeled and mapped three (3) climate change scenarios, as well as a climate change proxy scenario as part of the 2023 mapping project. The scenarios include:

1. 25 year climate change- CMIP-6, mid-century, medium emission scenario (Goderich IDF Curves);
2. 100 year climate change- CMIP-6, mid-century, medium emission scenario (Goderich IDF Curves);
3. 100 year climate change- CMIP-6, mid-century, high emission scenario (Goderich IDF Curves); and,
4. 500 year- climate change proxy scenario.

Under the 2025 funding, the FHIMP requirements for climate change have been adjusted. As required through the FHIMP program guide, a climate change proxy scenario must be modelled, dependent on the annual exceedance probability (AEP) of the flood event standard. As it relates to this project, the flood event standard is the Hurricane Hazel storm. The following process determines the climate change proxy scenario that is required to be modelled, as per the FHIMP Program Guide (2022):

- A) If the flood event standard exceeds the 100 year event, the return period for the magnitude of the flood event standard shall be estimated/computed.
- B) Where the magnitude of the flood event standard is less than the 0.5% AEP but greater than the 100 year event, the 200 year and 350 year flood magnitudes must be estimated and mapped as a proxy for climate change.

- C) Where the magnitude of the flood event standard is less than the 350 year event, but greater than the 200 year, the 250 year event must be estimated and mapped as a proxy for climate change.
- D) If the flood event standard is greater than 350 year event, no additional mapping is required.

Greenland completed an analysis on the return period of the Hazel storm on a representative watercourse within the study area, specifically Creek 6 downstream of Fairy Lake, which represents the largest creek (and greatest flow) within the study area. Given that none of the watercourses in the study area are gauged, and there is no nearby 'representative hydrology' for gauged creeks that are a similar drainage area / land use, the analysis was completed based on the rainfall depth and modeled flow of the creek.

An equation for the relation between the rainfall depth and the return period storm from the modelled IDF curve was extended to the rainfall depth of the Hazel storm, with the same process followed for the flow values. The 24 hour rainfall depth was obtained from the final Saugeen Shores Floodplain Mapping Report completed by Water's Edge (2024). Based on the 24 hour rainfall depths, the IDF curves for the other rainfall durations for the study area were obtained using the IDF Curve Look Up Tool, which was used in the hydrologic modeling in the Water's Edge study. The return period of the Hurricane Hazel storm was then calculated for each rainfall duration, by extend the rainfall depth equation for the 2 year to 100 year storm events in the IDF Curve Look up Tool to the rainfall depth under the Hurricane Hazel event. The relationship between rainfall depth and return period for each storm event duration are shown below in **Figure 1**.

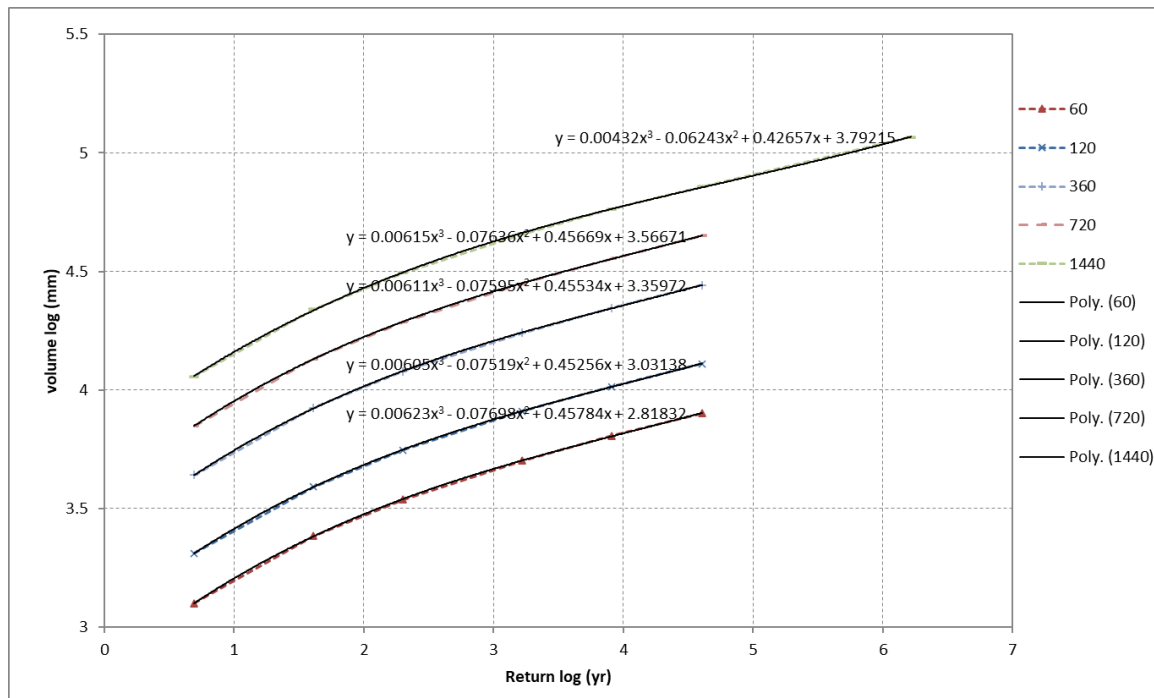


Figure 1 Relationship Between Return Period and Rainfall Depth, for 60min to 24 hour Storms

Hurricane Hazel is a 48 hour storm event; however, the storm can be modelled either as a 48 hour event, or using the last 12 hours of the storm with an increased antecedent moisture condition. Water's Edge modelled the last 12 hours of the storm event in the hydrologic model developed, therefore the return period based on the 12-hour storm duration was used for the return period calculation. The results of the return period calculation are shown in **Table 1**, below.

Table 1 Hurricane Hazel Return Period Based on Rainfall IDF

Duration	Rainfall (mm)	Return (yr)
1hr	52.58	150
2hr	90.27	800
6hr	151.78	1525
12hr	210.30	2120
24hr	210.30	2220

As shown in **Table 1**, the return period for the Hurricane Hazel event is 1 in 2,120 years based on the rainfall IDF curve. A second calculation was completed for the return period determination, based on the modeled flows of Creek 6. The equation for the relationship between modeled flows and the 2 year to 100 year storm events was extended to estimate the return period of the Hurricane Hazel storm. The relationship between the modeled flow and the return period for the 24 hour event (only modeled storm duration from Water's Edge) is shown below in **Figure 2**.

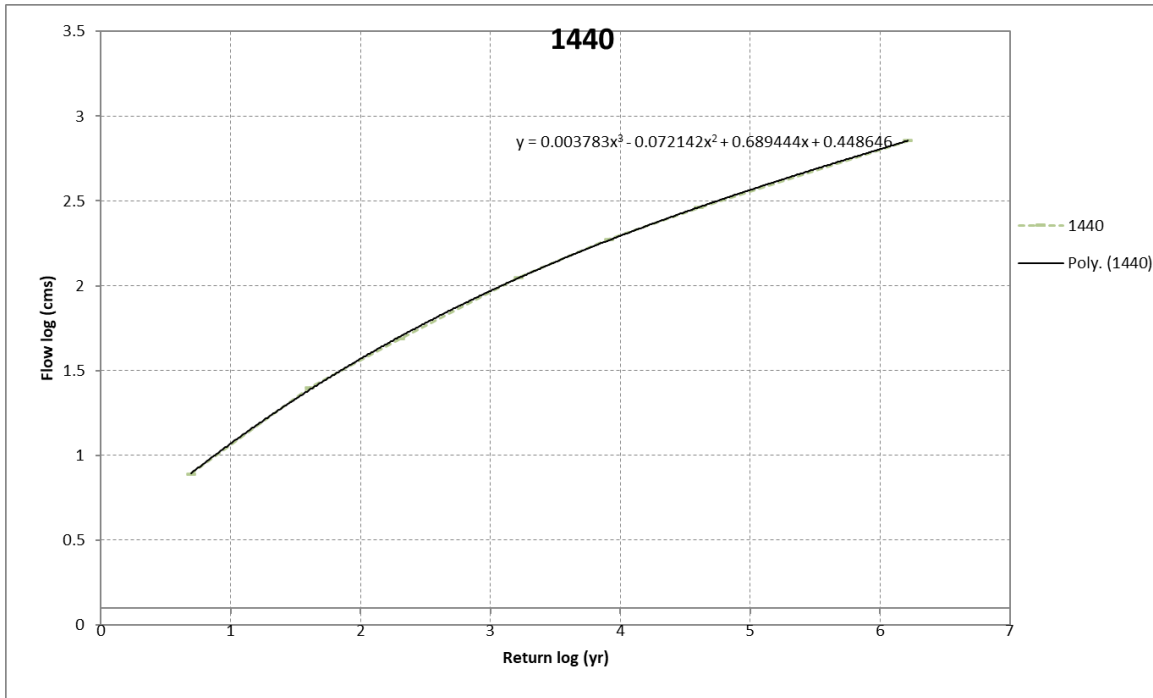


Figure 2 Relationship Between Return Period and Modeled Flow for the 24 Hour Storm

The results from the equation calculated in **Figure 2** are shown in **Table 2**, below.

Table 2 Hurricane Hazel Return Period Based on Modeled Flow

Duration	Flow (m ³ /s)	Return (yr)
24hr	31.46	5440

Based on the flow within Creek 6 in it's most downstream reach, the return period of the Hurricane Hazel storm is 1 in 5,440 years.

Based on the return period analysis completed, the Hurricane Hazel event exceeds the 1 in 350 year event, therefore no additional climate change proxy mapping is required. This is supported in the Water's Edge reporting, where the flow modeled for each reach in the study area is greater under the Hurricane Hazel storm than the 1 in 500 year event.

Closure

Two-Zone regulatory flood mapping has been developed for the settlement area of Southampton in the Town of Saugeen Shores. The floodway and flood fringe were delineated in consultation with the Town and SVCA to ensure that all regulatory requirements were met to apply the Two-Zone policy approach within Southampton. Additional calculations on the Hurricane Hazel return period to ensure that all 2025 FHIMP program requirements were met, were also completed.

Respectively Submitted,

Kirsten McFarlane

Kirsten McFarlane
Project Coordinator



Jim Hartman, P.Eng.
Senior Associate

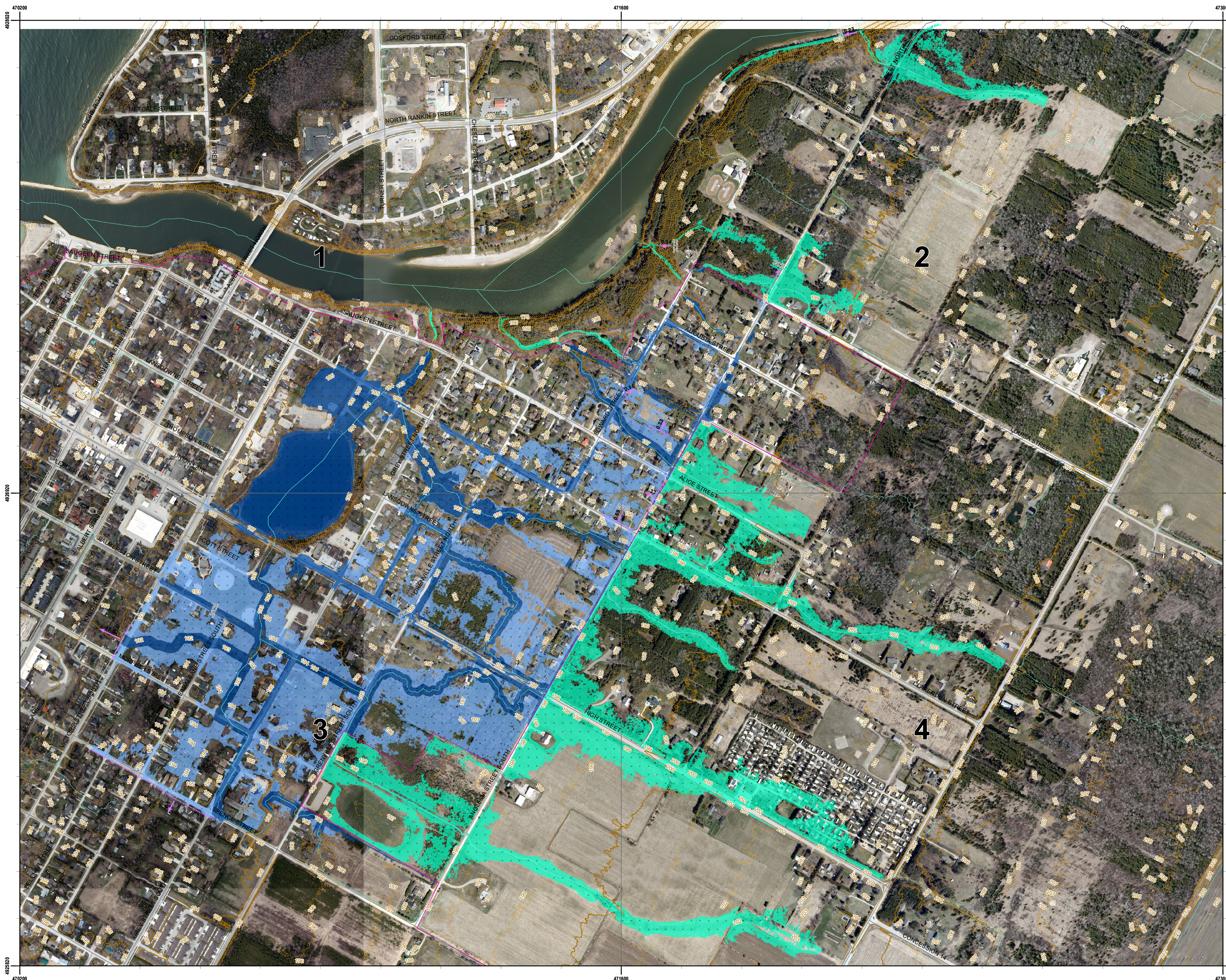


George Yang, P.Eng.
Senior Modelling Specialist

Attachments:
Appendix A- Two-Zone Flood Map Sheets

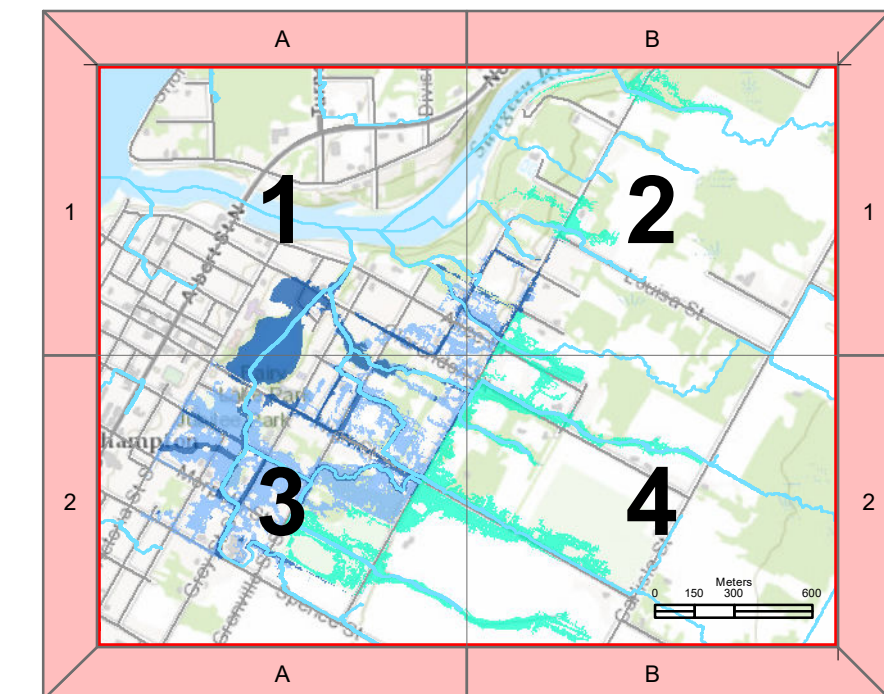
Appendix A – Two-Zone Flood Map Sheets





Southampton

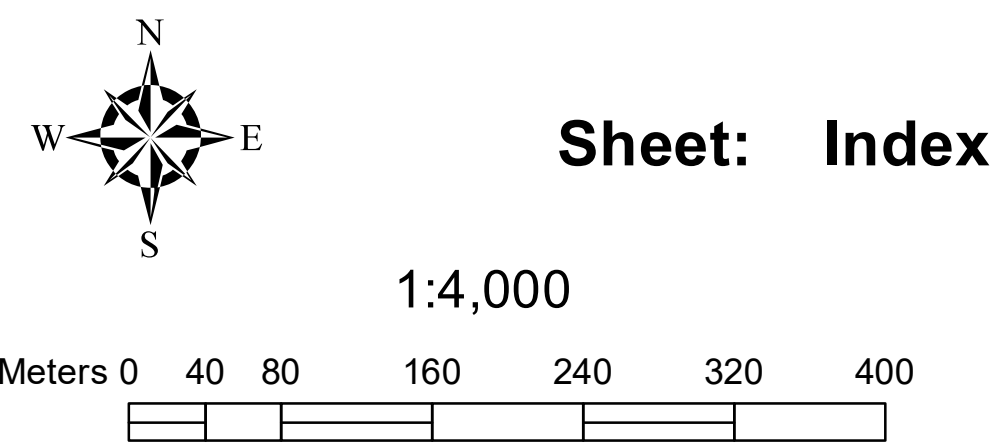
Floodlines
(Existing Condition)



Legend

- Rivers
- Roads
- Contour 5m
- Contour 1m
- 2-Zone
- Hurricane Hazel Floodway
- Hurricane Hazel Flood Fringe
- Hurricane Hazel Floodplain

2D Flood Elevation
X 181.00 REGULATORY FLOOD ELEVATION
0.10 REGULATORY FLOOD DEPTH



Sheet: Index

1:4,000



Scale: 1 : 2,000
1 cm on the map represents 20 m on the ground
All measurements are in Metric.
Vertical Datum: Mean Sea Level (G.S.C.)
Horizontal Datum: North American Datum 1983 (NAD 83)
Projection: Universal Transverse Mercator
Zone: 17
Central Meridian: 81° West
Grid Spacing: 100 Meters

NOTES:
1. Floodlines were generated using a DEM derived from a LiDAR survey.
2. Where a discrepancy between the contours and the Floodline is evident, the Floodline shall take precedence.
3. An additional topographic survey and professional expertise may be used to more precisely locate the Floodline on specific properties.

4928920
470200



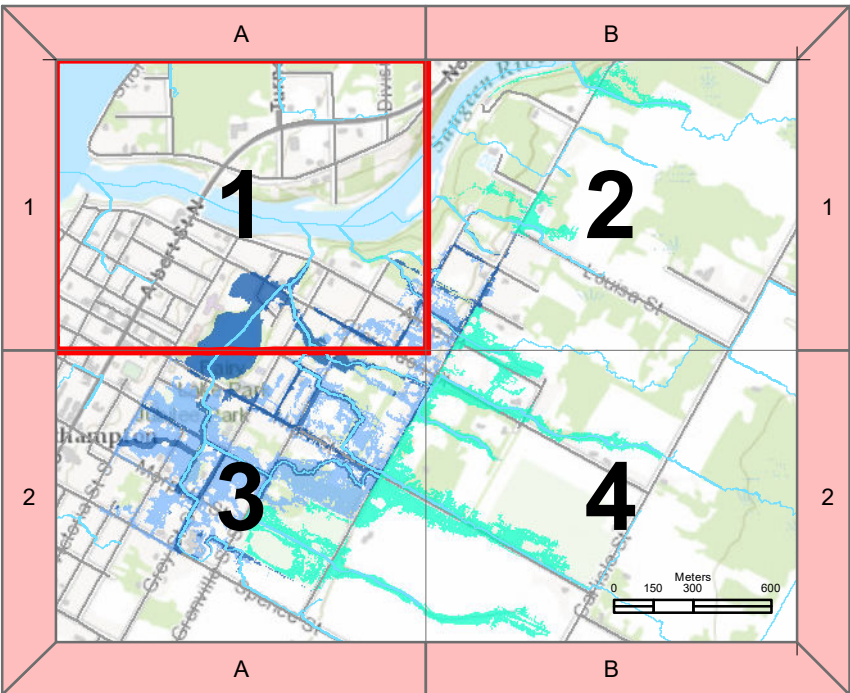
4928920
470200

471600
4929020

471600
4929020

Southampton

Floodlines
(Existing Condition)

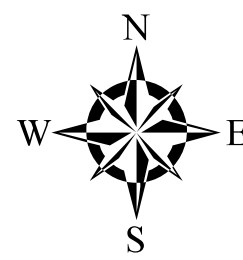


Legend

- Rivers
- Roads
- Contour 5m
- Contour 1m
- 2-Zone
- Hurricane Hazel Floodway
- Hurricane Hazel Flood Fringe
- Floodplain

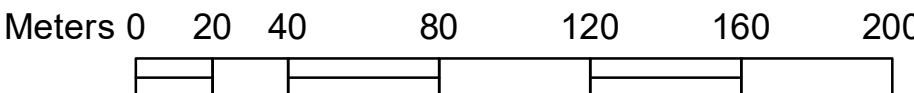
2D Flood Elevation

- REGULATORY FLOOD ELEVATION
- REGULATORY FLOOD DEPTH



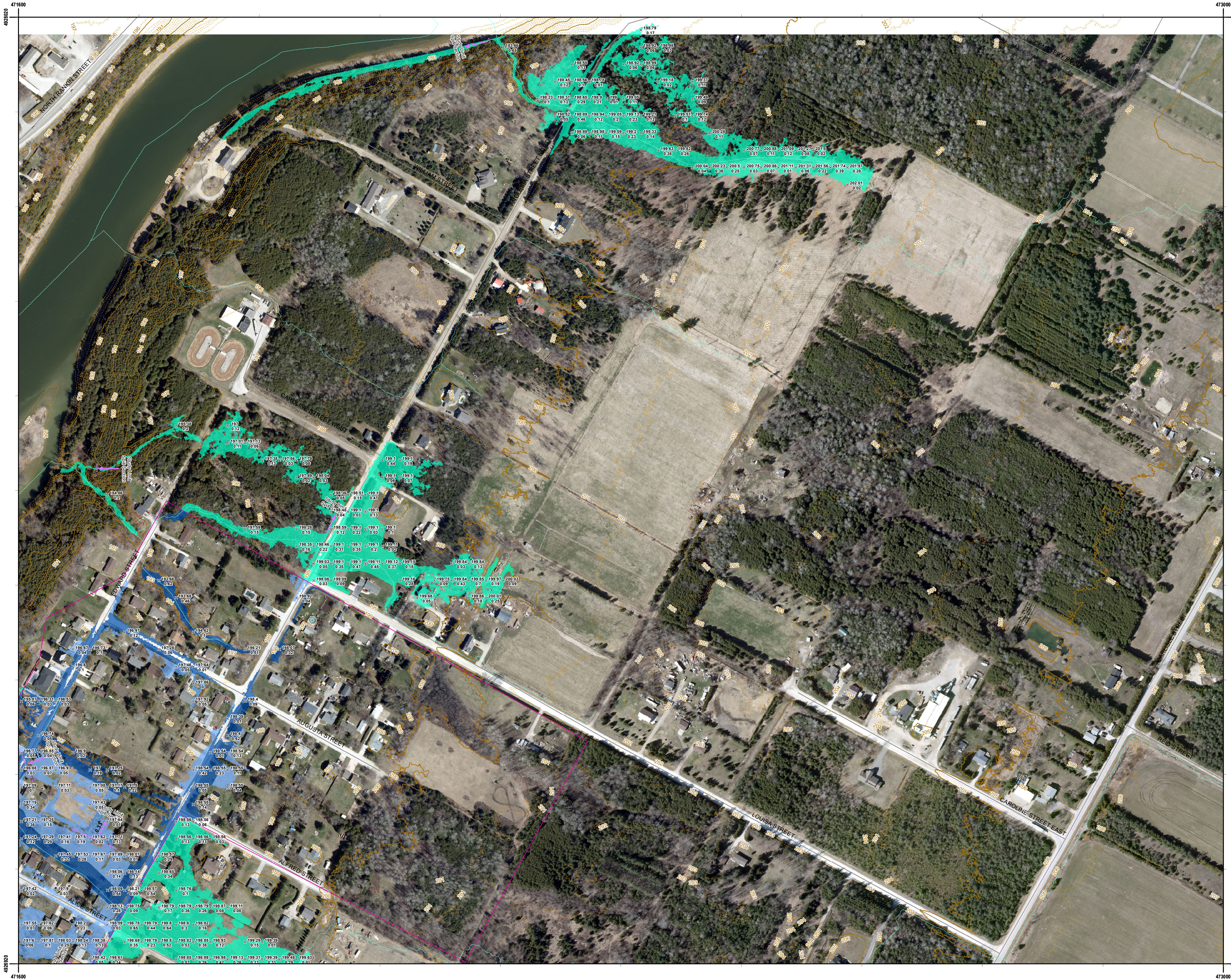
Sheet: 1

1:2,000



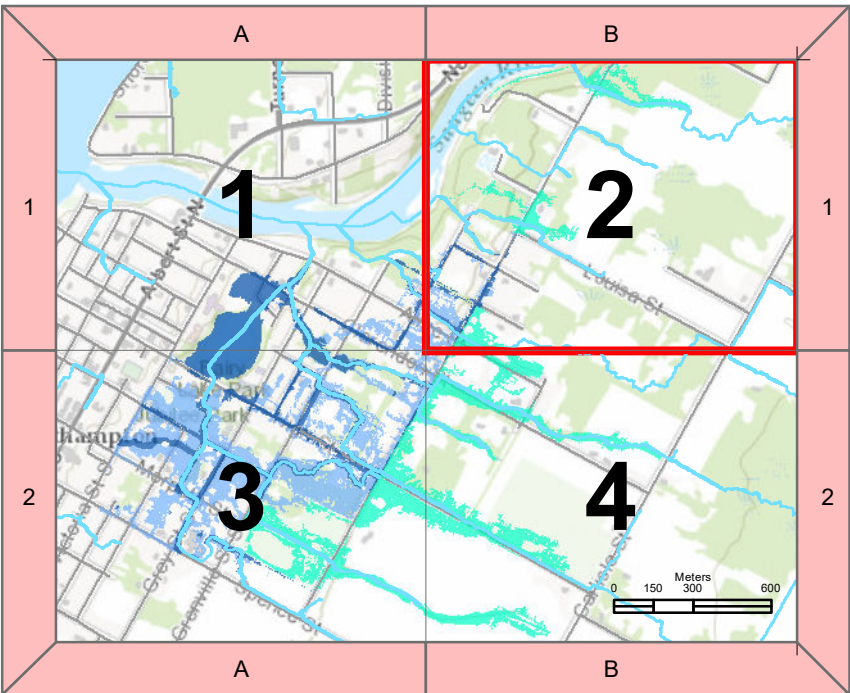
Scale: 1 : 2,000
1 cm on the map represents 20 m on the ground
All measurements are in Metric.
Vertical Datum: Mean Sea Level (G.S.C.)
Horizontal Datum: North American Datum 1983 (NAD 83)
Projection: Universal Transverse Mercator
Zone: 17
Central Meridian: 81° West
Grid Spacing: 100 Meters

NOTES:
1. Floodlines were generated using a DEM derived from a LiDAR survey.
2. Where a discrepancy between the contours and the Floodline is evident, the Floodline shall take precedence.
3. An additional topographic survey and professional expertise may be used to more precisely locate the Floodline on specific properties.



Southampton

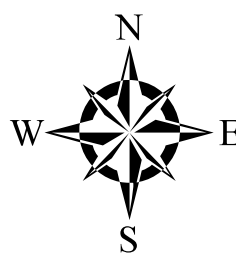
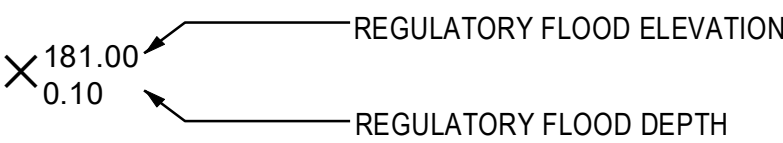
Floodlines
(Existing Condition)



Legend

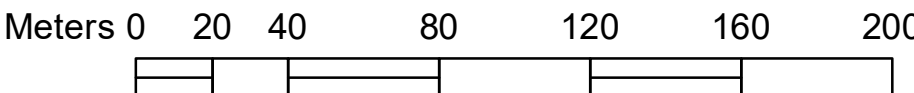
- Rivers
- Roads
- Contour 5m
- Contour 1m
- 2-Zone
- Hurricane Hazel Floodway
- Hurricane Hazel Flood Fringe
- Hurricane Hazel Floodplain

2D Flood Elevation



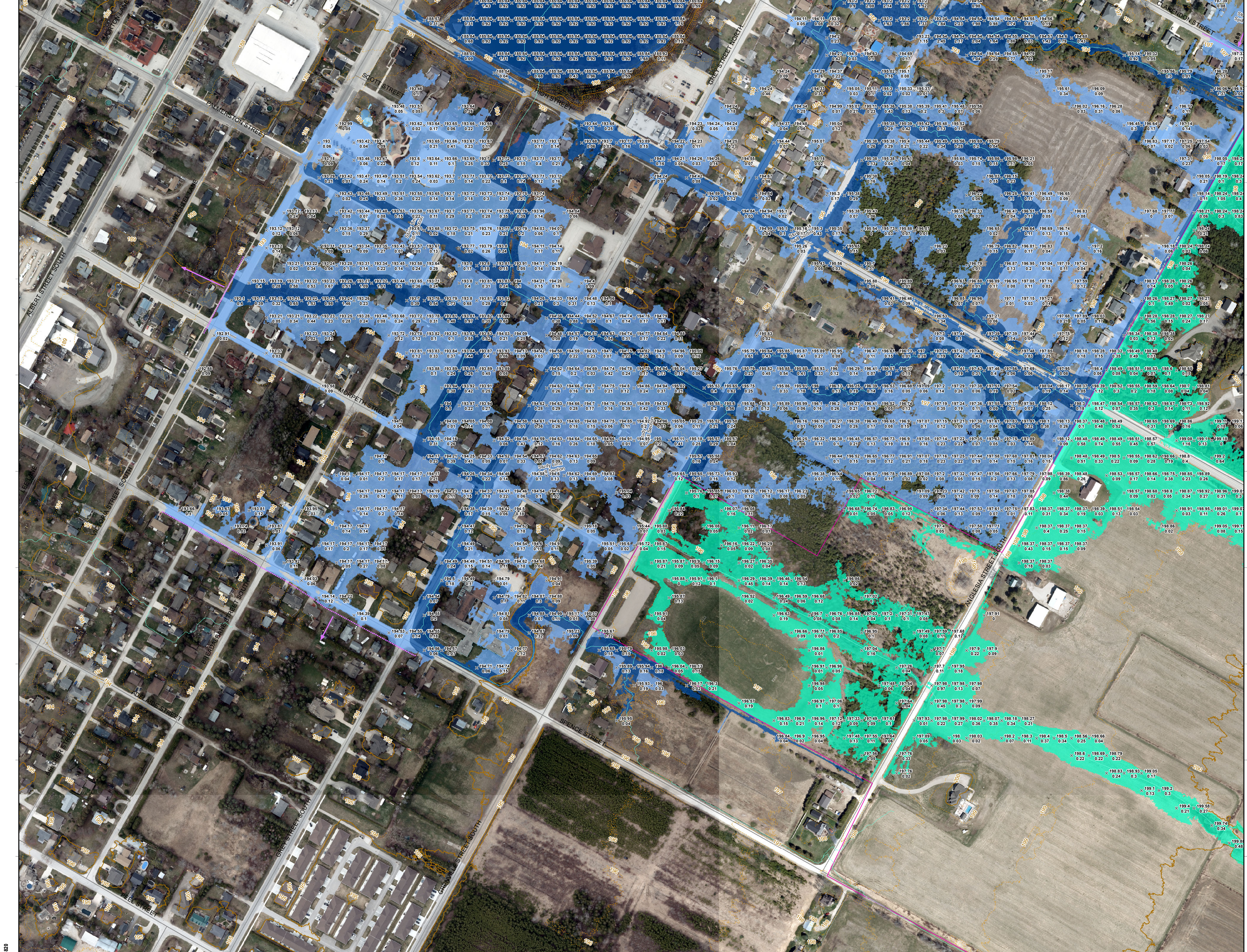
Sheet: 2

1:2,000



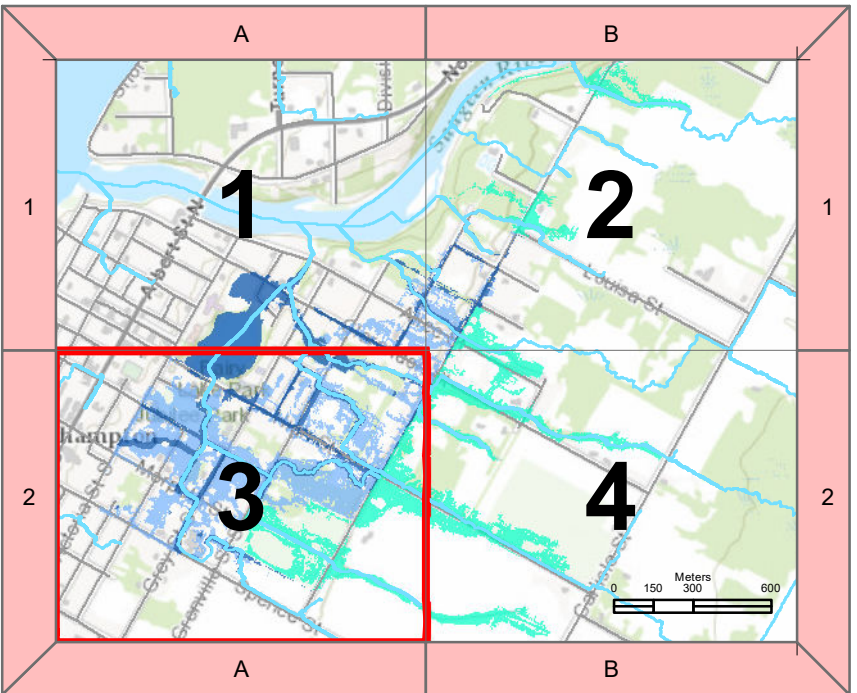
Scale: 1 : 2,000
1 cm on the map represents 20 m on the ground
All measurements are in Metric.
Vertical Datum: Mean Sea Level (G.S.C.)
Horizontal Datum: North American Datum 1983 (NAD 83)
Projection: Universal Transverse Mercator
Zone: 17
Central Meridian: 81° West
Grid Spacing: 100 Meters

NOTES:
1. Floodlines were generated using a DEM derived from a LiDAR survey.
2. Where a discrepancy between the contours and the Floodlines is evident, the Floodline shall take precedence.
3. An additional topographic survey and professional expertise may be used to more precisely locate the Floodline on specific properties.

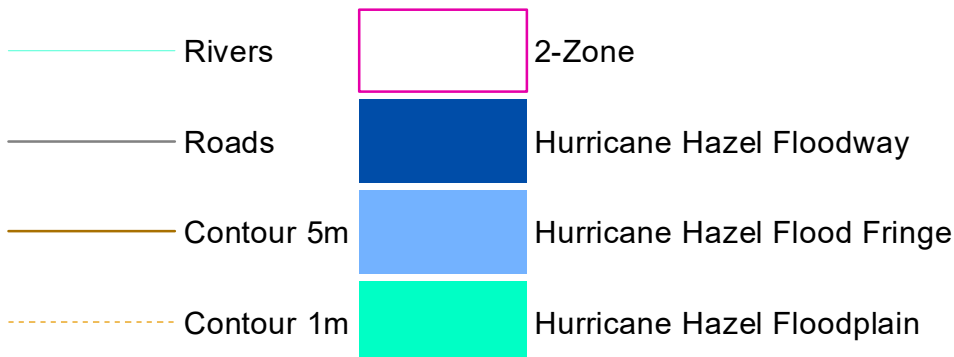


Southampton

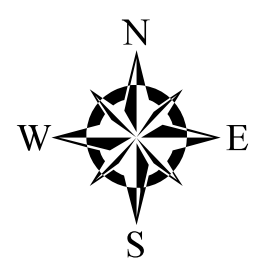
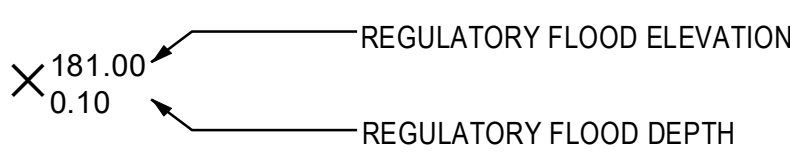
Floodlines (Existing Condition)



Legend

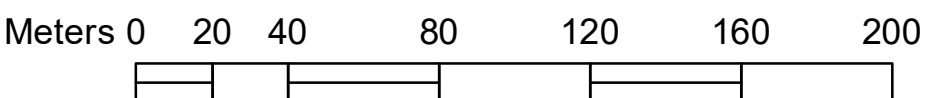


2D Flood Elevation



Sheet: 3

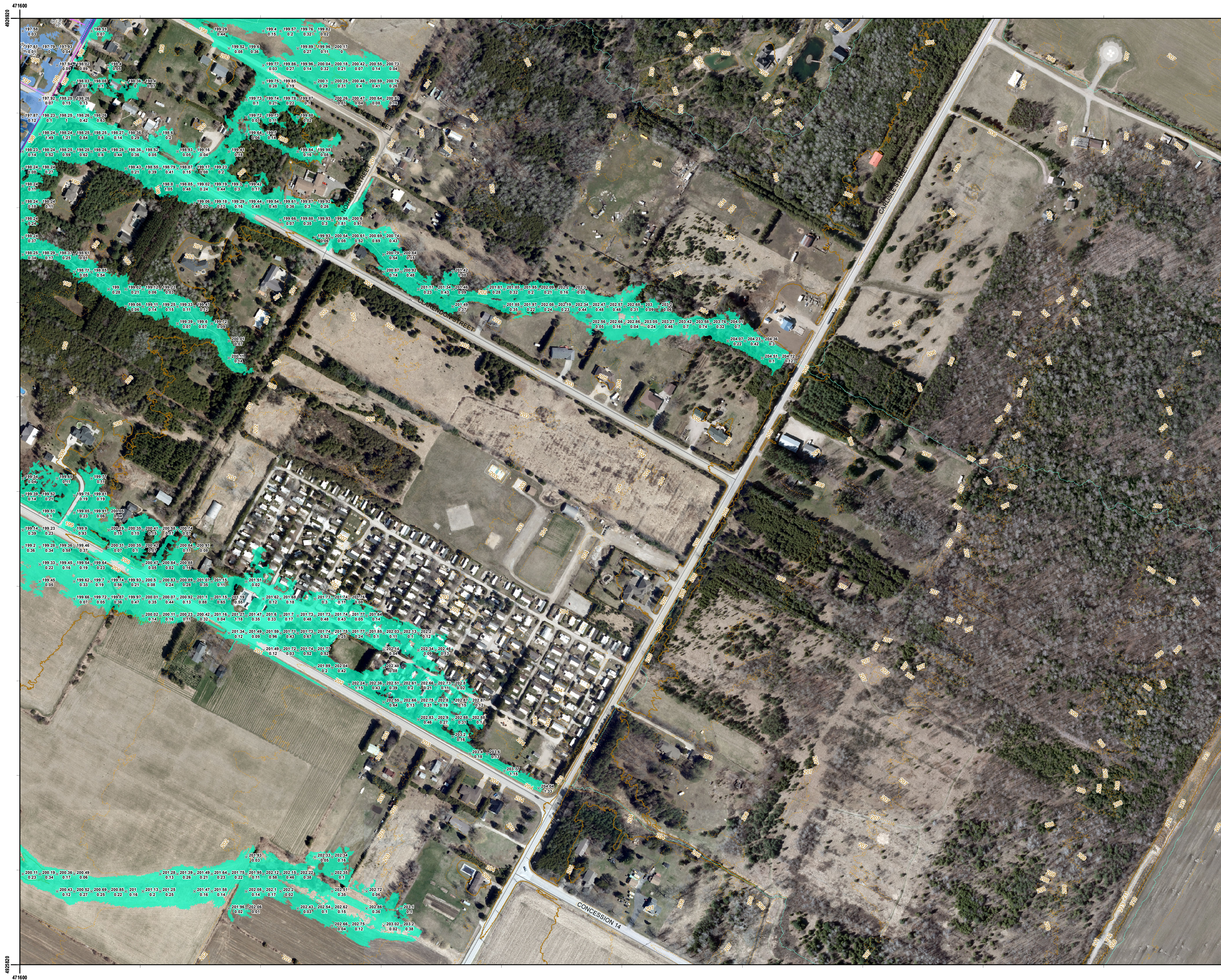
1:2,000



Scale: 1 : 2,000
1 cm on the map represents 20 m on the ground
All measurements are in Metric.

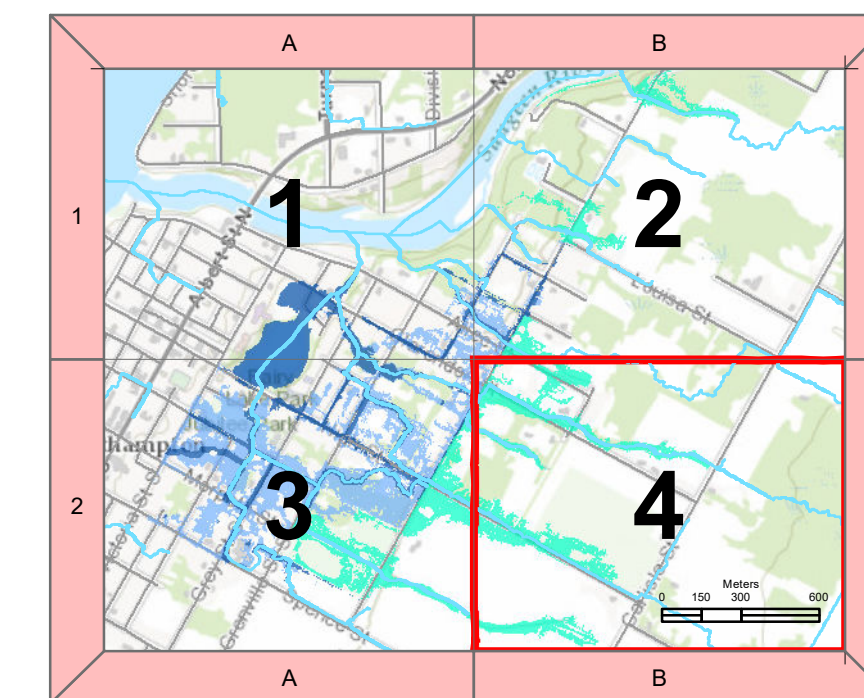
Vertical Datum: Mean Sea Level (G.S.C.)
Horizontal Datum: North American Datum 1983 (NAD 83)
Projection: Universal Transverse Mercator
Zone: 17
Central Meridian: 81° West
Grid Spacing: 100 Meters

NOTES:
1. Floodlines were generated using a DEM derived from a LiDAR survey.
2. Where a discrepancy between the contours and the Floodlines is evident, the Floodline shall take precedence.
3. An additional topographic survey and professional expertise may be used to more precisely locate the Floodline on specific properties.

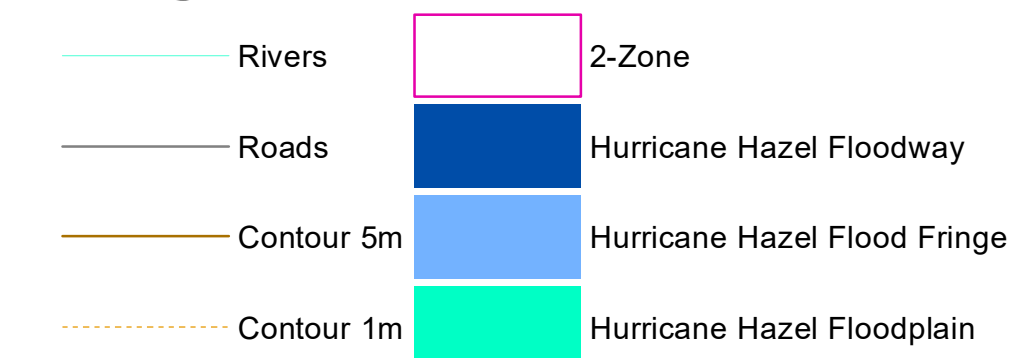


Southampton

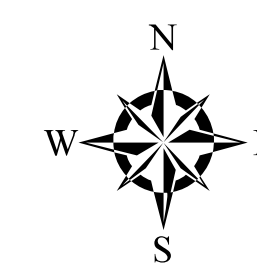
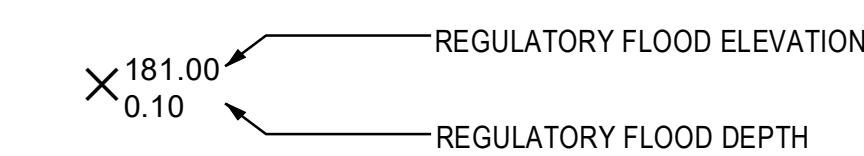
Floodlines
(Existing Condition)



Legend

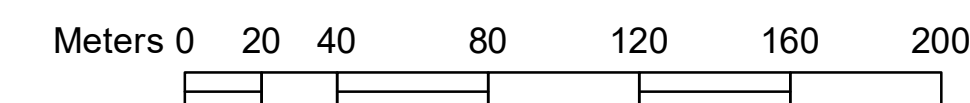


2D Flood Elevation



Sheet: 4

1:2,000



Scale: 1 : 2,000
1 cm on the map represents 20 m on the ground
All measurements are in Metric.
Vertical Datum: Mean Sea Level (G.S.C.)
Horizontal Datum: North American Datum 1983 (NAD 83)
Projection: Universal Transverse Mercator
Zone: 17
Central Meridian: 81° West
Grid Spacing: 100 Meters

NOTES:

1. Floodlines were generated using a DEM derived from a LiDAR survey.
2. Where a discrepancy between the contours and the Floodline is evident, the Floodline shall take precedence.
3. An additional topographic survey and professional expertise may be used to more precisely locate the Floodline on specific properties.

EPR-2025-10

Report To: Chair and Directors, Saugeen Valley Conservation Authority

From: Matt Armstrong, Manager, Environmental Planning and Regulations

Date: September 18, 2025

Subject: Request for Endorsement: Permits Issued

Purpose: To seek endorsement of permits issued pursuant to Section 28.1 (1) of the *Conservation Authorities Act*.

Recommendation

THAT SVCA permit applications 25-102 to 25-175 as approved by staff, be endorsed.

Background

Saugeen Valley Conservation Authority (SVCA) staff issue permits in accordance with SVCA policies and then present them to the Board for endorsement at a subsequent Authority meeting.

The list below includes the 74 permits issued between July 2, 2025, and August 25, 2025.

Permit	Location	Proposed Works
25-102	Brockton	To remove a carport; replace a sewage disposal system; and construct dwelling additions including a basement, covered and uncovered decks, and a landward retaining wall, with related excavation, filling and grading.
25-103	Saugeen Shores	Filling and grading as part of a cut-fill to create two lots (lots 10 and 11) within the Easthampton SUB, to support severance applications.
25-104	South Bruce	Install fibre optic services by horizontal directional drill and plow in multiple locations (Projects Bruce Road 4 (SVCA) 392-1-SA01-A-A1A to A4), with related excavation, filling and grading.
25-105	South Bruce	Install fibre optic services by horizontal directional drill and plow in multiple locations (Projects 392-1-SA04-A-A1 to A3), with related excavation, filling and grading.
25-106	Minto	Interference with a watercourse consisting of the maintenance of the Coon Creek Municipal Drain including bottom cleanout and brushing of one bank.
25-107	Southgate	Replace an existing 550mm CSP road crossing culvert with a 750mm Boss-2000 pipe culvert, with related excavation, filling and grading.
25-108	Southgate	Install fibre optic services by horizontal directional drill and plow in multiple locations (Project HOLS-UG01 to HOLS-UG22, and HOLS-UG24 to HOLS-UG35 inclusive), with related excavation, filling and grading.
25-109	Chatsworth	To install fibre optic services by horizontal directional drill and plow in multiple locations (Project MASS-UG01 to MASS-UG09 and MASS-UG11 inclusive) with related excavation, filling and grading, as indicated on the attached permit.
25-110	Southgate	Creation of 4 shallow wetlands for wildlife habitat creation along an existing drainage swale with related excavation, filling and grading.

Permit	Location	Proposed Works
25-111	Kincardine	Installation of a pool, and related excavation, filling, and grading.
25-112	Southgate	An addition to an existing detached accessory building, with related excavation, filling, and grading.
25-113	West Grey	To replace the deck on Bridge N-055, with related excavation, filling and grading.
25-114	West Grey	To replace the deck on Bridge N-056, with related excavation, filling and grading.
25-115	West Grey	To demolish vacant farmhouse, with related filling and grading, as indicated on the attached permit.
25-116	Huron-Kinloss	Construct a 880 square foot flagstone patio at grade, west of the house, with associated landscaping, related excavation, filling and grading.
25-117	South Bruce	To install fibre optic services by horizontal directional drill and plow in multiple locations with related excavation, filling and grading.
25-118	Saugeen Shores	Site re-grading for creation of 2 new soccer fields and installation of associated infrastructure at Helliwell Park.
25-119	West Grey	Installation of fibre optic cable by horizontal directional drill and plow as part of Durham Phase 5 and related excavation, filling, and grading.
25-120	Southgate	Construct a 10 metre by 40 metre gravel laneway with a 450mm culvert for farm access, with related excavation, filling and grading.
25-121	Huron County	Partial demolition and re-construction of an existing single detached residence with a 900 sq. ft., two-story addition and deck, with related excavation, filling and grading.
25-122	Saugeen Shores	Completion of a bottom-only cleanout of approximately 1045 ft. of an existing watercourse, minor realignment of two small sections of watercourse, and replacement of an existing watercourse culvert crossing with related excavation, filling and grading.
25-123	Saugeen Shores	Demolition and reconstruction of an existing 925.2 sq. ft. cabin with related excavation, filling and grading.
25-124	Chatsworth	To fill in a small hole in the field with 100 cubic metres of fill, and install a laneway entrance with related grading, as indicated on the attached permit.
25-125	Huron-Kinloss	Demolition of an existing single two story detached residence and construction of a new single two story detached residence with retaining wall, installation of a new septic system, and in-fill of an existing pond with related excavation, filling and grading
25-126	Brockton	To replace a 84-foot long wooden retaining wall with an armour stone retaining wall and steps, with related excavation, filling and grading.
25-127	Brockton	To remove an approximately 252 square foot portion of the existing dwelling, a 252 square foot shed with concrete floor, and concrete stairs; and construct an approximately 402.5 square foot dwelling addition with stairs, with related excavation, filling and grading.
25-128	West Grey	For the alteration of watercourses by horizontal directional drill using water, and works within and adjacent to floodplain and adjacent to wetland by horizontal directional drill and plow, consisting of the installation of fibre optic cable, with related excavation and grading.
25-129	West Grey	For the alteration of watercourses by horizontal directional drill using water, and works within and adjacent to floodplain and adjacent to wetland by horizontal directional drill and plow, consisting of the installation of fibre optic cable, with related excavation and grading.

Permit	Location	Proposed Works
25-130	Chatsworth	To install fibre optic services by horizontal directional drill with water and plow in multiple locations (Project Massie-Segment 13, Drawings 13-18 and 21 inclusive) with related excavation, filling and grading.
25-131	West Grey	Installation of stormwater management facility outlet, and related excavation, filling, and grading associated with plan of subdivision 42T-2024-03.
25-132	West Grey	Reconstruction of an existing laneway, and related excavation, filling, and grading.
25-133	West Grey	Re-establish an approximately 15 metre long section of rip rap riverbank erosion protection immediately downstream of the Durham Upper Dam , with related excavation and grading.
25-134	Grey Highlands	Removal of an existing road crossing culvert and replace with two new road crossing culverts.
25-135	Saugeen Shores	To construct a 1598 square-foot cottage, with related excavation, filling and grading.
25-136	West Grey	For the alteration of the South Saugeen River by horizontal directional drill using drilling mud; the alteration of watercourses by horizontal directional drill using water; and works within and adjacent to floodplain and adjacent to wetland by horizontal directional drill and plow, consisting of the installation of fibre optic cable, with related excavation and grading.
25-137	West Grey	For the alteration of watercourses by horizontal directional drill using water, and works within and adjacent to floodplain and adjacent to wetland by horizontal directional drill and plow, consisting of the installation of fibre optic cable, with related excavation and grading.
25-138	West Grey	To construct a 182.8 square metre detached garage with covered concrete pad, and tie a new sanitary line into an exiting sewage disposal system, with related excavation, filling and grading.
25-139	West Grey	For the alteration of watercourses by horizontal directional drill using water, and works within and adjacent to floodplain and adjacent to wetland by horizontal directional drill and plow, consisting of the installation of fibre optic cable, with related excavation and grading.
25-140	West Grey	For the alteration of watercourses by horizontal directional drill using water, and works within and adjacent to floodplain by horizontal directional drill and plow, consisting of the installation of fibre optic cable, with related excavation and grading.
25-141	Huron-Kinloss	To construct a 1909 square-foot 2-story cottage with basement and a new septic system, related excavation, filling and grading.
25-142	Brockton	To replace wooden retaining walls with armour stone retaining walls, a landing, and steps; and remove an existing boathouse foundation, with related excavation, filling and grading.
25-143	Huron-Kinloss	To replace the existing box culvert with a 5.50 metre span by 2.75 metre rise concrete box culvert, with related excavation, filling and grading.
25-144	Brockton	To remove an approximately 500 square foot, two story, covered deck; construct an approximately 784 square foot, two story, covered deck; and remove and construct an extended set of stairs, with related excavation and grading.
25-145	Brockton	To replace a 52-foot long by 5-foot wide dock, with related excavation.
25-146	Kincardine	To dredge the Scott's Point canal, with related excavation.

Permit	Location	Proposed Works
25-147	Kincardine	To demolish an approximately 75.7 square metre, 1.5 storey cottage; construct an approximately 204.4 square metre two storey dwelling, with covered porches and sundeck; and install a sewage disposal system, with related excavation, filling and grading.
25-148	West Grey	To construct a 40-foot by 60-foot shop, with related excavation, filling and grading.
25-149	Southgate	To replace the existing corrugated steel (CS) culvert S34 with a twin CS culverts 2.4 metres in diameter and 20 metres in length , with related excavation, filling and grading.
25-150	Brockton	To construct a 30-foot by 22-foot detached garage, with related excavation, filling and grading.
25-151	Huron-Kinloss	To re-locate an existing cottage onto a new foundation with an addition, with related excavation, filling and grading.
25-152	South Bruce	To install fibre optic services by horizontal directional drill and plow (Project 367-2-SA01-A-A1A - IFA MC) in multiple locations, with related excavation, filling and grading.
25-153	South Bruce	To install fibre optic services by horizontal directional drill and plow (Project 367-2-SA01-A-A1 - IFA MC), with related excavation, filling and grading.
25-154	Arran-Elderslie	Construction of a dwelling, and related excavation, filling, and grading.
25-155	South Bruce	To install fibre optic services by horizontal directional drill and plow (Project 367-2-SA01-A-A1 - IFA MC) in multiple locations, with related excavation, filling and grading.
25-156	Arran-Elderslie	Re-alignment of a section of Concession 6 and completion of slope stabilization works including installation of rip rap stone protection at the slope toe adjacent to the North Saugeen River, and regrading of the existing slope to a stable profile with related excavation, filling and grading.
25-157	Saugeen Shores	Partial demolition of an existing rear addition and construction of a new 815 sq.ft. single story rear addition to an existing single detached dwelling, with related excavation and grading.
25-158	Arran-Elderslie	To renovate 543 Queen Street South in Paisley with both commercial and residential units.
25-159	Arran-Elderslie	To excavate a pond for water livestock and construct a wetland for wildlife habitat.
25-160	Southgate	To construct a 20 foot by 29 foot detached garage on a floating slab foundation, with related excavation, filling and grading.
25-161	South Bruce	To install fibre optic services by horizontal directional drill and plow (Project 392-1-SA01-A-A5 and A6 – IFA SVCA) , with related excavation, filling and grading.
25-162	Grey Highlands	To construct a driveway back to the field for access.
25-163	West Grey	Construction of a two-storey, four-unit townhome, with attached garages and no basements, and related excavation, filling, and grading.
25-164	South Bruce	Completion of the bottom-only cleanout (Section 74 maintenance) of the Press-Ballagh Municipal Drain between Sideroad 5A and Huron-Bruce Road.
25-165	West Grey	Construction of a detached accessory building, and related excavation, filling, and grading.

Permit	Location	Proposed Works
25-166	West Grey	Installation of an on-ground 46.5 sq. m. therapeutic pool and associated 35 sq. m. deck and creation of a surface drainage swale to the east of the existing residence with related excavation, filling, and grading.
25-167	Chatsworth	To construct a 18.2 square meter addition at the northeast corner of the existing dwelling, extend the existing porch to align with the new addition with a new roof over the porch, and construction of a new roof over the existing deck on the west side of the dwelling supported by new piers.
25-168	Grey Highlands	Enclose approximately 611 metres of open watercourse including installation of catchbasins, complete a bottom-only cleanout of an additional 150 metres of watercourse, and replace an existing road culvert at Road 180.
25-169	West Grey	Construction of a new 1608 sq. ft. single detached residence, installation of a septic system, and construction of slope retaining walls with related excavation, filling and grading on a vacant lot.
25-170	Brockton	To install fibre optic services by horizontal directional drill and plow in multiple locations with related excavation, filling and grading.
25-171	Minto	To construct a 1370 square-foot attached garage including storage area in the rafters, with related excavation, filling and grading.
25-172	Melancthon	Alteration of a watercourse including installation of fibre optic cable by directional bore and trench associated with project SP23-0646.
25-173	West Grey	For the alteration of watercourses by horizontal directional drill using water, and works within and adjacent to floodplain and adjacent to wetland by horizontal directional drill and plow, consisting of the installation of fibre optic cable, with related excavation and grading.
25-174	Brockton	For the alteration of watercourses by horizontal directional drill using water, and works within and adjacent to floodplain and adjacent to wetland by horizontal directional drill and plow, consisting of the installation of fibre optic cable, with related excavation and grading.
25-175	Arran-Elderslie	Complete a bottom-only cleanout of three drainage swales located along the Paisley Dyke.

Strategic Plan Linkages

A1.6 – Accessibility;

E1.7 – Expertise;

R1.3 – Resiliency;

R1.8 – Resiliency

Prepared by:

[Original Signed by:]

Matt Armstrong

Manager, Environmental Planning and Regulations

Approved by:

[Original Signed by:]

Erik Downing

General Manager / Secretary-Treasurer

LAN-2025-07

Report To: Chair and Directors, Saugeen Valley Conservation Authority
From: Donna Lacey, Manager of Forestry and Lands
Date: September 18th, 2025
Subject: 2026 Campground Fees
Purpose: To seek Board endorsement of the proposed 2026 campground and associated fee schedule

Recommendation

THAT the SVCA Board of Directors endorse the proposed 2026 fee increase for campgrounds and related rates.

Background

Saugeen Valley Conservation Authority operates three campgrounds for both seasonal and transient campers: Bruccedale, Durham, and Saugeen Bluffs. Camping fees were adjusted for the 2024 and 2025 seasons in response to cost pressures in specific business areas. Expenses have continued to increase through the 2025 season and are projected to rise further, making it necessary to evaluate and adjust certain rates for the 2026 season.

SVCA's practice is to distribute seasonal camping contracts to campers over the Labour Day weekend, with signed contracts returned prior to the campground closures following Thanksgiving. To maintain close to this schedule, approval of the proposed 2026 fees is required in advance of the broader budget discussions, ensuring timely delivery of contracts and clear communication with clients.

Analysis

Staff have reviewed campground fee structures at comparable facilities for the 2025 camping season, and for 2026 where rates have been posted, alongside a detailed assessment of expenses incurred and anticipated across all SVCA campgrounds. The proposed adjustments are designed to address operational needs while ensuring SVCA campgrounds remain competitive within the regional market.

Accordingly, staff have applied variable increases to camping and associated rates to establish the proposed 2026 fee schedule.

Strategic Plan Linkages

R1.0 – Resiliency; Development of a Robust, Stable Organization

Prepared by:

[Original Signed by:]

Donna Lacey

Manager, Forestry and Lands

Approved by:

[Original Signed by:]

Erik Downing

General Manager / Secretary-Treasurer

Proposed 2026 Camping Fee Schedule

Serviced Campsite		
	2025	2026
Daily	\$ 60.00	\$ 63.00
Daily Prime	\$ 65.00	\$ 68.00
Weekly	\$ 353.00	\$ 378.00
Monthly	\$ 1,316.00	\$ 1,323.00
Full Season	\$ 3,128.00	\$ 3,316.00
Prime Full Season	\$ 3,527.00	\$ 3,715.00
Transient Winter	\$ 60.00	\$ 65.00
Full Season-Winter	\$ 2,249.00	\$ 2,522.00
Prime Sites: Durham 69 - 89, Bluffs 14,15,17,19,21,23,25,27,28,31,33		
Non Serviced Campsite		
Daily	\$ 50.00	\$ 53.00
Weekly	\$ 295.00	\$ 318.00
Monthly	\$ 1,118.00	\$ 1,125.00
Full Season	\$ 2,172.00	\$ 2,302.00
Full Season-Winter	\$ 2,172.00	\$ 2,202.00
Additional Overnight Guest	\$ 7.00	\$ 7.50
Additional Overnight Vehicle	\$ 14.00	\$ 15.00
Cancellation/Change Fee	\$ 15.00	\$ 15.00
Control Card	\$ 25.00	\$ 25.00
Dumping Fee	\$ 25.00	\$ 25.00
Firewood	\$ 10.00	\$ 10.00
Group Camping + \$9/person	\$ 125.00	\$ 132.50
Ice	\$ 4.50	\$ 4.50
Late Payment/Clean Up	75.00/150.00	75.00/150.00
Laundry		
Off Season	\$ 50.00	\$ 50.00
Early Check in/Late Check out		\$ 20.00
Reservation Charge	\$ 16.00	\$ 16.00
Seasonal Vehicle/Visitor Pass	\$ 95.00	\$ 100.00
Store Items		\$ -
Trailer Storage	\$ 300.00	\$ 320.00
Youth Group Camping	\$ 8.00	\$ 8.00
Day Use Fees		
Adult	\$ 5.00	\$ 7.00
Child (5 to 12)	\$ 3.00	\$ 5.00
Max. Per Vehicle	\$ 13.50	\$ 15.00
Seasons Pass	\$ 55.00	\$ 55.00
Canoe		
Launch-Vehicle Fee	\$ -	\$ -
Rental per hour		\$ -
Daily Rental	\$ 42.00	\$ 42.00
Deposit	\$ 50.00	\$ 50.00

Shelter

Picnic Rental includes Hydro and Guest (Durham & Bluffs)	\$ 160.00	\$ 170.00
Sutherland Centre - Full Day	\$ 180.00	\$ 190.00
		\$ -
(Sulphur Springs)	\$ 160.00	\$ 170.00
Cancellation Fee	\$ 30.00	\$ 50.00

Horse

Daily - No Corrals	\$ 55.00	\$ 58.00
Daily - 2 Corrals	\$ 75.00	\$ 80.00
Daily - Bunkie, 2 Corrals	\$ 105.00	\$ 110.00
Weekly - No Corrals	\$ 332.00	\$ 351.00
Weekly - 2 Corrals	\$ 444.00	\$ 470.00
Weekly - Bunkie, 2 Corrals	\$ 631.00	\$ 670.00
Seasonal, No Corrals	\$ 2,722.00	\$ 2,885.00
Seasonal - Extra Site		\$ 650.00
Day Use Horse Trail Pass	\$ 13.00	\$ 14.00
Yearly Individual Horse Trail Pass	\$ 95.00	\$ 100.00
Damage/Cleaning Fee	\$ 150.00	\$ 150.00
Extra Horse	\$ 35.00	\$ 37.00
Event Ring - Full Day	\$ 120.00	\$ 127.00

LAN-2025-08

Report To: Chair and Directors, Saugeen Valley Conservation Authority
From: Donna Lacey, Manager, Forestry and Lands
Date: September 18, 2025
Subject: Durham CA Hydro Expansion RFP Results
Purpose: To Obtain Board Approval for the Award of Tender

Recommendation

THAT the SVCA Board of Directors award the contract for the Hydro Expansion Project at Durham Conservation Area.

Background

The Durham Conservation Area campground has long been a popular destination, though the profile of campers and the types of camping units have shifted over time. Demand for traditional, un-serviced camping has declined significantly, with consistently low occupancy rates. In contrast, serviced campsites remain in exceptionally high demand and are routinely booked to capacity. Transient campers who secure a serviced site frequently express enthusiasm, noting the difficulty of obtaining one due to limited availability.

Recognizing this trend, staff have been exploring the feasibility of converting a portion of the underutilized un-serviced sites into serviced sites. After several years of review, plans are now advancing to introduce services to selected sites located within the winter camping area.

Analysis

Enhancing a portion of the campground with serviced sites is expected to improve overall usage by meeting current visitor preferences, without requiring expansion of the campground footprint or increasing daily operational demands. To advance this work, a Request for Proposals (RFP) was issued for the installation of hydro service. As part of the same project, waterline and fibre optic installation was included to avoid future costs associated with reopening a trench at a later date.

Proposals were received in accordance with SVCA's procurement protocols. Submissions, exclusive of HST and listed in no particular order, were as follows:

- Bates Bros Construction Inc. – \$145,000.00 (plus Hydro One expenses)
- Hawkins Electrical Contracting – \$149,500.00
- Pine Ridge Electric – \$295,155.70

- RKS Electric – \$99,677.90
- Weber’s Electric – \$106,990.00

It should be noted that the budget allocation for this project in 2025 is \$130,000.

In addition to being the most cost-effective submission, RKS Electric’s proposed approach aligns closely with staff’s preferred plan for site servicing. For these reasons, SVCA staff recommend proceeding with RKS Electric for this project.

Financial Implications

Of the bids received, RKS Electric submitted the lowest proposal at \$99,677.90, which is well within the approved 2025 budget of \$130,000.

Prepared by:

< *[Original signed by:]* >

Donna Lacey, Manager Forestry and Lands

Approved by:

< *[Original signed by:]* >

Erik Downing, General Manager / Secretary-Treasurer