

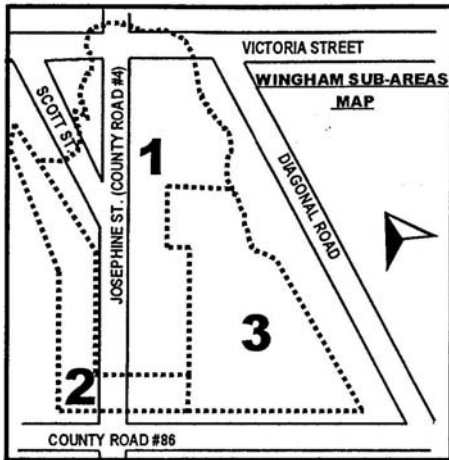


# Floodplain Development in Wingham Sub-Area 2

## Development Policies and Procedures for Sub-Area 2

### Location

This area is located in the floodplain of the Middle Maitland River. The Regulatory Flood Elevation/Datum (RFD) for this area is 310.2 metres above sea level.



### Land Use and Permitted Uses

Any proposed land use for this area must be commercial. If a property owner is considering changing the land use on their property, then the Huron County Planning and Development Department should be contacted. Zoning by-law amendment forms are available from the Clerk's Office at the Township of North Huron office.

### New Buildings and Additions

- Floodproofing measures shall be designed to the RFD (310.2 metres).
- A geotechnical report is prepared to check for the presence of methane gas and to determine the ability of the soils to support the proposed structure.

- Foundations, walls and floors located below the RFD must be designed to withstand the anticipated hydrostatic pressures and certified by a professional engineer.
- All mechanical and electrical service shutoffs must be located above, or protected to, the elevation of the RFD.
- Sump pump outlets must be equipped with anti-backflow devices if located below the RFD.

### General Measures (Apply to all areas in the RFD)

New construction will not be permitted under the following conditions:

- Where the use is associated with the manufacture, storage, disposal and/or the consumption of hazardous substances that may pose an unacceptable threat to public safety if they were to escape during a flood. Examples would include dry cleaning operations and paint manufacturing.  
Note: Fuel storage associated with gas stations is permitted so long as the tanks are specifically designed to handle the forces of a regulatory flood.
- Where the use does not pose a threat, a higher level of floodproofing above the RFD may be required if the construction is of a sensitive nature.

### Background

In 1995 the Town of Wingham (now part of the Township of North Huron), the Maitland Valley Conservation Authority (MVCA) and the Government of Ontario adopted policies to govern future land use and development on the floodplain lands at the south end of Wingham. These policies were developed to ensure that the potential for loss of life, property damage, social disruption and pollution stemming from flood events is minimized.

This factsheet has been prepared for property owners and tenants who own or rent property in the floodplain. It provides information regarding:

- Policies and procedures for filling, building, drainage and renovating in the floodplain; and
- Responsibilities and actions to take in the event of a flood emergency.

A Master Development Plan for this section of the floodplain was developed by the Town of Wingham and approved by the Provincial Government in 1995. This plan divides the area into three sub-areas. This factsheet describes **Sub-Area 2**. A summary of the recommendations contained in the plan is outlined in this factsheet. A copy of the complete Master Development Plan is available for review at the Township of North Huron office located at 274 Josephine St., Wingham.

### Geotechnical and Methane Gas Investigations

A geotechnical report is required to be prepared by an engineer before any new buildings or additions will be permitted. The purpose of the geotechnical report is to test for the presence of methane gas and to determine the suitability of the underlying soils to support the proposed development. This report is to be submitted to the Township of North Huron and the MVCA for approval.

### Filling

A geotechnical report is required to be submitted to the Township of North Huron for approval. The placing of fill must be designed and supervised by a geotechnical engineer. The fill elevation must be at a minimum of 309.3 metres. A grading plan must be prepared by a professional engineer and approved by the Township of North Huron and the MVCA.

### Drainage Requirements for the Development and Redevelopment of Property

The Master Development Plan identifies ways to eliminate existing drainage problems in this area. A grading and drainage plan must be submitted to the Township of North Huron and the MVCA for approval. Any alteration to the drainage and/or the placing of fill in the area of the intersection of Amberley Rd. and Josephine St. should require the preparation of a stormwater management plan to be reviewed by the Township of North Huron, the MVCA and the County of Huron. Further information and assistance is available at the Township office.

### Flood Emergency Responsibilities

- The MVCA is responsible for notifying the Township of North Huron of impending flood events.
- The Township of North Huron is responsible for notifying the owners and tenant of properties and buildings located in the floodplain during a flood event and providing an evacuation centre.
- Property owners and tenants are responsible for taking actions to safeguard their property.

### Flood Contingency Planning

The Township of North Huron and the MVCA have both developed flood contingency plans. Copies of these plans are available upon request. The Township and the MVCA encourage owners and tenants in floodplain areas to prepare a flood emergency plan for their property. Assistance is available from the Township and the MVCA. A copy of these plans should be placed on file with the Township for information purposes.

**NOTE: Damages that occur from flooding are not normally covered by your insurance company because you are located in a floodplain.**

For more information contact:



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