

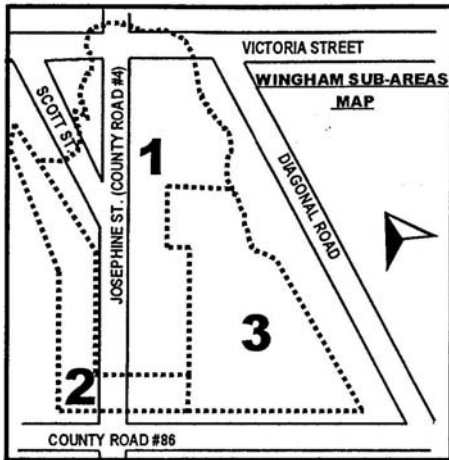


Floodplain Development in Wingham Sub-Area 3

Development Policies and Procedures for Sub-Area 3

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

Due to the nature of the soils and the presence of methane, Sub-Area 3 is the least suitable of the three areas for development. However, it is recommended that development be commercial or light industrial. 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 designed to the RFD (310.2 metres) must be incorporated into the design of the structure.
- An extensive geotechnical report is required to determine: the suitability of the soils; to verify the presence of methane gas; and to determine the ability of the soils to support the proposed development.
- 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.

For accessory structures and municipal utilities:

- Structures such as storage buildings, garages and sheds shall be designed and constructed to prevent flotation or movement under Regulatory Flood conditions.

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 3**. 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.

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.

Geotechnical and Methane Gas Investigations

A geotechnical report is required to be prepared by an engineer before any new buildings or development is permitted in this sub-area. 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 may be required before any filling may be permitted on a lot. The maximum permitted fill elevation is 309.3 metres. If the site is suitable for placing fill, a plan will have to be prepared by an engineer and submitted to the Township of North Huron for approval.

Drainage and Stormwater Management Plans

The Master Development Plan identifies ways to eliminate existing drainage problems in this area. Any proposed development within 45 metres of Amberley Rd. and Josephine St. should be required to prepare 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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