

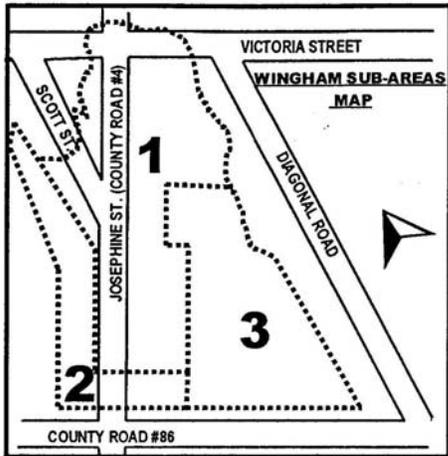


Floodplain Development in Wingham Sub-Area 1

Development Policies and Procedures for Sub-Area 1

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

The majority of the lands located in this area have been designated and zoned for core commercial and highway commercial uses. 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.

Renovations

If you are proposing to renovate an existing building in this area, you are required to incorporate floodproofing measures into your

plans. Floodproofing can be achieved through the use of building materials that will not deteriorate or be damaged from flooding.

New Buildings and Additions

- Floodproofing measures shall be designed to the RFD (if feasible) or a minimum elevation of 309.3 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.

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 1**. 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 additions will be permitted. The purpose of the geotechnical report is to test for the presence of methane gas and 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 the geotechnical engineer. The maximum permitted fill elevation for this area is 309.3 metres.

Drainage Requirements for the Development and Redevelopment of Property

The Master Development Plan identifies ways to eliminate drainage problems in this sub-area. Any alterations to the existing drainage pattern must be approved by the MVCA and the Township. If complete redevelopment is proposed for the property in this sub-area, then a grading and drainage plan must be prepared by a professional engineer. This drainage plan shall include drainage facilities that are designed to handle the runoff from a 1 in 10 year storm, as a minimum. Runoff should be directed to public streets where possible.

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:



[t] 519-335-3557
[e] maitland@mvca.on.ca
[w] mvca.on.ca



[t] 519-357-3550
[w] www.northhuron.ca