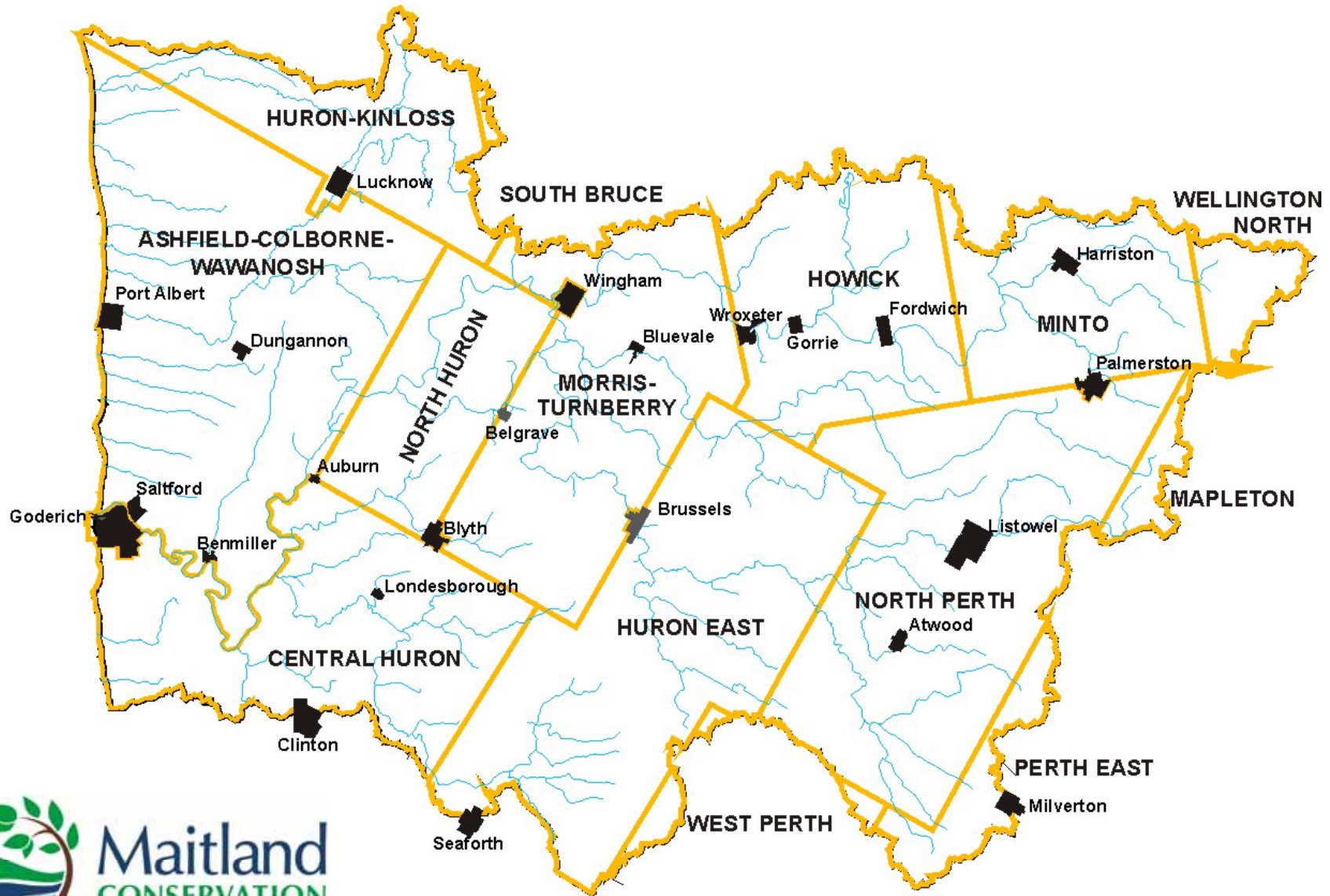




Maitland
CONSERVATION



Area of Jurisdiction



OUR PRIORITIES

- **Strengthening Flood and Erosion Safety Services**
- **Strengthening Watershed Stewardship Services**
- **Stabilizing Financial Base**

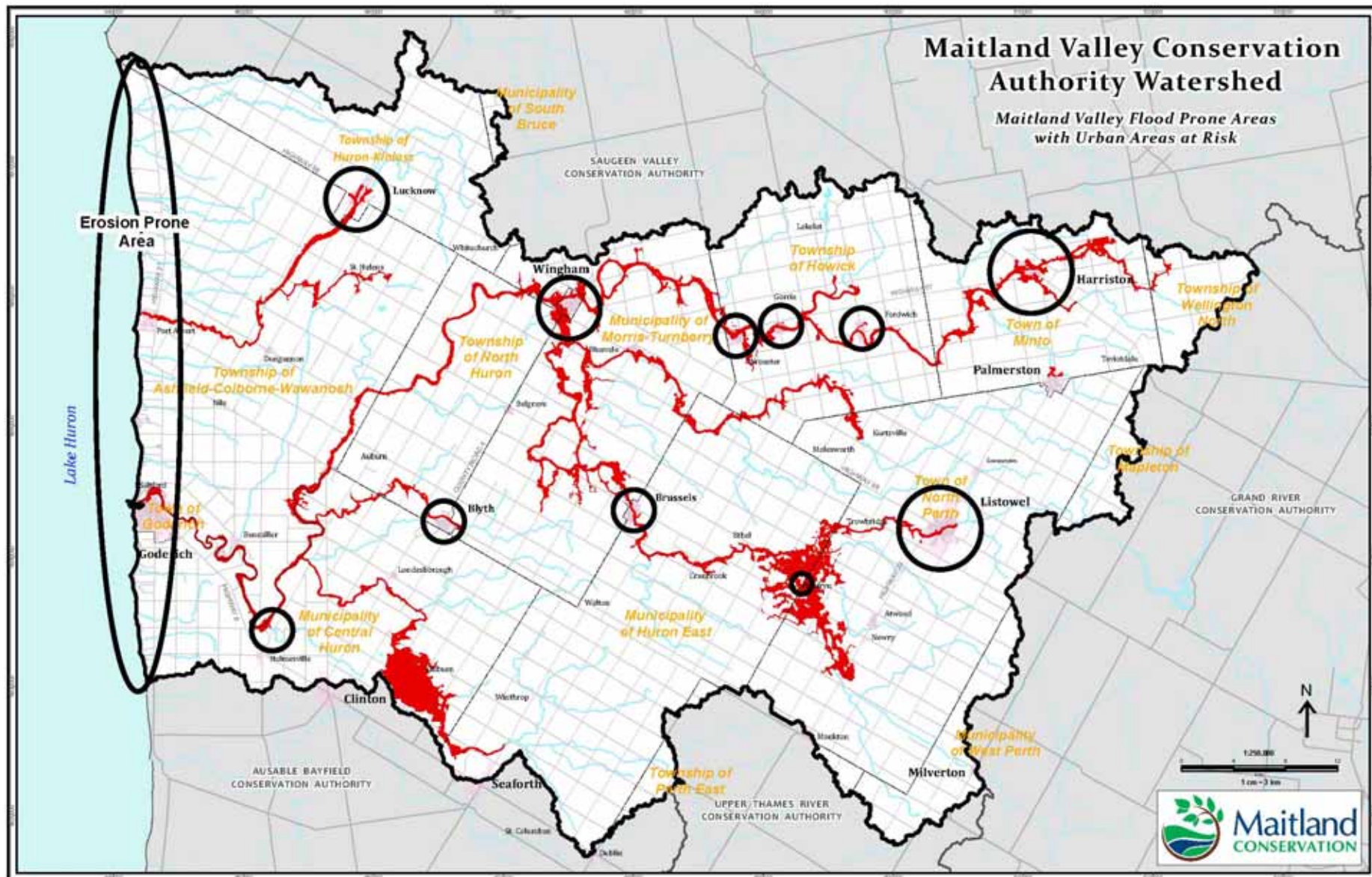


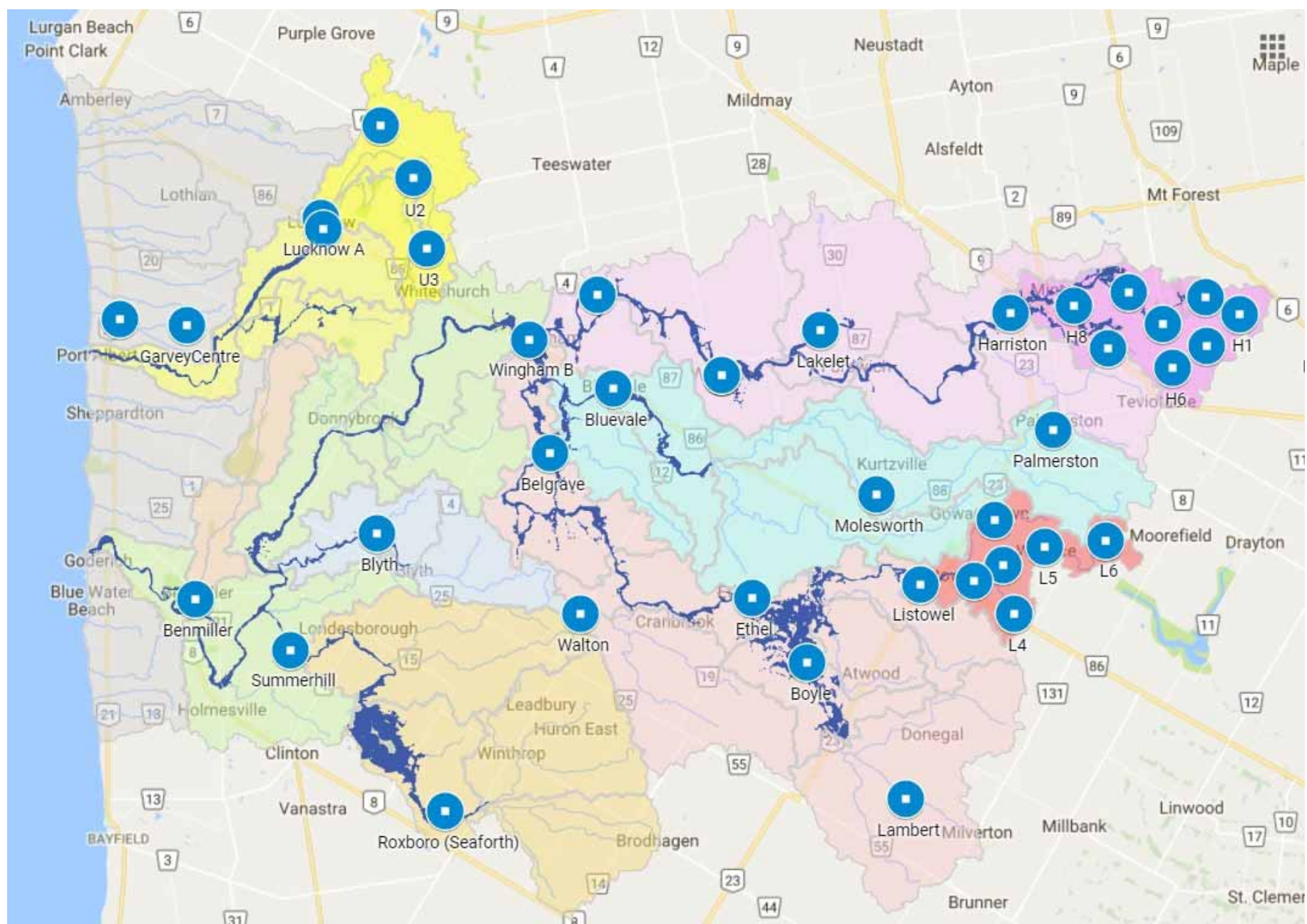
FLOOD and EROSION SAFETY SERVICES



2017/06/24

Maitland Valley Flood Prone Areas with Urban Areas at Risk



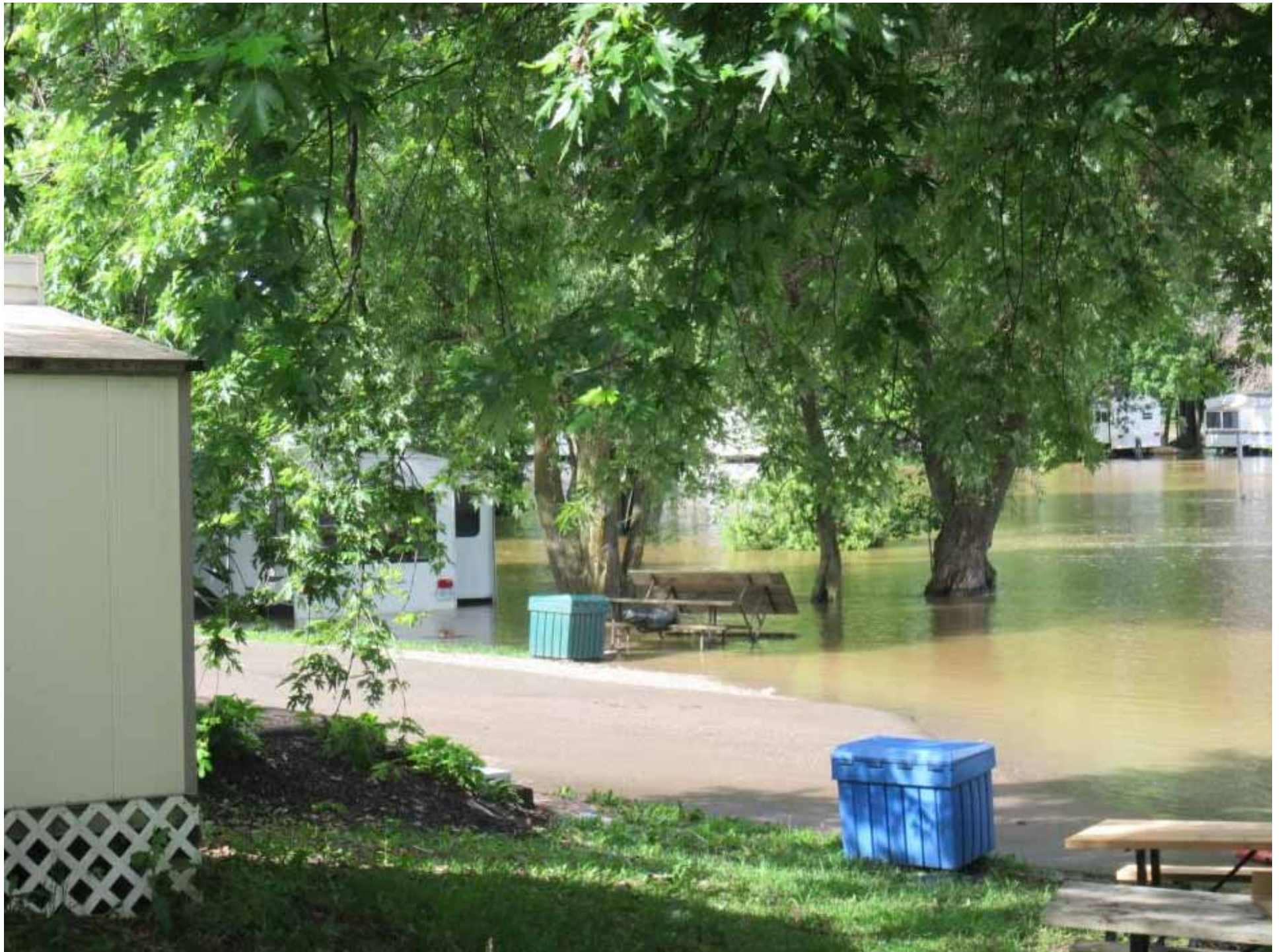














WINGHAM SPECIAL POLICY AREA







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 Mattland River. The Regulatory Flood Elevation Datum (RFD) for this area is 300.2 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 300.2 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 shafts 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 Mattland 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 fact sheet 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.

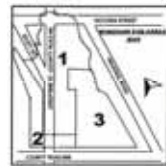
A Master Development Plan for this section of the floodplain was developed by the Town of Wingham and approved by the Provincial Government in 1995. This plan divides the area into three sub-areas. This fact sheet describes **Sub-Area 1**. A summary of the recommendations contained in the plan is outlined in this fact sheet. A copy of the complete Master Development Plan is available for review at the Township of North Huron office located at 174 Josephine St., Wingham.



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 Mattland River. The Regulatory Flood Elevation Datum (RFD) for this area is 300.2 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 (300.2 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 shafts 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 Warnings (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.
- 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 Mattland 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 fact sheet 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 fact sheet describes **Sub-Area 2**. A summary of the recommendations contained in the plan is outlined in this fact sheet. A copy of the complete Master Development Plan is available for review at the Township of North Huron office located at 174 Josephine St., Wingham.



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 Mattland River. The Regulatory Flood Elevation Datum (RFD) for this area is 300.2 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 (300.2 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 shafts 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 Mattland 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 fact sheet 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 fact sheet describes **Sub-Area 3**. A summary of the recommendations contained in the plan is outlined in this fact sheet. A copy of the complete Master Development Plan is available for review at the Township of North Huron office located at 174 Josephine St., Wingham.

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Maitland Conservation - 2017 Board of Directors