

## **Town of Gambo**

# **Building Development Controls in Floodplains Regulation 2011**

Pursuant to the powers conferred under section 414 (1d) of the *Municipalities Act, 1999* and all other powers it enabling, The Gambo Town Council, during a public meeting convened on May 30, 2011, hereby passes and enacts the “Building Development Controls in Floodplains Regulations 2011”.

### **Background**

The Town of Gambo has found it necessary to introduce building development controls for areas within its boundaries that are at risk of flooding. Two flood zone designations are established and are identified on the accompanying map:

**Zone A:** This is the land between J.R. Smallwood Boulevard and the Gambo River, south of Smith’s Road. This area is subject to flooding of up to 1 metre deep due to the river overflowing its banks. It is also subject to flooding during extreme weather conditions due to storm surges. Because of the flatness of the floodplain, the risk of soil erosion is low. Building development is permitted in Zone A subject to certain conditions.

**Zone B:** This is the land on the inland side of J.R. Smallwood Boulevard that is directly adjacent the stream that flows from the Trans Canada Highway culvert above and west of Gambo. This area is subject to sudden floods during intense rainfall and is a dangerous area due to the high velocity of the flood water that can erode the hillside and cause landslides. Building development in Zone B is prohibited.

### **By-Law**

1. These regulations may be cited as the *Building Development Controls in Floodplains Regulation 2011*.
2. These regulations will apply within the municipal boundaries of the Town of Gambo.

## **Definitions:**

**Base Flood Elevation (BFE)** - This is the 100 year flood elevation. The BFE is based on flood levels reached during Hurricane Igor in September 2010. The BFE for Zone A is 1.82 metres above sea level.

**Minimum Floor Level (MFL)** - This is the minimum floor level specified for structures within flood liable areas. The MFL will be 600 mm above the BFE. The MFL for Zone A is 2.42 metres above sea level.

**Flood Liable Area** – This is the area that is subject to flooding on a periodic basis.

## **Objectives**

The objectives of the Floodplain Development Control Regulations are:

1. To bring to the attention of the community, Council's policy in relation to building on flood liable land.
2. To require, that buildings and other structures built in flood liable areas, are designed and constructed to withstand the likely stresses of the highest probable flood.
3. To minimize the financial burdens to owners of flood liable land and to the general public.
4. To reduce flood losses by restricting and controlling building so that it is less susceptible to flood damage and minimises risks to residents and those involved in rescue operations during floods.

## **New Residential Development**

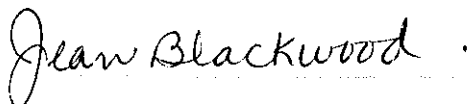
All applications for the erection of a dwelling on land which is located in the Flood Liable Area must be accompanied by a survey plan prepared by a Registered Surveyor providing geodetic elevations of existing ground levels.

1. The floor level of all new dwellings must be no lower than the MFL.

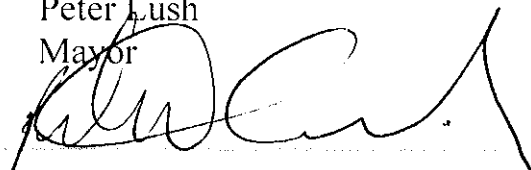
2. A certificate by a Registered Surveyor, certifying that the MFL has been achieved, shall be submitted to Council prior to commencement of any construction above floor level.
3. Non- habitable areas, such as garages, workshops, woodsheds, etc; may be constructed below the MFL at Council's discretion.
4. Materials used in construction below the MFL must be of a type which is able to withstand the effects of immersion.
5. Basements are prohibited in the Flood Liable Area.
6. The MFL may be accomplished by:
  - Concrete slab on properly compacted fill,
  - Elevation on piles, posts, piers or columns,
  - Elevation on walls or a crawl space.
7. An unfinished, flood resistant enclosed area below the lowest floor can be permitted if it is usable solely for vehicle parking or limited storage. Fully enclosed structures must have flood openings to allow water to flow into and out of the structure thereby relieving hydrostatic forces.
8. Buildings must be designed and anchored to prevent flotation, collapse, lateral movement or undercutting by erosion or scour during the 100-year storm event.
9. Sanitary sewer laterals must include a backflow device.

Adopted by Council during the Public Meeting of the Town of Gambo on May 30, 2011

Jean Blackwood  
Town Clerk



Peter Lush  
Mayor



TOWN OF GAMBO

FLOOD ZONE A

BFE= BASE FLOOD ELEVATION  
MFL= MINIMUM FLOOR LEVEL

FLOOD ZONE B  
NO DEVELOPMENT PERMITTED

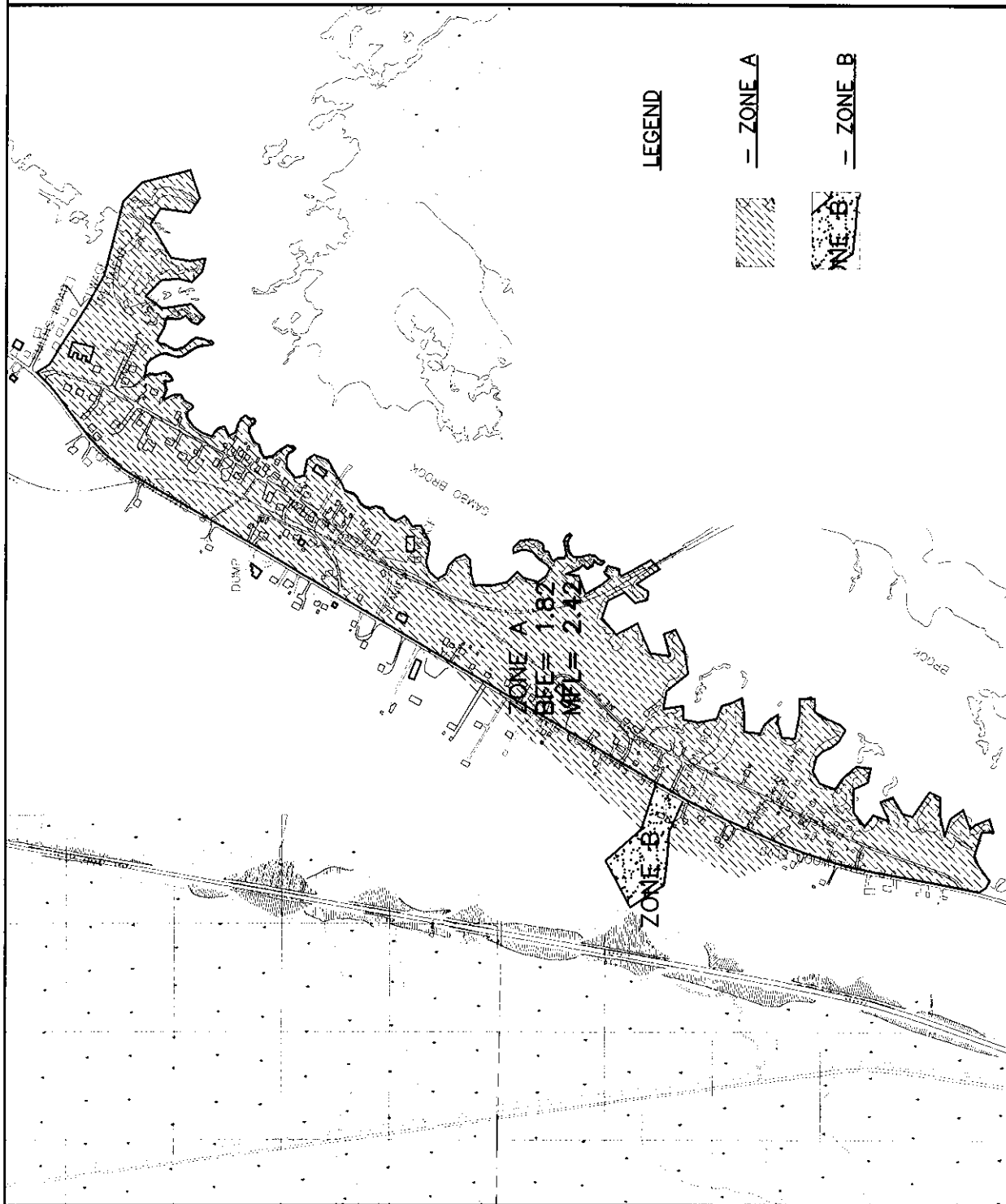
BUILDING DEVELOPMENT  
CONTROLS IN FLOOD PLAIN

TOWN OF GAMBO

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_

Date \_\_\_\_\_



## **Town of Gambo**

### **Building Development Controls in Floodplains Regulation 2011**

#### **Amendment No. 1**

Pursuant to the powers conferred under Section 414(1d) of the Municipalities Act, 1999 and all other powers enabling it, The Town of Gambo enacts the following bylaw related to building development controls in floodplains.

#### **Background**

Under its "Building Development Controls in Floodplains Regulation 2011" the Town of Gambo has adopted two flood zone designations; Zone A and Zone B. Building development in Zone A is permitted subject to certain conditions. Building development in Zone B is prohibited.

During 2011 the Provincial Department of Transportation and Works carried out certain improvements to the drainage channel on the Trans Canada Highway culvert above Gambo. These improvements should serve to reduce the risk of flooding on the landward side of J.R. Smallwood Boulevard below the culvert.

Council has authorized a map amendment that will change the designation of a portion of the land on the landward side J.R. Smallwood Boulevard from Zone B to Zone A

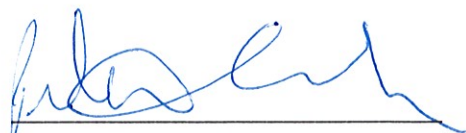
#### **By-Law**

1. This By-Law may be cited as the "Building Development Controls in Floodplains (Amendment No. 1- 2012) Regulation"
2. These regulations will apply within the municipal boundaries of the Town of Gambo.
3. The map accompanying the regulation is amended as follows:

**Lots left and right of the abandoned homes on J.R. Smallwood Blvd will have their designation changed from Zone B (Prohibited Development) to Zone A (Development permitted under certain conditions).**

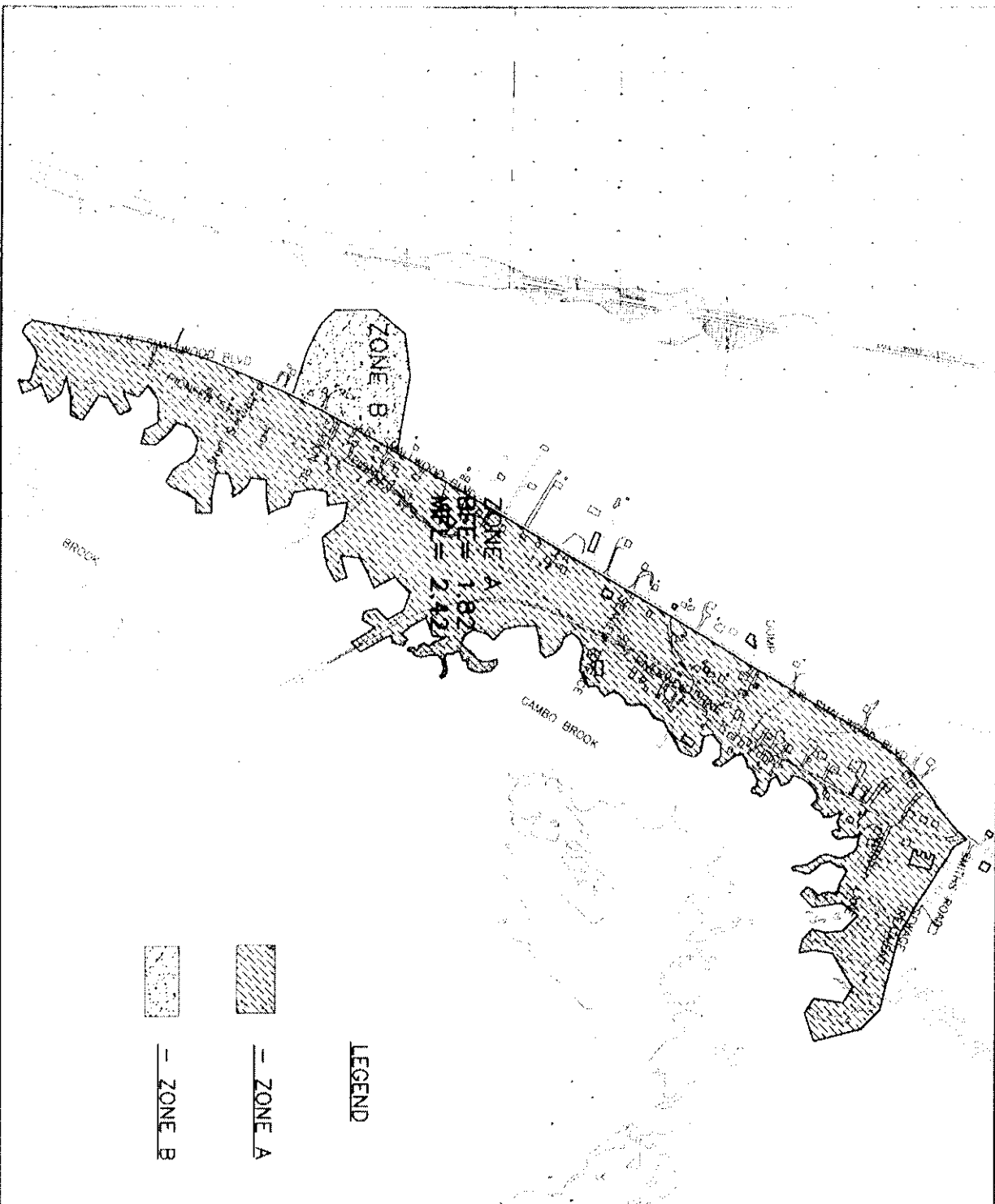
Adopted by council at the Public Meeting of December 12<sup>th</sup>, 2011

**Motion: 11-12-12-249**



**Mayor Peter Lush**

  
**Town Clerk, Jean Blackwood**



# TOWN OF GAMBO

## FLOOD ZONE A

BFE= BASE FLOOD ELEVATION  
MFL= MINIMUM FLOOR LEVEL

FLOOD ZONE B  
NO DEVELOPMENT PERMITTED

BUILDING DEVELOPMENT  
CONTROLS IN FLOOD PLAIN

TOWN OF GAMBO

Mayor: \_\_\_\_\_ Clerk: \_\_\_\_\_ Date \_\_\_\_\_