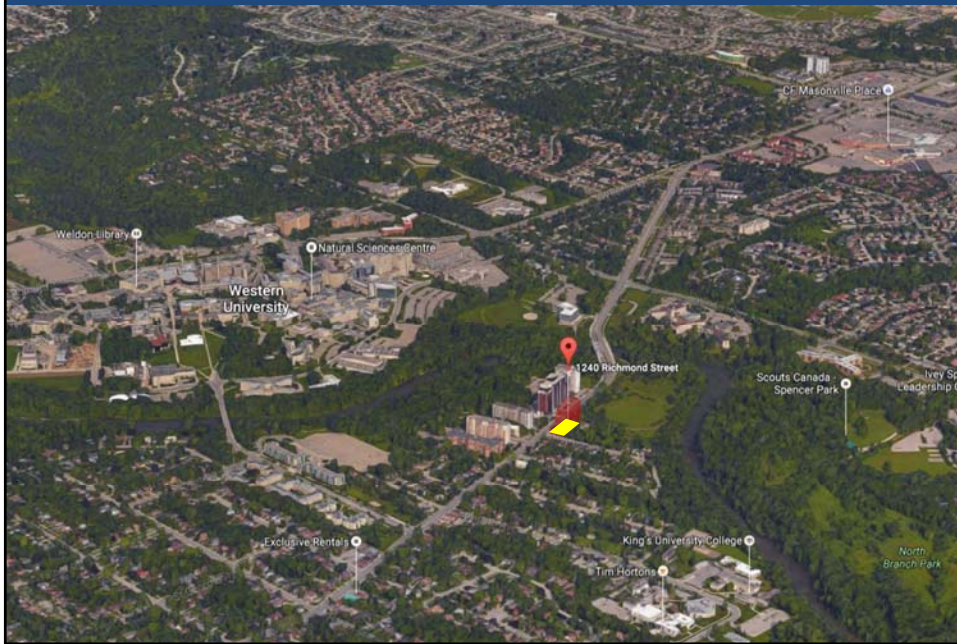


Official Plan & Zoning By-Law Amendment Application
1234-1246 Richmond Street



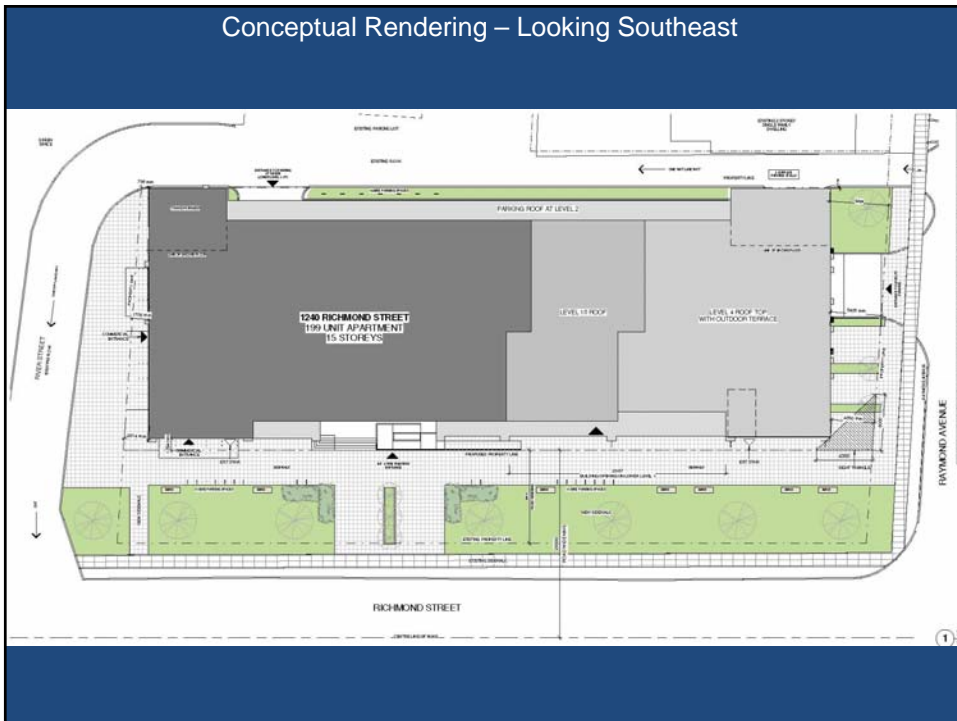
Conceptual Rendering – Looking Northeast



Conceptual Rendering – Looking Southeast



Conceptual Rendering – Looking Southeast

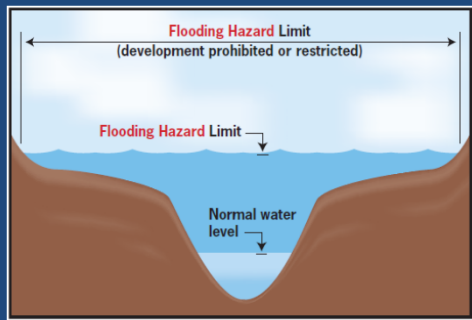


UTRCA Comments to City of London
 Re: SP12-012179 (LUXE – 1235-1253 Richmond St.)

3.2.3.2 Flood Fringe Policies

Flood fringe policies are applied in those specific cases where a Two Zone Policy Approach is implemented. Development and site alteration may be permitted in flood fringe areas subject to satisfying the Authority’s flood proofing requirements which are implemented through the Section 28 Permit process. For infill development and re-development, vehicular and pedestrian access must be safe, within 0.3 metres of the Regulatory Flood Elevation or determined using the *Technical Guide – River & Stream Systems: Flooding Hazard Limit* (OMNR & Watershed Science Centre, 2002).

The subject lands are located within a flood fringe zone. While development may be permitted in the flood fringe, a proponent must first demonstrate that the development will not result in any new hazards and that existing hazards will not be aggravated. The UTRCA requested a hydraulic floodway analysis as a condition of the rezoning of these lands in order to assess the potential impacts of this development on flooding depths and velocities as well as on adjacent properties.



4.1.2 Dykes and Flood Walls

Where a dyke has been properly designed and constructed to the flood standard, and a suitable maintenance program is in place, the area behind the dyke can be considered as flood fringe.

