

Flooded roads pose a risk to users and their vehicles and can prevent access to properties by emergency services. Conservation authorities are mandated to restrict development in areas with unsafe road access, and municipalities may order residents to leave their homes if safe access is in jeopardy.



When does the province deem a road to be unsafe?

Vehicular and pedestrian access routes are deemed unsafe if the depth of flooding during a regulatory (1:100 year) flood event exceeds 30 cm along the travelled surface of the road where the water velocity *does not* exceed 1.0 metre/second. A lesser depth can be deemed unsafe if higher velocities are predicted. Refer to [MVCA's regulation policies](#)¹ for more information.

How do I know if roads in my neighbourhood are deemed unsafe?

MVCA has flood plain mapping for areas that have experienced major flooding that shows where water will likely flow during a 1:100-year event. You can view your property [here](#)² to see if access roads may be impacted during a major event. If your home can be accessed from more than one direction, it is deemed to have safe access if at least one access route meets the requirements for safe access.

What do the different lines on flood plain maps mean?

RED line – is the outer limit of the 1:100-year flood plain. Conservation authorities are mandated to restrict development within the flood plain to protect people and property from harm.

YELLOW line – delineates an area adjacent to the flood plain that is subject to permitting requirements under the *Conservation Authorities Act*. This area is referred to as the *Regulation Limit*. You are required to apply for a permit from MVCA prior to undertaking works within regulated areas.

ORANGE line – is the height of the floodway. Development is highly restricted in the floodway and in areas with access roads passing through the floodway, which can result in size limitations for redevelopment and additions to structures. See below.

¹ <https://mvc.on.ca/wp-content/uploads/2023/05/MVCA-Regulation-Policies-2021-Update-Mar-22-2023.pdf>

² <https://camaps.maps.arcgis.com/apps/webappviewer/index.html?id=70831905961e470988262c7a703a56af>

What are “two-zone” regulations, the flood fringe and floodway?

Constance Bay and Mississippi Lake are managed under “Two-Zone” policies which divide the 1:100-year flood plain into a *floodway* and *flood fringe*.

Provincial policy defines the *floodway* (orange line) as the inner portion of the flood plain where development and site alteration would cause a danger to public health and safety or property damage. Development in this zone is restricted and can result in size limitations for structures. The *flood fringe* is land lying between the *floodway* and the edge of the flood plain (between the orange and red lines.)

Water depths and velocities are generally less severe in the *flood fringe* and development is generally less restrictive compared to the *floodway*. Each application for development in the *flood fringe* is evaluated based upon its specific risks and merits.

My house/land lies outside the flood plain. Could there still be development restrictions?

Yes. MVCA regulates activities associated with other natural hazards such as unstable soils and slopes, and wetlands. While your property may be outside of the flood plain, there may be restrictions due to these hazards/features. As well, development may be restricted if access to your property is affected by the flood plain.

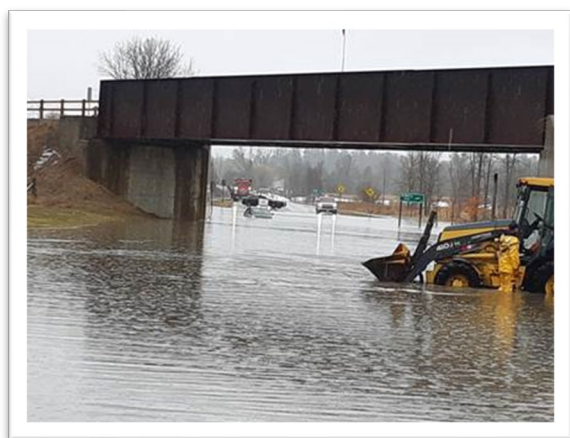
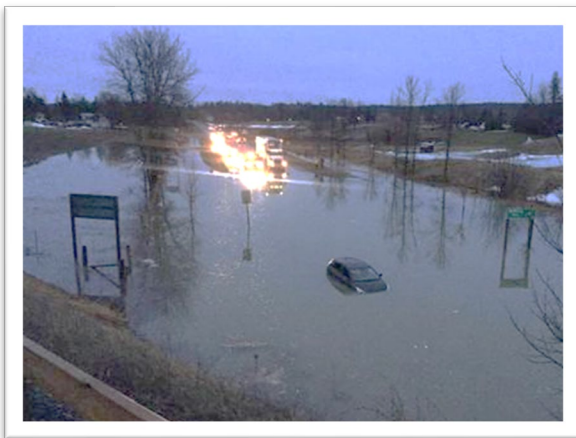
Municipalities are required to circulate MVCA when they believe there may be a wetland or natural hazard that could impact the proposed development. Therefore, prior to obtaining planning approvals or a building permit, it is recommended that you consult with MVCA regarding your proposal.

If during review of your proposal it is determined that road(s) to your property are deemed unsafe under regulatory flood conditions, limits to the nature and extent of your development may be imposed by MVCA acting on behalf of the province. These restrictions are designed to protect you and future homeowners from property losses and limit risks to emergency responders and emergency vehicles during extreme flooding.

How accurate is MVCA’s flood plain mapping?

MVCA uses a combination of LiDAR elevation data, topographic and bathymetric surveys, as-built drawings, DRAPE aerial photography, land use and soil inventories, historic flow, water level, and climate data, and the latest in modeling methodologies to calculate flood flows (hydrologic analysis) and flood levels (hydraulic analysis).

Calculated flows and levels are compared against field observations taken during actual flood events. These have shown a high degree of accuracy in MVCA’s mapping over time. MVCA aims to update floodplain maps every ten years to address changes on the landscape that might impact delineation of the floodplain.



Flooding of the Mississippi River