FACT SHEET – FREQUENTLY ASKED QUESTIONS REGARDING RIVERINE FLOODING

Is the floodplain registered on title for a property?
No, the floodplain is a natural hazard and is not registered on the title of a property.

Why are there homes built in the floodplain?
In general, new development is not permitted in the floodplain. Most homes that are located in the floodplain were built prior to any regulations or zoning restricting development in floodplains.

How are new home owners advised of a floodplain on their property?
During a Real Estate transaction, lawyers can do a search with the Conservation Authority for a fee. The Conservation Authority provides a written letter with a map that indicates the regulated area (i.e. Floodplain, Fill Regulated Area, etc.) which is then provided to their clients.

Home owners, prospective purchasers or Real Estate Agents can request a map of any property within the area of jurisdiction of the Authority or speak to a staff member directly.

How will I know if a flood is going to occur?
The Conservation Authority issues Flood Messages during flood events advising residents and local agencies of the potential for flooding. Messages are sent out to the Member Municipalities, media, affected agencies and are posted on the Authority's website (www.lakeheadca.com).

Local media will advise the public of any issued Messages via radio or television. Residents who live along watercourses need to be aware of where the floodplain is on their property and be aware of their surroundings at all times.

When does flooding occur?
Flooding can occur at any time during any season.

Who owns the floodplain?
In most cases private citizens own the floodplain adjacent to McVicar Creek. The crown owns the bed of McVicar Creek. The Lakehead Region Conservation Authority and the City of Thunder Bay do own some selected lots along McVicar Creek.

What are Flood Damage Centres?
Areas that have residential dwellings located in areas that are prone to flood.

What is the Regulated Floodplain?
The main stream/river channel plus the area of land adjacent to the river or stream that is flooded (i.e. under water). The regulated floodplain is calculated using the greater of the Regional Storm or the 100-year storm.

What is the Regional Storm?
The Regional Storm for Northern Ontario is a storm that occurred in Timmins, Ontario in 1961 in which 193 millimetres of rain fell in 12 hours. In most cases the Regional Storm exceeds the 100-year storm.

What is the 100-Year Storm?

The 100 Year Storm is a storm that on average should occur every 100 years; however, has a 1% chance of occurring or being exceeded in any given year.

What to do in a Flood Event:

BE PREPARED

The best way to prepare for a flood is to draw up a household emergency plan ahead of time. This plan should detail the actions you and your family should take before, during and after a flood event.

- Listen for local Flood Messaging on the radio or local television station or visit the LRCA website (www.lakeheadca.com).
- Know what the Flood Message Terminology means:
  - ***Watershed Conditions Statement***
    - *Water Safety* – high flows, melting ice, unsafe banks, etc.
    - *Flood Outlook* – early notice of the potential for flooding based on weather forecasts
  - ***Flood Watch*** – potential for flooding
  - ***Flood Warning*** – flooding is occurring or imminent
- Take heed of all Flood Messages.
- Be aware of where the floodplain is on your property and what may be flooded.
- Have an escape route planned.
- Do not drive through water that has risen over roads. Roads or culverts could be washed out under the surface of the water.
- Be prepared to evacuate if necessary. If requested to leave your home by local authorities do so immediately.
  - Time permitting, take all medication and essential items as you may not be able to return to the residence for a period of time.
- Have a plan as to where you will stay during a flood event.
- Family members should stay in contact with one another so that all members of the family can be accounted for.
- Do not store irreplaceable items in areas that may be flooded.
- If safe to do so, move items stored near the watercourse or in lower levels to higher ground.
- Have portable radios and flashlights to use in the event of power failure.
- If on a well system, sample drinking water after the flood event prior to use, as it may be contaminated.
- If flooding occurs in your home use extreme caution around electrical outlets and appliances.
- If necessary shut off power and gas to your home.
- After a major flood event consult with local experts regarding flood damage and remediation.

BE AWARE THAT THUNDERSTORMS ARE UNPREDICTABLE AND VERY DISTRIBUTED AND MAY OCCUR WITH LITTLE TO NO WARNING

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