

1. INTRODUCTION

Guidelines contained in this document are designed to assist in the implementation of the Provincial Policy Statement on Flood Plain Planning. They replace the previous guidelines entitled "**Interim Guidelines for Flood Plain Management Policies in Ontario**", dated April, 1983.

The options and approaches identified in this document are not considered to be all inclusive. It is expected that innovative approaches which best suit specific flood plain problems will continue to be applied. It must be noted that flooding is a physical hazard, highly influenced by local conditions. As a result, a planning or management approach for one area may be totally unacceptable for another. The key is to ensure that the approach proposed has been developed with due consideration to local conditions and that it complies with the intent of the provincial policy statement.

Mapping and flood plain studies undertaken in Ontario use accepted 'state of the art' methods. However, various assumptions are sometimes included in certain methods so that results should not necessarily be considered as absolute. As well, flood plains and flood risk can vary in time and space. Changes to land use in the watershed, modification to channel geometry, and the construction of flood control works affect flood plain extent and degree of flood risk. It is expected that due consideration will be given to these factors by decision-makers.

Land use planning within the flood plain involves trade offs between flood risk and development. Some factors associated with flood risk (i.e. flow, velocity, potential for upstream or downstream impacts) may be severe and new development should therefore be prohibited or restricted. However, where conditions are not as severe, the potential may exist for development to safely occur. It is expected that flexibility will be exercised in planning and managing flood plain lands, particularly as it relates to minor encroachments.