

See Sheet 1



**Use and Limitations of Floodplain Maps**

Users must note the limits of base mapping, aerial photography, river surveys and type of mapping relative to dates of development in the area and. Subsequent developments or changes within the floodplain or channel (natural or constructed) will affect flood levels and render site-specific map information obsolete.

Floodplain maps are administrative tools which depict minimum flood elevations and floodplain boundaries. Flooding may occur outside of the designated floodplain boundary.

Floodplain maps do not provide information on site-specific flood hazards such as, land erosion or high water velocity, sudden shifts in the channel of the watercourse or, sluffs and debris flow areas.


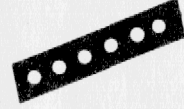

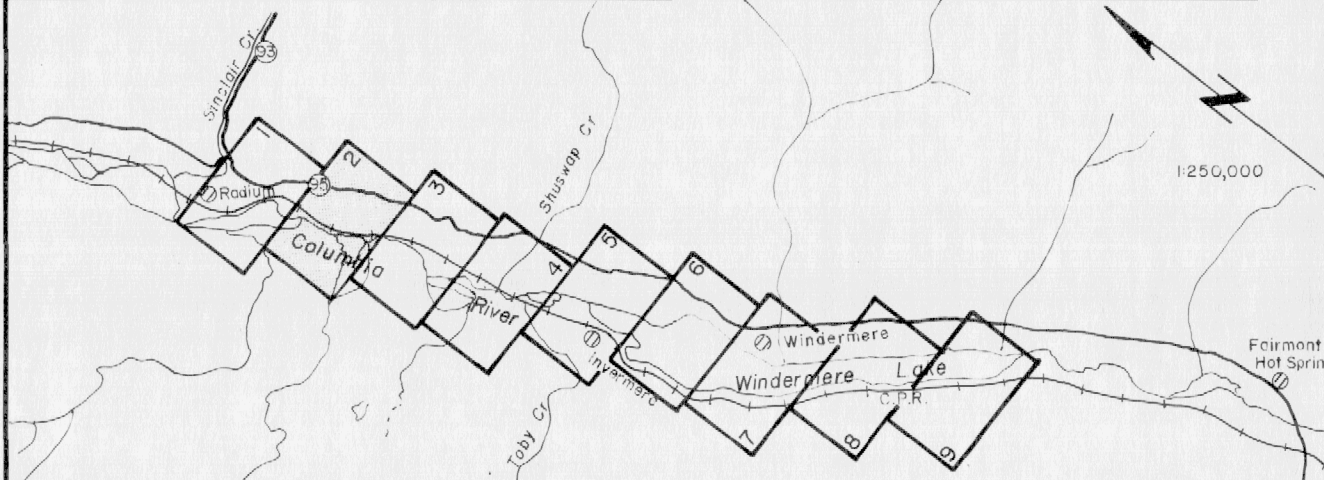
Water sources of water, roads, railways or other barriers can restrict water flow and affect local flood levels. As well, flood debris such as ice and debris, flooding in surrounding areas, rainfall, floodplain, groundwater or other phenomena can cause flood levels to exceed those indicated on the map. Land adjacent to a floodplain may be subject to flooding from tributary watercourses.

Floodplain maps do not indicate or locate legal survey boundaries. A site survey is required to reconfirm property location, ground elevations, and designated flood level information.

The accuracy of the location of a floodplain boundary as shown on this map is limited by the base topography. It is generally assumed to be plus or minus one-half the increment of the contour contours.

Professional assistance and detailed engineering analysis are required to address any of the above conditions.

See Sheet 3

NOTES		FLOODPLAIN DATA		LEGEND	KEY MAP	REVISIONS		ORTHOPHOTO MAPPING	 Province of British Columbia Ministry of Environment Water Management Branch	FILE No.	
Produced by : British Columbia Water Management Branch, Floodplain Mapping Program.				 <b>200 Year Floodplain Limit</b>  Flood levels in metres above GSC Datum   801.0 200 Year Frequency 800.6 (freeboard included)		No.	DESCRIPTION	DATE		DATE OF PHOTOGRAPHY	C305030-12
Survey : Field survey done by Surveys Subsection, Water Management Branch.		a) Floodplain limits and flood profile were computed using a standard step method modelling technique.				1.	Survey monument data added	Dec. 1986		August 1976	SCALE
Mapping : Horizontal control based on provincial network.		b) Floodplain limits shown assume the absence of all dikes.									1:5000
a) Vertical control based on Geodetic Survey of Canada (1968).		c) Floodplain limits are not delineated for side streams or tributaries, except where noted.								DRAWING No.	
b) Horizontal control based on Geodetic Survey of Canada (1968).		d) Floodplain limits and flood levels include allowances for freeboard.								A5296-2	
c) Vertical control based on Geodetic Survey of Canada (1968).		e) Position of floodplain boundary not established on the ground by legal survey.									
d) Horizontal control based on provincial network.		f) See Village of Invermere and Regional District of East Kootenay, Electoral Areas "A" & "D" Zoning By-laws for minimum distances allowed from buildings to the natural boundaries of lakes and watercourses.									
e) Vertical control based on Geodetic Survey of Canada (1968).		g) Many tributary streams have formed alluvial deposits at their junction with the Columbia River. These alluvial fan areas are commonly subject to high flood and erosion hazard. Development of these areas should generally not be permitted, except under special approval from the Water Management Branch.									
f) Horizontal control based on provincial network.											
g) Vertical control based on Geodetic Survey of Canada (1968).											
a) Contour interval - 1 metre and greater ; spot elevations shown to 0.1 metres, with accuracy to ± 0.3 metres, except as noted.											
b) Grid origin referred to U.T.M. Projection Zone 11 (1975).											
Final Floodplain Mapping produced by Planning Subsection, Water Management Branch.											