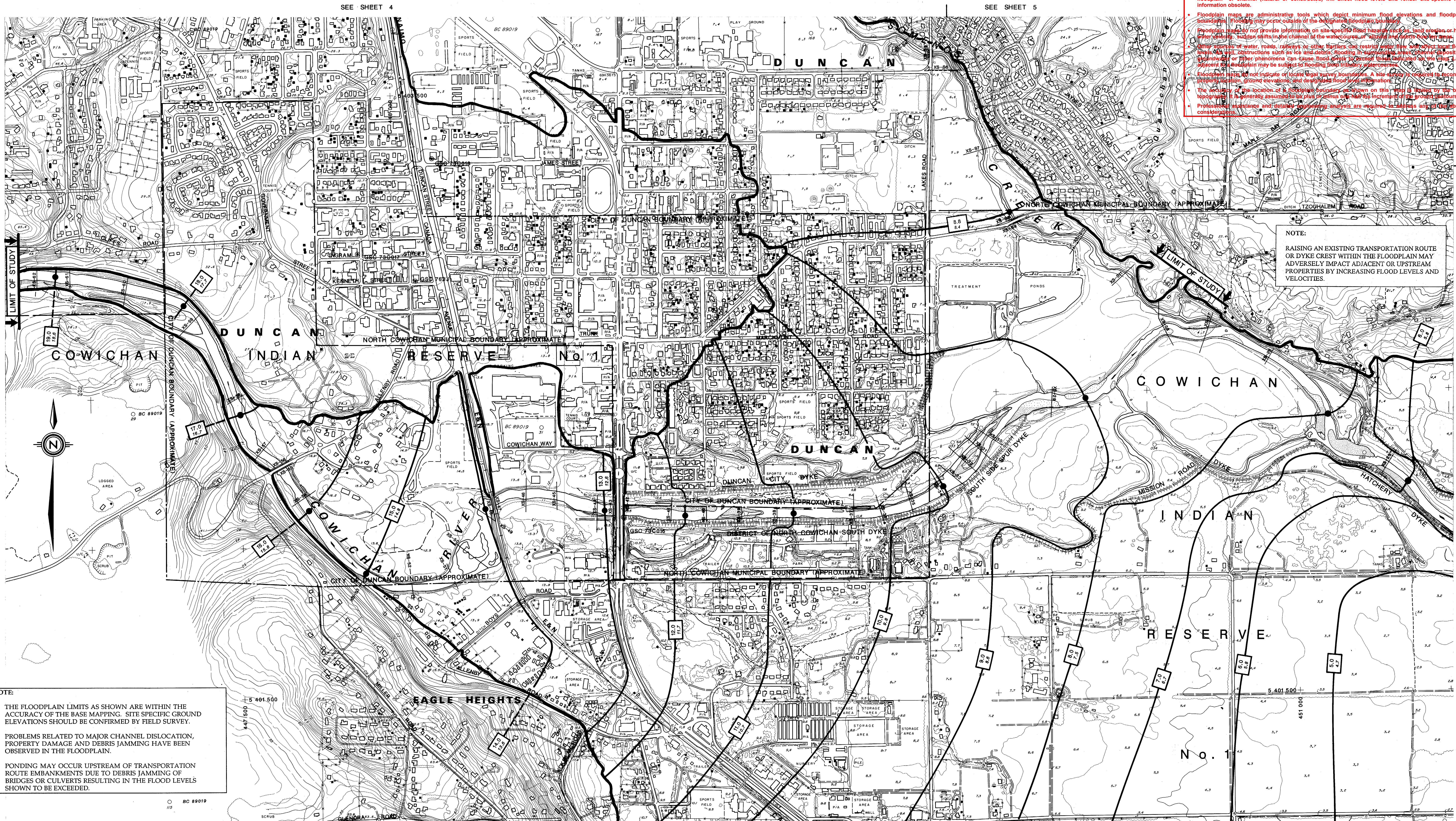




Use and Limitations of Floodplain Maps

- Users must note the dates of base mapping, aerial photography, river surveys and issue of mapping relevant to dates of development in the map area. 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. Floods may occur outside of the designated floodplain boundaries.
- Floodplain maps do not provide information on site-specific flood hazards, effects, land erosion or high water marks. Sudden shifts in the channel of the water courses or changes in the floodplain may occur.
- Some sources of water, roads, railways or other barriers that restrict water may cause potential flood damage to structures subject to be inundated. Floods may occur in areas not shown on the map.
- Floodplain maps do not indicate of local data survey boundaries. A site-specific survey is required to reconcile property lines, ground elevations and designated flood levels.
- The location of a floodplain boundary as shown on this map is based on the base mapping. It is not a guarantee that the boundary is correct. It is recommended that a site-specific survey be conducted to confirm the boundary.
- Floodplain maps are not intended for use in the design of structures. They are intended for general information only.

NOTE:
RAISING AN EXISTING TRANSPORTATION ROUTE OR DYKE CREST WITHIN THE FLOODPLAIN MAY ADVERSELY IMPACT ADJACENT OR UPSTREAM PROPERTIES BY INCREASING FLOOD LEVELS AND VELOCITIES.

NOTE:

1. THE FLOODPLAIN LIMITS AS SHOWN ARE WITHIN THE ACCURACY OF THE BASE MAPPING. SITE SPECIFIC GROUND ELEVATIONS SHOULD BE CONFIRMED BY FIELD SURVEY.
2. PROBLEMS RELATED TO MAJOR CHANNEL DISLOCATION, PROPERTY DAMAGE AND DEBRIS JAMMING HAVE BEEN OBSERVED IN THE FLOODPLAIN.
3. PONDING MAY OCCUR UPSTREAM OF TRANSPORTATION ROUTE EMBANKMENTS DUE TO DEBRIS JAMMING OF BRIDGES OR CULVERTS RESULTING IN THE FLOOD LEVELS SHOWN TO BE EXCEEDED.

NOTES		FLOODPLAIN DATA		LEGEND		KEY MAP		REVISIONS		ISSUE OF MAPPING		ENVIRONMENT CANADA INLAND WATERS		BRITISH COLUMBIA MINISTRY OF ENVIRONMENT		CANADA-BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT		FILE NO.	
Produced by: British Columbia Water Management Division, Hydrology Branch, Flood Identification Section.		1. The floodplain areas as depicted on this map have been designated pursuant to the Canada/British Columbia Floodplain Mapping Agreement (1988) by the Minister of the Environment for Canada and the Minister of Environment, Lands & Parks for British Columbia.		DESIGNATED FLOODPLAIN LIMIT		COWICHAN RIVER		No.		September 30, 1997		ENVIRONNEMENT CANADA Eaux Intérieures		COLUMBIE-BRITANNIQUE MINISTÈRE DE L'ENVIRONNEMENT		L'ACCORD CANADA-COLUMBIE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION		92-4800-S-2	
Survey: River survey done by Water Management Division, Hydrology Branch, Technical Support Section, Project 91-14724.		2. The flood levels were computed using a standard step method modelling technique, assuming open water flow conditions.		FLOOD LEVEL (Freeboard included) 200 Year Frequency		Scale 1:50,000		Replaces floodplain mapping Dwg. No. A5293, Sheet 1 to 5, issued May 1981		DRAWN T. E.		ENVIRONNEMENT CANADA Eaux Intérieures		COLUMBIE-BRITANNIQUE MINISTÈRE DE L'ENVIRONNEMENT		L'ACCORD CANADA-COLUMBIE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION		N.T.S. MAP No.	
Mapping: Base mapping done by Lands Service Division, Survey and Resource Mapping Branch, (SRRM) Topo/GS Section, Project 88001 dated Feb. 1991, NAD 83, Air photography 1987, 1988.		3. The floodplain limits assume the absence of all dykes.		(METRES G.S.C. DATUM)		Scale 1:50,000				CHECKED M. P.		ENVIRONNEMENT CANADA Eaux Intérieures		COLUMBIE-BRITANNIQUE MINISTÈRE DE L'ENVIRONNEMENT		L'ACCORD CANADA-COLUMBIE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION		SCALE	
a) Horizontal control based on provincial network. b) Elevations are in metres and are referred to Geoid of Survey of Canada datum. c) Indicates Survey Monument.		4. The floodplain limits include an allowance for freeboard.								DESIGNED B. B.		ENVIRONNEMENT CANADA Eaux Intérieures		COLUMBIE-BRITANNIQUE MINISTÈRE DE L'ENVIRONNEMENT		L'ACCORD CANADA-COLUMBIE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION		1:5 000	
a) Contour interval 1 metre and greater; with spot elevations shown to 0.1 metres, with a specified accuracy of ± 0.3 metres, except where noted. b) Contact SRRM for further details on base mapping specifications. c) Grid origin referred to U.T.M. Projection Zone 10.		5. The floodplain limits are not established on the ground by legal survey.								ENGINEER R. W. Mills		ENVIRONNEMENT CANADA Eaux Intérieures		COLUMBIE-BRITANNIQUE MINISTÈRE DE L'ENVIRONNEMENT		L'ACCORD CANADA-COLUMBIE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION		NEGATIVE No.	
		6. The required setback of buildings from the natural boundaries of lakes and watercourses to allow for the passage of floodwaters and possible bank erosion is not shown. This information is available either through local municipalities or the Ministry of Environment, Lands & Parks.								RECOMMENDED R. W. Mills		ENVIRONNEMENT CANADA Eaux Intérieures		COLUMBIE-BRITANNIQUE MINISTÈRE DE L'ENVIRONNEMENT		L'ACCORD CANADA-COLUMBIE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION		DRAWING No. REV.	
										APPROVED B. B.		ENVIRONNEMENT CANADA Eaux Intérieures		COLUMBIE-BRITANNIQUE MINISTÈRE DE L'ENVIRONNEMENT		L'ACCORD CANADA-COLUMBIE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION		91-19-3	
												ENVIRONNEMENT CANADA Eaux Intérieures		COLUMBIE-BRITANNIQUE MINISTÈRE DE L'ENVIRONNEMENT		L'ACCORD CANADA-COLUMBIE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION		SHEET 3 of 6	