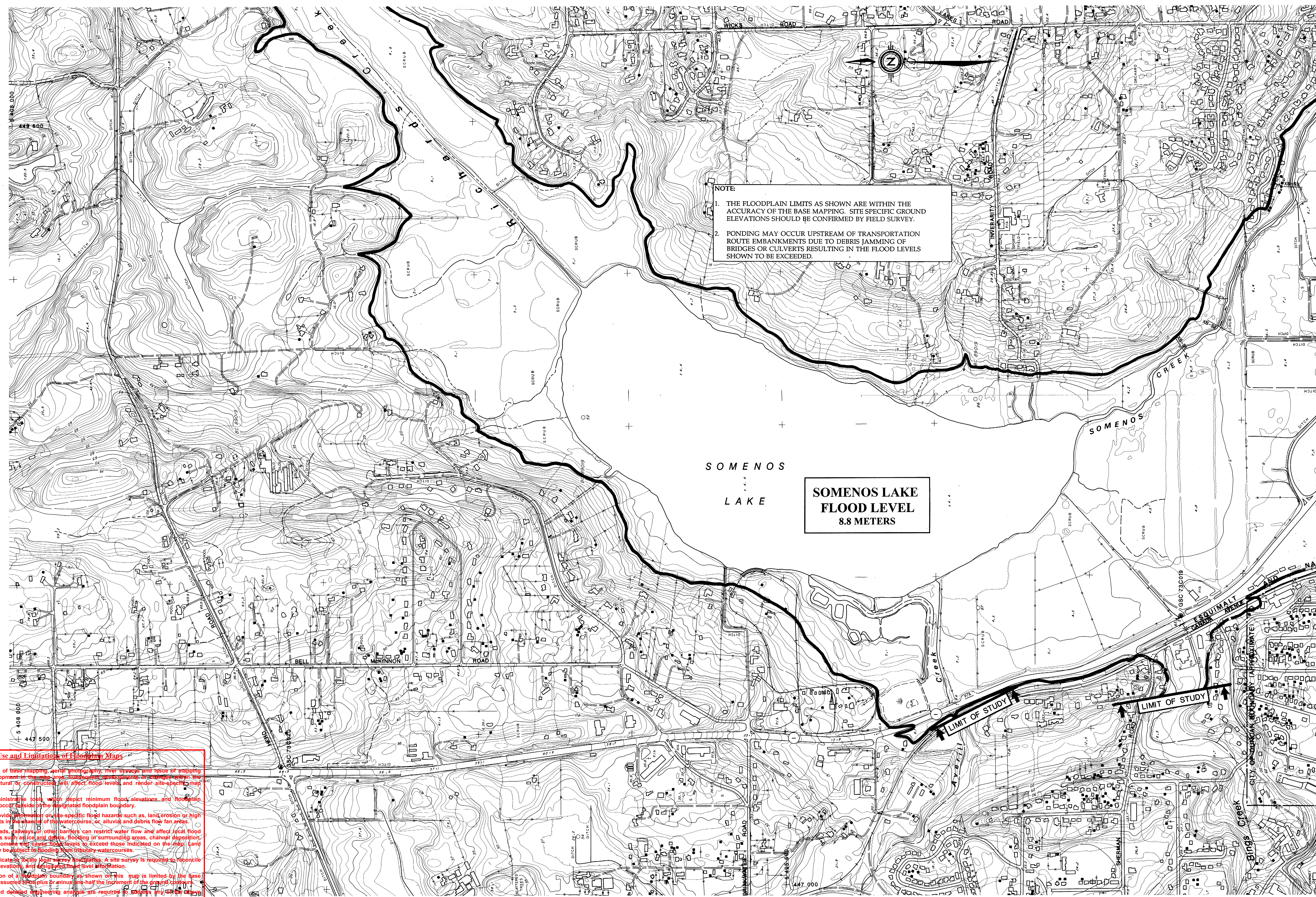




Use and Limitations of Floodplain Maps

- Users must note the dates of base mapping, aerial photography, river surveys and issue of mapping relevant to dates of development. Floodplains are subject to change and floodplains shown on this map are not necessarily current. Floodplains shown on this map are not necessarily current.
- Floodplain maps are administrative tools which depict minimum flood elevations and floodplain boundaries. Flooding may occur outside 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 alluvial and debris flow fan areas.
- Other sources of water, roads, railways or other barriers can restrict water flow and affect local flood levels. As well, obstructions such as ice and debris, flooding in surrounding areas, channel deposition, groundwater or other phenomena may 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 precise high survey boundaries. A site survey is required to determine property location, ground elevations, and design 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 that plus or minus half the horizontal distance between the boundary and the nearest survey point.
- Professional assistance and detailed engineering analysis are required to complete any design or development considerations.

SEE COWICHAN RIVER, RIVERBOTTOM
ROAD AREA, DWG. 91-33, SHEETS 1 & 2.

NOTES		FLOODPLAIN DATA		LEGEND		KEY MAP		REVISIONS		ISSUE OF MAPPING		ENVIRONMENT CANADA N.L. AND 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 area 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. Flooding may still occur outside of the designated floodplain areas. The Ministers do not assume any liability by reason of the designation or failure to designate areas on this map.		DESIGNATED FLOODPLAIN LIMIT		SEE COWICHAN RIVER, RIVERBOTTOM ROAD AREA, DWG. 91-33, SHEETS 1 & 2.		No. DESCRIPTION DATE		September 30, 1997		ENVIRONMENT CANADA N.L. AND WATERS		COLOMBIE-BRITANNIQUE MINISTÈRE DE L'ENVIRONNEMENT		L'ACCORD CANADA-COLOMBIE-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 9114 F024. a) Horizontal control based on provincial network. b) Elevations are in metres and are referred to Geoid Survey of Canada datum. c) (O) indicates Survey Monument.		2. The designated Flood has a statistical frequency of occurrence of once every 200 years. 3. The flood levels were computed using a standard step method modelling technique, assuming open water flow conditions. 4. The floodplain limits assume the absence of all dikes. 5. The floodplain limits and flood levels include an allowance for freeboard. 6. The floodplain limits are not established on the ground by legal survey. 7. The floodplain limits are not delineated for side streams and tributaries.		FLOOD LEVEL (Freeboard included) 200 Year Frequency 20 Year Frequency		Scale 1:250,000		Replaces floodplain mapping Dwg. No. A5293, Sheet 1 to 5, issued May 1981		Sept. 1997		ENVIRONNEMENT CANADA E.A.U. INTERIEURES		COLOMBIE-BRITANNIQUE MINISTÈRE DE L'ENVIRONNEMENT		L'ACCORD CANADA-COLOMBIE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION		N.T.S. MAP No. 92B	
Mapping: Base mapping done by Lands Services Division, Survey and Mapping Branch (SRMB), Topo/GIS Section, Project 8901 dated Feb. 1991, W.D. 27. Air photography, 1987, 1993. 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. Contact SRMB for further details on base mapping specifications. b) Grid origin referred to U.T.M. Projection Zone 10.		8. 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.		(METRES G.S.C. DATUM)		Scale 1:250,000		DRAWN T. E. CHECKED RIVER SURVEY M. P. DESIGNED B. B. ENGINEER R. W. Nield		FLOODPLAIN MAPPING COWICHAN & KOKSILAH RIVERS & TRIBUTARIES AT DUNCAN		Scale in metres 100m 0 100 200 300 400 500m		RECOMMENDED R. W. Nield		APPROVED [Signature]		DRAWING No. REV. 91-19-4	
																		SHEET 4 of 5	