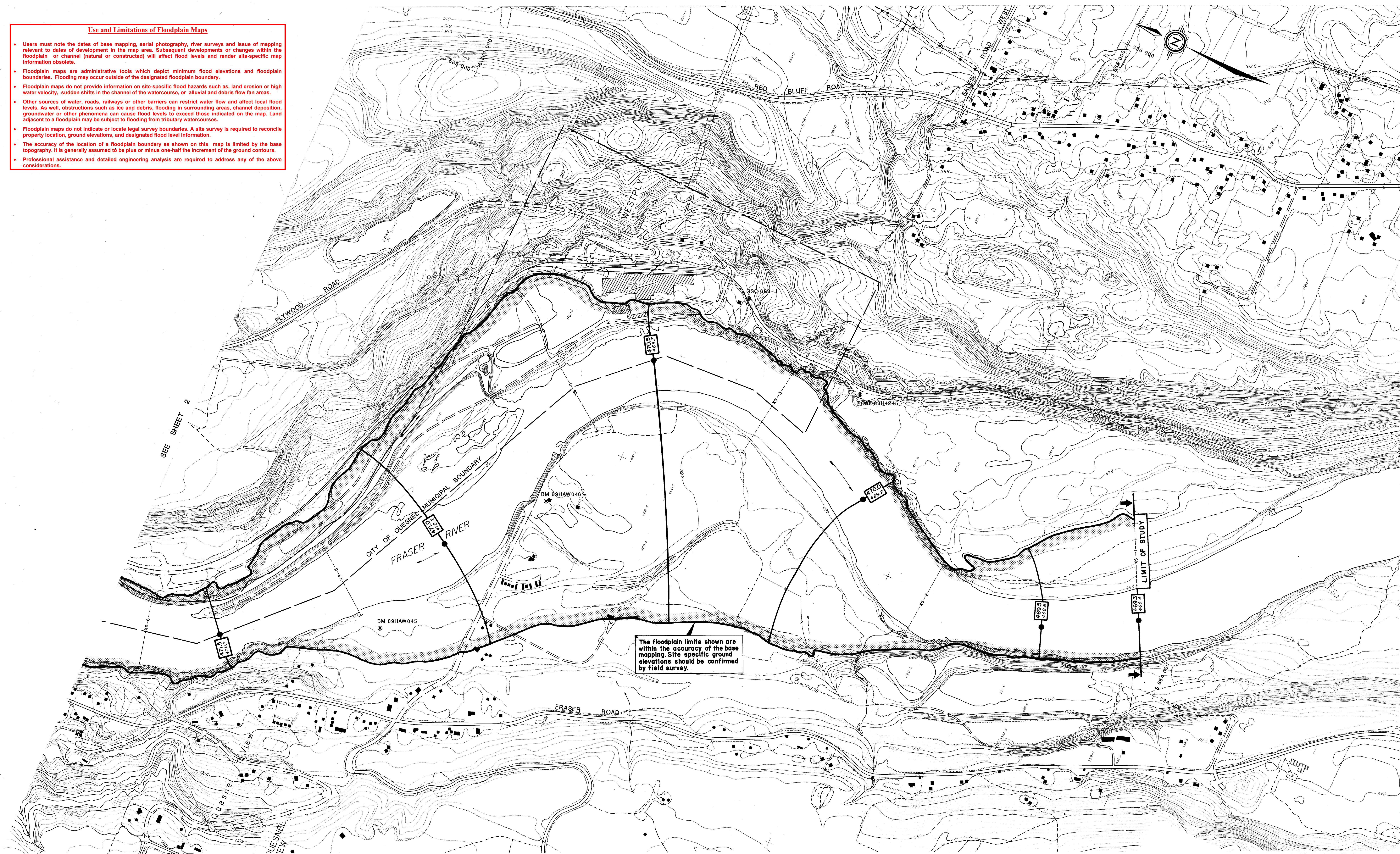


Use and Limitations of Floodplain Maps

- 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. 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 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 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 reconcile 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 ground contours.
- Professional assistance and detailed engineering analysis are required to address any of the above considerations.



NOTES		FLOODPLAIN DATA		LEGEND		KEY MAP		REVISIONS		ISSUE OF MAPPING		ENVIRONMENT CANADA INLAND WATERS ENVIRONNEMENT CANADA Eaux Interieures		BRITISH COLUMBIA MINISTRY OF ENVIRONMENT COLOMBIE-BRITANNIQUE MINISTÈRE DE L'ENVIRONNEMENT		CANADA-BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT L'ACCORD CANADA-COLOMBIE-BRITANNIQUE SUR LA CARTOGRAPHIE DES PLAINES D'INONDATION		FILE NO. 100-0000-Q	
Produced by: British Columbia Water Management Branch, Special Projects Section, Floodplain Mapping Program.		1. The floodplain areas as depicted on this map have been interin 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 and Parks for British Columbia. Flooding may still occur outside of the interin designated floodplain areas. The Ministers do not assume any liability by reason of the interin designation or failure to interin designate areas on this map.		DESIGNATED FLOODPLAIN LIMIT		Scale 1:250 000		No.		DATE Sept. 30, 1992		DRAWN M.W.		CHECKED C.W.		RIVER SURVEY M. P.		DESIGNED	
Survey: River survey done by Survey Section, Water Management Branch, Project 89-15, F027, July, 1989.		2. The Designated Flood has a statistical frequency of occurrence of once every 200 years.		FLOOD LEVEL				DESCRIPTION		DATE		RECOMMENDED P. M. R.		APPROVED E. M. R.		Scale in metres 100m 0 100 200 300 400 500m		DRAWING No. REV. 89-43-1	
Mapping: Base mapping done by Map Production Division, Survey and Resource Mapping Branch, Project 81-0281, 1980 Air Photography.		3. The flood levels were computed using a standard step method modelling technique, assuming open water flow conditions.																SHEET 1 of 5	
a) Contour interval 2 metre and greater; spot elevations shown to 0.1 metres, with accuracy to ± 0.5 metres, except where noted.		4. The floodplain limits and flood levels include an allowance for freeboards.																	
b) Grid origin referred to U.T.M. Projection Zone 10.		5. The floodplain limits are not established on the ground by legal survey.																	
		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 and Parks.																	
		7. The floodplain limits are not delineated for side streams and tributaries.																	
		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 and Parks.																	
		9. MAPS AVAILABLE FROM VICTORIA, B.C.																	