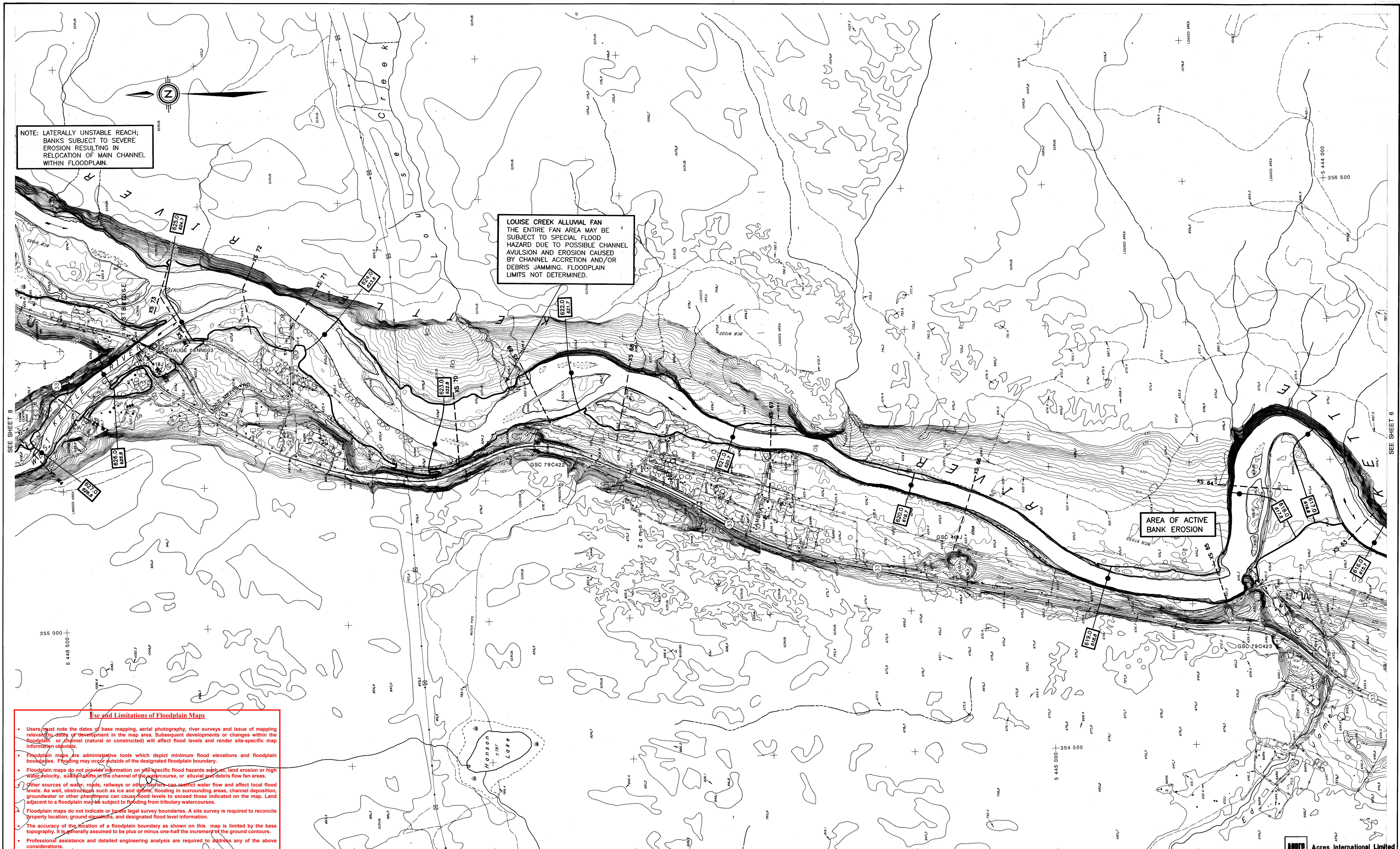




Use and Limitations of Floodplain Maps

- 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 features 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		BRITISH COLUMBIA MINISTRY OF ENVIRONMENT AND PARKS		CANADA BRITISH COLUMBIA FLOODPLAIN MAPPING AGREEMENT		FILE NO. 35100-30/320-0000			
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.			No.	DESCRIPTION	DATE	DATE September 30, 1997	DRAWN G.T.	CHECKED M.N.-P.	RIVER SURVEY	DESIGNED M.N.-P.	ENGINEER <i>[Signature]</i>	RECOMMENDED <i>[Signature]</i>	APPROVED <i>[Signature]</i>	35100-30/320-0000	N.T.S. MAP NO. 82E	
Survey:	River survey done by Water Management Division, Hydrology Branch, Technical Support Section, Project 95 TO F080.	2.	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.																2.
Mapping:	Base mapping done by Lands Services Division, Surveys and Resource Mapping Branch, (SRMB) Topographic Section, Project 90-064 dated Feb/Mar., '93, NAD 1983, Air photography July, 1991.	3.	The flood levels were computed using a standard step method modelling technique, assuming open water flow conditions.	200 Year Frequency	20 Year Frequency	3.	The floodplains limits assume the absence of all dykes.	4.	The floodplains limits and flood levels include an allowance for freeboard.	5.	The floodplains limits are not established on the ground by legal survey.	6.	The floodplains limits are not delineated for side streams and tributaries.	7.	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.	8.	MAPS AVAILABLE FROM THE MINISTRY OF ENVIRONMENT, LANDS & PARKS, SURVEYS & RESOURCE MAPPING BRANCH, MAPS B.C., MAP & AIR PHOTO SALES, VICTORIA, B.C.	9.	MAPS AVAILABLE FROM THE MINISTRY OF ENVIRONMENT, LANDS & PARKS, SURVEYS & RESOURCE MAPPING BRANCH, MAPS B.C., MAP & AIR PHOTO SALES, VICTORIA, B.C.
	a) Horizontal control based on provincial network.	4.	The floodplains limits assume the absence of all dykes.																
	b) Elevations are in metres and are referred to Geodetic Survey of Canada datum. (G.S.C.) indicates Survey Monument.	5.	The floodplains limits and flood levels include an allowance for freeboard.																
	c) 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.	6.	The floodplains limits are not established on the ground by legal survey.																
	d) Grid origin referred to U.T.M. Projection Zone 11.	7.	The floodplains 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 & Parks.																
		9.	MAPS AVAILABLE FROM THE MINISTRY OF ENVIRONMENT, LANDS & PARKS, SURVEYS & RESOURCE MAPPING BRANCH, MAPS B.C., MAP & AIR PHOTO SALES, VICTORIA, B.C.																