



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		KPA ENGINEERING LTD. VICTORIA VANCOUVER consulting engineers	
Produced by: KPA ENGINEERING LTD. 300-2859 Douglas Street Victoria, B.C. V8T 4M3 (JAN, 1992)		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 for British Columbia. Floodplain 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		No. DESCRIPTION DATE		DATE: SEPT. 30, 1992		DRAWN: J. J.		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: 03-5200-S-1	
Survey: River survey done by Survey Section Water Management Branch, Project 81-PDC-3, (July-Aug. 1988) Horizontal control based on provincial control.		2. The designated flood has a statistical frequency of occurrence of once every 200 years.		FLOOD LEVEL		CHECKED: Y. S.		RIVER SURVEY: M. P.		CHECKED: Y. S.		Scale in metres		Scale 1:500 000		Scale 1:500 000		N.T.S. MAP NO: 82L	
Mapping: Base mapping done by Map Production Division, Surveys and Resource Mapping Branch, Project 84-081 (Sept. 1984 or photos)		3. The flood levels were computed using a standard step method modelling technique, assuming open water flow conditions.		200 Year Frequency		DESIGNED: Y. S.		ENGINEER: J. J. Smith		RECOMMENDED: J. J. Smith		Scale 1:500 000		Scale 1:500 000		Scale 1:500 000		NEGATIVE NO:	
a) Contour interval: 1 metre and greater; spot elevations shown to 0.1 metres; with accuracy to ± 0.3 metres, except where noted.		4. The floodplain limits assume the absence of all dykes.		20 Year Frequency		APPROVED: J. J. Smith		Scale 1:500 000		Scale 1:500 000		Scale 1:500 000		Scale 1:500 000		Scale 1:500 000		DRAWING NO: 89-14-15	
b) Grid origin referred to U.T.M. Projection Zone 11.		5. The floodplain limits and flood levels include an allowance for freeboard.		(METRES G.S.C. DATUM)		Scale 1:500 000		Scale 1:500 000		Scale 1:500 000		Scale 1:500 000		Scale 1:500 000		Scale 1:500 000		SHEET 15 of 15	
		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.																	
		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.																	
		9. MAPS AVAILABLE FROM THE MINISTRY OF CROWN LANDS, SURVEYS AND RESOURCE MAPPING BRANCH, MAPS B.C., MAP AND AIR PHOTO SALES, VICTORIA, B.C.																	

SEE SHEET 14