

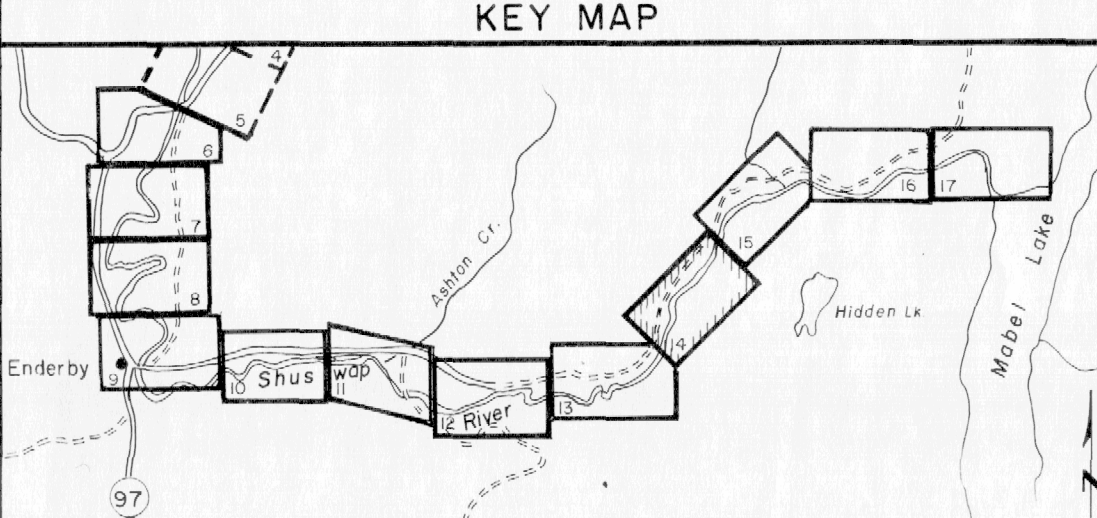

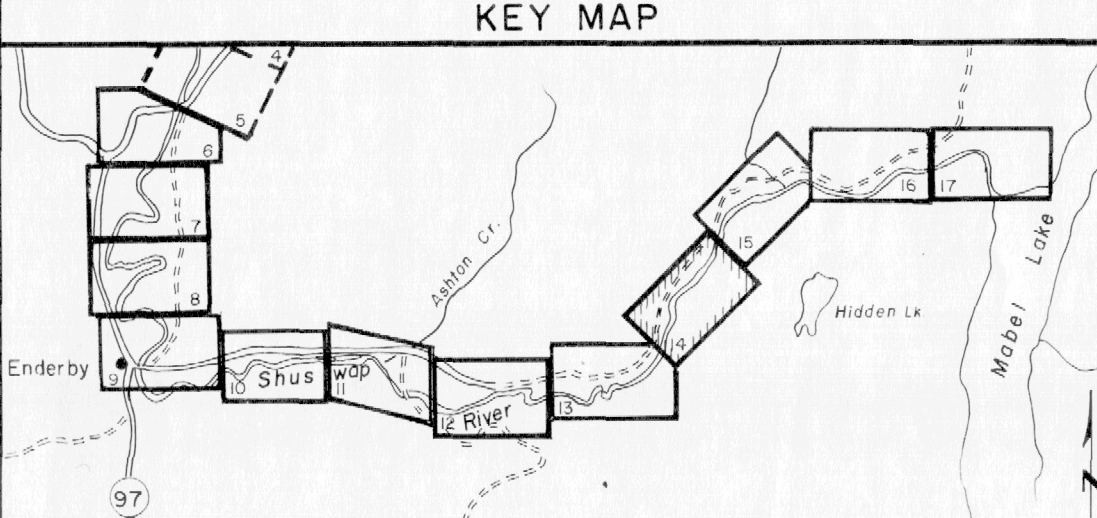

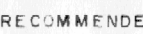





Use and Limitations of Floodplain Maps

- 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		ORTHOPHOTO MAPPING		Province of British Columbia		Ministry of the Environment ENVIRONMENTAL AND ENGINEERING SERVICE WATER INVESTIGATIONS BRANCH		FILE No.			
Produced by; British Columbia Environmental and Engineering Service Floodplain Mapping Program.		a) Flood profiles were computed by a standard step method modelling technique. b) Floodplain limits assume absence of all dykes. c) Floodplain limits and flood levels include allowance for freeboard. d) Position of floodplain boundary not established on ground by legal survey. e) See "Flood Control Requirements" for minimum distances allowed from buildings to natural boundaries of watercourses and lakes. f) Floodplain limits are not delineated for side streams or tributaries.		<div></div> <div>200 Year Floodplain Limit</div> <div></div> <div>Flood Level Contour</div>				No.		DESCRIPTION		DATE		Date of Photography Sept. 1974, Sept. 1975 & 1976				0305030-8	
								1		CROSS SECTION LOCATIONS AND SURVEY MONUMENTS ADDED		SEPT. 1986		MAPPING INFORMATION					
														Checked: L.B.					
														Checked: T.M.N.					
Survey ; River survey done by Surveys Section, Water Management Branch. a) Horizontal control based on provincial network. b) Elevations are in metres and are referred to Geodetic Survey of Canada datum [● indicates Survey Monument]		* Correspondence to Municipalities, Oct. 30, 1973.		Flood levels in metres above G.S.C. Datum 352.7 200 Year Frequency 352.3 20 Year Frequency (Levels include 0.6 m. freeboard)								FLOODPLAIN INFORMATION				A5241-14			
												Checked: T.M.N.							
																		ISSUE OF MAPPING	
																		Date: June, 1980	
Mapping ; Mapping done by Map Production Division, Surveys and Mapping Branch. a) Contour interval - 1 metre and greater. Spot elevations shown to 0.1 metres, with accuracy to ± 0.3 metres. b) Grid origin referred to U.T.M. Projection, Zone II (1975)												RECOMMENDED DIVISION CHIEF: 		APPROVED DEPUTY MINISTER: 		SHEET 14 of 17			