Use and Limitations of Floodplain Maps

- Users must note the dates of base mapping, aerial photography, river surveys and levels of flooding relevant to dates of development in the map area. Subsequent development or changes within the floodplain or channel (natural or constructed) will affect flood levels and render the 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 bank erosion or high water velocity, sudden shifts in the channel of the watercourse, or alluvial and debris fan hazards.
- Other sources of water, roads, railways or other barriers can restrict water flow and affect water flood levels. As well, obstructions such as ice and debris, flooding in surrounding areas, channel improvements, groundwater or other phenomena can cause flood levels to exceed those indicated on the maps. Lands 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 determine 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

Produced by; British Columbia Water Management Branch
Floodplain Mapping Program.

Survey; River survey done by Planning and Surveys Section, Water Management Branch.
a) Horizontal control based on provincial network.
b) Vertical control based on Geodetic Survey of Canada. [◉ indicates Survey Monument]

Mapping; Base 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, except where noted.
b) Grid origin referred to U.T.M. Projection Zone 10 (1975).
Final Floodplain Mapping produced by Planning Subsection, Water Management Branch.

FLOODPLAIN DATA

a) The Designated Flood has a statistical frequency of occurrence of once every 200 years.
b) River flood levels were computed using a standard step method modelling technique, assuming open water flow conditions. Lake flood level is based on frequency analysis of lake levels.
c) Floodplain limits assume the absence of all dykes.
d) Floodplain limits and flood levels include allowance for freeboard.
e) Position of floodplain boundary not established on the ground by legal survey.
f) Floodplain limits are not delineated for side streams and tributaries.
g) Required setback of buildings from the natural boundaries of lakes and watercourses to allow for the passage of floodwaters and possible bank erosion are not shown. This information is available either through local municipalities or the Ministry of Environment.
h) Areas within the floodplain limit having an elevation above the computed flood level are subject to possible flooding from overflow of upstream banks.

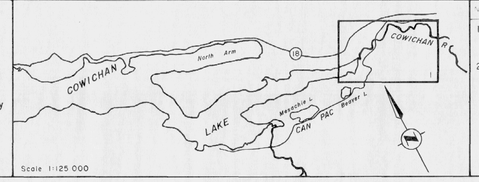
LEGEND



DESIGNATED FLOODPLAIN LIMIT

FLOOD LEVEL
200 Year Frequency
(freeboard included)

KEY MAP



Scale 1:125 000

REVISIONS

No.	DESCRIPTION	DATE
1.	Replaces Floodplain Mapping of Cowichan Lake, Dwg. No. 5083, dated March 1975.	
2.	Duplicates Dwg. 84-33-4 with Monument and Benchmark data and Village boundary added.	Sept., 1986

ORTHOPHOTO MAPPING
DATE OF PHOTOGRAPHY July 1977

FLOODPLAIN STUDIES
TECHNICIAN F. W. Danks
ENGINEER R. W. Nichols

ISSUE OF MAPPING
DATE July, 1984

Province of British Columbia
Ministry of Environment
Water Management Branch

FLOODPLAIN MAPPING VILLAGE OF LAKE COWICHAN

100 50 0 100 200 300 400 500
Scale in Metres

Recommended, Section Head G. Watts
Approved, Deputy Minister

FILE No. 0305030-10
SCALE 1:5000
NEGATIVE No. 280127
DRAWING No. 84-33-4A
SHEET 1 of 1

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