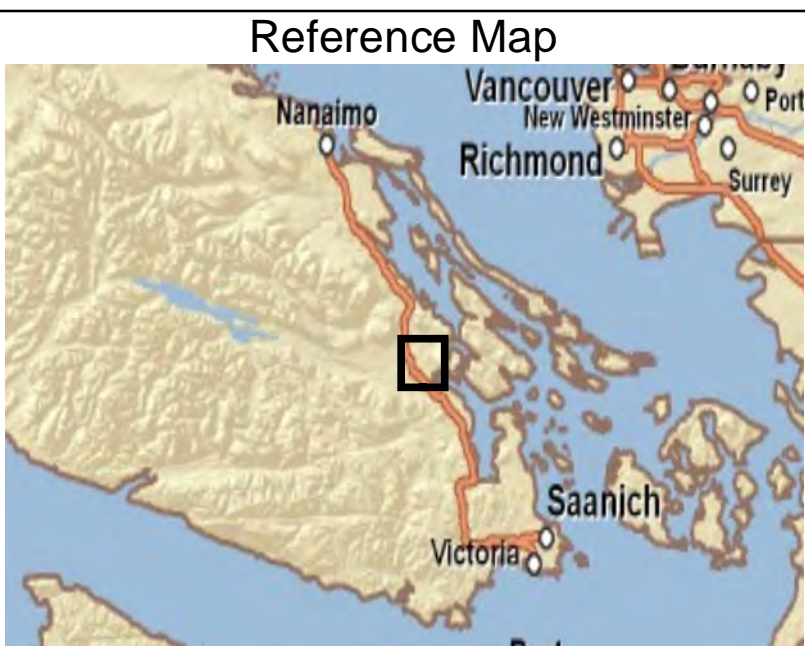


Use and Limitations of Flood Hazard Maps

1. The flood hazard map is based on river surveys conducted in May-July 2008 and LIDAR surveys from 2005. The maps depict flood conditions at the time of the surveys. Changes to the channel, floodplain, or climate will affect the flood levels and render site-specific map information obsolete.
2. Flood hazard maps are administrative tools that depict the minimum designated flood elevation and floodplain boundaries. Flooding may occur outside of the designated boundaries.
3. Flood hazard maps do not provide information on site-specific hazards such as land erosion or sudden shifts in the water courses.
4. Other sources of water, roads, railways or other barriers can restrict water flow and affect local flood levels. Obstructions such as debris and log jams, sediment deposition, local storm water inflows, groundwater or other land drainage can cause flood levels to exceed those indicated on the map. Lands adjacent to a floodplain may be subject to flooding from tributary streams that are not indicated on the maps.
5. The accuracy of the location of a floodplain boundary as shown on this map is limited by the base mapping and orthophotos.
6. Professional assistance and detailed site-specific engineering analysis are required to address any of the above issues.



Legend

- Limit of Study
- Flood Construction Levels (elevations in metres GSC)
- Outline
- Floodway Zone (Deep and Fast Flowing Water)
- Flood Fringe Zone

Notes:
- 2005 TerraRS from CVRD (to match LiDAR)
- 2004 Orthophotos from CVRD
- 2006/2007 MNC Quadrand Orthophotos from North Cowichan
- Ground Survey by: nhc 2008

Notes to Users:

1. The Designated Flood has a statistical return period of 200-years.
2. Flood levels were computed using the hydraulic model MIKE Flood, as described in the report "Lower Cowichan/Koksilah River Integrated Flood Management and Mapping Plan, Volume 2 - Technical Investigations", April 2009 by Northwest Hydraulic Consultants.
3. The flood fringe limits assume the absence of all dikes.
4. The flood construction level (FCL) was computed as the 200-year flood level + 0.6 m freeboard.
5. The floodplain limits are not established on the ground by legal survey.
6. The floodplain limits are not delineated for side streams, local drainage or storm water runoff.
7. The floodway boundary is based on US Department of the Interior, "Downstream Hazard Classification Guidelines", Bureau of Reclamation (1988) and is intended to delineate a zone of "Deep and Fast" flow conditions. Areas outside of this zone may also be subject to high hazards.
8. Flooding may occur outside of the designated floodplain areas. NHC do not assume any liability by reason of the designation or failure to designate areas on the map.
9. Numerical modelling simulations: maximum values from 200-year scenarios 101, 201, 301, 401, 601, and 701 in the report "Lower Cowichan/Koksilah River Integrated Flood Management and Mapping Plan, Volume 2 - Technical Investigations", April 2009 by Northwest Hydraulic Consultants.
10. Recommended setback distance on the Cowichan Mainstem is 50 metres from top of bank and 40 metres for the Koksilah River.
11. The study does not include Quamichan Lake.

Designed by: VFOC and DGM
Reviewed by: MM
Prepared by: JXD

LOWER COWICHAN / KOKSILAH INTEGRATED
FLOOD MAPPING AND MANAGEMENT PLAN

Flood Hazard Map

