

Q & A – TaigaNova Buyers Workshop, revised August 31, 2009

- Q1. Do we have to raise our site with fill to elevation 249.5m Geodetic?
- A1. No. The RMWB has approved the site grades proposed by Associated Engineering.
- Q2. Does the main floor of the building need to be raised?
- A2. The Flood Plain Covenant between the WBHDC and RMWB only refers to Habitable Rooms which does not include Industrial, Commercial, or Office space. The floor level of any rooms where overnight accommodation is possible, such as for a hotel, must be built at elevation 249.5m or greater. This can be done by increasing the site grade at the building location, raising the main floor, or placing the accommodation on a higher level of the building.
- Q3. When can we apply for a Development Permit?
- A3. After your sale has closed.
- Q4. When can we get a Building Permit?
- A4. After the Development Permit has been approved and the RMWB Engineer has provided a Conditional Certificate of Construction Completion for the site infrastructure.
- Q5. When will the infrastructure be completed?
- A5. All infrastructure is expected to be completed in 2009.
- Q6. Does my building have to be LEED certified or equivalent?
- A6. Only if you stated so in your application to purchase a lot.
- Q7. I stated in my application that my development would meet LEED or other similar standard. Does that mean that it needs to be certified?
- A7. No, WBHDC will be satisfied with a statement from a qualified consultant that the building meets or exceeds the relevant LEED or other standard.

Q8. Why wasn't the site raised to elevation 249.5m Geodetic?

A8. Raising the entire site was cost prohibitive and would have meant either no project or much higher land prices.

Q9. What measures have been taken to protect against possible rainstorm storm flooding?

A9. The swales and roadway system have been designed to remove minor (1:5 year) and major (1:100 year) storm events without reaching the final grading levels provided to the buyers.

Q10. Is the site subject to ice jam flooding?

A10. Trillium Engineering prepared a draft report to RMWB in January 2000 stating that the 1:100 year ice jam flood level is 250m Geodetic in the lower townsite. There was no separate discussion in the report related to the TaigaNova area. There is anecdotal evidence that suggests that ice jam flooding occurs more often at the confluence of the Clearwater and Athabasca Rivers and not as likely downstream past TaigaNova. However there is no concrete evidence that the TaigaNova site is not subject to ice jam flooding and what the risk levels might be. Accordingly, Associated Engineering have noted that the river drops approximately .5m from the lower townsite to TaigaNova and therefore suggested in the absence of information to the contrary, that the 1:100 year ice jam level should be no worse than 249.5m Geodetic and the 1:40 year level should be no worse than 248m Geodetic.

Q11. What measures have been taken to protect against possible ice jam flooding?

A11. A berm surrounding the site has been constructed to elevation 248m Geodetic to mitigate against damage that may be caused by possible ice jam flooding.

Q12. Will I be required to raise my building electrical panels and major mechanical equipment above elevation 249.5m Geodetic?

A12. The RMWB will require the main electrical panel (disconnect) to be located above 249.5m Geodetic. The site is currently not subject to municipal flood protection requirements as set out in the Land Use Bylaw Section 60, Development in the Flood Plain (Clearwater River/Athabasca River Flood Plain Area). The site is also not designated on the Flood Risk Overlay (Land Use Bylaw Appendix "C"). Therefore, there will be no municipal requirements related to other electrical and mechanical equipment.