

APPENDIX B

Public Engagement Supporting Information



FEB
23



DE HAVILLAND FIELD
**ENGAGEMENT
SUMMARY**

Prepared by
B&A

Submitted to
WHEATLAND COUNTY

Submitted on
FEBRUARY 2023

+ LAND ACKNOWLEDGEMENT

We acknowledge the traditional territories of the people of Treaty 7 region in Southern Alberta, which includes the Blackfoot Nation tribes of Siksika, the Piikani, the Kainai, the Stoney Nakoda First Nations tribes of Chiniki, Bearspaw and Wesley, and the Tsuut'ina First Nation. Southern Alberta is also home to Métis Nation of Alberta, Region 3.

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+ INTRODUCTION

On September 21, 2022, De Havilland Aircraft of Canada Limited announced that the site of its new aircraft manufacturing facility will be in Wheatland County, Alberta. The site, named De Havilland Field, will be home to a variety of aerospace facilities including manufacturing, aircraft assembly, maintenance and repair, logistics and a new aerodrome.

The announcement of the project launched the public engagement and consultation efforts required to support the required project approvals for De Havilland Field. This report summarizes the engagement and consultation efforts from public engagement.

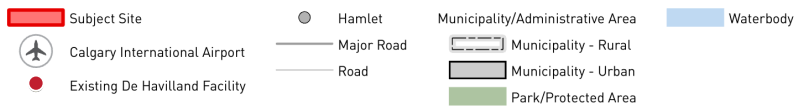
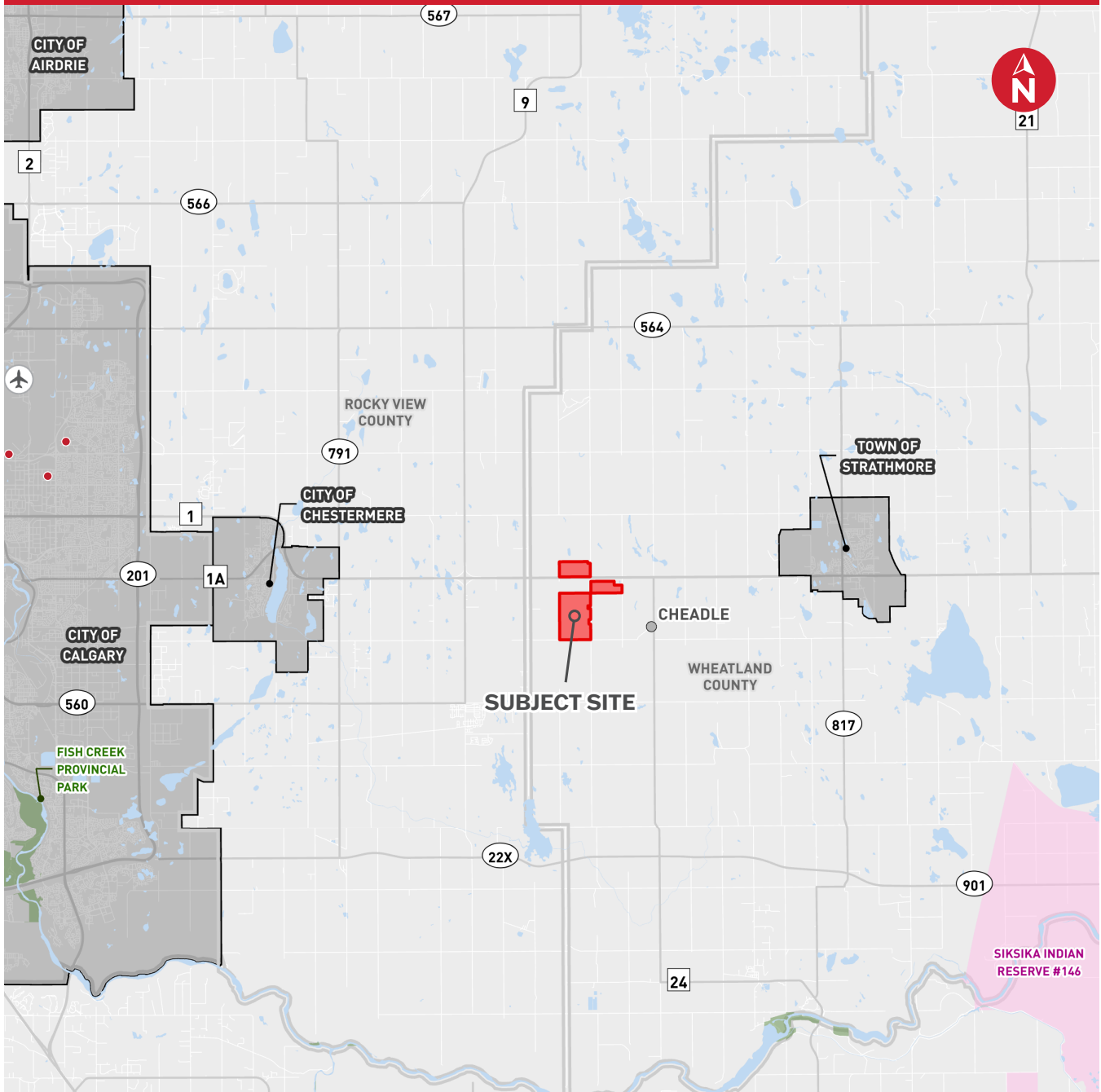
1.1 About the Project

De Havilland Field will consist of a new state-of-the-art aircraft assembly facility, aerodrome, parts manufacturing and distribution centres and maintenance repair and overhaul centre. In addition, educational space for training the workforce of the future is planned, as well as general office buildings and a De Havilland Canada aircraft museum. The site will be designed to attract and cluster a broad range of aviation related companies and supporting businesses within De Havilland Field.

De Havilland Field is located in the western portion of Wheatland County, along Highway 1, between the Town of Strathmore and the City of Chestermere. The Plan Area contains approximately 589.7 hectares (1,457.4 acres) and consists of three development cells located on the north and south sides of Highway 1.

The site was chosen for its access to a large, young and diverse labour pool, family-friendly cost of living, and access to major transportation routes such as Highway 1 and a world-class international airport that can support efficient parts distribution to our global customer base. In addition, Wheatland County is within 30 minutes of our existing facilities in northeast Calgary, and is close to our current workforce.

FIGURE 1: SITE LOCATION

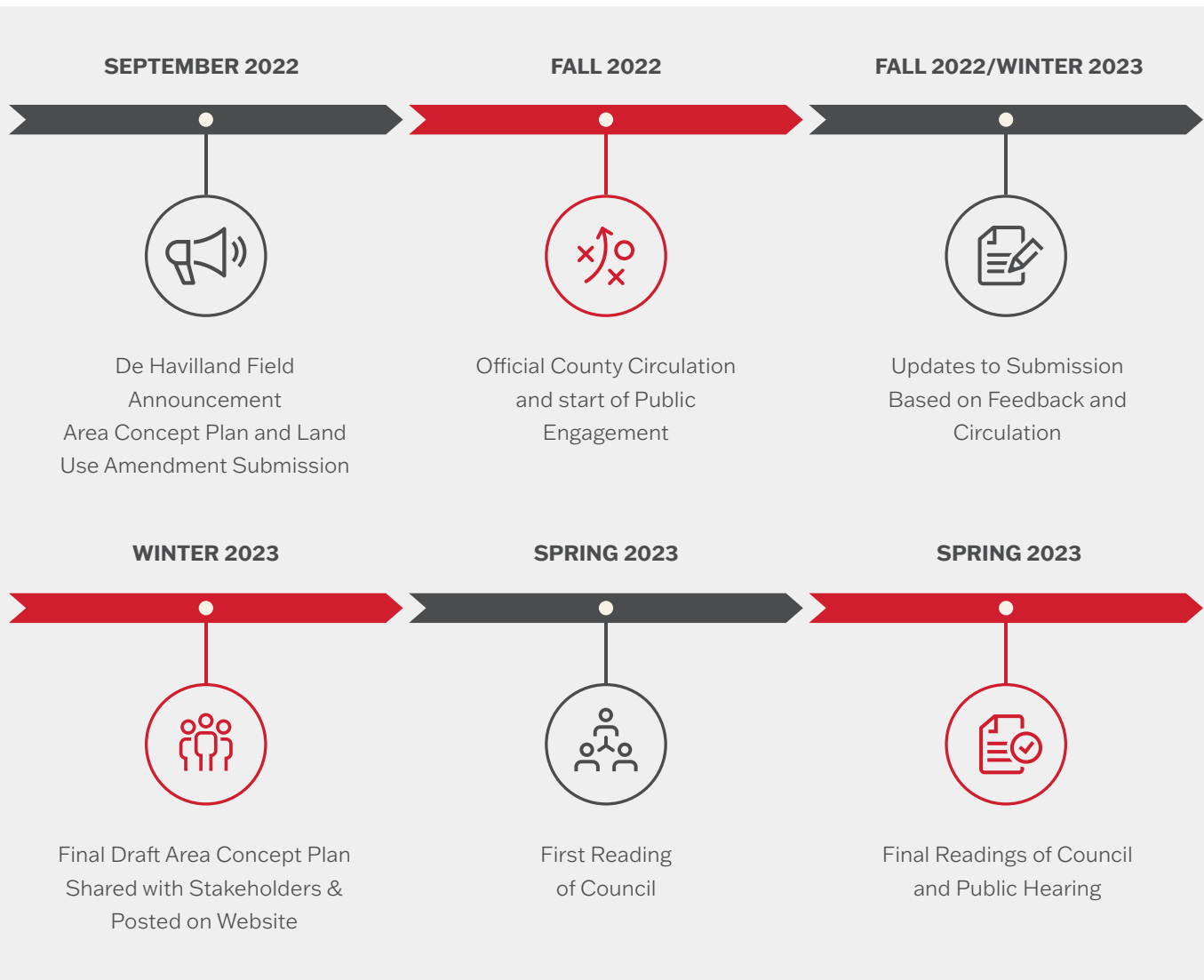


1.2 Project Approvals

The development of De Havilland Field is subject to approvals from Wheatland County, Transport Canada and the Impact Assessment Agency of Canada. Public engagement and outreach efforts have been undertaken to support consultation required by the three approval authorities.

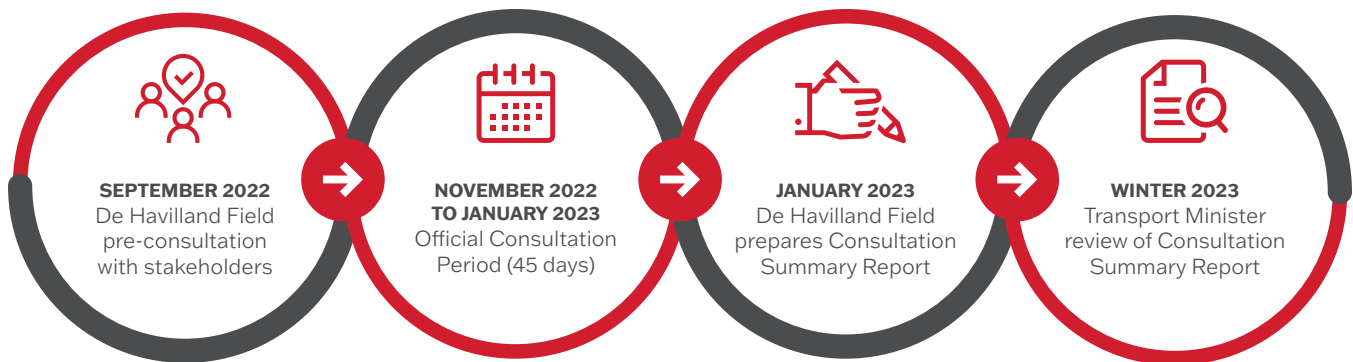
Wheatland County

Applications for an Area Concept Plan, Land Use Amendment, and amendment to the West Highway 1 Area Structure Plan have been submitted to Wheatland County.



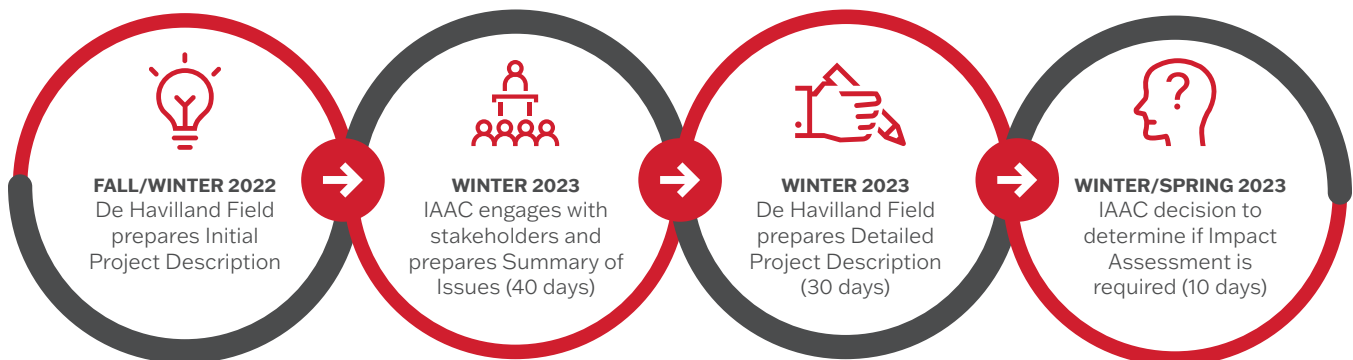
Transport Canada

An application to register a new aerodrome will be submitted to Transport Canada. Pre-consultation meetings were held with Wheatland County and Transport Canada at the start of the public process. The official consultation process is underway following notifications to adjacent landowners, regional aerodromes, and the community.



Impact Assessment Agency of Canada

De Havilland Field is preparing an Initial Project Description (IPD) and will submit it to IAAC. Following the submission of the IPD, IAAC will lead its own engagement with stakeholders. The De Havilland Field team will then prepare a Detailed Project Description, a summary of the project, following the IAAC-led engagement. De Havilland Field will submit the Detailed Project Description to the IAAC, who will determine if a full Impact Assessment is required to support the registration of the aerodrome.



+ WHAT WE DID

Engagement activities were undertaken to support approval processes for Wheatland County, Transport Canada, and the Impact Assessment Agency of Canada. Public engagement introduced the project to the community and promoted the open house events. Details are shared below.

Specific Transport Canada notifications were required to support the 45-day Official Consultation Period and overlapped with broader public outreach efforts.

2.1 Public Outreach

Official Announcement Event - September 21, 2022

The official announcement introduced De Havilland Field, a new aircraft manufacturing facility located in Wheatland County, Alberta. The news release is posted on the project website, and shared in **Appendix B**.

Select media coverage:

Calgary Herald - De Havilland to open massive aircraft manufacturing plant (...)

CBC - De Havilland to build airplane manufacturing plant east of Calgary (...)

Strathmore Times - De Havilland announces new campus to be developed (...)

DeHavillandField.com - Launched September 21, 2022

The project website was launched shortly after the official announcement event to provide details about the project, timeline, and key project resources. The website connects stakeholders with job opportunities and provides engagement opportunities for community members. As of December 2022, there have been:

- Over 13,000 unique visits to the website
- 275 users referred to the De Havilland Canada careers page
- Over 50 stakeholders signing up for project updates
- Over 50 messages directed to info@dehavillandfield.com



Notification letters

Date Sent	Letter & Purpose	Distribution Area
September 20, 2022	Notice of Announcement Advanced notice of Sept. 21 public announcement was hand-delivered to adjacent neighbours.	Adjacent (bordering) rural residents and the Hamlet of Cheadle
October 26, 2022	Invitation to Cheadle Open House The invitation was hand-delivered to residents nearby neighbours. The letter also provided details for the Strathmore and Langdon events.	Within 1 mile of site as well as the Hamlet of Cheadle
November 4, 2022	4 km Event Invitation To adhere to Transport Canada requirements, a letter was hand-delivered to residents within 4km of site to share information about the project and invite stakeholders to attend the Langdon and Strathmore open house events.	Outside of one mile and Cheadle, within 4km of site
November 24, 2022	Aerodrome Notice A letter was sent by registered mail to all aerodromes and helipads within 30 NM of the proposed aerodrome to share project information and contact information. Feedback was requested by January 15, 2023.	30 NM (nautical miles)

Open Houses

The project team hosted three public events to share detailed information, respond to questions, and collect community feedback.

Cheadle Neighbor Coffee Chat	
Date	Monday, November 7, 2022, 4:00 to 7:00 pm
Venue	Cheadle Hall, 10 Malone Ave, Cheadle
Details	As the closest and most impacted stakeholders, adjacent landowners and residents of the Hamlet of Cheadle were invited to attend a drop-in coffee chat to meet the team in-person and discuss the project. Promotions: A letter invitation was hand-delivered to area landowners and residents of Cheadle.



Langdon Open House	
Date	Tuesday, November 8, 2022, 5:00 to 8:00pm
Venue	The Track Golf Club, Events Building - 333 Boulder Creek Dr, Langdon
Details	<p>The drop-in event was hosted in one of two larger centres surrounding the site to provide opportunity for the public to learn more about the project.</p> <p>Promotions: The event was advertised broadly to the entire community through:</p> <ul style="list-style-type: none">• Site signage promoting project, website, and events• Newspaper ads ran in the Strathmore Times & Rocky View Weekly for two weeks• Letter invitation to residents within 4 km of site• Dehavillandfield.com

Strathmore Open House	
Date	Wednesday, November 9, 2022, 5:00 to 8:00pm
Venue	Livestock Pavilion, Strathmore & District Ag Society – 33 Wheatland Trail, Strathmore
Details	<p>The drop-in event was hosted in one of two larger centres surrounding the site to provide opportunity for the public to learn more about the project.</p> <p>Promotions: The event was advertised broadly to the entire community through:</p> <p>Promotions: The event was advertised broadly to the entire community through:</p> <ul style="list-style-type: none">• Site signage promoting project, website, and events• Newspaper ads ran in the Strathmore Times & Rocky View Weekly for two weeks• Letter invitation to residents within 4 km of site• Dehavillandfield.com

2.2 Transport Canada Consultation

Transport Canada requires specific consultation activities prior to approval and construction of a new aerodrome. De Havilland Field **pre-consultation activities** included outreach to Transport Canada, the air navigation service provider, and Wheatland County. As the local land use authority, Wheatland County Council and Administration have received regular project updates. The official **consultation period** is underway following notifications to adjacent landowners, regional aerodromes, and the community. As part of the Transport Canada consultation requirements, we prepared the following notifications:

Site signage – November 4, 2022

A site sign was prepared to promote project website and upcoming public events. The sign is located on the site and provides details about the project location and how to contact project representatives.

Letters to community and area landowners – October 26 & November 4, 2022

Two different letters were hand delivered to residents within 4 km of site:

- October 26, 2022 - Residents within one mile of the site and residents of Cheadle were invited to attend the Cheadle open house hosted at the Cheadle Hall on Monday, November 7, 2022. The letter also provided details for the Strathmore and Langdon events.
- November 4, 2022 - Residents outside of one mile and Cheadle, but within 4 km of the site, were sent a letter invitation to attend the Langdon and Strathmore open house events.

Notification to other aerodromes – November 24, 2022

A letter was sent via registered mail on November 24, 2022, to 34 aerodromes and heliports within 30 nautical miles of the site.

+ WHAT WE HEARD

Stakeholders provided their feedback at the public open houses, through emails to the project team and through feedback forms, both written and online. The feedback gathered during public outreach has been compiled, reviewed, and summarized into themes.

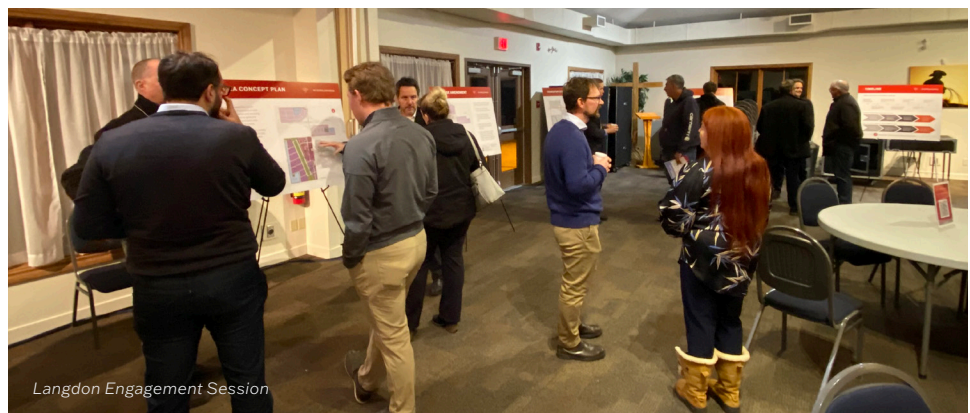
Hundreds of community members attended the three public events hosted by De Havilland Field. Attendees expressed excitement for the project, the job opportunities, and the economic opportunity for the region. 42 comment forms were collected at the in-person events.

Adjacent neighbours mostly attended the Cheadle event, which was advertised exclusively to neighbours within a one-mile radius and the Hamlet of Cheadle. Adjacent neighbours more frequently provided written feedback through comment forms and by email. Their questions and comments are reflected in the key themes and frequently asked questions.

Through public outreach, we received:

57 comment forms - We received 42 written and 15 online comment forms. The comment forms asked community members to share their questions and comments about the project.

Over 50 emails received through the website and info@dehavillandfield.com. Most of the emails were inquiries on partnerships, career, and contractor opportunities. Eight emails were from community members sharing their questions



3.1 Key Themes

The themes summarized below are based on distinct comments received through written comment forms, online comment forms and stakeholder emails. Responses to questions shared by stakeholders can be found in **Section 3.2**. The themes summarized below are listed in order of frequency. Based on comments received at the events and through comment forms, the broader community expressed support and excitement about the opportunity. This is reflected in the Economic Benefit and Employment themes.

Neighbouring stakeholders were more likely to express concern for impacts to their quality of life. Neighbours also represent most of the feedback received by email. The most common themes from adjacent neighbours were related to transportation impacts, quality of life matters, and aerodrome questions.

Theme	Summary
Transportation <i>16 mentions</i>	<p>Stakeholders are interested in the regional traffic impacts and infrastructure upgrades. Clarification was sought on proposed plans for infrastructure upgrades, timing of construction and anticipated traffic volumes once the site is operational. Some comments expressed safety concerns for local traffic given the increased volume of trips.</p>
Neighbour quality of life <i>15 mentions</i>	<p>Some neighbours expressed concern about potential impacts to their quality of life due to loss of views, changes to agricultural uses, as well as impacts from noise, light and air emissions produced at the site. There is concern that the operations will impact surrounding land values.</p> <p>With the influx of people expected to travel to the area, several noted concerns related to a potential increase in local, traffic, and negative interactions with farming activities.</p> <p>Quality of life comments came from adjacent neighbours who want to understand how the project team will address their concerns through mitigation and ongoing monitoring.</p>
Economic benefit <i>14 mentions</i>	<p>Written comments mentioning the economic opportunity expressed support for the project and pride in the opportunity provided by the construction of De Havilland Field. Stakeholders are excited for the regional and provincial economic opportunity. Specific examples of benefits mentioned include employment opportunities, transportation and servicing upgrades, educational programming and training, and increased population growth and spending in local communities.</p>



Theme	Summary
<p>Employment <i>12 mentions</i></p>	<p>Most comments expressed excitement that the project will generate high-quality, local employment opportunities for differing areas of expertise and years of experience. This was also seen as a beneficial opportunity for those that would like to continue to live and work in Wheatland County, especially younger people. Stakeholders asked for more details about hiring – when it will start, will it prioritize local people, and will there be relocations for current De Havilland employees. There was a suggestion to include training programs for youth in trades.</p>
<p>Aerodrome <i>10 mentions</i></p>	<p>General questions arose about the anticipated number of weekly flights, type of aerodrome operation, and proposed flight paths. Most of these questions were raised with quality-of-life impacts in mind. There is concern that the aerodrome operations will grow over time, and that the current flight estimate will increase with new development. Clarity was sought regarding obtaining certification to operate private drones in the Cheadle area.</p>
<p>Location & Site Concept <i>10 mentions</i></p>	<p>Questions and comments were brought forward about the site concept, location and proposed land use included wanting more information about how the site may look, and why a location in Wheatland County was selected over others. Stakeholders asked for clarity on the purpose of a Direct Control District, how the change in land use will impact neighbours and whether the Area Structure Plan amendment will increase tax rates.</p>
<p>Servicing <i>10 mentions</i></p>	<p>Some respondents raised general questions about plans for servicing including proposed locations and types of servicing to be included in the project. Some concerns noted included potential impacts to local wells, area risk of poorly managed wastewater treatment, and effects on local water quality. Stakeholders questioned what will happen if the preferred site servicing options are not possible.</p>
<p>Agricultural Use <i>10 mentions</i></p>	<p>The area has a long agricultural history. Some local neighbours expressed disappointment that development will occur. There is concern that the industrial operation will have negative impacts on surrounding farming operations.</p>
<p>Engagement <i>10 mentions</i></p>	<p>Many respondents commented that they appreciate opportunities to get engaged in the project, both in-person and online. Open house attendees also noted general satisfaction in the information presented at the in-person open houses and team responses to questions.</p>

Theme	Summary
Safety <i>7 mentions</i>	Residents noted some concern about potential impacts to their safety due to site operations. Impacts mentioned were general safety issues coexisting with an aerodrome, issues related to testing aircraft, and safety issues due to traffic. One commenter was curious if there are plans to promote rural safety with site employees and contractors.
Environment <i>5 mentions</i>	Potential impacts to migratory birds and other wildlife were mentioned as a concern by some respondents. Others also noted that local pollution could be an issue. One resident expressed a desire to invest in renewable energy to help reduce pollution.
Neighbour interface <i>4 mentions</i>	Some mentioned a desire for appropriate screening to lessen visual impacts to neighbours. This included incorporating berms, trees, and vegetation as buffers.
Timeline <i>3 mentions</i>	With many offering general support for the project, some asked what the anticipated timeline is to begin infrastructure upgrades and construction of the site. Some associated employment opportunities as an exciting aspect of construction start.
General <i>9 mentions</i>	These comments expressed support for the project. One question was raised about potential opportunities for community partnerships between De Havilland and local groups.





3.2 Frequently Asked Questions

De Havilland Field has prepared responses to questions received through feedback. Most of the questions received through feedback came from adjacent neighbours and the surrounding community. The questions have been grouped by theme and sorted by alphabetical order by theme name. We continue to receive and respond to questions from community members and will keep our FAQ up to date on the project website.

Aerodrome	
Question	Response
Will De Havilland Field operate 24/7?	It is not anticipated that the proposed aerodrome will operate on a 24/7 basis.
What is the anticipated number of flights per week?	We anticipate a relatively low frequency of flights, likely 2-6 movements per week once the aerodrome is operational.
Is it possible that other aerospace businesses may develop at De Havilland Field and increase the proposed flight count in the future?	The new aerodrome will be used primarily to support the De Havilland Canada manufacturing facility. Flights to and from De Havilland Field will be for testing or delivering aircraft. It is possible that future businesses located at De Havilland Field may increase flight frequency.
Do you anticipate any courier/cargo flights, private hangars or commercial aircraft using the aerodrome?	The proposed aerodrome will be used primarily to support the De Havilland Canada manufacturing facility. However, future businesses located at De Havilland Field may use the aerodrome.
Will there be any changes to the orientation of the runway?	The runway will be run from north-northwest to south-southeast of the property but may shift slightly westward depending on discussions with natural resource rights holders.
What is the proposed flight path? Will planes be flying over Cheadle? Does the proposed flight path reduce impact to neighbours below?	The runway is oriented in a north-northwest to south-southeast alignment. This alignment was chosen based variables such as average wind speed and wind direction, and is optimal for the aircraft that De Havilland intends to land and takeoff from the site. This alignment may shift westward depending on the outcome of discussions with natural resource rights holders.



Can local drone/PRAS operators apply for special Flight Operations Certificate to operate in the Cheadle area?	Questions licensing regulations for drone operations are best answered by Transport Canada.
Will any Transport Canada requirements to reduce Bird Strikes impact farming operations?	As part of our Aerodrome Operating Manual, De Havilland Field will implement a wildlife management plan that will reduce conflict between wildlife and aircraft. Once that has been completed, De Havilland Field will work to reduce any impact on nearby farming operations.

Employment	
Question	Response
What type of employment opportunities will be available at De Havilland Field?	The new aerodrome and aviation park will create a variety of local, high-paying jobs in the aerospace industry. The operations will require positions in manufacturing, skilled-trades, facilities, operations, management and more.
Do you anticipate that current De Havilland employees will be required to relocate to work at De Havilland Field?	At this point, we anticipate that all employees at De Havilland will eventually end up working at De Havilland Field. However, this is a long process and depending on what part of the business an employee is working in, worksite relocation may not occur for many years.
When do you anticipate hiring will start for De Havilland Field?	Please visit the De Havilland Canada Careers Page to view current job opportunities. You can also register for job alerts as new positions becomes available that matches your skills and interest.
Will there be job opportunities for local residents?	De Havilland will prioritize local hiring whenever possible.
Will there be job opportunities for youth (ages 14-18) or opportunities for high school students to participate in dual credit or trades programs?	There will be a wide range of employment opportunities both through the construction phase and manufacturing operations. We will look to have a broad range of representation in the workforce including young workers. We will work with local high schools and post-secondary institutions to provide training programs that match the employment needs for the different phases of the De Havilland Field project including operations.



Environment	
Question	Response
What wildlife protections are in place?	Wildlife species in Alberta are covered under the Alberta Wildlife Act and migratory birds are additionally protected under the Migratory Birds Convention Act. A Biophysical Assessment was prepared to assess the plan area and make recommendations to ensure protection of environmentally significant features, including wildlife. The species were identified in the study to not be at risk. De Havilland Field is considering implementing several environmental mitigations to help minimize the potential effects to migratory birds, their nests, and eggs, as well as wetlands and vegetation.
Will there be any disturbance to existing wetlands?	It is important to recognize that while the plan area consists of cultivated agricultural land with intermittent watercourses, ephemeral waterbodies and marshes, the site does not contain any year-round watercourses. It is anticipated that site development will remove these intermittent wetlands.

General	
Question	Response
How can area residents stay up to date on the project? Typically residents of Rocky View County do not receive updates through Wheatland County.	Interested individuals are encouraged to sign up on our project website to receive project updates. DeHavillandField.com will be updated regularly with project information.
Are there any specific social responsibility goals the project is trying to achieve (i.e. environment, youth, seniors, sports, culture and recreation?)	De Havilland intends to participate in the Wheatland County and area community and support worthwhile initiatives and organizations.



Interface and screening	
Question	Response
What site screening and buffers are planned to the site?	De Havilland Field will work to reduce the visual impact of our operations for surrounding neighbours by adhering to the Wheatland County Landscape and Screening Guidelines and providing landscape buffers and setbacks along the edge of the property.
Will there be landscaping or development buffers around existing adjacent residences?	The De Havilland Field team will reach out to adjacent neighbours to discuss screening options during detailed design. Development will be setback a minimum of 30 metres from bordering properties with landscaping to support screening.

Safety	
Question	Response
Will rural safety programs be in place to educate employees, contractors, and visitors to site?	We will develop a Health & Safety program to ensure that all employees and contractors adhere to site safety requirements. The safety requirements will include safe practices when interacting with farm equipment, safe driving practices and other area considerations.
Should area residents be concerned about the safety of test flights?	Aircraft testing is conducted with rigorous safety practices and procedures to maintain the safety of those on the ground and those in the air.
What emergency services are required for the site?	An emergency services facility will be constructed on site to respond to emergencies relating to the airfield. County emergency services will respond to emergencies that occur within or around buildings. Shared response agreements will be considered with Wheatland County.



Local resident quality of life	
Question	Response
What efforts will be made to reduce light pollution from the site?	De Havilland Field is committed to monitoring and reducing impacts from our project. The project will comply with the dark sky requirements of the County's Land Use Bylaw to limit light pollution and nuisance effects of bright lights for adjacent landowners, while protecting wildlife and wildlife habitat.
How will the noise produced at the site impact surrounding neighbours, the Hamlet of Cheadle and other residential areas?	We are completing a noise study to determine the anticipated noise levels of the project and will share more information when it is available.
Will there be active noise monitoring? Where will noise monitoring occur?	We will be undertaking noise impact studies as part of our regulatory process, but do not anticipate noise monitoring on an ongoing basis.
Will the De Havilland Field operations have a negative impact on air quality for surrounding neighbours?	The air quality effects from Project construction and operations are expected to be low given that mitigation measures will be in place to limit emissions. These mitigations include: <ul style="list-style-type: none"> • Stationary and mobile equipment will adhere to applicable federal emission standards, where applicable, and will be regularly maintained. • Dust suppression strategies will be used in construction areas and on roads as necessary to mitigate dust. • Project traffic will be managed to optimize travel routes and minimize travel on public routes.
What will De Havilland do to respond to livestock impacts from the operations?	De Havilland Field is committed to monitoring and reducing impacts from our operations, including impacts to neighbouring agricultural operations.
How will impacts from construction be monitored, such as dust and noise?	We will prepare a construction management plan to ensure we limit construction impacts on adjacent neighbours and adhere to all County bylaws. Representatives from De Havilland Field can be contacted throughout construction with any questions and concerns.



<p>What will De Havilland Field do to address loss of land value adjacent neighbours?</p>	<p>We do not anticipate that De Havilland Field will contribute to a loss in market value of surrounding farmland.</p>
<p>What is being done to mitigate the impacts of the industrial development for adjacent neighbours? Will neighbours receive compensation for loss of quality of life?</p>	<p>De Havilland Field is committed to addressing neighbours concerns. We will be undertaking a number of mitigation activities, such as berms, trees, light and noise reducing techniques, that will lessen but not eliminate the impacts of our facility for nearby landowners. It is not normal practice for project proponents to provide compensation and we do not anticipate providing compensation for De Havilland Field.</p>

<p>Servicing</p>	
<p>Question</p>	<p>Response</p>
<p>How will wastewater be treated at site? Do you plan to use sewage lagoons?</p>	<p>The current plan is to use a wastewater treatment plant to treat wastewater. Treated effluent from the treatment plant would be temporarily stored in a treated effluent holding pond for subsequent use as irrigation water.</p>
<p>Are there any plans to use well water if you cannot get access to water from the East Calgary Regional Waterline?</p>	<p>The current plan is to construct a feeder-main, pump station and reservoir within the Plan Area to receive flows from the East Calgary Regional Waterline which borders the site to the south. Alternatively, flows could be received from Langdon Water Works. If those options are ultimately not available, we would examine the feasibility of using water wells. Wells will only be considered following a detailed groundwater study.</p>
<p>Does the site intend to use Weed Lake for stormwater management? Weed Lake ditch has a history of flooding.</p>	<p>While the area concept plan considers constructing a force-main to the Weed Lake Ditch, it is not the preferred option. The preferred methods include storage on-site with storm ponds, dispersing through evaporation and local irrigation.</p>
<p>How will the site be serviced for power? Will it require a power station?</p>	<p>The project will engage FORTIS Alberta to begin preliminary design of the electrical system needed to service this development.</p>



Will the proposed pump station and treatment facility produce emissions, noise or odour?	De Havilland Field will work with Wheatland County to finalize a master servicing strategy. The need for a pump station and treatment facility will be determined at the subdivision stage. De Havilland Field is committed to monitoring and reducing impacts from our operations.
Will there be any impacts to groundwater from the proposed development?	We do not anticipate any impacts to groundwater resulting from the construction and operation of De Havilland Field.
Why are the servicing plans not confirmed?	As the project proceeds to the detailed design stage, De Havilland Field will work with Wheatland County to further evaluate options as part of a master servicing strategy that the County is working on to determine the best way to service this area.

Site concept and location	
Question	Response
Why are you building the facility at this location?	The location of De Havilland Field is ideal as it has access to a large, young, and diverse labour pool, family-friendly cost of living, and access to major transportation routes such as Highway 1 and a world-class international airport that can support efficient parts distribution to our global customer base. Portions of the site are already designated as suitable for commercial and industrial development.
Will amendments to the Area Structure Plan and adoption of the Area Concept Plan increase tax rates for neighbours?	The question of tax rates is best answered by Wheatland County.
Please clarify Direct Control District.	A Direct Control district is a specific regulation that can be used when a development requires unique or innovative characteristics that are not included in other land use districts. The current Wheatland County Land Use Bylaw does not include a land use district that accommodates all the envisioned uses for the Plan Area, so a Direct Control district is being proposed.



<p>Why are you proposing industrial uses for an area that is largely zoned for agriculture?</p>	<p>While the site is currently designated Agricultural General District (AG), the corridor along Highway 1 has been identified as an area suitable for commercial and industrial development by Wheatland County. De Havilland Field is proposing to redesignate the site to provide for aviation, business, industrial, and commercial uses in line with area policy direction.</p>
<p>Does the Wheatland County Municipal Development Plan support aerospace facilities?</p>	<p>The Wheatland County Municipal Development Plan (MDP) is a policy document adopted by Council that provides general direction for growth over the next 30 years. Questions about what is ultimately supported by the MDP are best answered by Wheatland County.</p>
<p>Will any portion of the site continue to be farmed?</p>	<p>A portion of the site will continue to be farmed until such time the lands are required to be developed.</p>
<p>Will there be any effort to preserve the barn on site?</p>	<p>We have not made any decisions about the barn at this time but are interested in discussing the future of the structure with those interested in its preservation.</p>

<p>Timeline</p>	
<p>Question</p>	<p>Response</p>
<p>How long will construction take?</p>	<p>De Havilland Field hopes to receive approval from Wheatland County in early to mid 2023. Construction may start in early 2024 after receiving our development approvals. Full build-out of De Havilland Field may take ten to fifteen years, however first buildings may be operational by late 2025.</p>



Transportation	
Question	Response
Will the proposed intersection at Range Road 264 encourage traffic to cut through to access Glenmore Trail/HWY 560?	We are not aware of any proposed improvements to Range Road 264 south of the site that would encourage additional traffic to use the road as a connection.
Will the current semi-truck traffic on HWY 24 go through Cheadle to access the proposed interchange on Range Road 264?	We are not aware of any upgrades for Range Road 264 and Township Road 240 that would encourage additional semi-truck traffic to use the roads in question.
How will traffic flow between the sites?	The proposed interchange will provide direct access between the two southern parcels and the parcel to the north via Range Road 264.
When will construction start for the proposed interchange?	We are in discussion with Alberta Transportation on the proposed interchange, but no decision has been made on the start of construction.
Does this project trigger any upgrades to Glenmore Trail?	No improvements to Glenmore Trail are required for the project.
Does this project trigger any upgrades to HWY 9?	Hwy 9 is outside the scope of the Transportation Impact Assessment required by De Havilland Field.
Will the development trigger any signalled intersections along HWY 1?	No. Alberta Transportation does not permit signals on Highway 1.
Are there any considerations for developing a commuter train for employees at site?	No.
How will speed limits be enforced along Range Road 264 with the addition of the proposed interchange?	Speed limit enforcement is under the jurisdiction of the RCMP, however we expect individuals accessing De Havilland Field to respect posted speed limits.
Does the proposed interchange require expropriation of neighbouring land?	While the design of the proposed interchange is not finalized, it is anticipated that the Province will acquire any necessary land and construct the new interchange.



<p>Will the expansion of Range Road 264 to Township Road 240 require additional land from adjacent parcels?</p>	<p>It will be determined at the detailed design stage if additional land is required from adjacent parcels.</p>
<p>Will Range Road 264 be paved from Hwy1 to Glenmore Trail (Hwy 560)?</p>	<p>We anticipate that Range Road 264 will be paved along the boundary of De Havilland Field, up to Township Road 240. We are not aware of any proposed improvements to Range Road 264 south of the De Havilland Field site. The final road network and upgrades required to accommodate the anticipated traffic volumes will be determined at the subdivision stage.</p>
<p>The construction of the proposed interchange will close off access from Durum Drive to Range Road 264. Will this increase traffic on other roads?</p>	<p>The Transportation Impact Assessment proposes a new connection to provide direct access from Origin Business Park to Range Road 264. Discussions with landowners will take place in the future to resolve how the new connection is achieved.</p>

+ NEXT STEPS

De Havilland Field appreciates the feedback we have received on the project to date. Final plans for De Havilland Field will be refined based on public feedback, along with comments from Wheatland County, regulatory agencies, and other stakeholders. We are committed to monitoring and reducing impacts from our project.

The following project milestones will be completed in the coming months:

- A Consultation Summary Report will be prepared for Transport Canada based on feedback received during consultation with surrounding aerodromes, the air navigation service provider, Transport Canada, Wheatland County, and the community.
- Following the submission of the IPD, IAAC will lead its own engagement with stakeholders. A Detailed Project Description will be prepared following IAAC-led stakeholder engagement. IAAC will determine whether De Havilland Field requires a federal Impact Assessment in Spring 2023.
- The Area Concept Plan will be updated based on feedback received from Wheatland County's technical review, circulation comments as well as feedback received through public outreach. The Area Concept Plan, Land Use amendment and amendment the Area Structure Plan applications will be resubmitted to the County in Winter 2023.
- The final draft Area Concept Plan will be shared with stakeholders and posted on the project website prior to the public hearing of Wheatland County Council. In the meantime, the project team will continue to respond to comments and questions about the project.

Please continue to visit the project website for project updates or to contact the project team. We will continue to document and respond to all questions and comments. Thank you for your participation in the process.





A

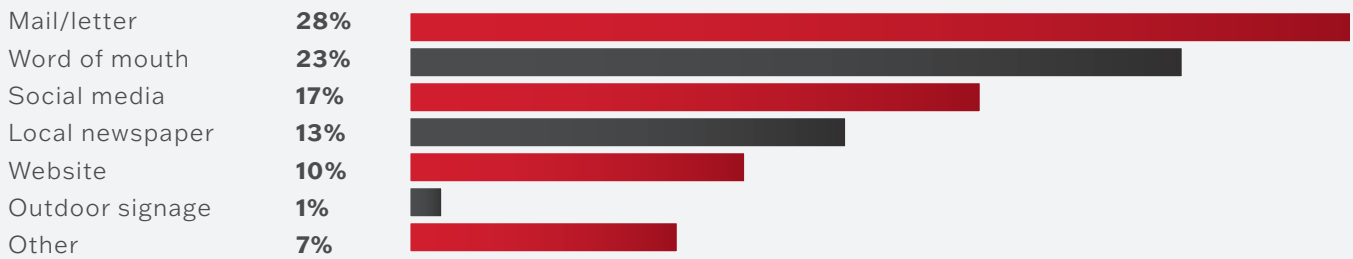
APPENDIX A

PUBLIC ENGAGEMENT EVALUATION



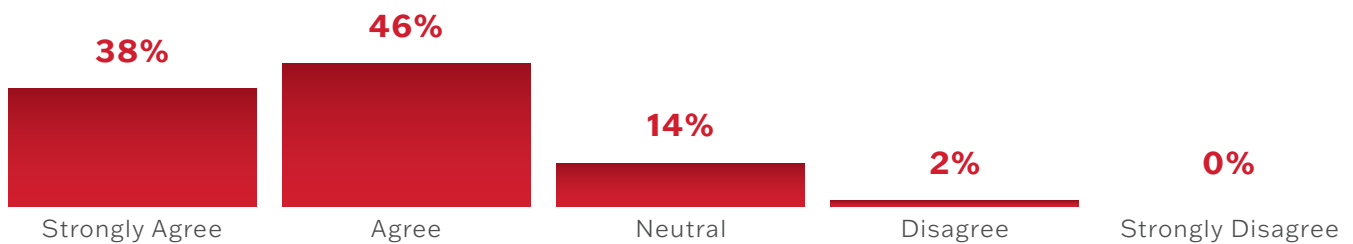
The comment forms posed four questions about the public engagement program. Responses to the questions are shared below.

How did you hear about the open house (please select all that apply)?

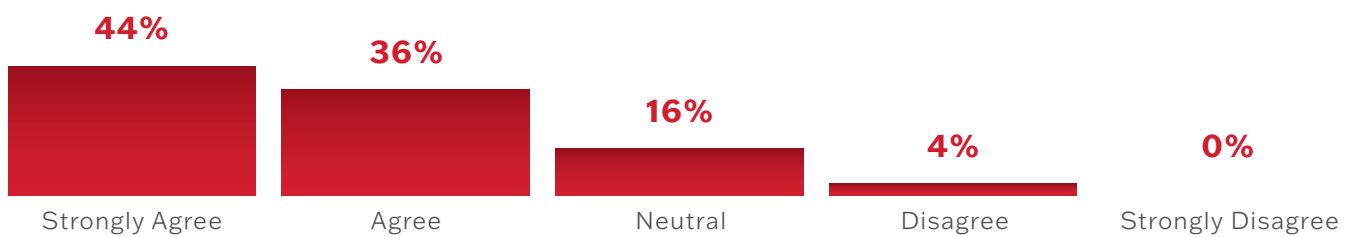


To help us improve future engagement, please share how your experience was today

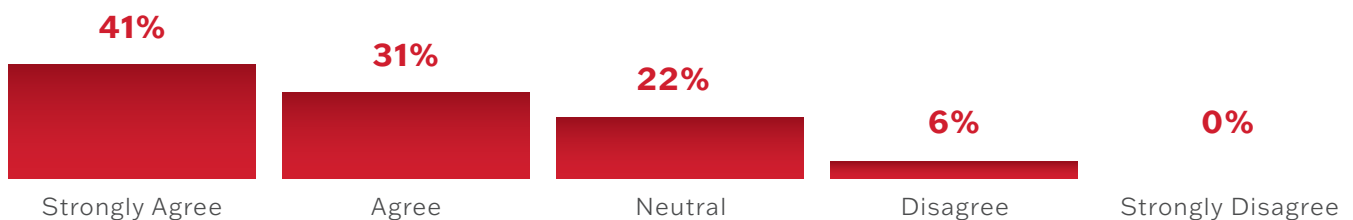
The open house was informative and provided me with a sufficient understanding of the De Havilland Field project.



The project team were able to answer my questions and provide relevant information.



I have a sufficient understanding of the project process and next steps.





B

APPENDIX B

ENGAGEMENT MATERIALS





Media Release



Calgary, Alberta, September 21, 2022 – De Havilland Aircraft of Canada Limited has announced that the site of its new aircraft manufacturing facility will be in Wheatland County, Alberta, approximately 30 minutes east of Calgary.

This new facility will be called De Havilland Field and will consist of a new, state-of-the-art aircraft assembly facility, runway, parts manufacturing and distribution centres and maintenance repair and overhaul centre. In addition, educational space for training the workforce of the future is planned as well as general office buildings and a De Havilland Canada aircraft museum.

These operations will complement our current parts manufacturing facilities in Victoria, British Columbia as well as our new engineering and customer support centre of excellence in Toronto, Ontario.

De Havilland Field will be the site of final assembly for the DHC-515 Firefighter aircraft, which was launched earlier this year, the DHC-6 Twin Otter as well as the Dash 8-400 aircraft. We are currently working towards bringing the DHC-6 Twin Otter and Dash 8-400 aircraft back into production.

The location of De Havilland Field is ideal, having access to a large, young and diverse labour pool in Alberta, family-friendly cost of living, and a world-class international airport that can support efficient parts distribution to our global customer base. We anticipate that once in full operation, there will be up to 1500 jobs located at De Havilland Field.

The development of De Havilland Field is subject to an amendment to the Wheatland County Area Structure Plan as well as re-zoning by the County. De Havilland expects to submit these applications shortly and is committed to working with Wheatland County and Wheatland County residents as we move through the Area Structure Plan and re-zoning processes. In addition, there are approval processes required by Transport Canada and the Impact Assessment Agency of Canada.

More information about De Havilland Field, visit: <https://dehavillandfield.com/about>

For full suite of media assets, visit: <https://dehavilland.com/en/media>



Open House Engagement Boards

+ WELCOME



TO THE DE HAVILLAND FIELD OPEN HOUSE

Thank you for joining us today to learn more about our project. Project team members are available to answer your questions, listen to your input and gather your feedback.



+ ABOUT



DE HAVILLAND FIELD:

De Havilland Field will be an aviation business park and aerodrome. The site will be the home of De Havilland Aircraft of Canada's new aircraft manufacturing facility which will include:

- + State-of-the-art aircraft assembly facility
- + Aerodrome (runway)
- + Parts manufacturing & distribution centres
- + Maintenance, repair, and overhaul centre
- + Training facilities for the future workforce
- + The De Havilland Canada aircraft museum

The site will be designed to attract and cluster a broad range of aviation related companies and supporting businesses within De Havilland Field.

Open House Engagement Boards

+ ABOUT



DE HAVILLAND FIELD

DE HAVILLAND AIRCRAFT OF CANADA:

In 1928, De Havilland Aircraft of Canada was created to build aircraft and train personnel for military missions in the defence of freedom. Over the generations, the company evolved to lead Canadian aerospace innovation by designing aircraft that access remote communities, carry travellers between urban centres, deliver aid and cargo, save lives and safeguard communities the world over.

From iconic, legendary aircraft like the Beaver, Buffalo, Caribou and Otter – each still flying strong – to today's fleet of Dash 8s, Twin Otters and firefighting aircraft that help protect people and property during wildfires, De Havilland Canada is the recognized global leader in manufacturing and maintaining special mission aircraft that get the job done.

Rugged. Reliable. Canadian.

As De Havilland Canada approaches the end of its first century, the company is looking towards the next one hundred years. We are creating a new home that builds on our legacy of aviation leadership, but also stimulates a new era and ecosystem of Canadian aerospace discovery and excellence – a state-of-the-art aerospace campus just east of Calgary that we call De Havilland Field.



+ LOCATION

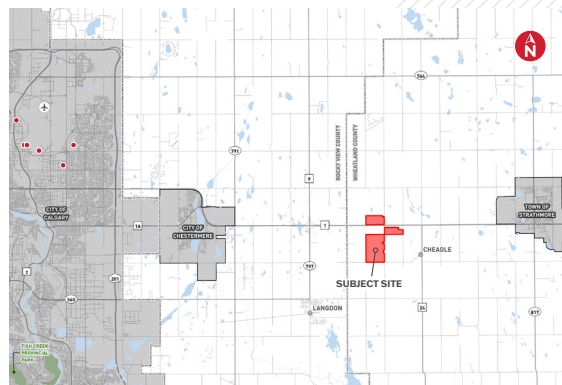


DE HAVILLAND FIELD

De Havilland Field is located in the western portion of Wheatland County, along Highway 1 and between the Town of Strathmore and the City of Chestermere.

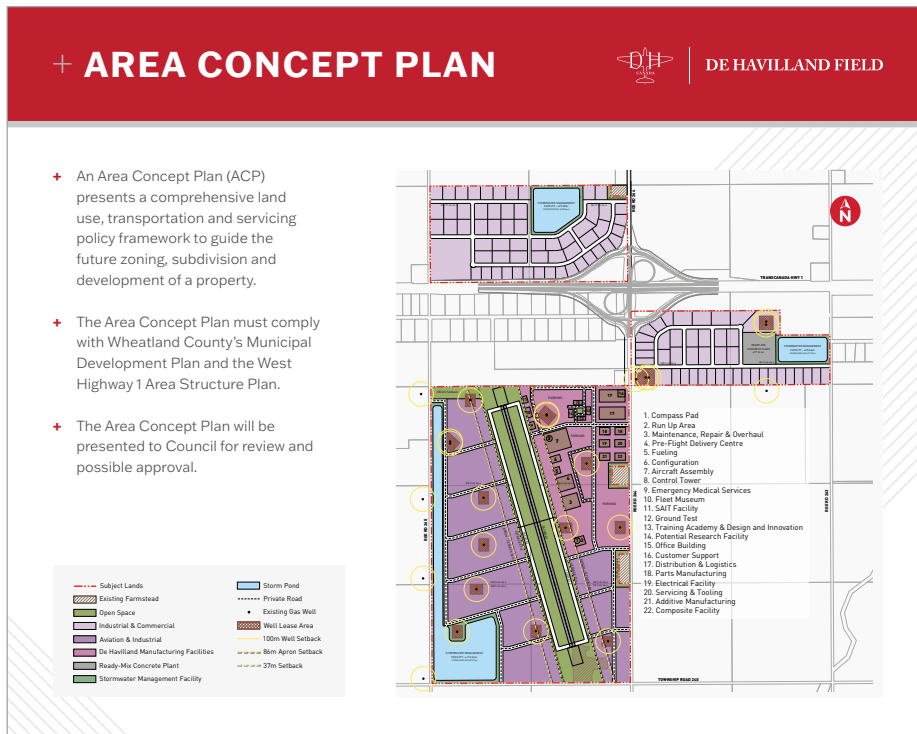
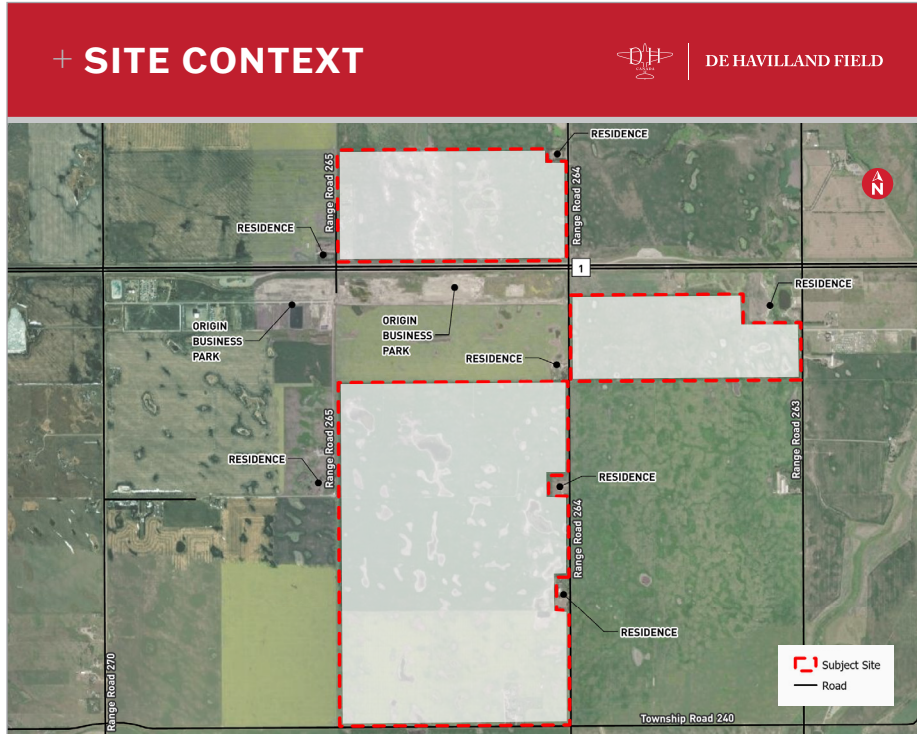
The site was chosen for its ideal access to:

- + A large, young and diverse labour pool.
- + Family-friendly communities with an affordable cost of living.
- + YYC, a world-class international airport that can support efficient parts distribution to our global customer base.
- + Regional transportation network, including Highway 1.
- + Existing De Havilland facilities located near YYC.



	Subject Site		Hamlet		Municipality/Administrative Area		Waterbody
	Calgary International Airport		Major Road		Municipality - Rural		Park/Protected Area
	Existing De Havilland Facility		Road		Municipality - Urban		

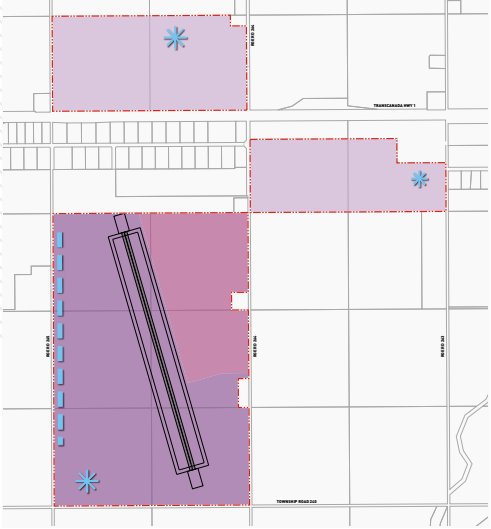
Open House Engagement Boards



Open House Engagement Boards

+ LAND USE AMENDMENT

DE HAVILLAND FIELD



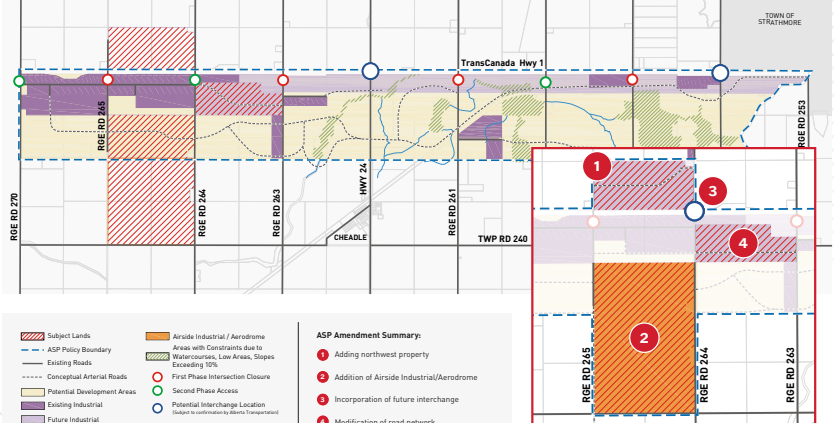
A Land Use Bylaw amendment is required to allow for the proposed development.

- + Intended uses include aviation, business, industrial and commercial.
- + The Land Use Bylaw does not include a land use district that accommodates all the envisioned uses.
- + A tailored Direct Control district is proposed to accommodate these unique uses.
- + A Direct Control district is a specific regulation that can be used when a development requires unique or innovative characteristics that are not included in other land use districts.

+ AREA STRUCTURE PLAN (ASP) AMENDMENT

The West Highway 1 ASP was approved by the County in 2006 and presents a comprehensive planning policy framework to guide business development west of Strathmore. An amendment to the ASP is required to incorporate De Havilland Field.

▼ CURRENT ASP



▲ PROPOSED AMENDMENTS

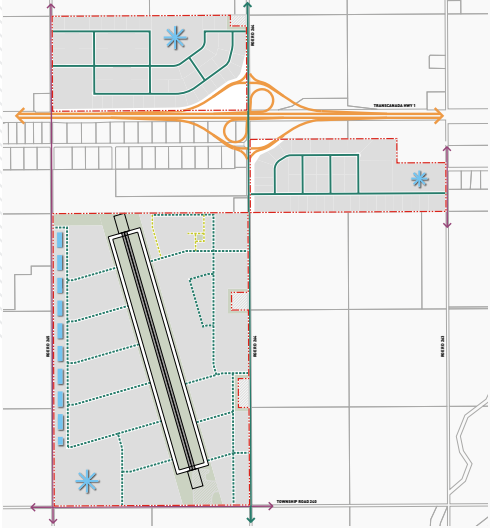
ASP Amendment Summary:

- 1 Adding northwest property
- 2 Addition of Airside Industrial/Aerodrome
- 3 Incorporation of future interchange
- 4 Modification of road network

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+ TRANSPORTATION

DE HAVILLAND FIELD



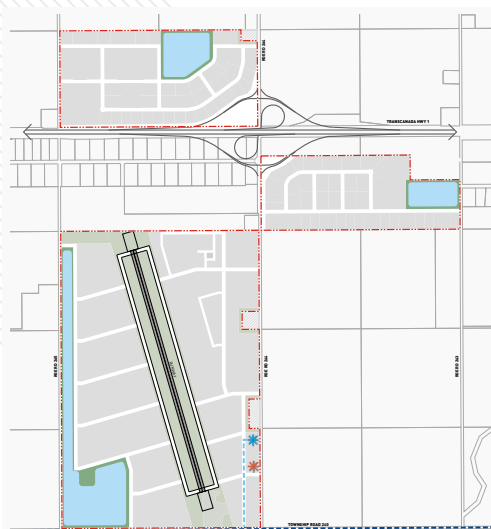
A safe, efficient and integrated transportation network will be key to ensuring the success of De Havilland Field. De Havilland Field is working with the provincial and local governments to achieve these upgrades to the area transportation network:

- + Building of a new interchange at Highway 1 and Range Road 264.
- + Constructing, upgrading and/or widening of Range Roads 264 and 265 and Township Road 240.
- + Laying out a new internal road network.

--- Subject Lands	--- Proposed 20m Private Road
--- Existing Roads	--- Proposed 30m Private Road
--- Future Interchange	--- Linear Storm Pond
--- Proposed 30m Industrial Road	* Storm Pond

+ SERVICING

DE HAVILLAND FIELD



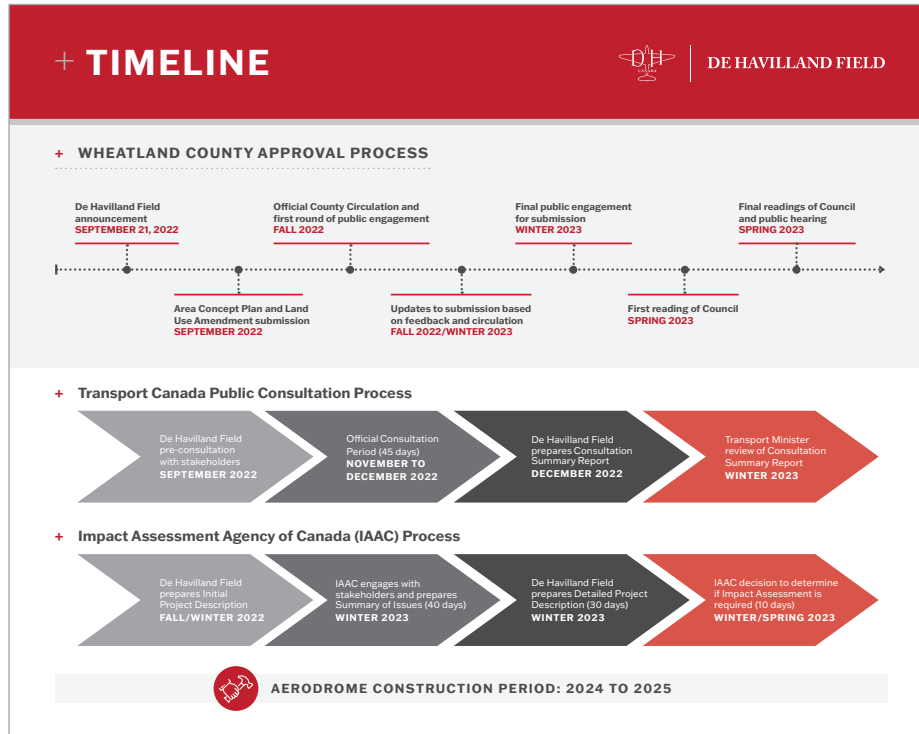
The final plans for site servicing will be prepared at the subdivision stage. The preferred methods for servicing are:

- Water:** Construct a feeder-main, pump station and reservoir to receive flows from the East Calgary Regional Waterline.
- Sanitary:** Construct a new wastewater treatment facility.
- Stormwater:** Evaporation and irrigation.

--- Subject Lands
--- Existing East Calgary Regional Waterline
--- Proposed Water Main
* Water Reservoir & Pump Station
* Stormwater Management Facility
* Storm Pond
* Wastewater Treatment Facility



Open House Engagement Boards



+ NEXT STEPS

THANK YOU!

WE APPRECIATE YOUR FEEDBACK AND QUESTIONS

- Feedback received today will be shared with Wheatland County and other approval organizations in a What We Heard Report.**
- Please visit the website for the latest project information: dehavillandfield.com**
- We will continue to respond to any questions and comments you may have, reach out to our project representative:**

Neil Sweeney
 Vice President, Corporate Affairs
 De Havilland Canada
info@dehavillandfield.com
 3615 - 34 Street NE,
 Calgary, Alberta T1Y 6Z8

dehavillandfield.com



Notification Letters



DE HAVILLAND FIELD

September 21, 2022

Dear resident,

Later this week, De Havilland Aircraft of Canada (De Havilland Canada) will be making an announcement with respect to the future of aircraft production for the company in Wheatland County.

De Havilland Canada intends to submit applications to Wheatland County for an Area Concept Plan, Land Use Amendment, and amendment to the West Highway 1 Area Structure Plan to facilitate the development of an aviation business park and new aerodrome. The proposed location for the development is in the western portion of Wheatland County, along Highway 1 and between the Town Strathmore and the City of Chestermere, please see map enclosed.

We believe that this development will be positive for Canada, Alberta and Wheatland County, and will provide good-paying and family supporting jobs for people in southern Alberta. We understand that new development impacts surrounding neighbours. Once the development is formally announced, we will be able to provide you with a personal briefing on our plans and listen to any initial feedback that you may have.

In the meantime, if you have any questions, please feel free to contact me at neil.sweeney@dehavilland.com

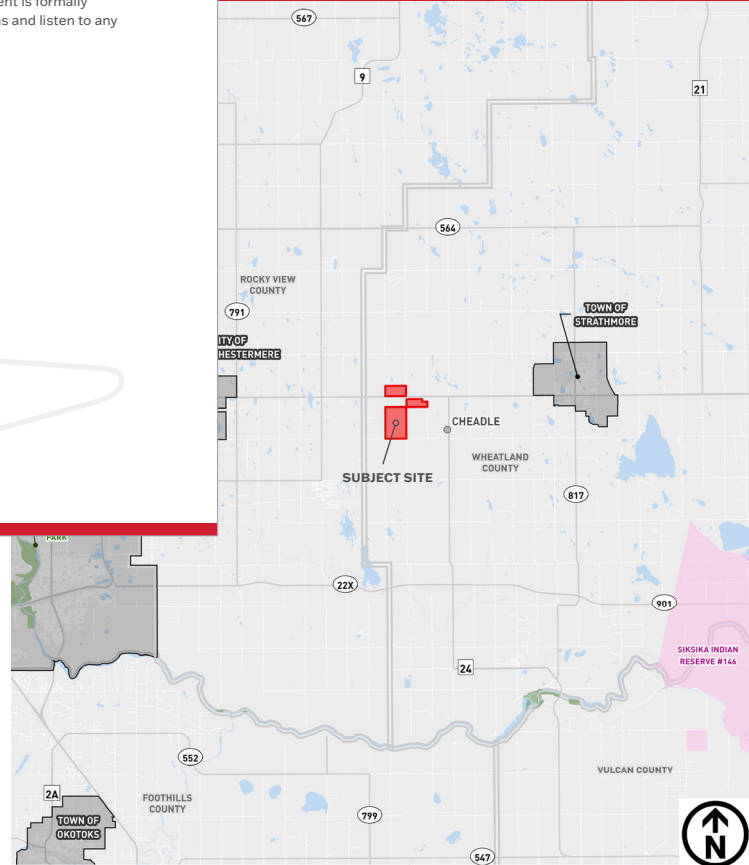
Thank you, and we look forward to meeting you shortly.

Yours truly,

Neil Sweeney
Vice-President, Corporate Affairs
De Havilland Canada



AVIATION BUSINESS PARK AND AERODROME LOCATION





Notification Letters

November 23, 2022



DE HAVILLAND FIELD

De Havilland Aircraft of Canada Ltd. recently announced the establishment of a new manufacturing facility in Wheatland County, Alberta, east of Calgary.

The De Havilland Field will include an aviation park and an aerodrome and is expected to complement our current parts manufacturing facilities in Victoria, British Columbia, as well as our engineering and customer support centre of excellence in Toronto, Ontario. Further information about our plans can be found at: www.dehavillandfield.com

We are required by Transport Canada (TC), via Advisory Circular 307-001, to conduct consultations in advance of construction with the goal of soliciting and mitigating any concerns from affected stakeholders, which include aerodromes within a 30 NM radius.

We welcome your questions and comments in the coming weeks. Please send your feedback by January 15, 2023 to the following email address: info@dehavillandfield.com

We have enclosed a list of Frequently Asked Questions (FAQs) for additional project information.

Yours truly,

Neil Sweeney
Vice-President, Corporate Affairs
De Havilland Canada
3615 - 34 Street NE
Calgary, Alberta T1Y 6Z8

QUESTIONS



DE HAVILLAND FIELD

What is the vision and the expected benefits for the region?

The new aviation park and aerodrome ("De Havilland Field") that will include an assembly facility, runway, parts manufacturing and distribution centres, repair and overhaul centre.

The facility will provide general office space and an educational area for training our workforce. It will have the capacity to accommodate a broad range of aviation supply chain related industries. The proposed aerodrome will be used primarily as a base for De Havilland Aircraft of Canada.

The proposed aerodrome and aviation park will create local high-paying jobs and stimulate the aerospace industry in Alberta, which also supports the provincial vision to diversify its economy, and the federal government's policy to encourage economic development outside major urban centres.

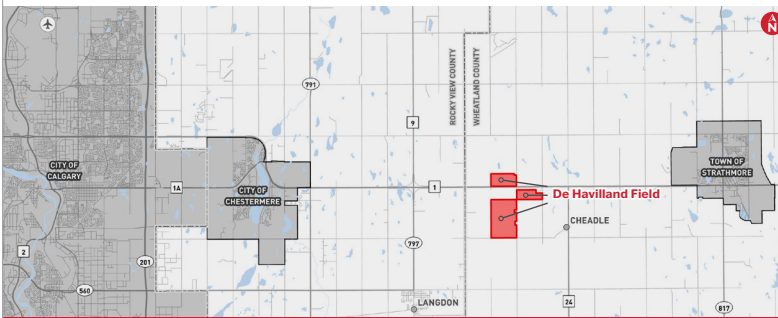
Will the proposed De Havilland Field do not adversely affect the commercial activities of neighbouring aerodromes?

In accordance with Transport Canada Advisory Circular No. AC 307-001, we are conducting consultations with a range of interested parties in advance of construction in order to address and mitigate any potential concerns. Stakeholders include Transport Canada, NAV CANADA, Wheatland County, the local community, including neighbouring aerodromes.

Our aim is to conduct meaningful consultations with neighbouring aerodromes within the timelines provided and address/mitigate any issues that may be identified. We remain committed to ensure that the proposed aerodrome is safe and in the public interest.

3. There are already a number of aerodromes in the vicinity of the proposed De Havilland Field. Why can't you just use an existing aerodrome for your development?

We undertook an extensive site selection study to define our vision and business plan for the planned operations as well as future developments. Using an off-site aerodrome is not compatible with our plan to establish a financially viable aviation park. Using an off-site aerodrome would also compromise our strict supply chain and time-sensitive manufacturing processes. Access to an integrated aerodrome is critical for our manufacturing operations.



Learn more at dehavillandfield.com



Notification Letters

FREQUENTLY ASKED QUESTIONS



DE HAVILLAND FIELD

4. Will takeoffs and landings at the proposed aerodrome interfere with regional airspace?

Proposed air operations at the De Havilland Field will be limited in frequency, probably in the realm of 2-6 movements per week over the next 3 years and deployed gradually. Overall, we anticipate that our plan would not have a significant impact on current aircraft movements in the region. We will also ensure that the appropriate safeguards (i.e., reporting of quarterly forecasts, coordination with NAV CANADA) are put in place to ensure that our aerodrome does not interfere with the normal course of airspace activities in the region.

5. Which class of airspace will be used by the proposed aerodrome?

The proposed aerodrome at De Havilland Field will use Class D airspace, such as defined by NAV CANADA. Under Class D airspace: IFR aircraft require ATC clearance; VFR aircraft must establish radio contact with ATC; ATC makes sure IFR aircraft keep safe distance between each other; and VFR pilots are responsible for keeping safe distance from other aircraft.

6. What is the orientation and length of the proposed runway?

The length of the proposed runway is 2041 metres (or 1.27 miles) and is oriented in a North-northwest to South-southeast alignment.

7. What type of aircraft are expected to land and take off from the proposed aerodrome?

The aerodrome will primarily serve aircraft built by De Havilland Canada including the new DHC-515 Firefighter, DHC-6 Twin Otter and DHC-8 Dash 8.

8. Are you planning to welcome and/or promote scheduled air services?

The proposed aerodrome is to be used primarily to support our manufacturing facility. We have no plans to promote scheduled services (passenger or cargo). As such, we do not expect commercial air operators to use our aerodrome in the future.

Learn more at dehavillandfield.com

QUESTIONS



DE HAVILLAND FIELD

Will we receive a Fixed-Based Operator (FBO) service at your aerodrome?

We will provide FBO services to the proposed aerodrome. Our focus is to support our manufacturing facilities.

Will the De Havilland Field allow for 24/7 operations?

The aerodrome will not be open for 24/7 air operations.

Who will be the main operator of the De Havilland Field and aerodrome?

De Havilland Canada Limited will be the main operator of the proposed aerodrome.



Site Signage

FUTURE HOME OF DE HAVILLAND FIELD



Introducing De Havilland Field

De Havilland Field will be an aviation business park and aerodrome. The site will be the home of De Havilland Aircraft of Canada's new aircraft manufacturing facility, which will support technological innovation, employment, and economic diversification in Alberta's aviation industry.



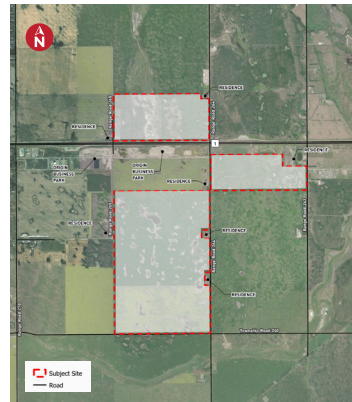
Aerodrome Construction Period

Applications have been submitted to the County to facilitate the development. Construction period is anticipated from 2024 to 2025.



Public Engagement

The Transport Canada 45-day notification period commenced on November 4th, 2022. There will be a variety of opportunities for the public to learn more and share their input. Engagement information will be posted on this sign and the website.



Neil Sweeney
Vice President, Corporate Affairs
De Havilland Canada

info@dehavillandfield.com
3615 - 34 Street NE,
Calgary, Alberta T1Y 6Z8

For more information about the project and to provide feedback, comments or questions, please visit dehavillandfield.com



PROJECT UPDATES



OPEN HOUSE

Join us at a one of our public open houses to learn more about the project, meet the project team, ask questions, and provide feedback:

Langdon Area

Tuesday, November 8, 2022
From 5:00 to 8:00 p.m.
Events Building,
The Track Golf Club
333 Boulder Creek Dr, Langdon

Strathmore Area

Wednesday, November 9, 2022
From 5:00 to 8:00 p.m.
Livestock Pavilion,
Strathmore & District Ag Society
33 Wheatland Trail, Strathmore



DE HAVILLAND FIELD

ENGAGEMENT SUMMARY