

APPENDIX C

Indigenous Engagement Supporting Information



DE HAVILLAND AIRCRAFT
OF CANADA LIMITED

3415 34 St NE
Calgary, AB T1Y 6Z8
dehavilland.com

VIA EMAIL

Dear XX,

On behalf of De Havilland Aircraft of Canada Limited, I would like to inform you of our intention to relocate our aircraft manufacturing facilities from Toronto, Ontario to Wheatland County, Alberta.

On September 21st, we announced our intention to construct De Havilland Field <https://dehavillandfield.com/news/de-havilland-canada-announces-site-of-new-alberta-aircraft-manufacturing-facility/> at an announcement at one of our current Calgary facilities.

Three sites have been acquired and are located approximately half-way between the towns of Chestermere and Strathmore, Alberta and are located proximate to the TransCanada Highway near the intersection of Range Road 264 and the highway. Maps identifying these sites are included in this communication.

We are currently undertaking engagement and consultation activities with the residents of Wheatland County as well as Indigenous communities that have been identified by the Impact Assessment Agency of Canada (IAAC) as part of our rezoning application with Wheatland County as well as the federal regulatory assessment processes conducted by the IAAC and Transport Canada that are associated with building an aerodrome facility.

Our campus will contain the facilities required for a modern aviation manufacturing and distribution campus including a 7000-foot-long runway, logistics and distribution warehouses, aircraft assembly and delivery buildings, educational buildings, parts manufacturing and the other buildings necessary to assemble and deliver aircraft to customers. In addition, De Havilland Field will become the headquarters for our company with a full head office onsite.

Attached to this letter you will find a number of information panels that will contain information about the project. In addition, you can find additional information about our company and project at www.dehavilland.com and www.dehavillandfield.com.

We are interested in understanding what, if any, interest your community has or has had on this site in order to mitigate the impacts of our development.

We would be pleased to meet with you or your representatives to provide further information on our project. We are also scheduling community open houses both Langdon and Strathmore on November 8th and 9th should you be in the area and wish to meet with our representatives.





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Thank you for any assistance you can provide, and we look forward to meeting with you on what we know will be an exciting development for Canadian aviation and one that will provide job opportunities for both Indigenous and non-Indigenous people for decades to come.

Yours truly,

Neil Sweeney
Vice President, Corporate Affairs
De Havilland Aircraft of Canada

Neil.Sweeney@dehavilland.com



+ WELCOME



DE HAVILLAND FIELD

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.



dehavillandfield.com

We are here today to answer your questions, listen to your feedback and provide information about De Havilland Field and the approval processes required before the development of the new aviation business park and aerodrome:



Wheatland County

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



Transport Canada

An application to register the new aerodrome will be submitted to Transport Canada.



Impact Assessment Agency of Canada

A Detailed Project Description will be submitted to the IAAC to determine if an Impact Assessment is required to support the registration of the Aerodrome.





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.

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

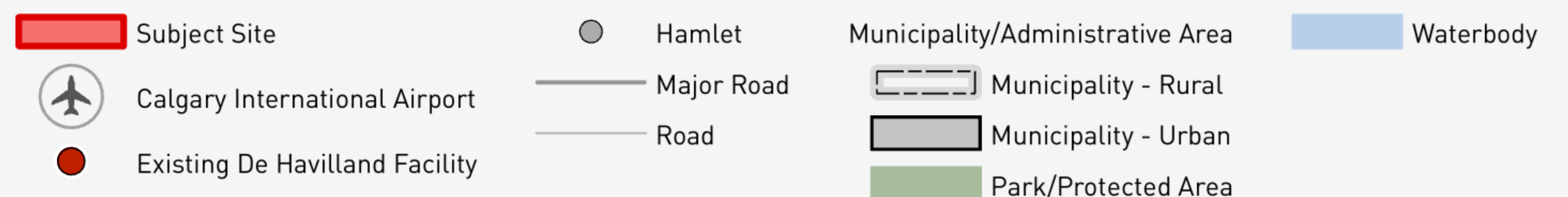
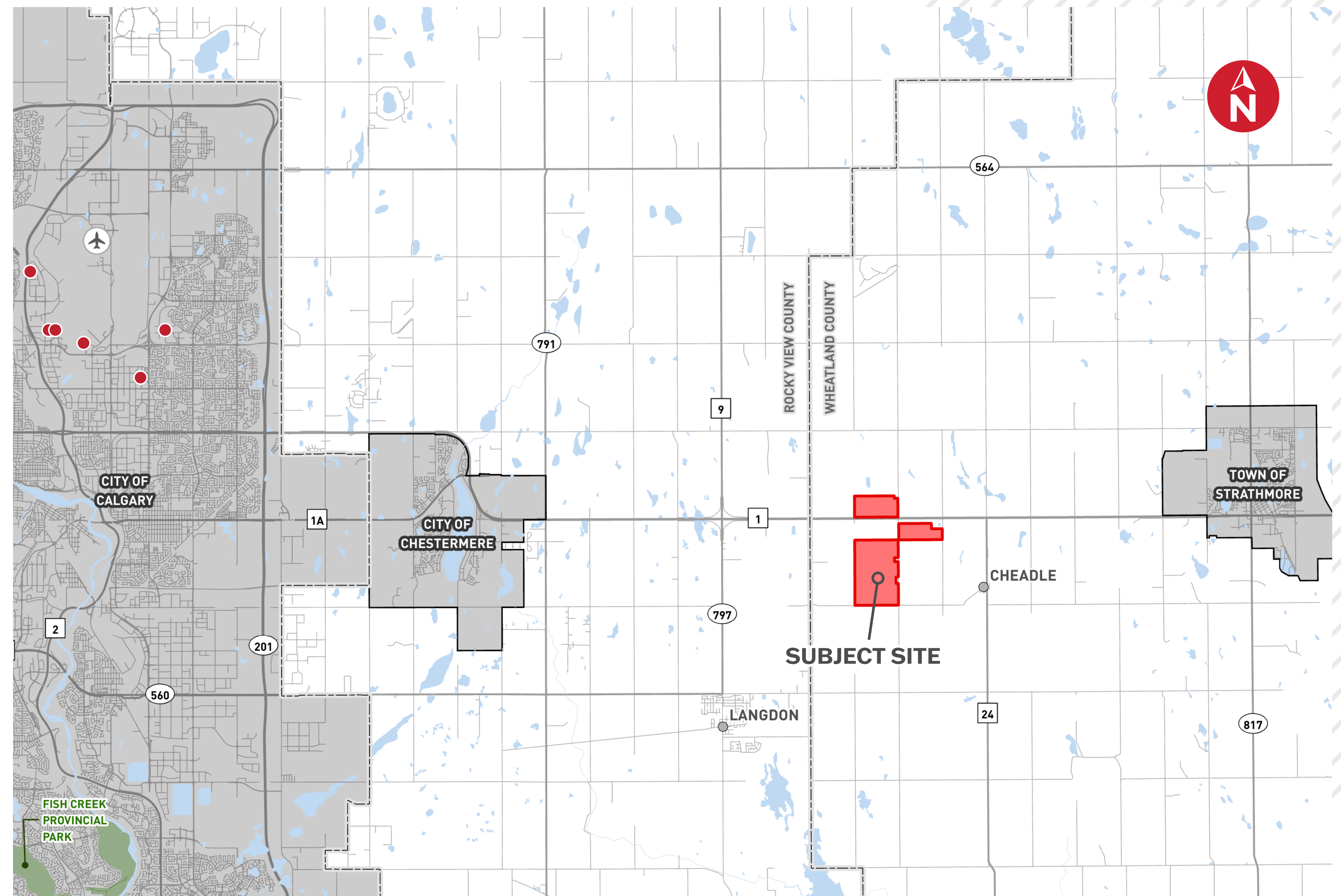


DE HAVILLAND FIELD

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 it's ideal access to:

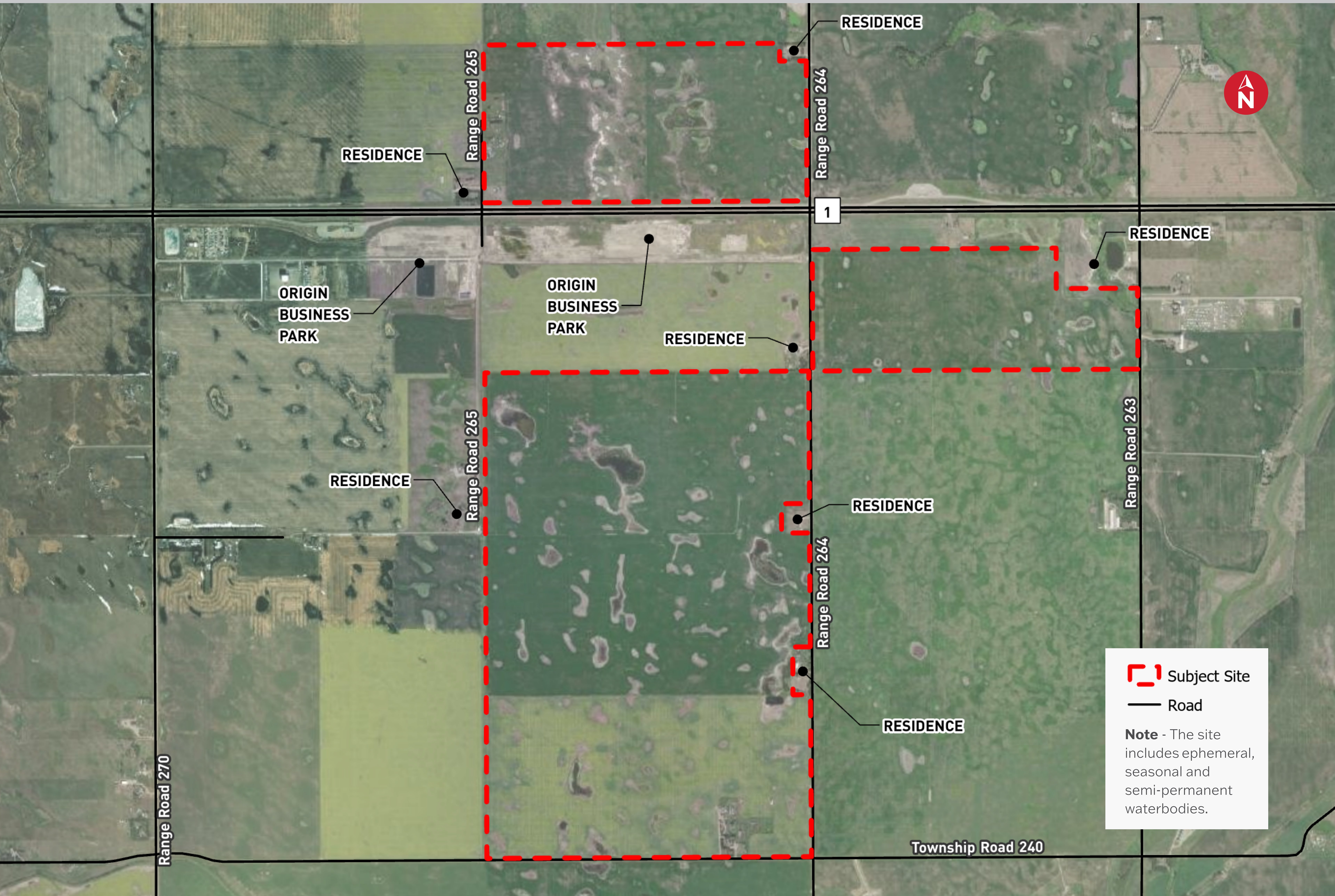
- + A large, young and diverse labour pool.
- + Family-friendly communities with an affordable cost of living.
- + YYC, a world-class international airport that can support efficient parts distribution to our global customer base.
- + Regional transportation network, including Highway 1.
- + Existing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





+ SITE CONTEXT



DE HAVILLAND FIELD



 Subject Site

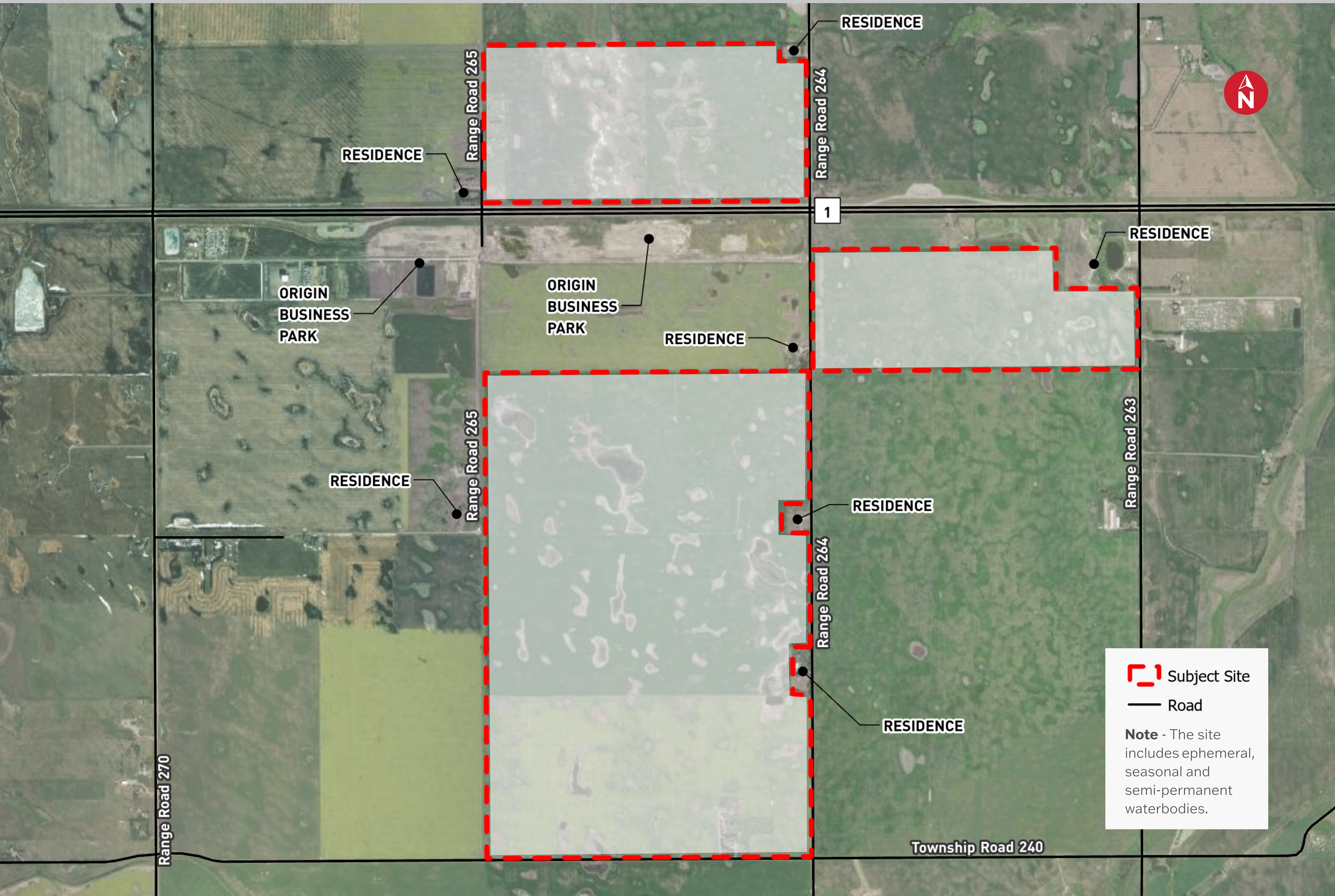
 Road


Note - The site includes ephemeral, seasonal and semi-permanent waterbodies.


+ SITE CONTEXT



DE HAVILLAND FIELD



 Subject Site

 Road

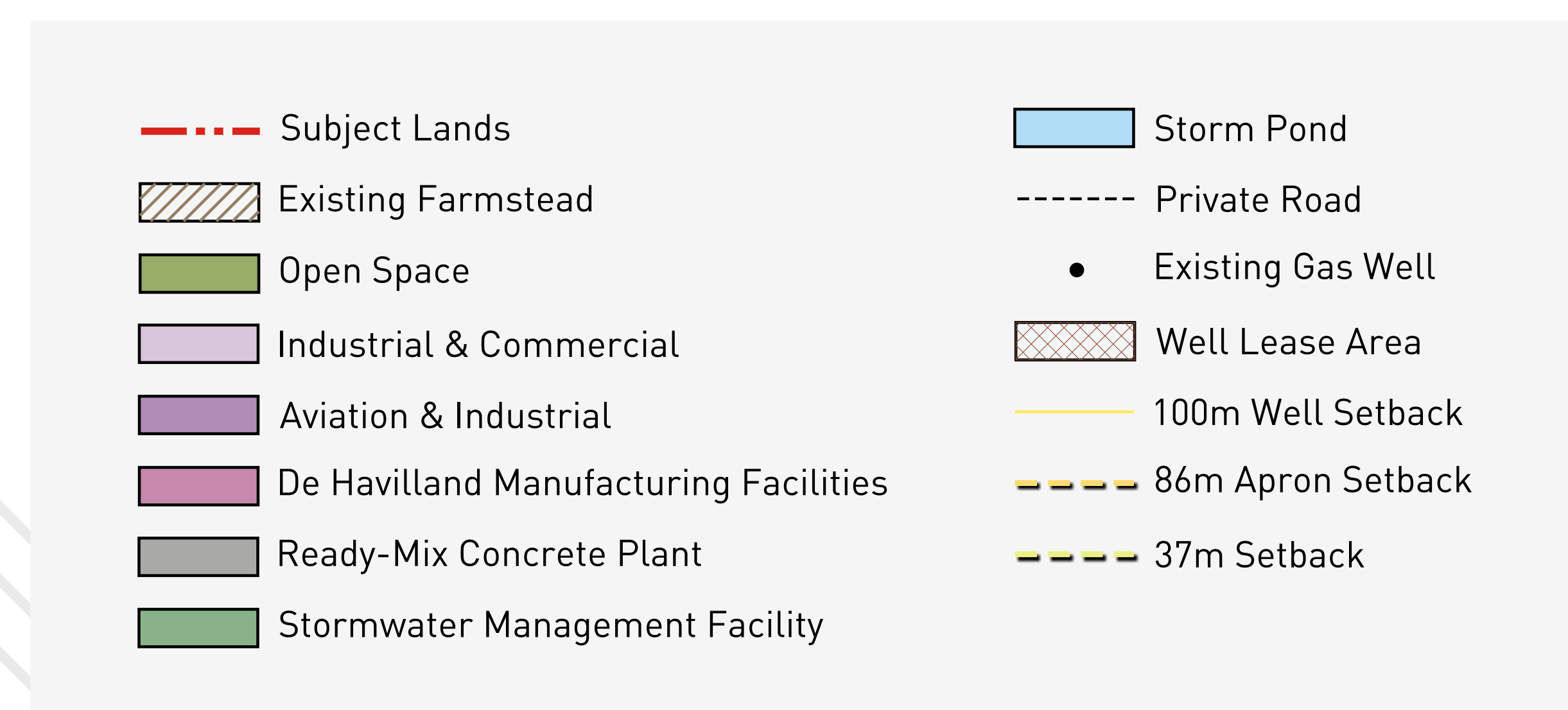
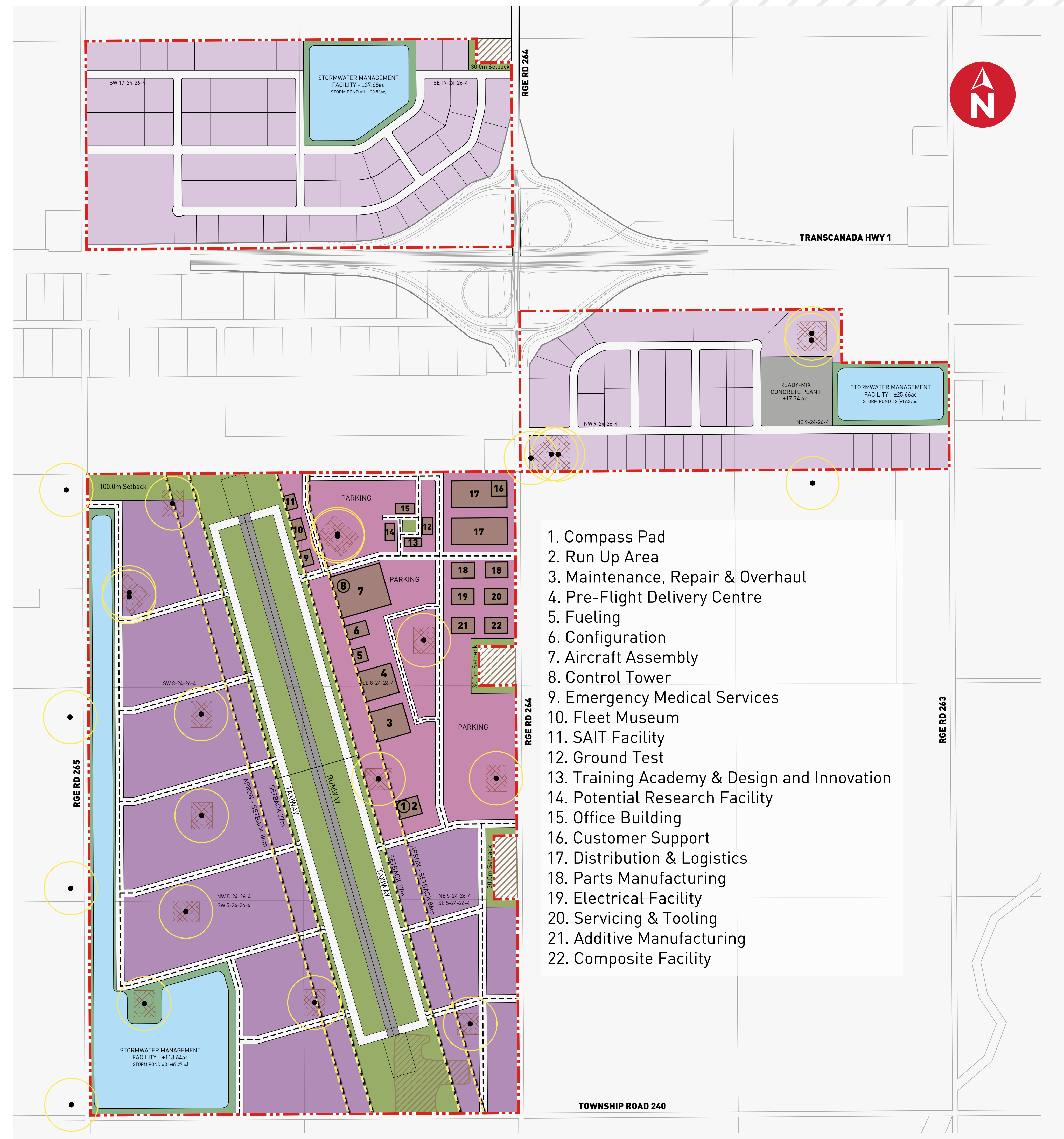
Note - The site includes ephemeral, seasonal and semi-permanent waterbodies.

+ AREA CONCEPT PLAN



DE HAVILLAND FIELD

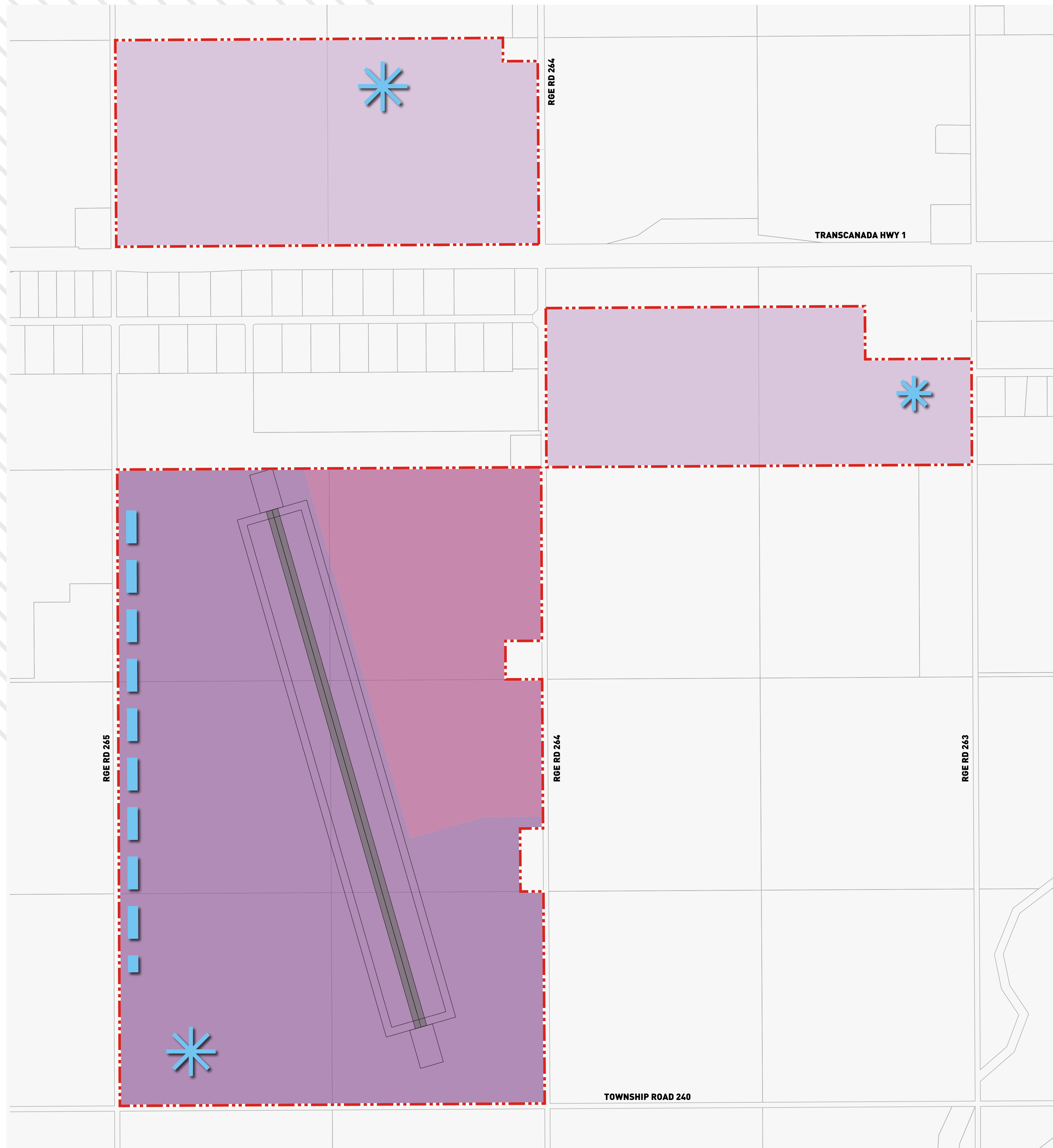
- + An Area Concept Plan (ACP) presents a comprehensive land use, transportation and servicing policy framework to guide the future zoning, subdivision and development of a property.
- + The Area Concept Plan must comply with Wheatland County's Municipal Development Plan and the West Highway 1 Area Structure Plan.
- + The Area Concept Plan will be presented to Council for review and possible approval.



+ LAND USE AMENDMENT



DE HAVILLAND FIELD



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

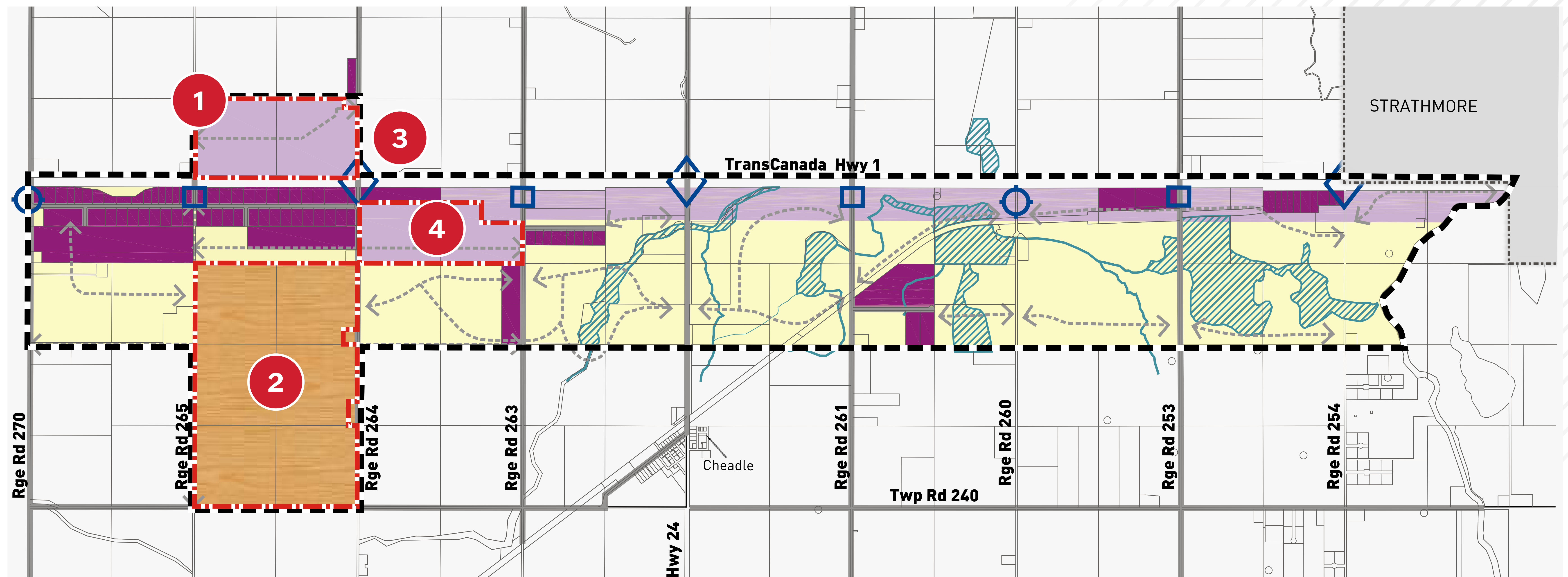
- + Intended uses include aviation, business, industrial and commercial.
- + The Land Use Bylaw does not include a land use district that accommodates all the envisioned uses.
- + A tailored Direct Control district is proposed to accommodate these unique uses.
- + A Direct Control district is a specific 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 AMENDMENT

PROPOSED WEST HIGHWAY 1 AREA STRUCTURE PLAN AMENDMENT

The West Highway 1 Area Structure Plan (ASP) presents a comprehensive planning policy framework to guide business development west of Strathmore. To accommodate De Havilland Field, an amendment to the Area Structure Plan is required.



--- Subject Lands

--- ASP Policy Boundary

--- Strathmore Town Boundary

--- Potential Development Areas

--- Existing Industrial

--- Areas with Constraints due to Watercourses, Low Areas, Slopes Exceeding 10%

--- Future Industrial

--- Airside Industrial / Aerodrome

--- Existing Roads

--- Conceptual Arterial Road Options

--- First Phase Intersection Closure

--- Second Phase Access

--- Potential Interchange Location (Subject to confirmation by Alberta Transportation)

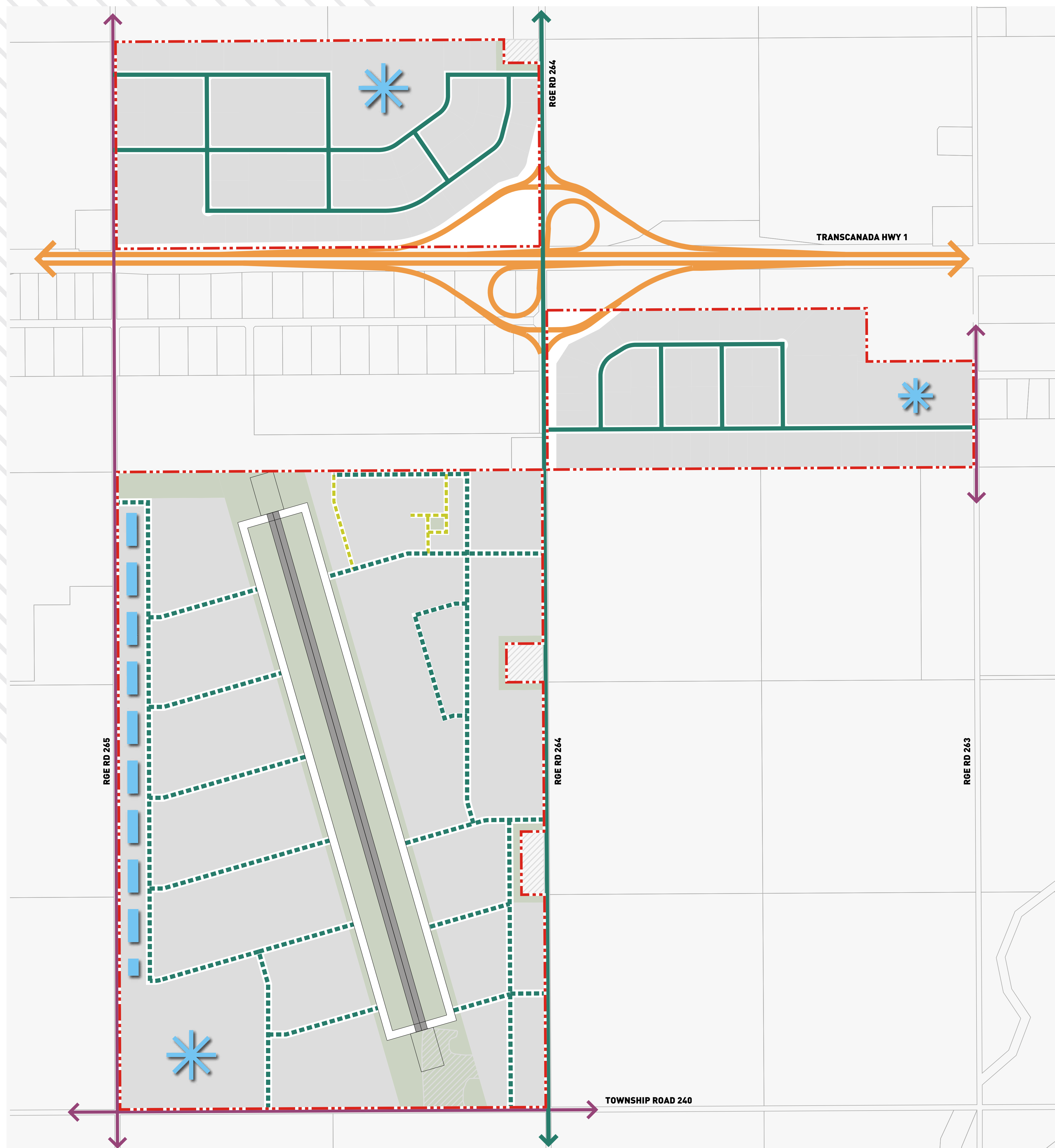
ASP Amendment Summary:

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

+ 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 three upgrades to area transportation:

- + 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.



+ SERVICING



DE HAVILLAND FIELD

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



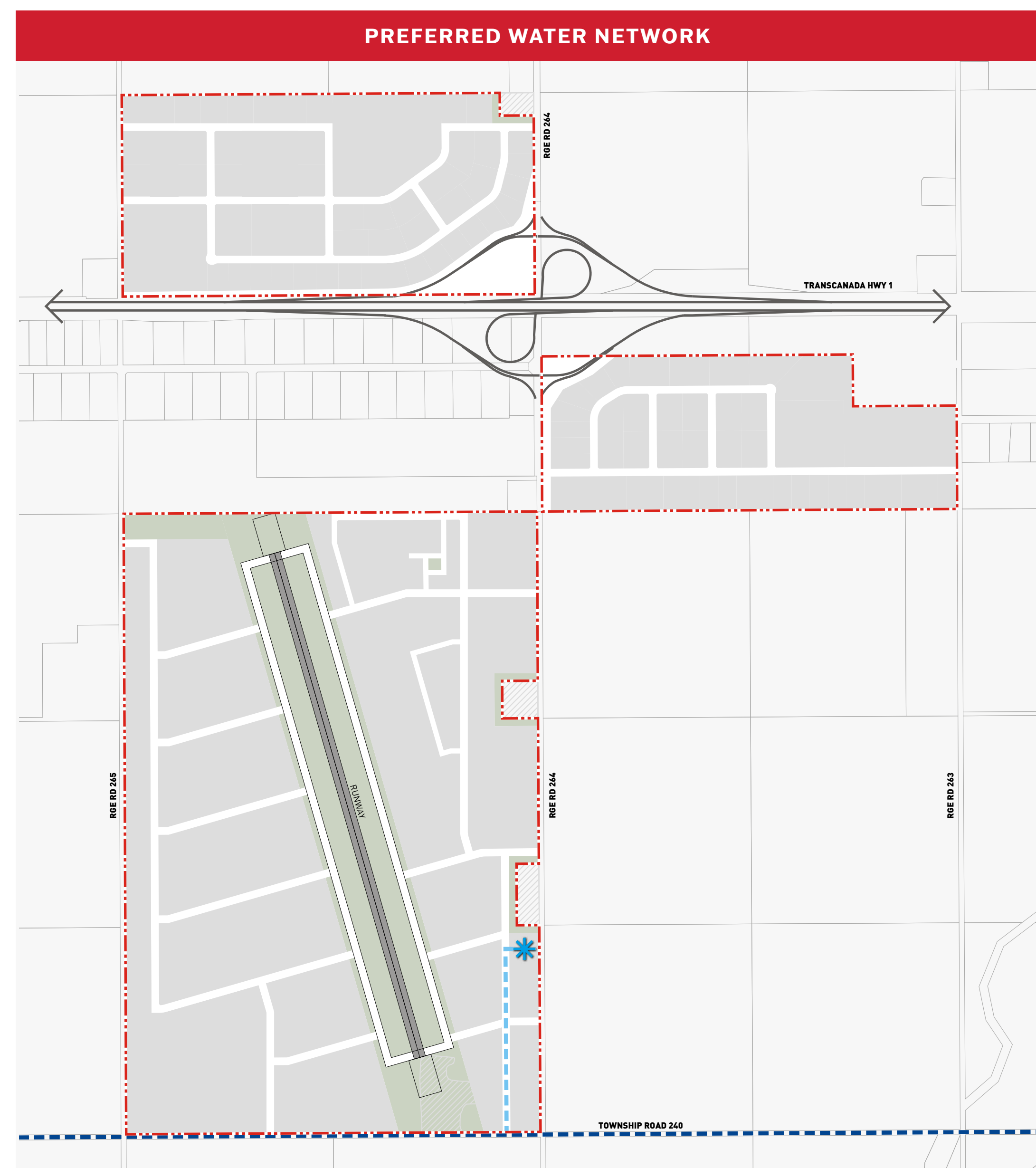
+ **Water:** Construct a feeder-main, pump station and reservoir to receive flows from the East Calgary Regional Waterline.



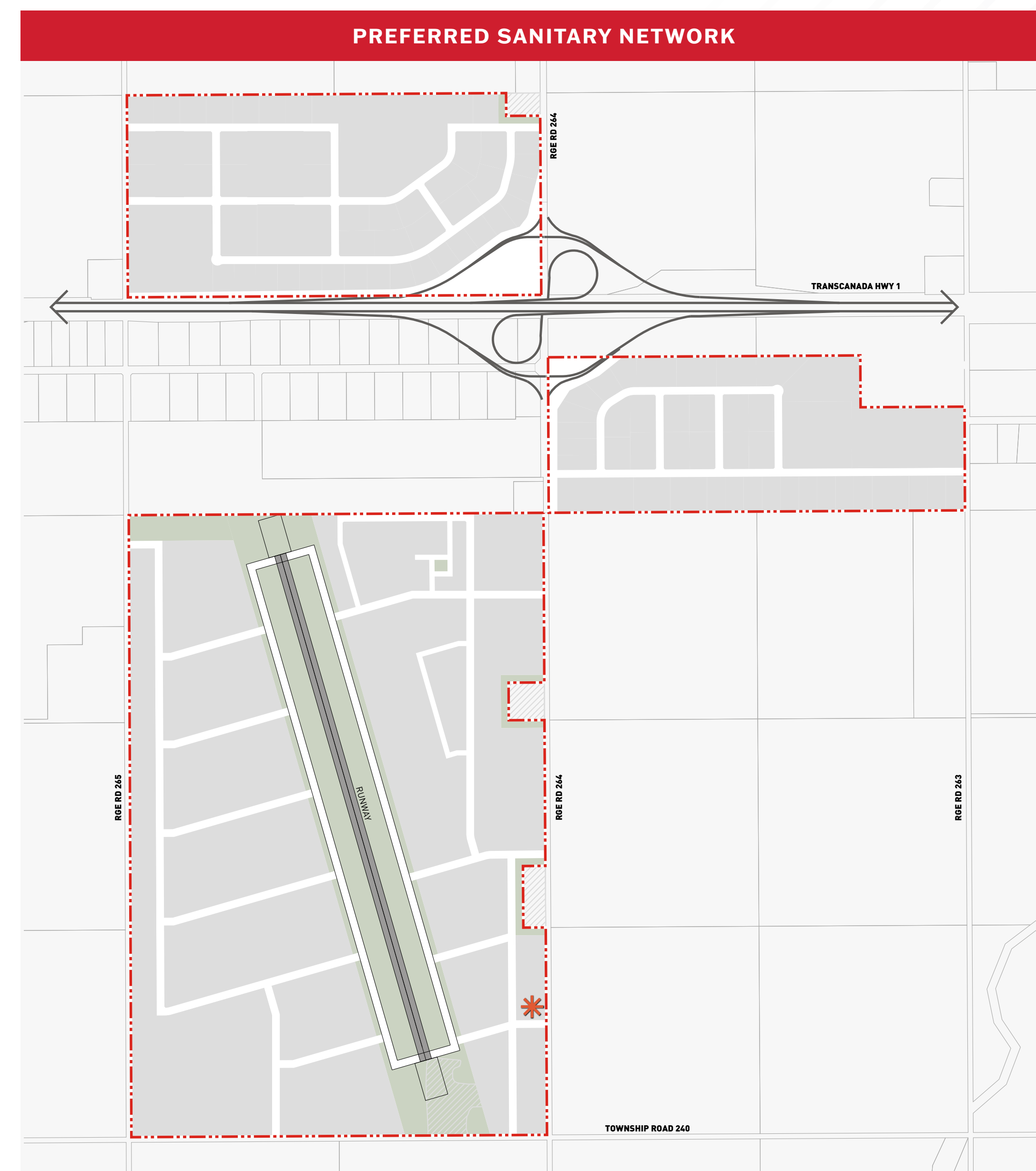
+ **Sanitary:** Construct a new wastewater treatment facility and irrigating crops with the treated the treated wastewater.



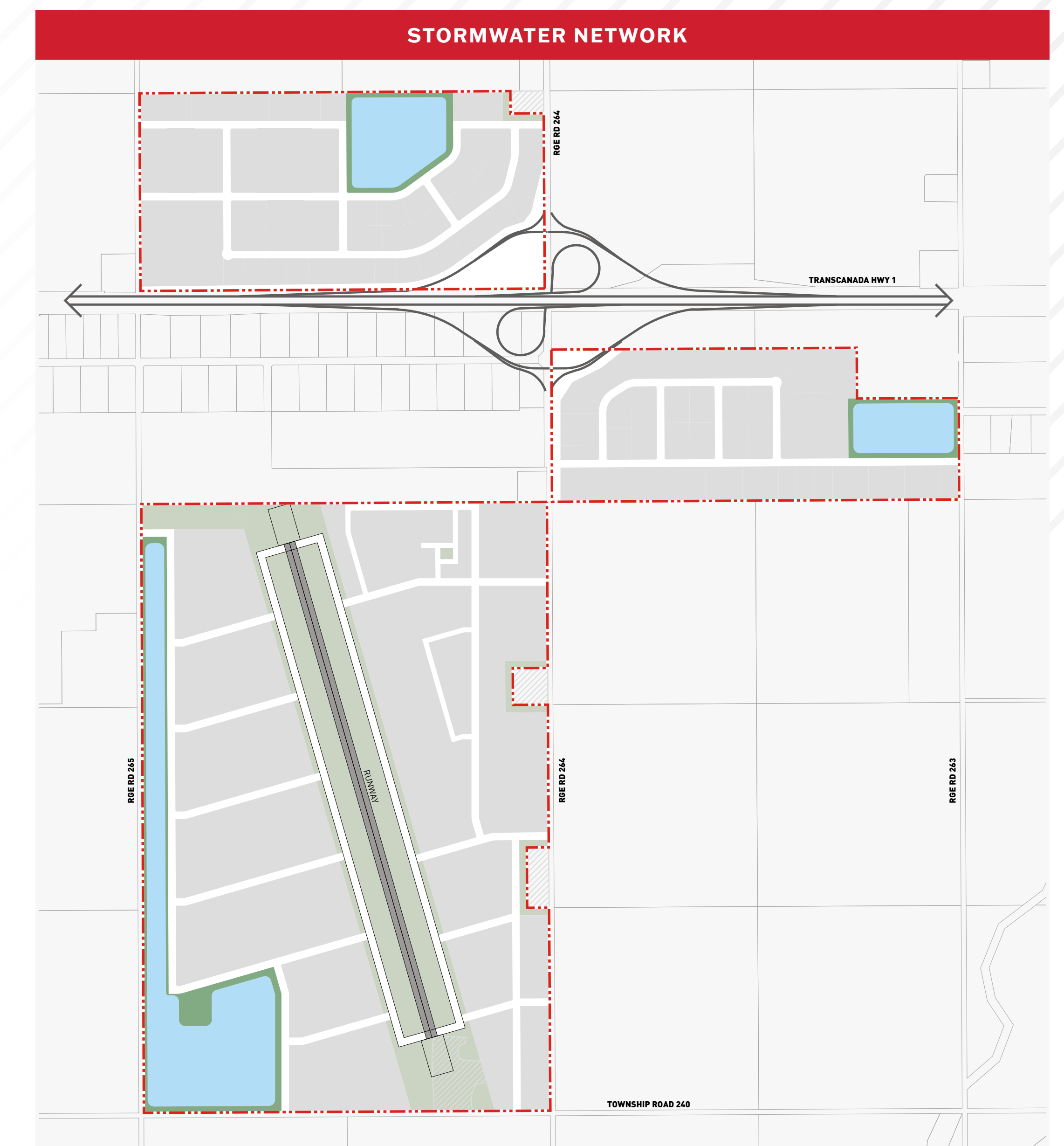
+ **Stormwater:** Evaporation and onsite irrigation.



--- Subject Lands --- Existing East Calgary Regional Waterline * Water Reservoir & Pump Station
 --- Proposed Water Main



--- Subject Lands * Wastewater Treatment Facility
 Note: Treated effluent to be applied to crops



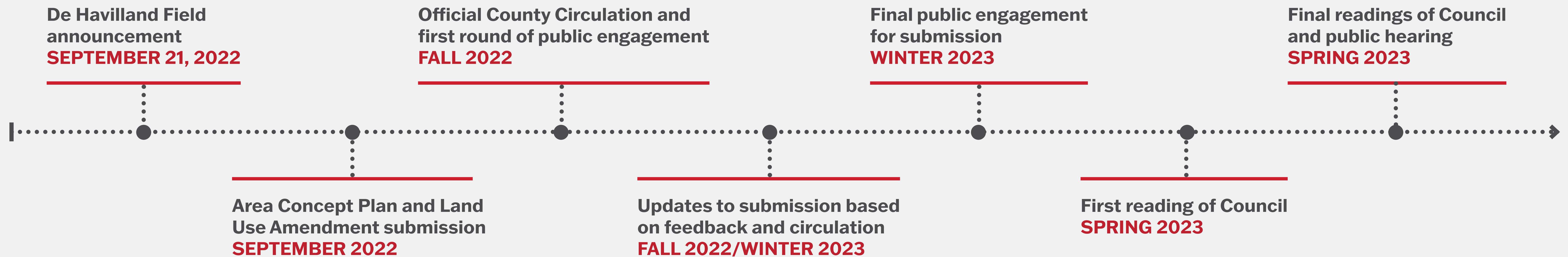
--- Subject Lands --- Stormwater Management Facility --- Storm Pond
 Note: Stormwater managed through offsite irrigation and mechanical evaporation

+ TIMELINE



DE HAVILLAND FIELD

+ WHEATLAND COUNTY APPROVAL PROCESS



+ Transport Canada Public Consultation Process



+ Impact Assessment Agency of Canada (IAAC) Process



AERODROME CONSTRUCTION PERIOD: 2024 TO 2025

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

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