



Fawn Meadows

"A quality of Life - Country Style"

Fawn Meadows Development Inc.

COMMUNICATIONS WITH THE RESIDENTS OF PARKLAND COUNTY

I. Three Public Meetings Were Held: February 18, 2005; April 18, 2009; May 26, 2009.

A. Issues. These similar issues arose at all of the three public meetings.

1. **Water Supply.** What adverse effects might Fawn Meadows Estates' water wells have on the neighbouring wells?
2. **Traffic.** What will be the effect of increased traffic from the high population density?
3. **Visual Effects.** What will be the visual effects of the residences in the development?
4. **Sewage Treatment.** How will the sewage system work, and what about odors from waste water ponds? Will the sewage contaminate the water reservoir?
5. **Condominiums.** How tall is your condominium going to be?

B. Responses to the issues.

1. **Water Supply.** Water flow tests on the two wells drilled on Fawn Meadows Estates revealed that a surplus supply of water is available for the population density being planned. Furthermore, tests proved that the new second well, the production well, had a radius of influence of water depletion that did not extend beyond the perimeter of Fawn Meadows Estates. That is, water pumped out by the new development would have practically no effect on the volume of water available to neighboring wells.
2. **Traffic.** A Traffic Impact Assessment concluded that the roads currently servicing the proposed development were adequate and did not require any upgrading. Also, at the meetings, the presenters pointed out that the aging residents in the Senior's Lodge would probably not be driving vehicles any longer. A bus would be provided for their trips off site.

3. **Visual Effects.** In response to a query about visual effects, NORCAN Consulting assured the residents living directly across Highway 770 from Fawn Meadows that planned tree planting in addition to trees already along the highway would shield the development. Also, the location of homes and their design would have minimal impact on neighbors.
4. **Sewage Treatment.** The representative from the water and sewage consulting company explained the workings of the proposed system and assured the attendees that the water reservoir would not be contaminated. He also responded to questions about where the proposed system is currently being used.
5. **Condominiums.** The Bareland Condominium concept was defined as a form of ownership of land and building space. It would not be a high rise building. Residents would own a lot and also part interest in all of the common lands, roads, services, utilities, park areas, recreational facilities, and other improvements. When a condominium plan would get registered with the land titles office, an administrative board would be automatically created. The board's purpose would be to manage the affairs of the Condominium Corporation, which would be made up of the owners of the individual units or lots. All Condominium Corporations are governed by "The Condominium Properties Act."

II. Email Supporting the Development.

On Wed, Mar 24, 2010 at 8:24 AM,
wrote:

Excellent. We are very supportive of the project and are glad to see you haven't been beaten to failure; sometime a small vocal group can change the whole face of a meeting. When we retire this is exactly the type of place we would want. Please keep us on your information updates. All the best with the project.

Submitted by

Directors of Fawn Meadows Development Inc.

July 13, 2010

Notice of Public Meeting

Tuesday, May 26, Carvel Hall

6:30 p.m. Display Viewing

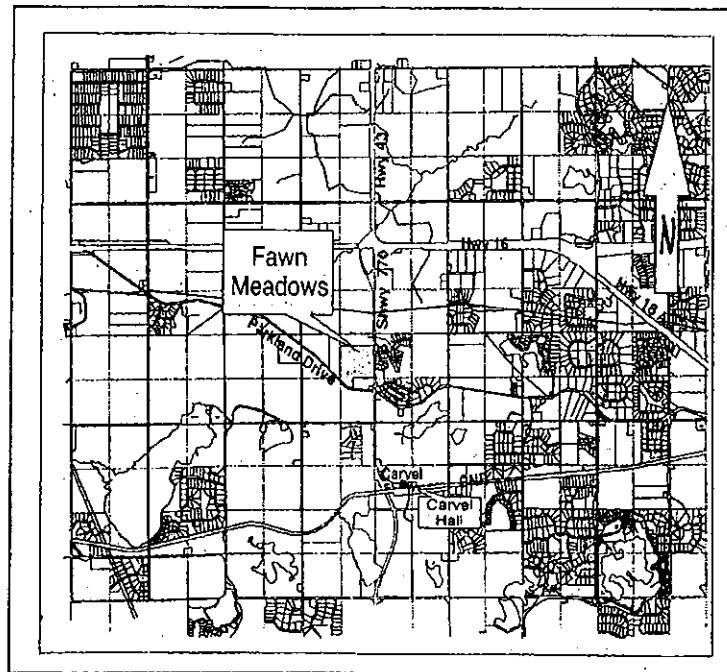
7:30 p.m. Presentation and Q & A

Fawn Meadows Estates

Residents of Parkland County are invited to attend a second public meeting to hear about a new subdivision being proposed for Carvel Corner, just south of Hwy 16 on Hwy 770. The development will be an adult-only community, offering a range of supportive living services for seniors who wish to live independently in their own homes.

Presenters

- Fawn Meadows Development:
Representatives from the developer
- Norcan Consulting:
Representatives from the planning and engineering consultants



For More Information

Pre-registration is not required.

However, if you would like more information about the meeting, please contact Frank Florkewich from Norcan Consulting at (780)-968-4665.

Presentation Details

- Background on the proposed development
- Details regarding structure, size, location, amenities and timelines
- Information about the need and market demand for supportive living amenities in rural areas
- A question and answer session for area residents
- Next steps and how/where to get future information