

FREQUENTLY ASKED QUESTIONS

How many homes will be in West Hawk?

At build out, West Hawk will have over 450 homes including a mix of single family, semi-detached and townhomes along with 250 multifamily homes and over 2,000 residents.

What is the expected completion time frame for West Hawk?

West Hawk is anticipated to develop over a 5-year period.

What amenities can residents expect in West Hawk?

West Hawk will have a variety of community amenities including:

- Future K-8 school site
- Future playground (tot lot) and dog park
- 27 acres of naturalized environmental reserve
- 4 kilometers of pathways and connected trails
 - Future trail connection(s) to the AG Society will be available providing residents with direct access to members-only biking trails such as Bike Cochrane's signature 2.5km loop with 120m elevation gain.

When will the future playground and future dog park be completed?

- Construction of West Hawk's green spaces located within Stage 1 will commence in spring 2025 along with various trails and pathways connections to the natural environmental corridor. The future playground and dog park will be developed in Stage 2 and will be subject to market demand.

When will Township Road 262 be upgraded?

Township Road 262 from Horse Creek Road to Range Road 43 is expected to be constructed and completed by late fall 2025 subject to the Town of Cochrane approvals. A shared use path is planned along the south side of the roadway including street lights and landscaped boulevards.

What is the Horse Creek Sports Park?

The Horse Creek Sports Park encompasses 160 acres of land including both a community sports and recreation hub along with a future high school site. Located on the north side of Township Road 262 and directly adjacent to West

Hawk, residents will be within walking distance of these future facilities which will be accessible through the shared use path planned along Township Rd. 262.

In June 2024, Town council approved the purchase of 130 acres from Rocky View Schools (RVS) for the sports park with site preparations, including stripping, grading and the installation of utilities to support the high school and sports park amenities expected to begin in late 2024.

Administration has been working with Rocky View Schools (RVS) on a new concept plan, which will be presented publicly in early 2025 after the recreation needs assessment is completed. The updated concept plan will be implemented in a phased plan (based on need and funding) for public use beginning in 2026.

Will there be a Homeowners Association in West Hawk?

No, our residents will enjoy over 27 acres of natural environmental reserve with no homeowners associate or fees.

Will there be a Community Association and how is this different than a Homeowner Association?

- Yes, West Hawk is part of the Heritage Hills Community Association which is a voluntary organization formed by residents located within the Heritage Hills Area Structure Plan:
 - Manage and direct its social and recreational activities (i.e. Canada Day Celebrations)
 - Act as an intervener in civic matters (planning and development)
 - Plan, develop and maintain community facilities and amenities
- A Resident / Homeowners' Association is a compulsory organization created by a land developer to:
 - Manage and maintain community amenities.
 - Membership in a Resident / Homeowners' Association is compulsory, and the annual fee is collected by the association through a caveat on title.

Do I get a fence included with my home?

West Hawk will feature four types of fencing that will be installed on certain lots within the community. In all cases, the Subdivision's Marketing Plan will clearly depict which residential lots in the community will have which type of fencing installed and on which property lines.

Please ensure you discuss and confirm with your builder sales representative if there will be any fencing installed on a lot you are interested in and that you understand what it means for you as the future owner of this lot. There are 4 types of fences that may be installed on residential lots in the community and some lots that will not receive any fence as detailed below:

1. Developer Fencing Program - For residential corner lots that side or flank onto Heritage Boulevard (Collector Roadway) the Developer will construct and provide a black decorative steel (ornamental) fence to the resident. This fence is included with the lot. As a reminder, the design is governed by the West Hawk Architectural Guidelines. The Developer Fence Program is then passed over to the resident(s) for private ongoing maintenance and care.

2. Municipal Reserve and Environmental Reserve Fencing – All residential lots that share a rear property line with a municipal reserve park or environmental reserve park will receive a pre-installed decorative black powder coated steel fence along the shared property line as opposed to a standard chain link fence providing a premium finish to amenity lots. The fencing material and design is governed by the West Hawk Architectural Guidelines, with ownership transferred to residents for ongoing maintenance and care.

3. Township Road 262 Fencing – Residential lots directly adjacent or abutting Township Road 262 will have a wood screen fence installed along the shared property line in order to meet Town of Cochrane subdivision obligations and will be installed on private property. The fencing material will be governed by the West Hawk Architectural Guidelines. Ongoing maintenance and care of sound fences on the private yard side is the responsibility of the resident.

4. Multifamily Screen Fence - Residential lots that share a property line with a Multifamily lot will have a wood screen fence installed along the shared property line. The wood screen fence may be installed by either JL Cochrane West Limited Partnership or the multifamily developer but will ultimately be passed over to the resident for private ongoing maintenance and care of its side of the fence.

5. No fence - All other lots do not come with fence and it is up to the resident to coordinate with their immediate neighbours on if and how they would like a fence constructed along shared property lines. We encourage everyone to work together to design a fence but also ensure that the fence meets the standards outlined in the West Hawk Architectural Guidelines.

If there is a discrepancy between this explanation, and the Subdivision's Marketing Plan, the Marketing Plan will prevail. Materials described throughout are subject to change. For more information, please reach out to one of our builder's sales teams, as they can walk you through the details lot by lot.

Who maintains the community's parks and pathway networks?

JL Developments maintains parks for two years after completion of initial construction, upon which the Town of Cochrane will maintain the shared park spaces, boulevards and streets of the community.

Who is responsible for street cleaning and snow removal on the community's streets?

JL Developments is responsible for street sweeping and regular snow removal on roads in active phases for two years after initial construction completion. After this two-year maintenance period, the Town of Cochrane takes over ongoing cleaning and clearing. Please refer to the Town of Cochrane bylaws for more information.