SCHEDULE "D"   -   ADDITIONAL PROVISIONS

GENERAL

1.   Pursuant to Paragraph 3.7, the Developer shall provide detailed construction and development schedules for all Municipal Improvements (including landscaping, fencing and amenities), prior to commencing construction and installation of any Municipal Improvements.   The form of schedule shall be satisfactory to the County.

2.   The development must proceed in strict compliance with Environmental Protection and Enhancement Act, the Water Act, the Public Lands Act, the Occupational Health and Safety Act and County requirements. The Developer and the Developer's Consultant are responsible for securing approvals required under these Acts and any other applicable regulations, codes, standards and guidelines. Submissions to Alberta Environment and Parks shall be through the County. Construction cannot proceed until all required acceptances are in place with the County and the Province.

STORMWATER

3.   The Developer covenants and agrees to provide all necessary easements for the purposes of providing the County with access to all stormwater conveyance and management systems to the satisfaction the County.

4.   The Developer shall provide for the County's review and acceptance, an erosion and sedimentation control plan for the proposed Development Area. The Developer shall be responsible for the implementation, monitoring and maintenance of all erosion and sedimentation control measures up until the issuance of the Final Acceptance Certificate.

WATER

5.   That County agrees that water servicing for the Development Area can be provided as a private onsite system until such time as the first stage of residential development occurs within the SE 5-53-22-W4M in accordance with the Ridgemont Estates Area Structure Plan.

6.   The Developer covenants and agrees that once municipal water infrastructure has been completed adjacent to the Development Area as part of the first stage of residential development in accordance with the Ridgemont Estates Area Structure Plan, the Developer shall:

a) Connect the existing residence to the municipal water system, at the Developers sole cost and expense within 180 days of receiving written notice from the County.

b) Connect any commercial or religious assembly developments to the municipal water system, at the Developers sole cost and expense within 180 days of receiving written notice from the County.

c) Pay to the County at the time of connection, any fees pursuant to the Fees, Rates and Charges Bylaw in effect at the time of connection.

7.   The Developer agrees to pay, prior to registration, a non-refundable cost referred to as a contribution in aid of construction in the amount of $3,000 for the purpose of funding future water transmission mains located within the Country Residential Policy Area.

WASTEWATER

8.   The County agrees that wastewater servicing for the Development Area can be provided as a private onsite sewage disposal system until such time as the first stage of residential development occurs within the SE 5-53-22-W4M in accordance with the Ridgemont Estates Area Structure Plan.

9.   The Developer covenants and agrees that once municipal water infrastructure has been completed adjacent to the Development Area as part of the first stage of residential development outlined within the Ridgemont Estates Area Structure Plan, the Developer shall:

a)   Connect the existing residence to the municipal sewer system, at the Developers sole cost and expense within 180 days of receiving written notice from the County.

b)   Connect any commercial or religious assembly developments to the municipal sewer system, at the Developers sole cost and expense within 180 days of receiving written notice from the County.

c)   Pay to the County at the time of connection, any fees pursuant to the Fees, Rates and Charges Bylaw in effect at the time of connection.

10.   The Developer agrees to pay, prior to registration, a non-refundable cost referred to as a contribution in aid of construction in the amount of $3,500 for the purpose of funding future wastewater transmission mains located within the Country Residential Policy Area.

11.   The Developer agrees to pay, prior to registration, a non-refundable cost referred to as a contribution in aid of construction in the amount of $3,378 for the purpose of funding storage, pumping and conveyance system requirements.

TRANSPORTATION

12.   The Developer covenants and agrees to design and construct, at its own cost, all municipal roadway improvements necessary to service the Development Area, to the satisfaction of the County.

13.   The Developer shall provide for the County's review and approval, a plan showing the access and egress routes for construction traffic for construction traffic for the Development Area. The Developer shall provide street sweeping and clean-up of access routes designated for use by construction traffic and shall be responsible for any damage which may occur to the roads as a result of construction traffic.

14.   The Developer acknowledges that the development warrants illumination at the intersection of Range Road 224 and Township Road 550 and agrees to install illumination, at its sole cost and expense, in accordance with the approved Plans

and prior to issuance of Construction Completion Certificate for any of the aboveground Municipal Improvements.

OPEN SPACE

15.   In addition to the requirements under Section 14 (FENCING), the Developer shall install a chain link fence along the west boundary of Lot 1 in accordance with Strathcona County Design and Construction Standards, and to the satisfaction of the County, as shown on Schedule 'B'. Marker posts may be considered, subject to approval by Strathcona County, where fencing is not practical but required as part of this agreement.

16.   The Developer agrees to complete the restoration of landscaping in the form of topsoil and seed and in accordance with the Design and Construction Standards County within the landscaped portion of proposed roadway and the adjacent grid roads that may be disturbed as a result of completing the obligations of this Agreement.