

SCHEDULE 5

INTERIM ACCESS AND EGRESS

CONDITIONS

GENERAL POLICY

1. The full build out of Phases outlined in this Agreement will have two fully paved access routes (1) via the existing Beacon Hill Drive road to Tyndall Road, (2) down the future Spine Road (Schedule 07.01.01) to OK Centre Road West. There will also be two emergency access points (1) via the existing Long road access to Beacon Hill Drive and (2) via the Sage Glen subdivision to Chase Road which is also existing, but whose access point will change.
2. As an interim condition as the Proposed Development progresses to completion, certain emergency and construction access routes will be maintained on the Lands prior to the second fully paved access route being required.
3. The Developer will maintain these roads pursuant to the requirements set out in this schedule.

LIST OF LAKESTONE SPECIFIC DESIGN STANDARDS

| | |
|--|---|
| 5.1 – Lakestone Emergency Access Road | 2 |
| 5.2 – Crimson Road Access (Eastern access) | 4 |

5.1 – Lakestone Emergency Access Road

GENERAL CRITERIA

The Lakestone Emergency Access Road will be a private road maintained by the Developer for its use for construction access and for the District and the public's use for emergency access and egress.

5.1.1 – ALIGNMENT

As of the ratification of this Agreement, the Developer has constructed the Lakestone Emergency Access Road pursuant to agreement with the District on its route.

The Developer may reroute the Lakestone Emergency Access Road from time to time to accommodate development of future Phases, provided that it has first received the District's consent, such consent not to be unreasonably withheld or delayed. Any newly aligned road will be built to the same standards as the current road, which are expressed in DP #2022-021.

5.1.2 – RIGHT OF WAY

A charge on title, in favour of the District, on the relevant parcels of the Lands will be registered to give the District the right to use the Lakestone Emergency Access Road and cure rights in the event the Developer breaches its maintenance obligations.

The Right of Way will allow for closures of the Lakestone Emergency Access Road for periods of up to two weeks to accommodate the aforementioned rerouting. The Owner will use commercially reasonable efforts to avoid or minimize temporary road closures.

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5.1.3 – MAINTENANCE

Gravel road maintenance is typically performed on an as-needed basis. However, regular inspections and proactive maintenance are essential to preserving road quality and preventing deterioration. To ensure the Lakestone Emergency Access Road remains in good condition, the following maintenance schedule will be implemented.

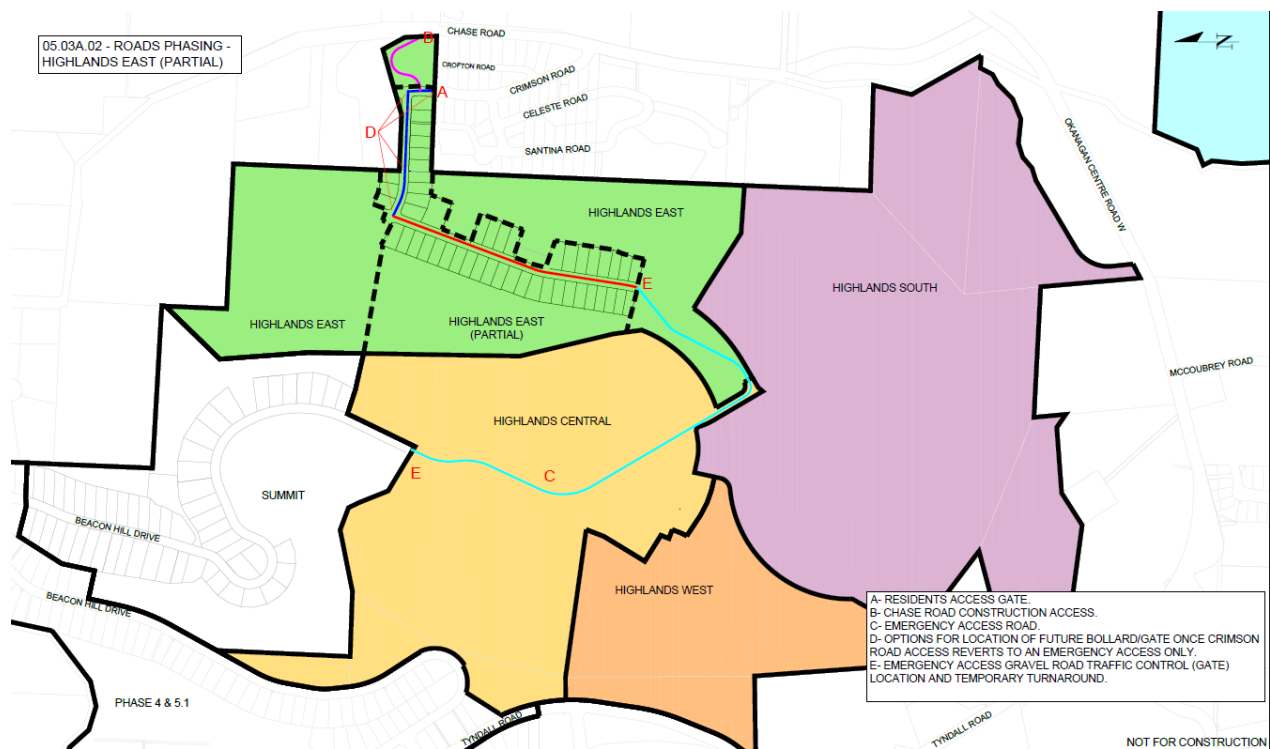
| Task | Spring | Fall | Major Storms | Inspection Date & Condition |
|---|--------|------|--------------|---|
| ROADWAYS | | | | |
| Clear accumulated winter sand along the roadway and remove false berms. | X | | | |
| Maintain the crown of the road surface and shoulder, as needed at least once per year. | X | | X | |
| Clean out sediment within diversions; dips; fords; or high-water bypasses. | X | X | X | |
| SIDE SLOPES | | | | |
| Armor eroding areas with riprap or stabilization matting; and/or divert erosive flows to a stable area. | | | X | |
| DITCHES AND CULVERTS | | | | |
| Remove obstruction and accumulated sediment, leaves, and debris. | X | X | X | |
| Stabilize any erosion. | | | X | |
| Remove woody vegetation. | | X | | |
| Repair slumping side slopes. | | | X | |
| Repair any erosion damage at each culvert inlet. | | | X | |
| Dust Controls | | | | |
| Application of Formula 35 Premium Dust Control or similar liquid calcium chloride formula for optimal dust control and road stabilization. | X | | | Application requirements may change based on construction traffic road use. |

5.2 – Crimson Road Access (Eastern access)

GENERAL CRITERIA

1. Full road access to the Highlands East (partial) is to be provided by the road access described in this section. An integral part of this infrastructure is the construction access points contemplated herein, which are designed to minimize construction nuisance to the 25 homes fronting on Crimson Road.
2. At the time of this Agreement, Macdonald Lakeshore Properties Ltd. owns the land required to construct the road connection through what is currently known as 9850 Chase Road.
3. Road construction must be done in a way that provides adequate access for emergency response and minimizes disturbance and delays to the public and District operational staff. The Developer must ensure that its contractors follow the Servicing Bylaw and all applicable Council policies.

OVERVIEW IMAGE



Appendix 05.03A-02 Roads Phasing-Highland East (Partial)

UNIQUE SPECIFICATIONS / VARIANCES

HIGHWAYS AND WALKWAYS

Operation of homeowner access

It will be the responsibility of the Developer to install a gate at the access to the existing Crimson Road into Highlands East (partial) at or about Location A shown above, that will restrict construction traffic from accessing Crimson Road but will allow residents of the 50 homes, as well as municipal and emergency vehicles, access and egress to the paved road network. The Developer will maintain the gate system until no more than 10 of those lots are awaiting occupancy permits.

Operations of Construction Access

Home builders and their contractors will have two options to access Highlands East (partial): via the existing Lakestone Emergency Access Road, or from a new construction access road that will be built on 9850 Chase Road as shown in location B.

The road access via location B is to be a temporary road, will remain private, and is for construction access only. The Developer will be responsible for all maintenance until the road is decommissioned. As it is a private road, typical design bylaws will not apply.

DRAWINGS

Drawing number. Drawing name

- 05.03A.01 - Eastern Access – Crimson
- 05.03A.02 - Roads Phasing – Highlands East (Partial)
- 05.03A.03 - Crimson and Crofton Road Extension