

APPENDIX 'A' – Conditions of Site Plan Approval

1. That the Owner enter into a site plan agreement with the Town, containing all requirements of the Town, York Region, the MTO, Transport Canada and other authorized public agencies, including providing any financial securities required;
2. That this endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing May 16, 2006, in the event that the site plan agreement is not executed within that period;
3. That prior to approval of the site plan, the owner shall submit a revised traffic study addressing the Town's Transportation Department comments to the satisfaction of the Town;
4. That prior to approval of the site plan, the owner shall submit final drawings, including but not limited to, site plan and elevation drawings, landscape plans, grading plans, servicing plans, and engineering drawings that comply with all the requirements of the Town, York Region, the MTO, Transport Canada, the Ministry of Municipal Affairs and Housing and other authorized public agencies, to the satisfaction of the Town;
5. That the Owner covenant and agree in the site plan agreement that the disposal of waste outdoors is prohibited on the site and that any waste be properly covered and managed such that it does not attract birds;
6. That the Owner covenant and agree in the site plan agreement that all lighting associated with the buildings, parking areas and other areas be shielded and directed downwards so as not to affect aircraft operation;
7. That the Owner covenant and agree in the site plan agreement that in the event that the property to the north, 8244 Woodbine Avenue, re-develops, to obtain the necessary easement (s) with the property owner for a shared access driveway with access onto Woodbine Avenue;
8. That the Owner covenant and agree in the site plan agreement to pay all applicable charges including but not limited to, development charges, cash-in-lieu of parkland and recoveries;
9. That prior to site plan approval, the Owner comply with all requirements of the Fire Department to the satisfaction of the Town;
10. That prior to site plan approval, the Owner submit a stormwater management report for review and approval to the satisfaction of the Director of Engineering;
11. AND that the Owner covenant and agree in the site plan agreement that in the event that the MTO requires the lands within the required 14.3m setback along the southerly and westerly property lines, that displaced parking will be accommodated on the site as demonstrated on the Phase 3 (MTO) site plan.