

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 TRCA and other 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 site plan approval the Owner shall submit a tree inventory and preservation plan for review and approval, to the satisfaction of the Director of Planning and Urban Design;
4. That prior to site plan approval the Owner shall submit a hydraulic analysis for the proposed relocation of the drainage ditch for review and approval to the satisfaction of the Director of Engineering;
5. That prior to site plan approval the Owner shall submit final drawings, including but not limited to, site plan and elevation drawings, landscape plans, servicing plans and grading and drainage plans that comply with all the requirements of the Town and authorized public agencies, to the satisfaction of the Commissioner of Development Services;
6. That prior to site plan approval the Owner shall ensure satisfactory arrangements have been made to satisfy all obligations, financial or otherwise, required in the site plan agreement, including provision for payment of all applicable fees, recoveries, local service contributions, cash-in-lieu of parkland, developer group obligations and development charges;
7. That the Owner covenant and agree to complete the works contemplated for the restoration of the heritage house, as part of Phase 1. Prior to site plan approval the Owner shall submit a revised site plan including restoration of the heritage building on the site as part of the Phase 1 of development;
8. That prior to site plan approval the Owner shall enter into a heritage conservation easement agreement with the Town;
9. That prior to site plan approval the Owner shall submit a letter from the South Unionville Land Owner's Group Agreement Trustee confirming that all developer group obligations have been satisfied;
10. That the owner covenant and agree in the site plan agreement not to obstruct, and not to permit the obstruction of Helen avenue for the purposes of the loading and

un-loading of vehicles, by requiring that delivery trucks load and un-load on-site only;

11. That the Owner covenant and agree that lighting on the dealership site will be of the directional type and muted/screened ensuring no spillage onto the neighbouring residential area to the east;
12. That the Owner submit an Archeological Assessment prior to any disturbance of soil on the site for review and approval to the satisfaction of the Director of Planning and Urban Design;
13. That the owner covenant and agree in the site plan agreement not to park any display vehicles on landscaped areas or within any sight triangles;
14. That prior to site plan approval the Owner submit a noise impact study, prepared by a qualified acoustical consultant with recommendations to mitigate noise generated by traffic or other noise sources, to the satisfaction of the Town;
15. That the Owner covenant and agree to implement the Heritage Markham recommendations with respect to restoration of the heritage house as outlined on the Heritage Markham Extract dated April 24, 2006;
16. AND that the Owner shall covenant and agree in the site plan agreement to prohibit the use of audible and visual annoyances such as outdoor paging systems and car alarms, and to prohibit promotional banners, flags, etc. so as not to negatively impact upon adjacent properties.