

APPENDIX 'B'

SITE PLAN CONDITIONS

1. THAT site plan approval be delegated to the Director of Planning & Urban Design or her designate, to be issued following execution of a site plan agreement. Site plan approval shall be issued only when the Director has signed the site plan "approved".
2. THAT the Owner shall submit a revised site plan prior to the Director of Planning and Urban Design signing the site plan "endorsed", which shall incorporate the following:
 - a) a revised fire access route, to the satisfaction of the Fire Chief,
 - b) the final location of the Fire Department connection, private hydrant, fire access route signage and rapid entry key box, to the satisfaction of the Fire Chief,
 - c) the addition of one parking space for the physically disabled in accordance with the Town's Parking Standards By-law 28-97, as amended.
3. THAT the Owner submit to the Engineering Department for approval, site serving and grading drawings, municipal service connections details, and a storm water management report, prior to the Director of Planning and Urban Design signing the site plan "endorsed". Drawings are to be prepared and stamped by a Professional Engineer with a Certificate of Authorization from Professional Engineers of Ontario.
4. THAT the Owner will enter into a site plan agreement with the Town of Markham containing all standard provisions and requirements of the Town and public agencies including:
 - a) Provision for payment by the Owner of all applicable fees, recoveries, and development charges,
 - b) Provisions for satisfying all requirements of the Town Departments and external agencies;
 - c) Provisions to ensure all lights on the property are appropriately shielded and do not shine on the residential properties to the north fronting onto; and
 - d) Provision to ensure that the proposed easterly driveway is operated as a one-way inbound only driveway and that one-way signage is installed on site.
5. THAT a landscape plan, prepared by a landscape architect having O.A.L.A. membership, be submitted to the satisfaction of the Director of Planning and Urban Design.

6. AND THAT this endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing September 18, 2007 in the event a site plan agreement is not executed within that period.