

Appendix "D"
Conditions of Site Plan Approval
Scardred 7 Company Limited
4038 Highway 7 East

Prior to the execution of the site plan agreement, the Owner shall submit:

1. site plans, elevation drawings, grading, servicing and engineering drawings that comply with all requirements of the Town and authorized public agencies. The final plans shall incorporate appropriate Fatal Light Awareness Program (FLAP) components to ensure more bird friendly buildings, to the satisfaction of the Town.
 2. landscape Plans, including streetscape details, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects.
 3. a storm water management report and a functional servicing report.
- for endorsement or approval by the Town.

The Owner shall enter into a Site Plan Agreement with the Town and the Region of York, containing all standard and special provisions and requirements of the Town, the Region and other public agencies, such Agreement to include, but not limited to, the following conditions:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, parkland dedications (including cash-in-lieu) and financial obligations related to applicable Developers Group Agreements.
2. That the location, size and construction of all refuse storage areas and recycling facilities, and arrangements for waste collection be to the satisfaction of the Town of Markham Waste Management Department. Waste pickup will be limited to the hours of 7 am to 11 pm on weekdays only.
3. Provisions to ensure that any restaurant uses are equipped with odour control ventilation units.
4. That the Owner enter into a drainage agreement with the owner(s) of the properties to the north prior to the issuance of site plan approval.

OR

Where a drainage agreement cannot be reached, the Owner will be required to redesign and implement a new drainage plan in order to drain the site to Highway 7 or make other arrangements to the satisfaction of the Town of Markham and the Regional Municipality of York.

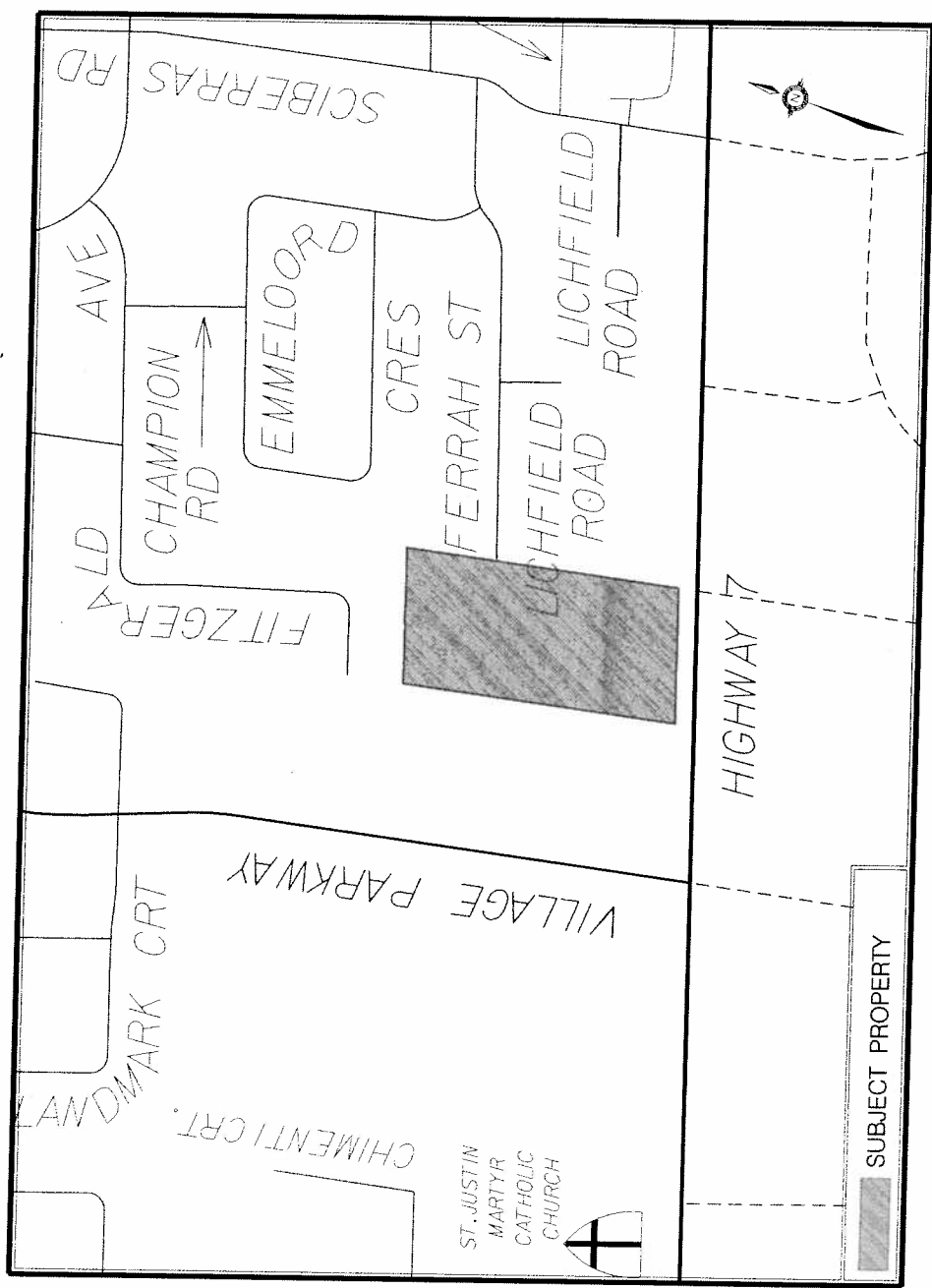
5. The Owner is to provide underground sanitary sewer storage tanks on site, such tanks to discharge at off peak hours, the use of the storage tanks would operate on a temporary basis, until the completion of the Highway 7 sanitary sewer.

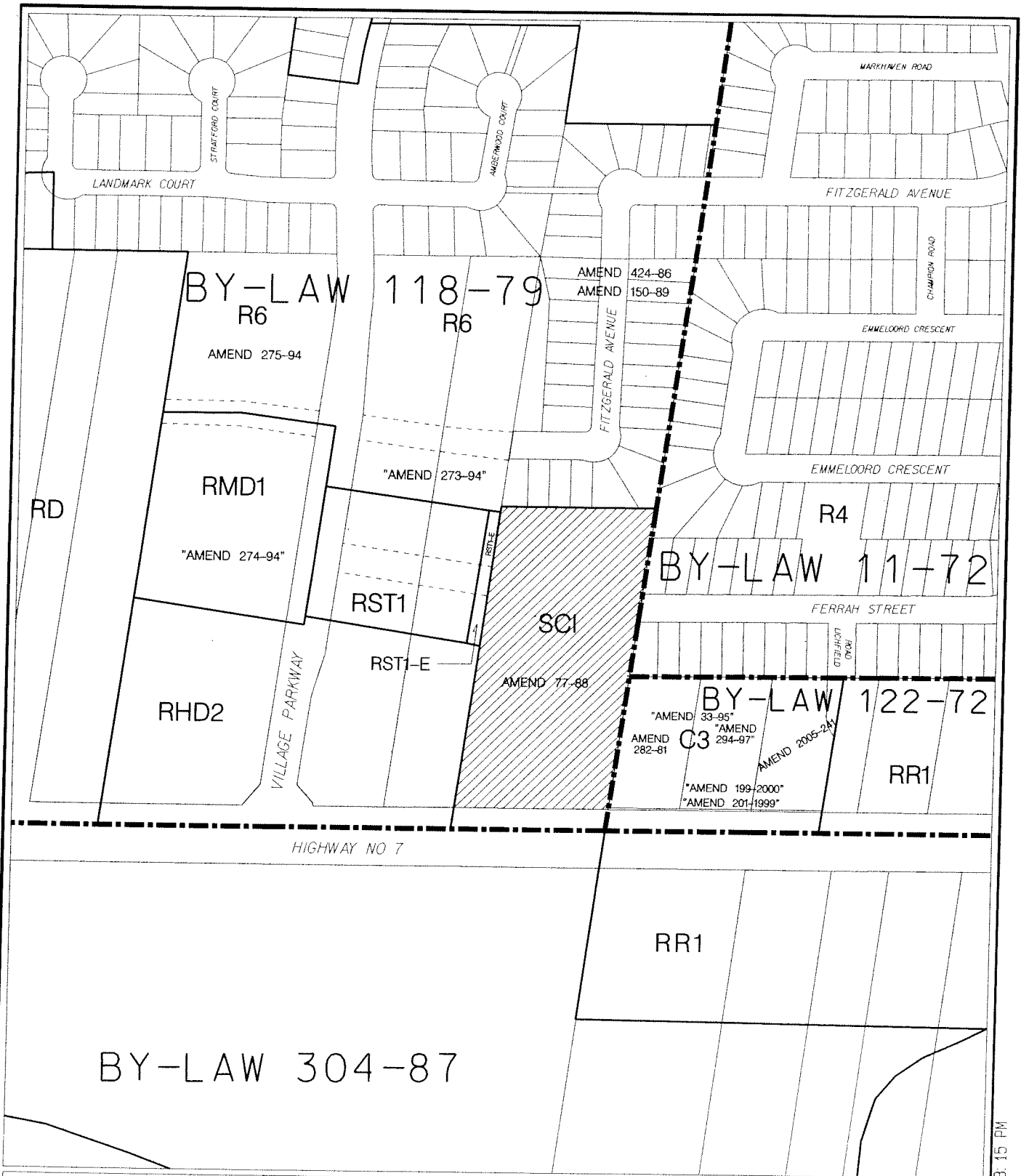
AND

The Owner will provide securities in the form of a letter of credit to ensure that the site connects to the Highway 7 sanitary sewer once completed and opened.

6. That the owner shall construct a 2.44m acoustic fence along the entire length of the north property line and along the entire length of the east property line north of 4080 Highway 7 East.
7. The Owner acknowledges that there will be NO gate from Ferrah Street into the subject property.
8. That the Owner provide a Coordinated Signage Plan and a Lighting Plan for review and approval of Urban Design.
9. A letter of credit based on an approved cost estimate to secure the landscape works and on evaluation of the existing vegetation to secure implementation of the tree preservation plan.
10. Landscape Plans within York Region rights of way must be submitted to the Regional Municipality of York, Department of Transportation and Works Department in Newmarket.
11. Snow will be stored only in the north-west corner of the property.

This endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing on June 21, 2011, in the event that the site plan agreement is not executed within that period.





AREA CONTEXT /ZONING

APPLICANT: SCARDRED 7 COMPANY LIMITED
4038 HIGHWAY 7

FILE No: OP09116642 ; ZA. 09116689 & SC. 10125396 (MF)

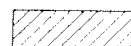


DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: SH

SCALE 1:



SUBJECT LANDS

DATE: 08/11/09

FIGURE No.2

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AIR PHOTO 2007

APPLICANT: SCARDRED 7 COMPANY LIMITED
4038 HIGHWAY 7

FILE No: OP09116642 ; ZA. 09116689 & SC. 1125396 (MF)

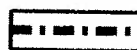


DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: SH

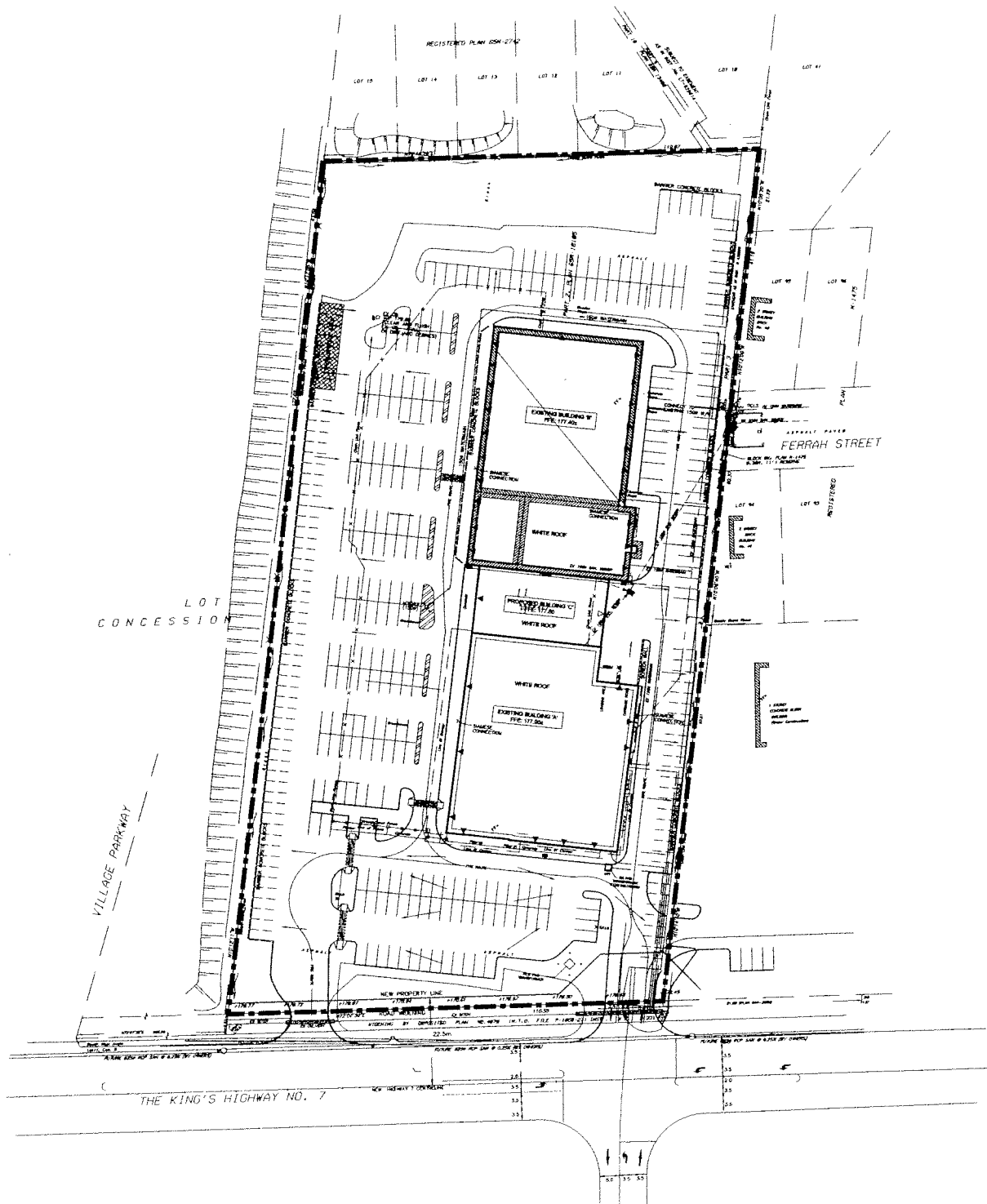
SCALE 1:



SUBJECT LANDS

DATE: 08/11/09

FIGURE No.3



SITE PLAN

APPLICANT: SCARDRED 7 COMPANY LIMITED
4038 HIGHWAY 7

FILE No: OP. 091116642 ; ZA. 09116689 & SC. 10125396 (MF)



DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: MF

SCALE 1:

DATE: 10/06/2011

FIGURE No.4

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