

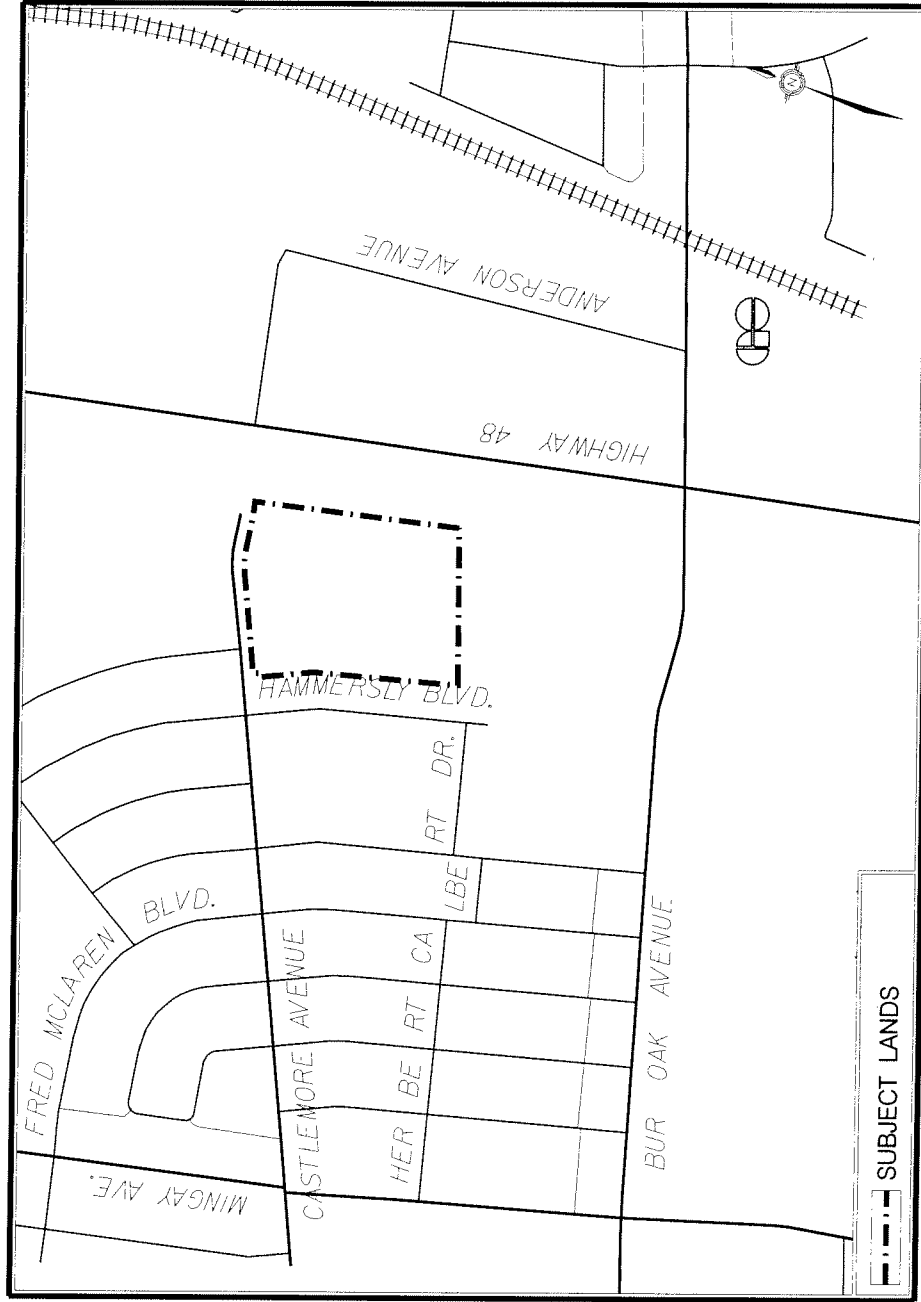
APPENDIX “A”

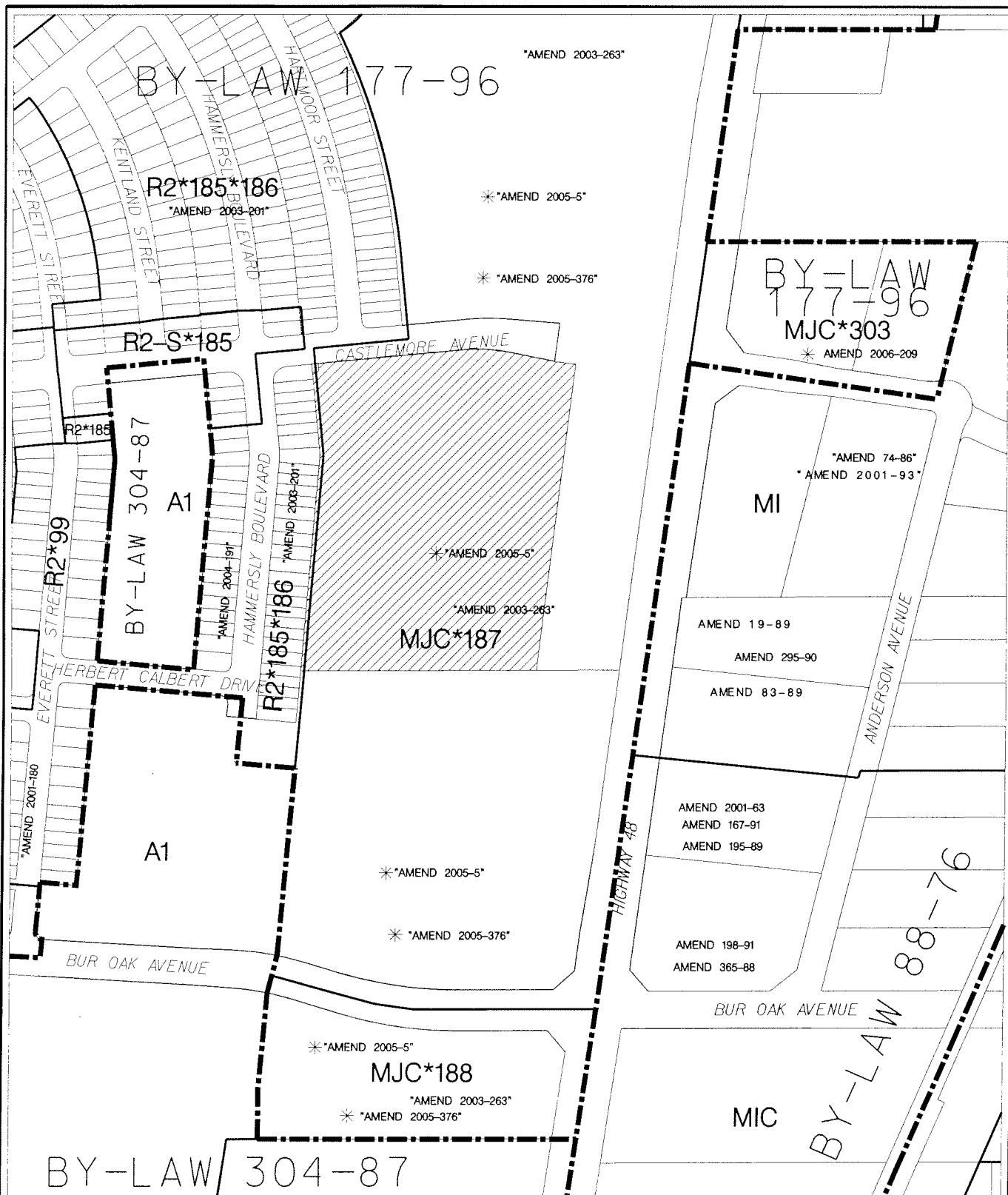
SITE PLAN CONDITIONS

1. That the Owner 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; and
 - c. Provisions to ensure all lights on the property are appropriately shielded and do not shine on the residential properties immediately to the west; and
 - d. Provisions, to the extent possible, to ensure that expansion of the central landscape area as well as the location of additional buildings along both the street frontages and the central landscape area when parking structures become feasible, are not precluded by any view corridor related lease arrangements or parking layouts existing at this time.
 - e. Provisions to ensure that in the event the building along Castlemore Avenue is not constructed within three years from the date of site plan approval, the Owner shall landscape the area reserved for the future building to the satisfaction of Director of Planning and Urban Design.
2. That the Owner submit final site plan and elevation drawings to the satisfaction of the Director of Planning and Urban Design;
3. That the Owner submit a Minor Variance Application to exempt the proposed outdoor garden centre from the Parking By-law requirements and to permit an outdoor display and sales area in front of the proposed building;
4. That the Owner shall enter into appropriate easement agreements with the adjoining landowners to the south and to the east for cross use and joint maintenance of shared driveway aisle along the mutual property line;
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. That an alternate landscape plan which details the landscaping of the area reserved for the future building along Castlemore Avenue be submitted to the satisfaction of the Director of Planning and Urban Design.

7. That the Illumination Plan submitted in support of the application, shall be subject to peer review at no cost to the Town and be finalized to the satisfaction of the Director of Planning and Urban Design and such Illumination Plan;
8. That Noise Impact Study submitted in support of the application, shall be subject to peer review at no cost to the Town and be finalized to the satisfaction of the Director of Engineering. The Owner agrees to make any revisions to the site plan that may be required to achieve the recommendation of the Noise Impact Study;
9. That prior to final site plan approval the Owner shall meet with the Fire Department to finalize the location of the Fire Department connection, private hydrant, fire access route signage and rapid entry key box, to the satisfaction of the Fire Chief;
10. That the location, size and construction of all internal refuse storage areas be approved to the satisfaction of the Town of Markham Waste Management Department;
11. 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 in principle". Drawings are to be prepared and stamped by a Professional Engineer with a Certificate of Authorization from Professional Engineers of Ontario.

THAT this endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing May 29, 2007, in the event a site plan agreement is not executed within that period.





AREA CONTEXT/ZONING

APPLICANT: HOME DEPOT HOLDINGS INC.
9792 HIGHWAY 48

FILE No: SC06127597(NS)

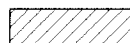


DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: NS

SCALE 1:



SUBJECT LANDS

DATE: 09/2006

FIGURE No.2

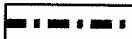
SU06127597.dgn 27/04/2007 3:51:35 PM



AIR PHOTO 2005

APPLICANT: HOME DEPOT HOLDINGS INC.
9792 HIGHWAY 48

FILE No: SC06127597(NS)

 SUBJECT LANDS

DATE: 09/2006



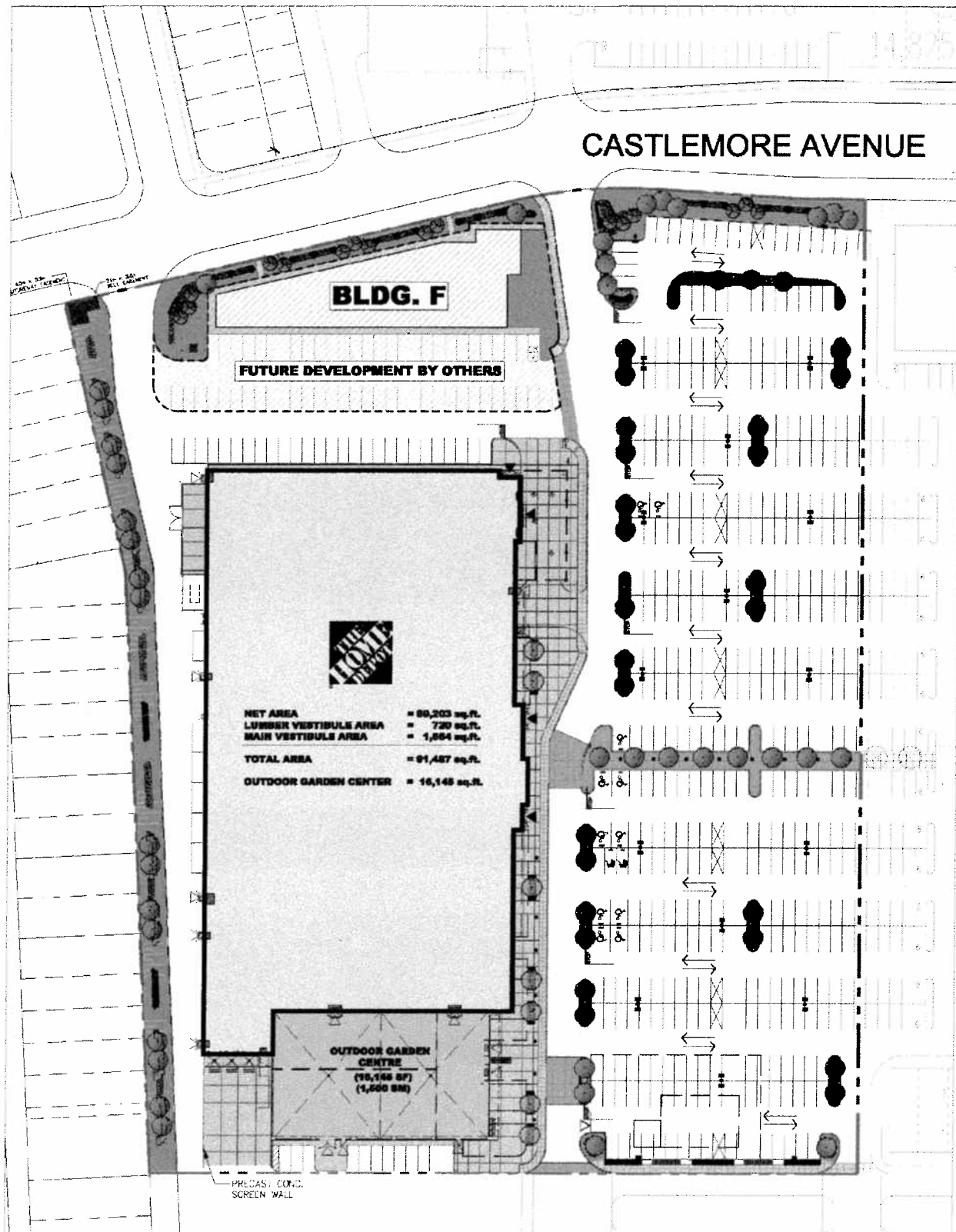
DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: NS

SCALE 1:

FIGURE No.3



SITE PLAN

APPLICANT: HOME DEPOT HOLDINGS INC.
9792 HIGHWAY 48

FILE No: SC06127597(NS)



DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: NS

SCALE 1:

FIGURE No.4



ELEVATIONS—VIEW FROM HWY No. 48

APPLICANT: HOME DEPOT HOLDINGS INC.
9792 HIGHWAY 48

FILE No: SC06127697(NS)



DEVELOPMENT SERVICES COMMISSION

DATE: 05/08/07

DRAWN BY: DD CHECKED BY: NS

FIGURE No. 5a



ELEVATIONS—VIEW FROM HWY No. 48

APPLICANT: HOME DEPOT HOLDINGS INC.
9792 HIGHWAY 48

FILE No: SC06127597(NS)

DATE: 04/27/07



DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: NS

SCALE 1:

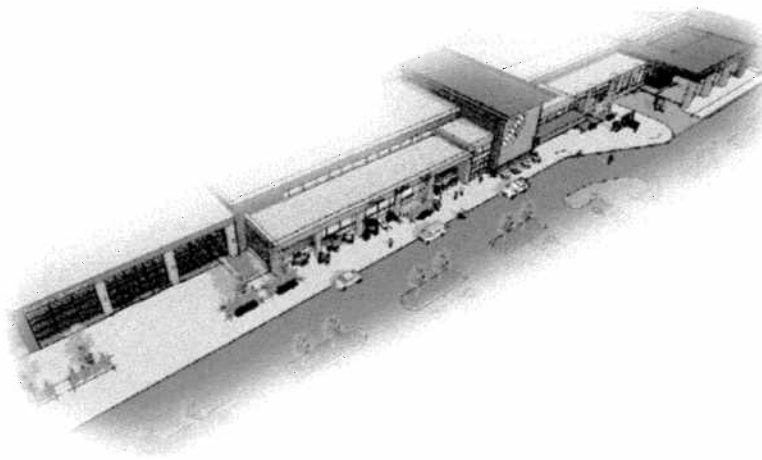
FIGURE No.5b



VIEW FROM CASTLEMORE AVE



VIEW FROM SOUTH



OVERVIEW

ELEVATIONS

APPLICANT: HOME DEPOT HOLDINGS INC.
9792 HIGHWAY 48

FILE No: SC06127597(NS)



DEVELOPMENT SERVICES COMMISSION

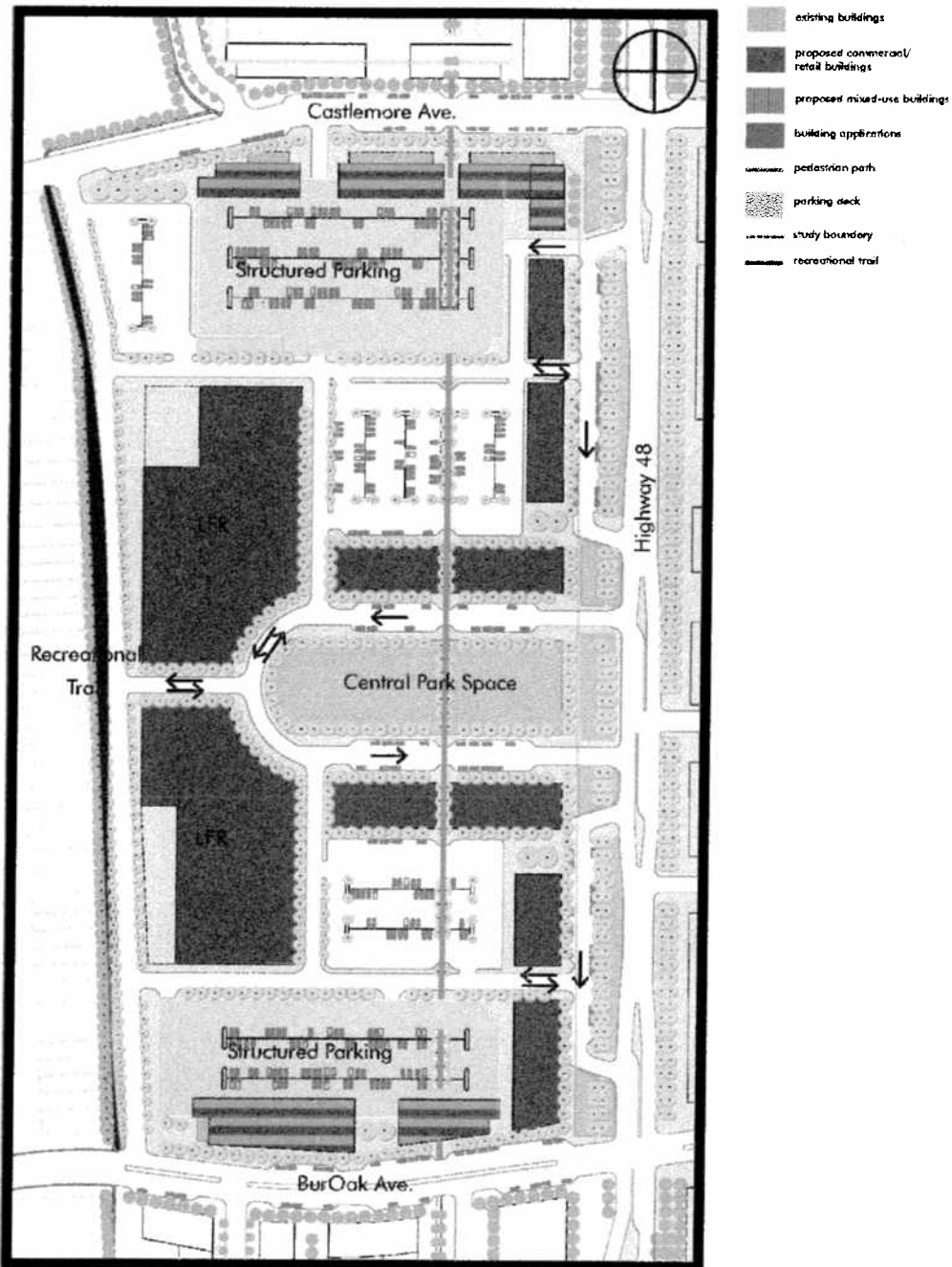
DWN BY: DD

CHK BY: NS

SCALE 1:

DATE: 04/27/07

FIGURE No.5c



Scenario 1 - Large-format retail units at the rear

35

SCENARIO 1 – LARGE FORMAT STORES AT REAR

APPLICANT: HOME DEPOT HOLDINGS INC.
9792 HIGHWAY 48

FILE No: SC06127597(NS)



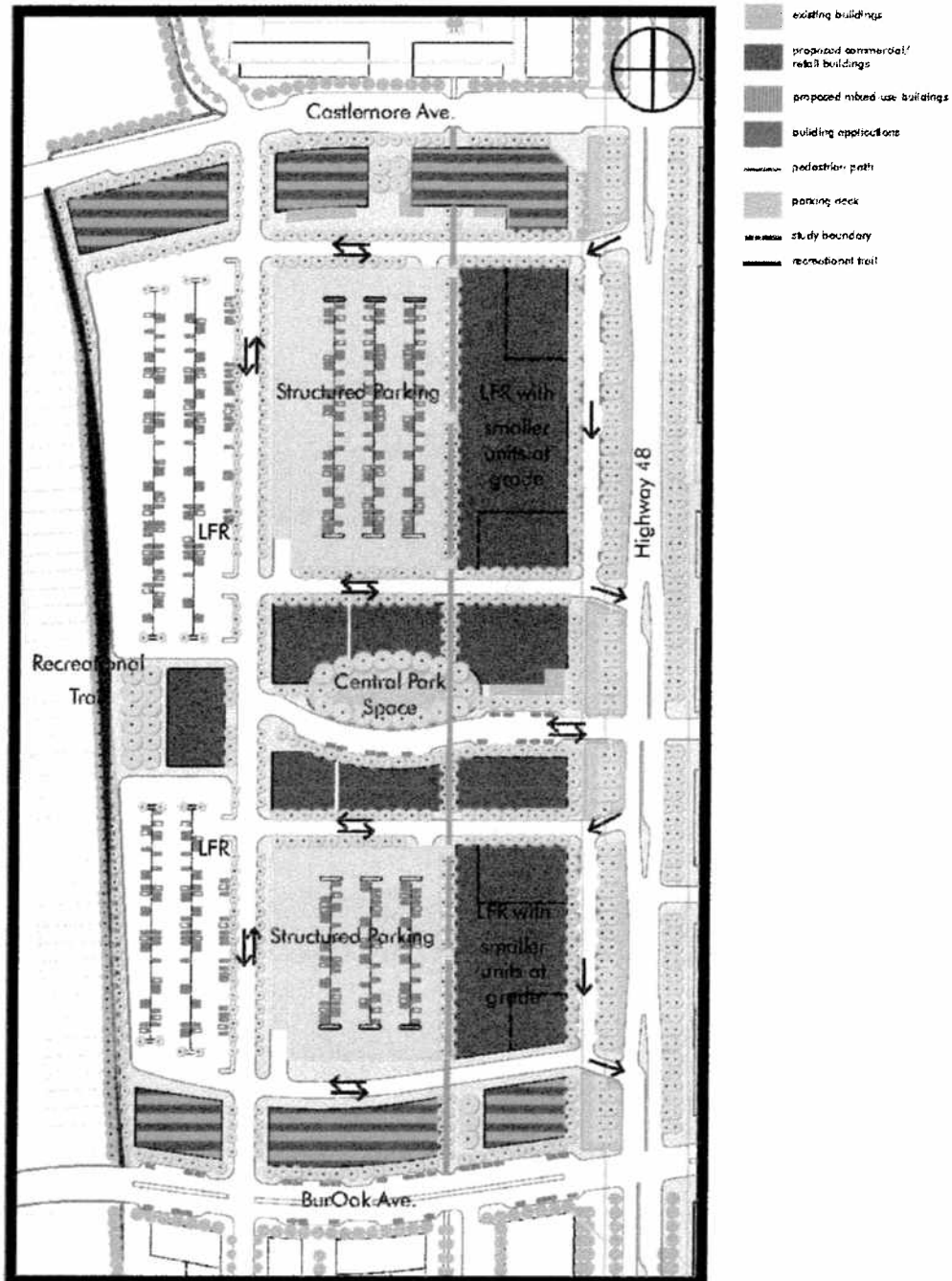
DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: NS

DATE: 09/2006

FIGURE No.6A



Scenario 2 – Large-format retail units at the street

SCENARIO 2 – LARGE FORMAT STORES AT STREET

APPLICANT: HOME DEPOT HOLDINGS INC.
9792 HIGHWAY 48

FILE No: SC06127597(NS)



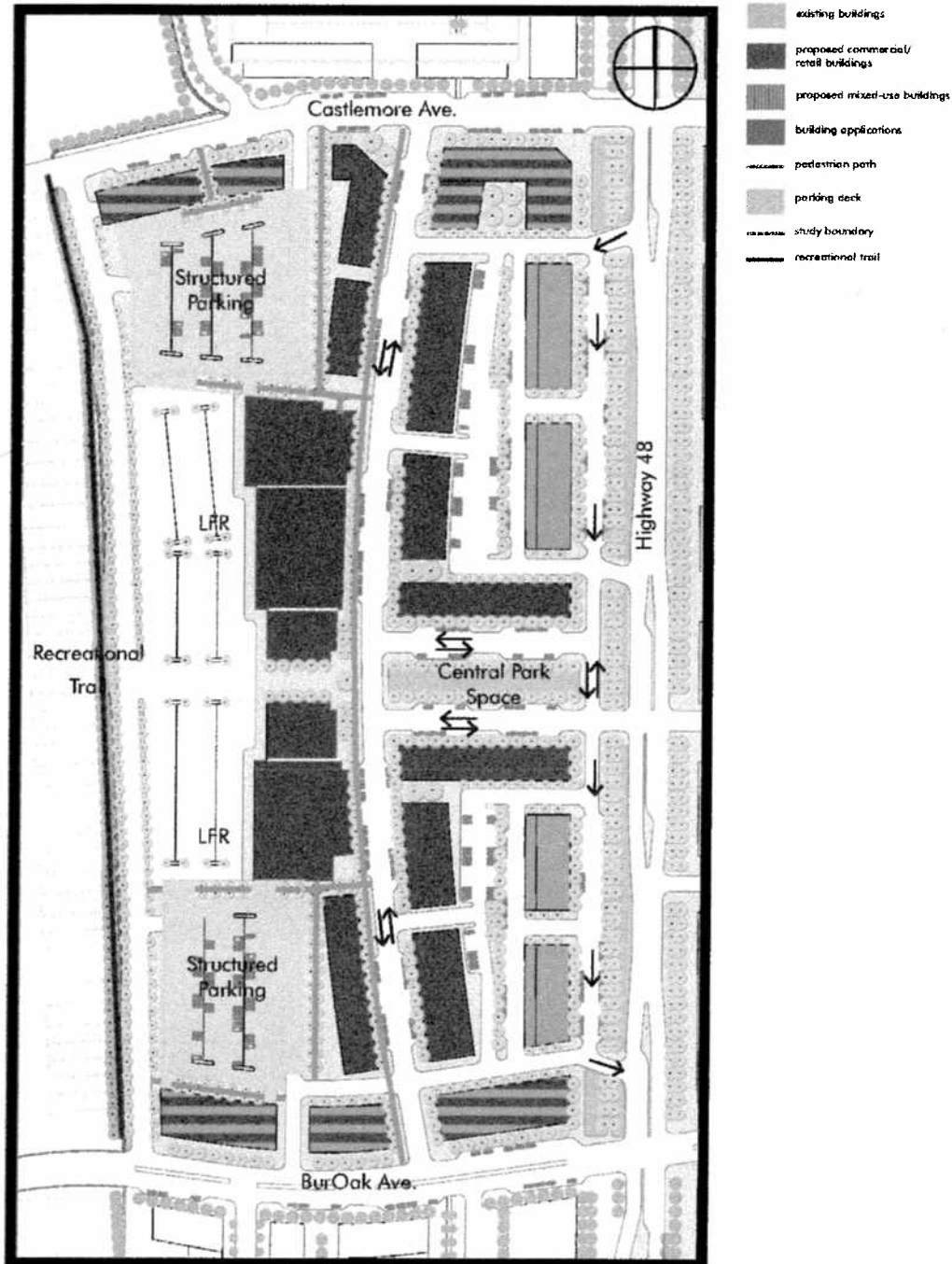
DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: NS

DATE: 09/2006

FIGURE No.6B



Scenario 3 – Internal Main Street

39

SCENARIO 3 – INTERNAL MAIN STREET

APPLICANT: HOME DEPOT HOLDINGS INC.
9792 HIGHWAY 48

FILE No: SC06127597(NS)



DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

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DATE: 09/2006

FIGURE No. 6C

FIGURE NO. 7

