

APPENDIX “A”

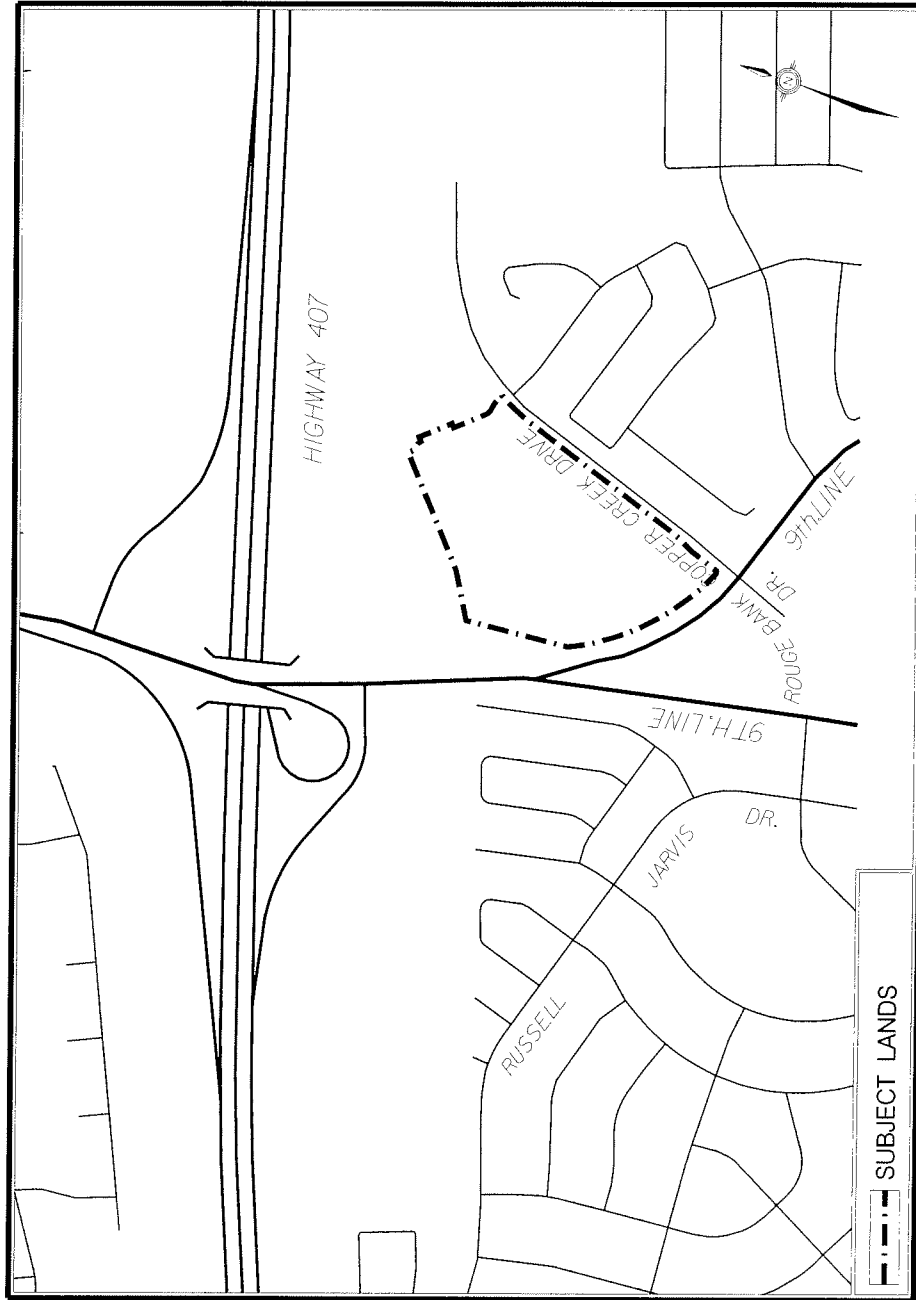
SITE PLAN CONDITIONS

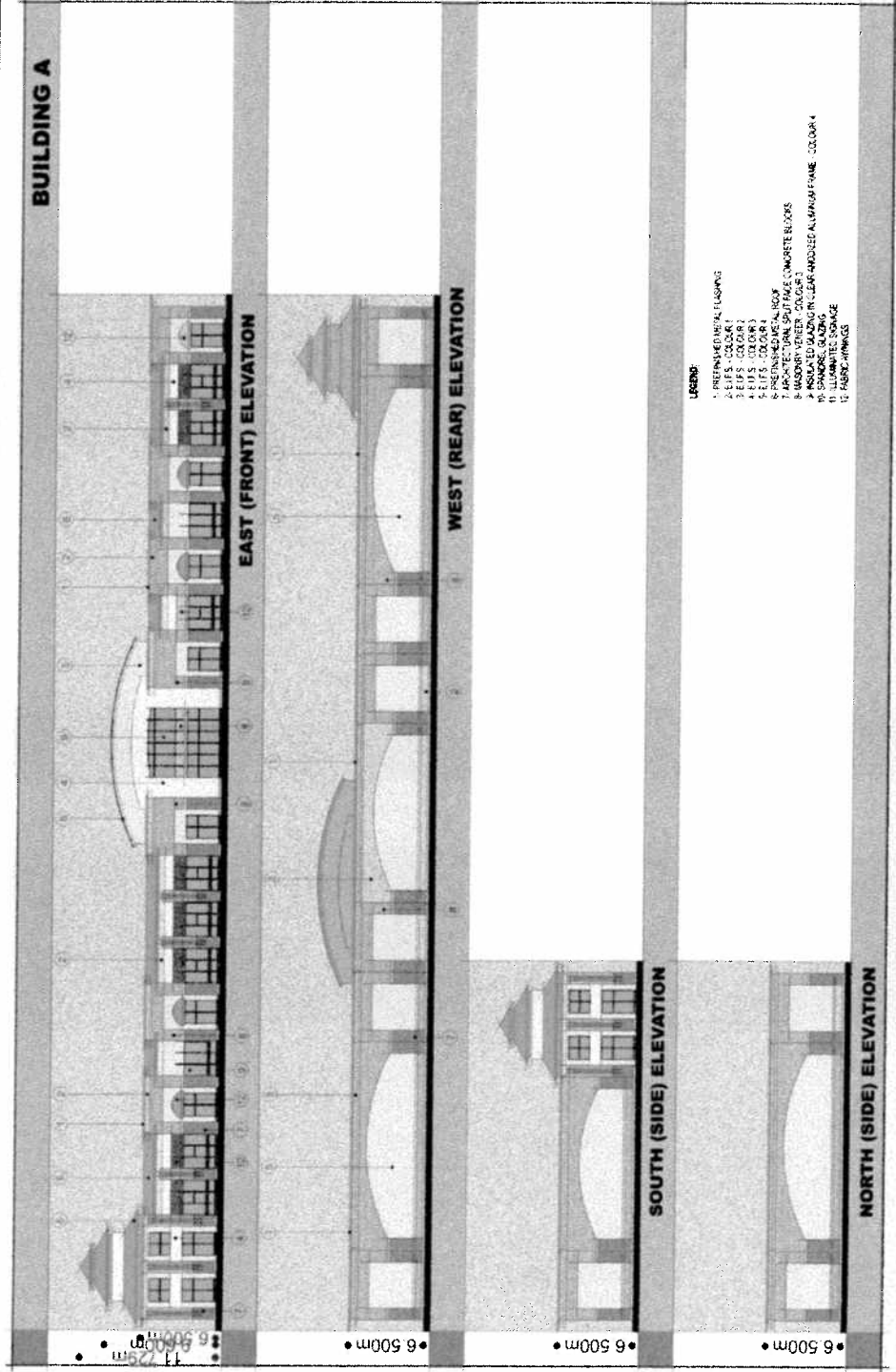
1. That the Owner enter into a site plan agreement with the Town of Markham containing all standard provisions and requirements of the Town and public agencies including:
 - a. Provision for payment by the Owner of all applicable fees, recoveries, and development charges,
 - b. Provisions for satisfying all requirements of the Town Departments and external agencies including the Ministry of Transportation;
 - c. Provisions to ensure all lights on the property are appropriately shielded and do not shine on the residential properties to the south across Copper Creek Drive; and
 - d. Provisions to ensure that the Owner submits final elevation drawings for review and acceptance by the Director of Planning and Urban Design, prior to the submission of a building permit application for any individual buildings;
2. That the Owner submit final site plan and conceptual elevation drawings to the satisfaction of the Director of Planning and Urban Design;
3. That prior to the site plan and elevation drawings being endorsed by the Director of Planning and Urban Design, the Owner submit a sign uniformity plan for review and approval to the satisfaction of the Director of Planning and Urban Design;
4. That the Owner submit a Minor Variance Application to eliminate loading space requirements for commercial buildings less than 1,000 m² and for the medical office building, to eliminate landscape strip requirement along the interior lot line and to reduce building setbacks from interior lot 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 the Owner submit an Illumination Plan, prepared by a qualified electrical consultant, to the satisfaction of the Director of Planning and Urban Design and such Illumination Plan shall be subject to peer review at no cost to the Town;
7. 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;
8. 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;

9. 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 November 21, 2006, in the event a site plan agreement is not executed within that period.

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CONCEPTUAL ELEVATIONS BUILDING A

APPLICANT: BOX GROVE HILL DEVELOPMENTS INC.
SE CORNER OF COPPER CREEK DR. & 9th. LINE

FILE No: SC06108718(NS)

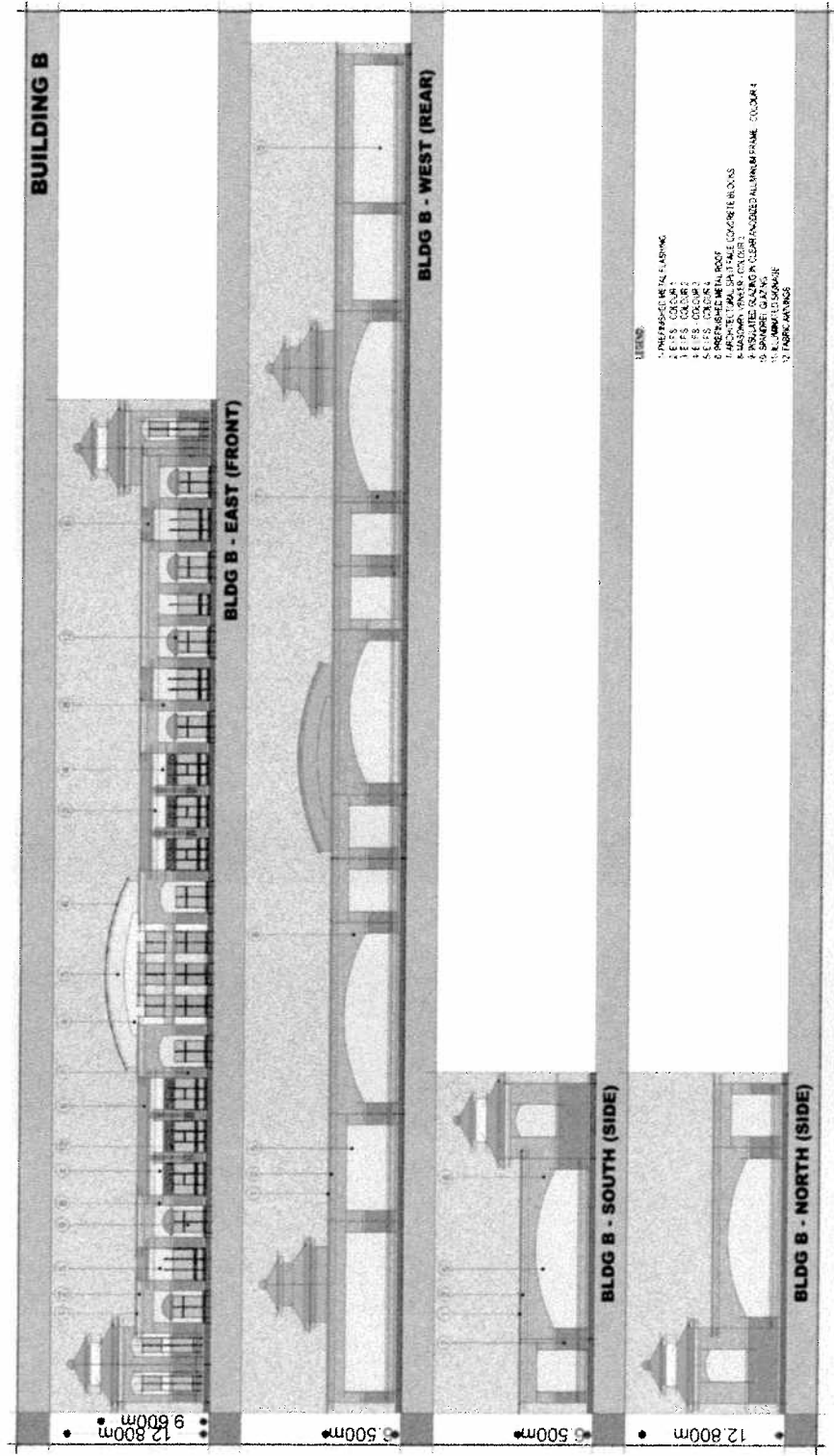


DEVELOPMENT SERVICES COMMISSION

DATE: 11/01/06

DRAWN BY: DD CHECKED BY: NS

FIGURE No.5A



COMMERCIAL DEVELOPMENT
ONTARIO
COPPER CREEK DRIVE
SECTOR 21, 2204
P.O. BOX 80078

CONCEPTUAL ELEVATIONS BUILDING B

APPLICANT: BOX GROVE HILL DEVELOPMENTS INC.
SE CORNER OF COPPER CREEK DR. & 9th. LINE

FILE No: SC06108718(NS)



DEVELOPMENT SERVICES COMMISSION

DRAWN BY: DD CHECKED BY: NS

DATE: 11/01/06

FIGURE No.5B



APPLICANT: BOX GROVE HILL DEVELOPMENTS INC.
SE CORNER OF COPPER CREEK DR. & 9th. LINE

FILE No: SC06108718(NS)

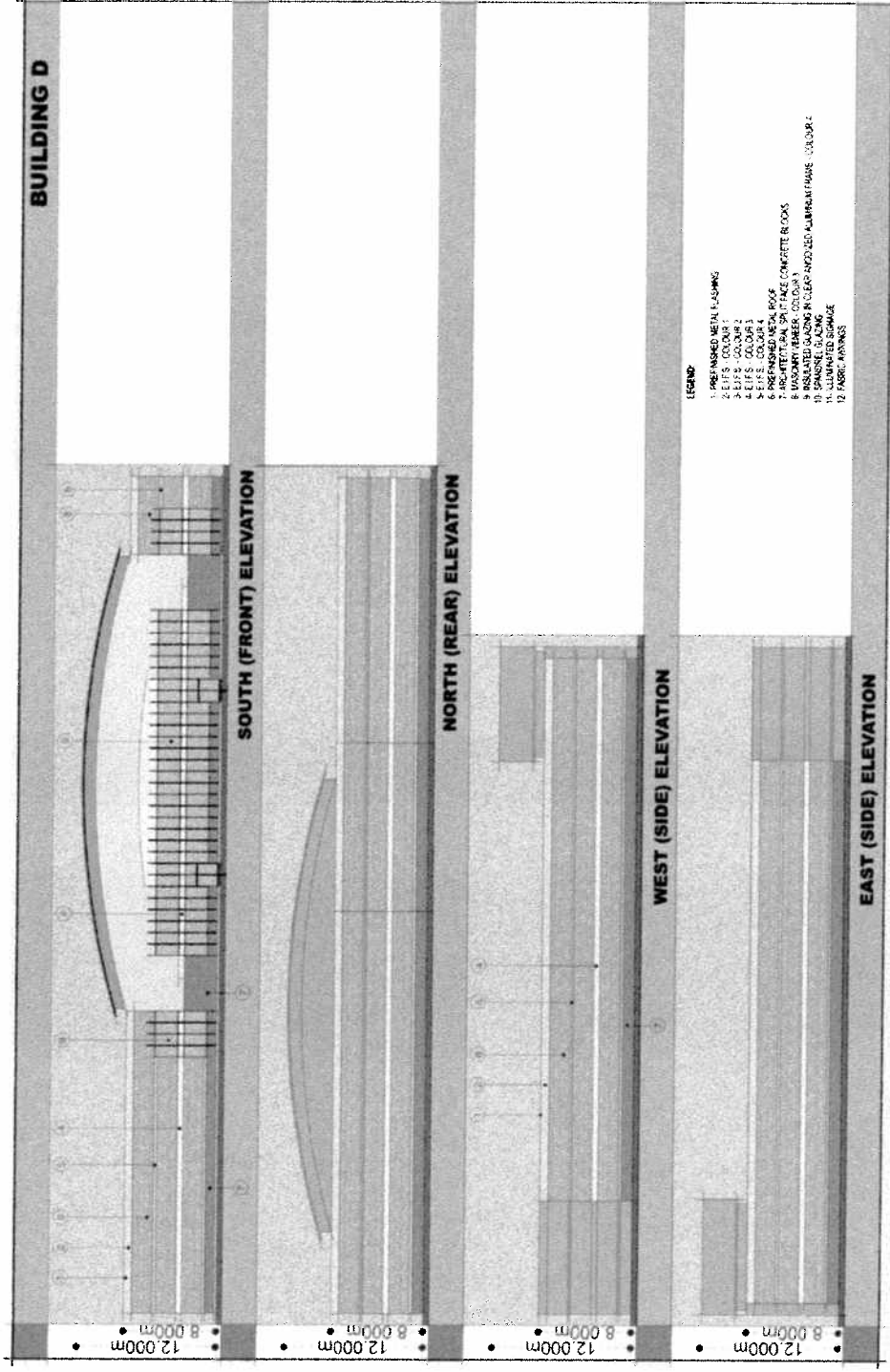
DATE: 11/01/06

DEVELOPMENT SERVICES COMMISSION

DRAWN BY: DD CHECKED BY: NS

FIGURE No.5C

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TACC DEVELOPMENTS
 COMMERCIAL DEVELOPMENT
 MARKHAM, ONTARIO
 CUPPER CREEK DRIVE
 OCTOBER 24, 2006 PM 11:00:00

CONCEPTUAL ELEVATIONS BUILDING D

APPLICANT: BOX GROVE HILL DEVELOPMENTS INC.
 SE CORNER OF COPPER CREEK DR. & 9th. LINE

FILE No: SC06108718(NS)

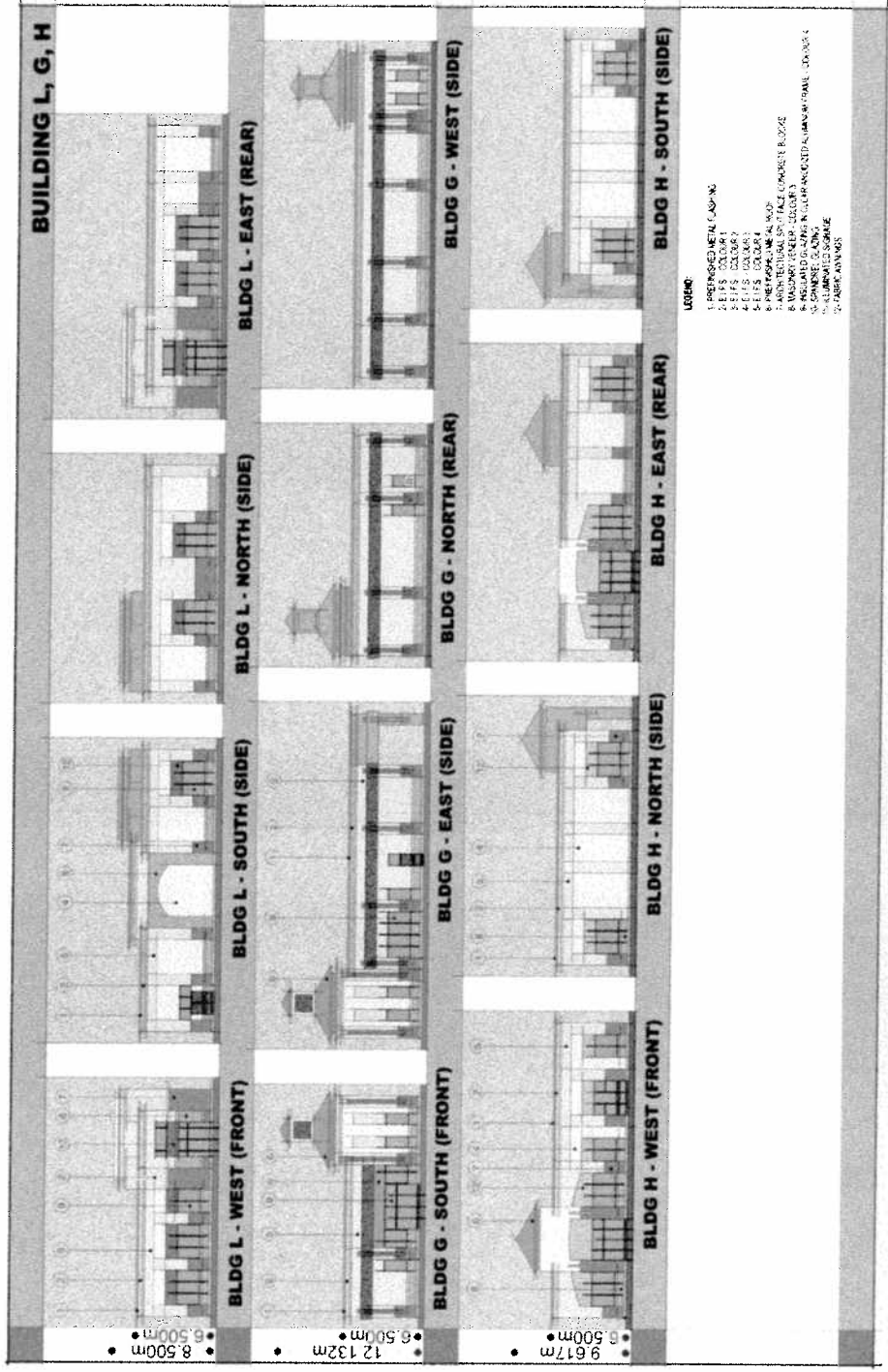


DEVELOPMENT SERVICES COMMISSION

DATE: 11/01/06

DRAWN BY: DD CHECKED BY: NS

FIGURE No. 5D



CONCEPTUAL ELEVATIONS BUILDING G,H & L

APPLICANT: BOX GROVE HILL DEVELOPMENTS INC.
SE CORNER OF COPPER CREEK DR. & 9th. LINE

FILE No: SC06108718(NS)

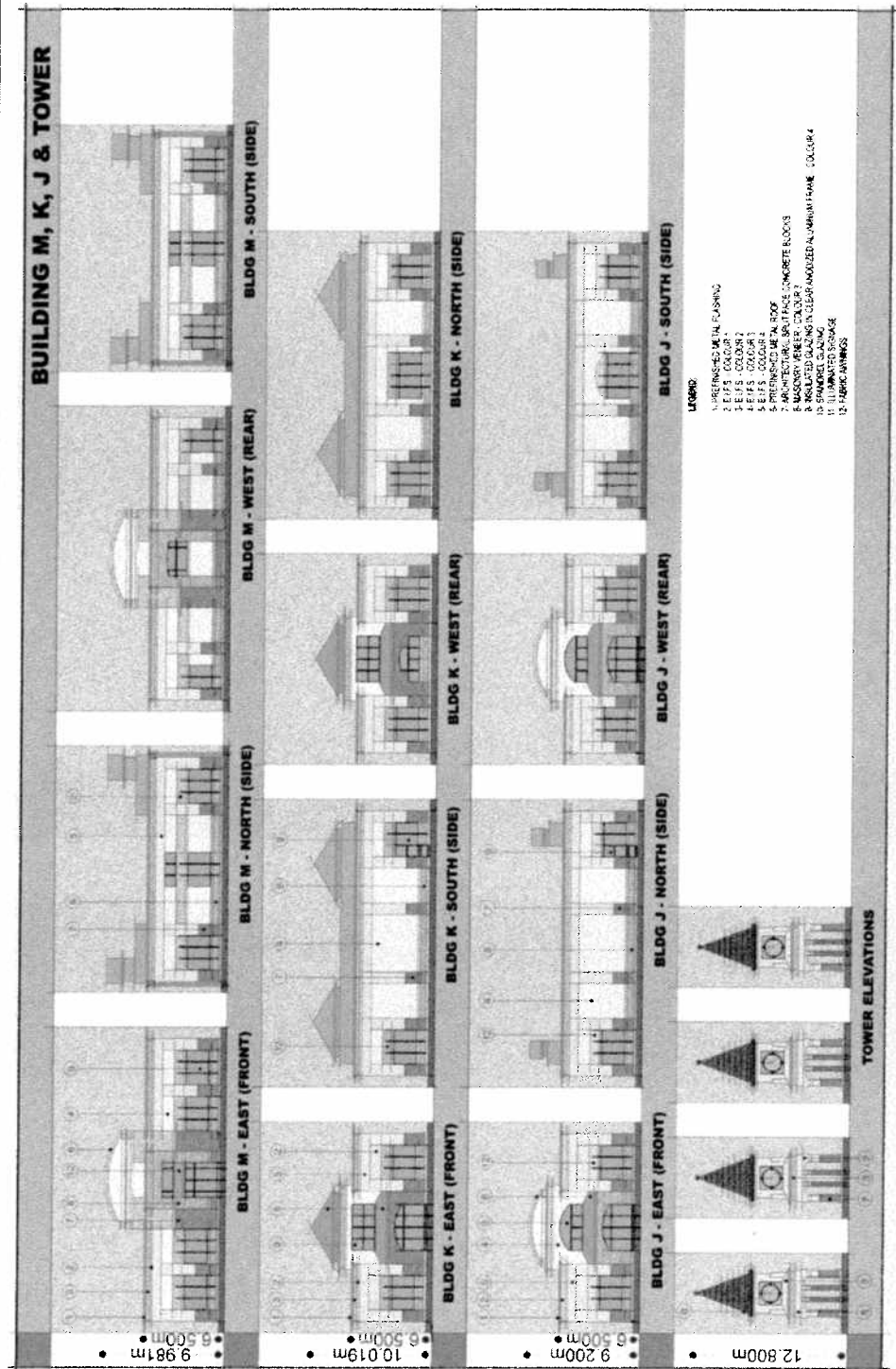


DEVELOPMENT SERVICES COMMISSION

DATE: 11/01/06

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FIGURE No.5E



CONCEPTUAL ELEVATIONS BUILDING J, K, M & CLOCK TOWER

APPLICANT: BOX GROVE HILL DEVELOPMENTS INC.
 SE CORNER OF COPPER CREEK DR. & 9th. LINE

FILE No: SC06108718(NS)

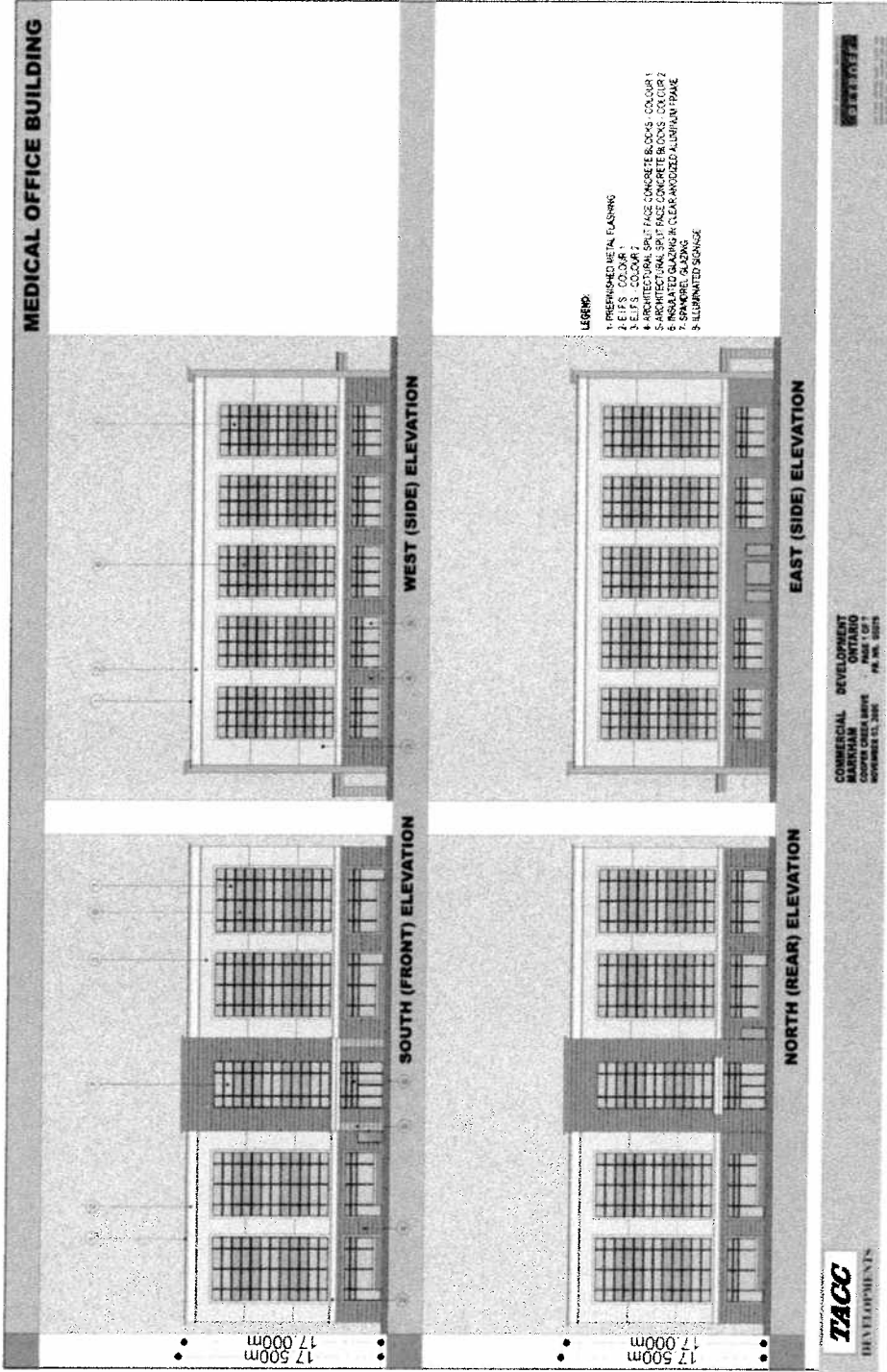


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DATE: 11/01/06

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FIGURE No.5F



CONCEPTUAL ELEVATIONS MEDICAL OFFICE BUILDING

APPLICANT: BOX GROVE HILL DEVELOPMENTS INC.
SE CORNER OF COPPER CREEK DR. & 9th. LINE

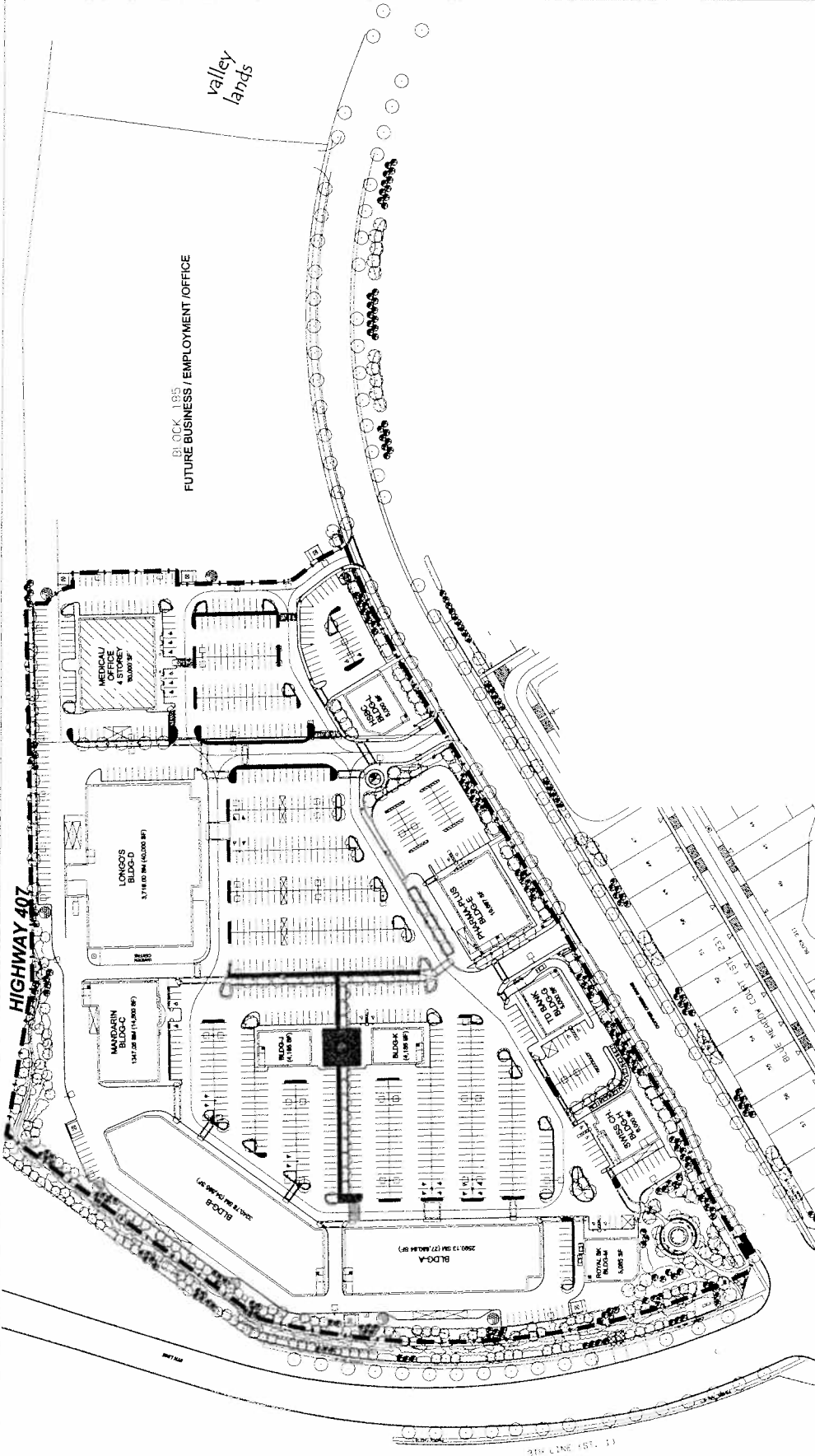
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DEVELOPMENT SERVICES COMMISSION

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FIGURE No.5G



PRELIMINARY LANDSCAPE PLAN

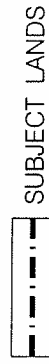
APPLICANT: BOX GROVE HILL DEVELOPMENTS INC.
SE COPPER CREEK DR. & 9th. LINE

FILE No: SC06108718(NS)



DEVELOPMENT SERVICES COMMISSION

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SUBJECT LANDS

DATE: 10/27/06

FIGURE No.6

DRAWN BY: DD CHECKED BY: NS SCALE 1: 6000