

## **APPENDIX 'A'**

### **EXPLANATORY NOTE**

**BY-LAW NO.**\_\_\_\_\_

A By-law to amend By-law 1229, as amended

1617834 Ontario Limited  
156 Bullock Drive

### **LANDS AFFECTED**

This By-law amendment applies to the 0.87 ha (2.15 acre) parcel of land located on the north side of Bullock Drive, east of Laidlaw Boulevard and west of Jug Lane, municipally known as 156 Bullock Drive.

### **EXISTING ZONING**

The subject land is presently zoned Industrial (M) under By-law 1229, as amended.

### **PURPOSE AND EFFECT**

The purpose of this by-law amendment is to expand the list of permitted uses on the subject property to include a self-serve restaurant use (coffee shop) with a maximum floor area of 100 m<sup>2</sup>.

The effect of this by-law amendment is to permit the establishment of a self-service restaurant use (coffee shop) within a multi-tenant industrial building at 156 Bullock Drive.



## **BY-LAW 2006 - XXX**

A By-law to permit a self-service restaurant use

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THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. By-law 1229, as amended, be and the same is hereby further amended as follows:

- 1.1 By adding to SECTION 12 – EEXCEPTIONS the following:

“12.12 Notwithstanding any other provision of this By-law, the provisions of this section shall apply to those lands zoned Industrial (M) located on the north side of Bullock Drive east of Laidlaw Boulevard and west of Jug Lane, municipally known as 156 Bullock Drive, as shown on Schedule ‘A’ attached to By-law 2006 - XXX. All other provisions of this By-law, unless specifically modified/amended by this section, continue to apply to the lands subject to this Section.

### **12.12.1 Additional Permitted Uses**

The following additional uses are permitted:

- a) RESTAURANT, SELF-SERVICE

### **12.12.2 Special Site Provisions**

The following additional provisions apply:

- a) The maximum GROSS FLOOR AREA devoted to a SELF-SERVE RESTAURANT shall not exceed 100 m<sup>2</sup>.
- b) Maximum number of SELF-SERVICE RESTRUANTS – one (1).
- c) Drive-through service facilities and queuing lanes are not permitted.

2. All other provisions of By-law 1229, as amended, not inconsistent with the provisions of this by-law shall continue to apply.

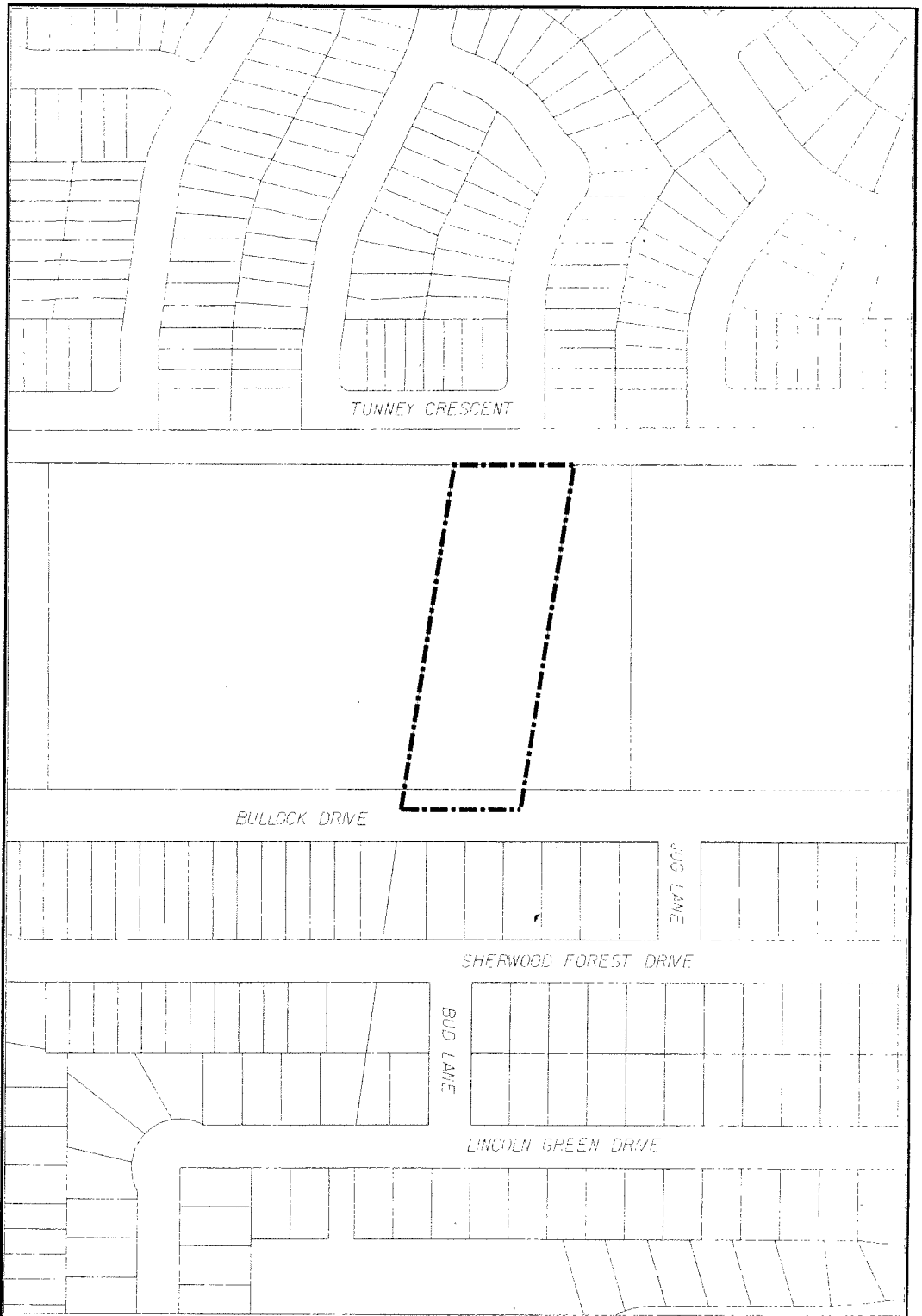
READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
DAY OF                      , 2006.

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SHEILA BIRRELL, TOWN CLERK

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DON COUSENS, MAYOR



DEVELOPMENT SERVICES COMMISSION

# A BY-LAW TO AMEND BY-LAW 1229



BOUNDARY OF AREA COVERED BY THIS BY-LAW

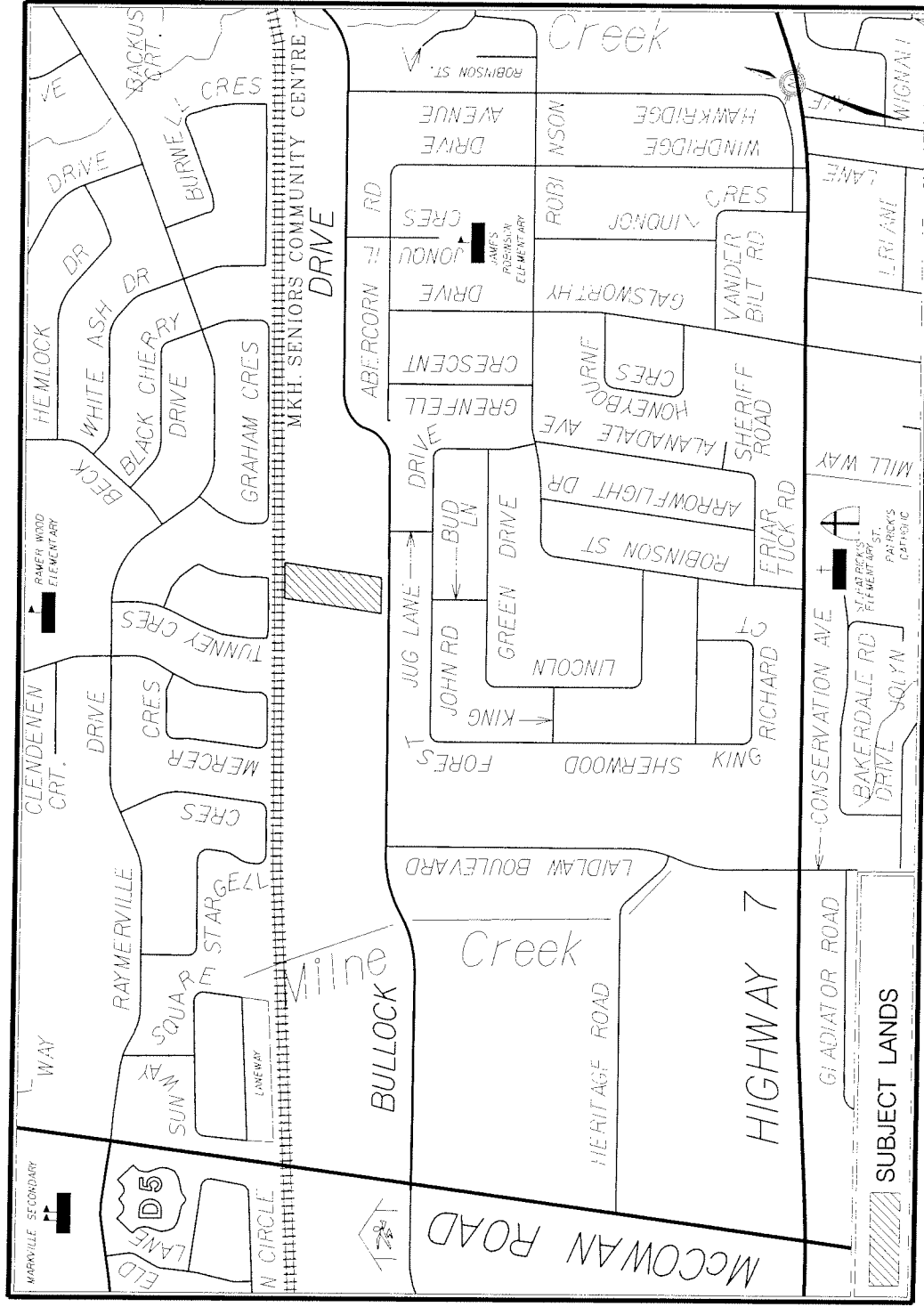
THIS IS SCHEDULE 'A' TO BY-LAW .....  
PASSED THIS ..... DAY .....

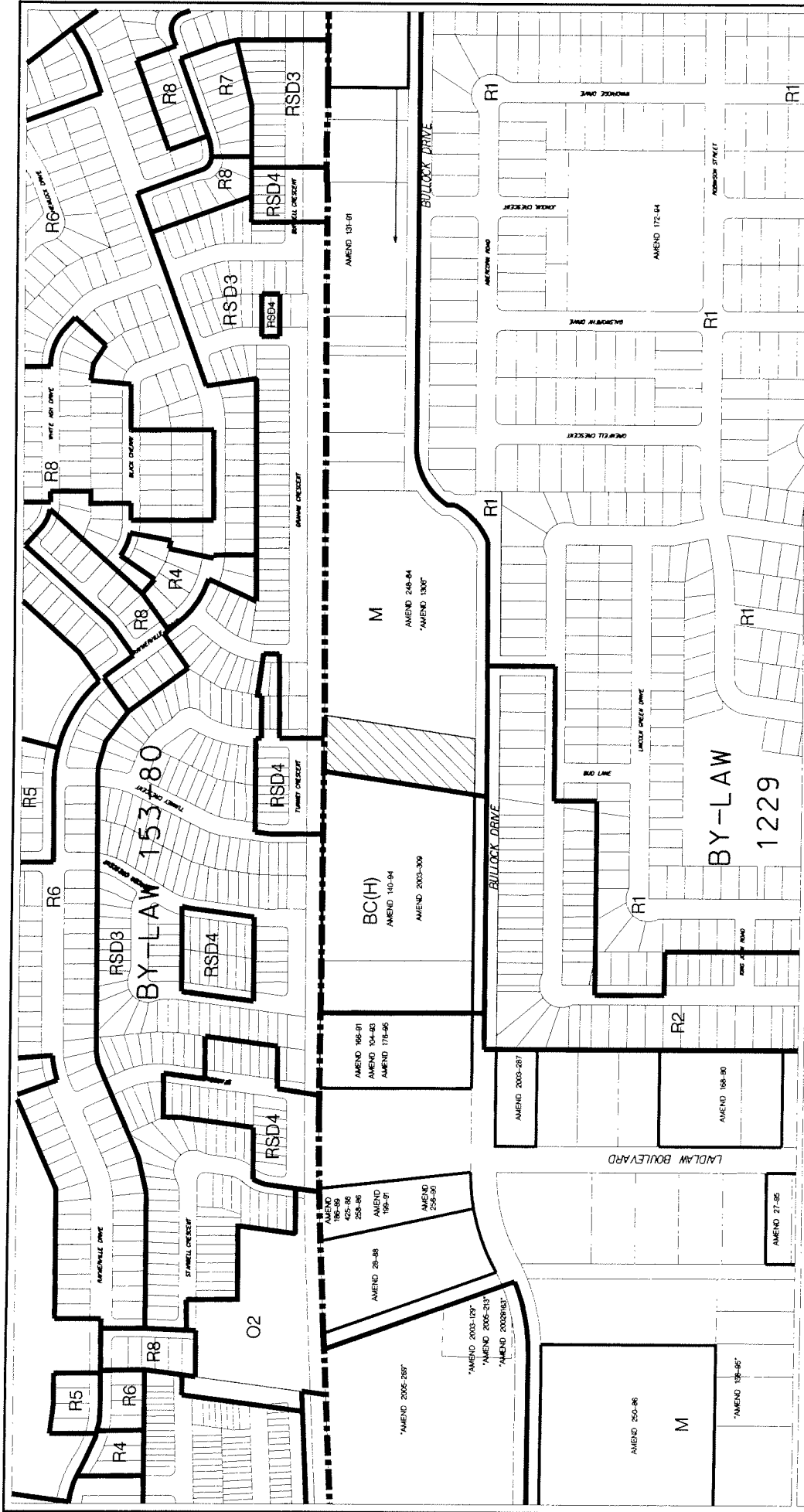
.....MAYOR

.....CLERK

NOTE: 1) DIMENSIONS ARE IN METRES  
2) REFERENCE SHOULD BE MADE TO  
THE ORIGINAL BY-LAW LODGED IN  
THE OFFICE OF THE CLERK

SCALE 1: 2000





# AREA CONTEXT /ZONING

APPLICANT: 1617834 ONTARIO LIMITED  
156 BULLOCK DRIVE

FILE No: ZA05026995

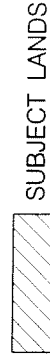


DEVELOPMENT SERVICES COMMISSION

DATE: 06/11/15

DRAWN BY: RK CHECKED BY: NS SCALE 1:

FIGURE No.2





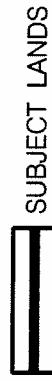
# AIR PHOTO 2005

APPLICANT: 1617834 ONTARIO LIMITED  
156 BULLOCK DRIVE

FILE No: ZA05026995



DEVELOPMENT SERVICES COMMISSION

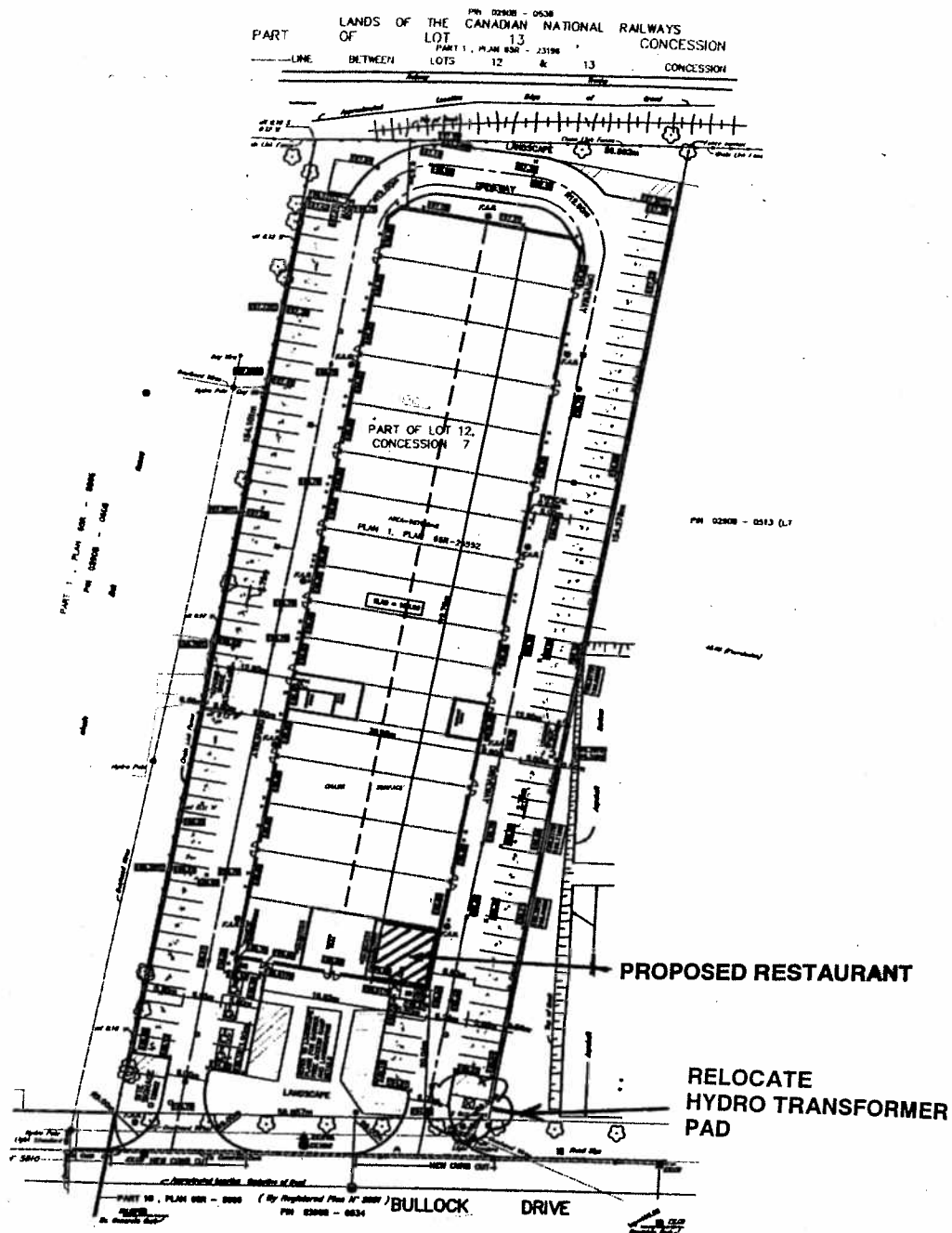


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FIGURE No.3

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# APPROVED SITE PLAN

APPLICANT: 1617834 ONTARIO LIMITED  
 156 BULLOCK DRIVE

FILE No: ZA05026995



DEVELOPMENT SERVICES COMMISSION

DWN BY: RK

CHK BY: NS

SCALE 1:

DATE: 06/11/15

FIGURE No.4

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