



# 164 Innisfil Street

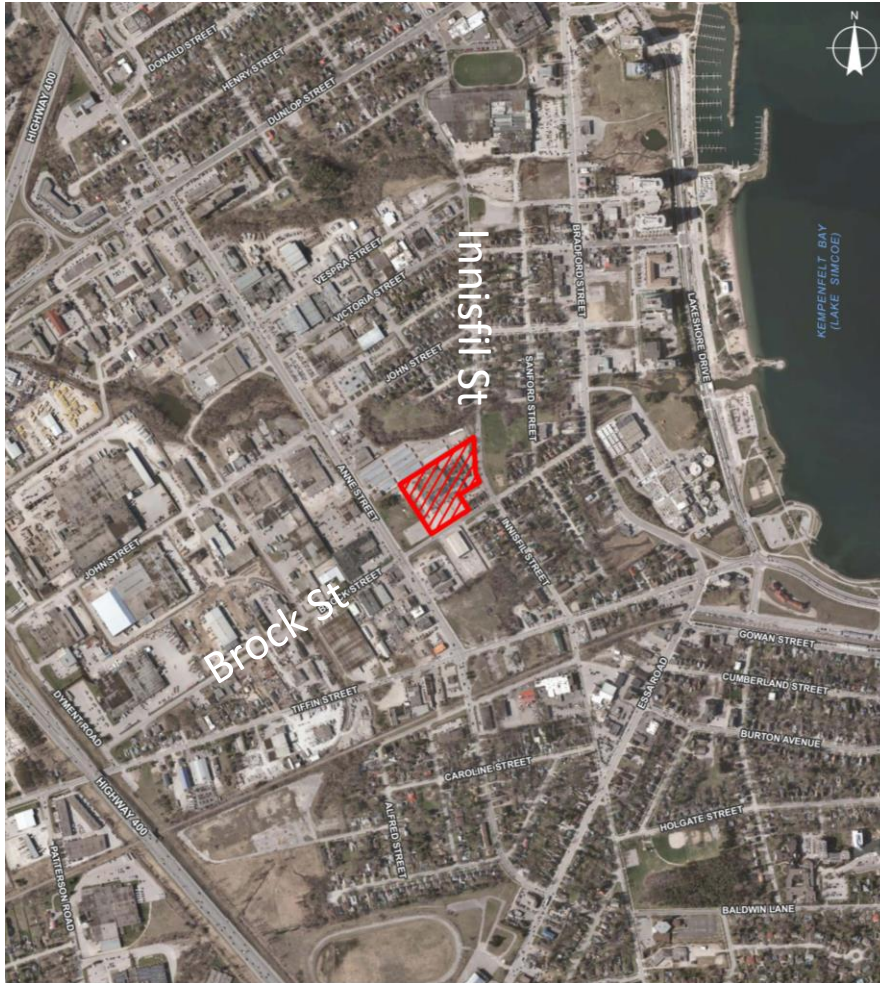
City of Barrie

## Temporary Use By-law

Monday, February 25<sup>th</sup>, 2019

Jamie Robinson, BES, MCIP, RPP | Partner

# Site Overview



- 164 Innisfil Street
- Access from the north side of Brock Street
- Liquidation Nation is a surplus goods warehouse retailer



## View from Anne St Looking East



- Opened on the site in 2010
- Occupies 3,213 m<sup>2</sup> of existing multi-tenant building
- 10 Employees

## North East Corner of Anne Street and Brock Street



- Surrounding land uses include automotive, warehouse, and retail



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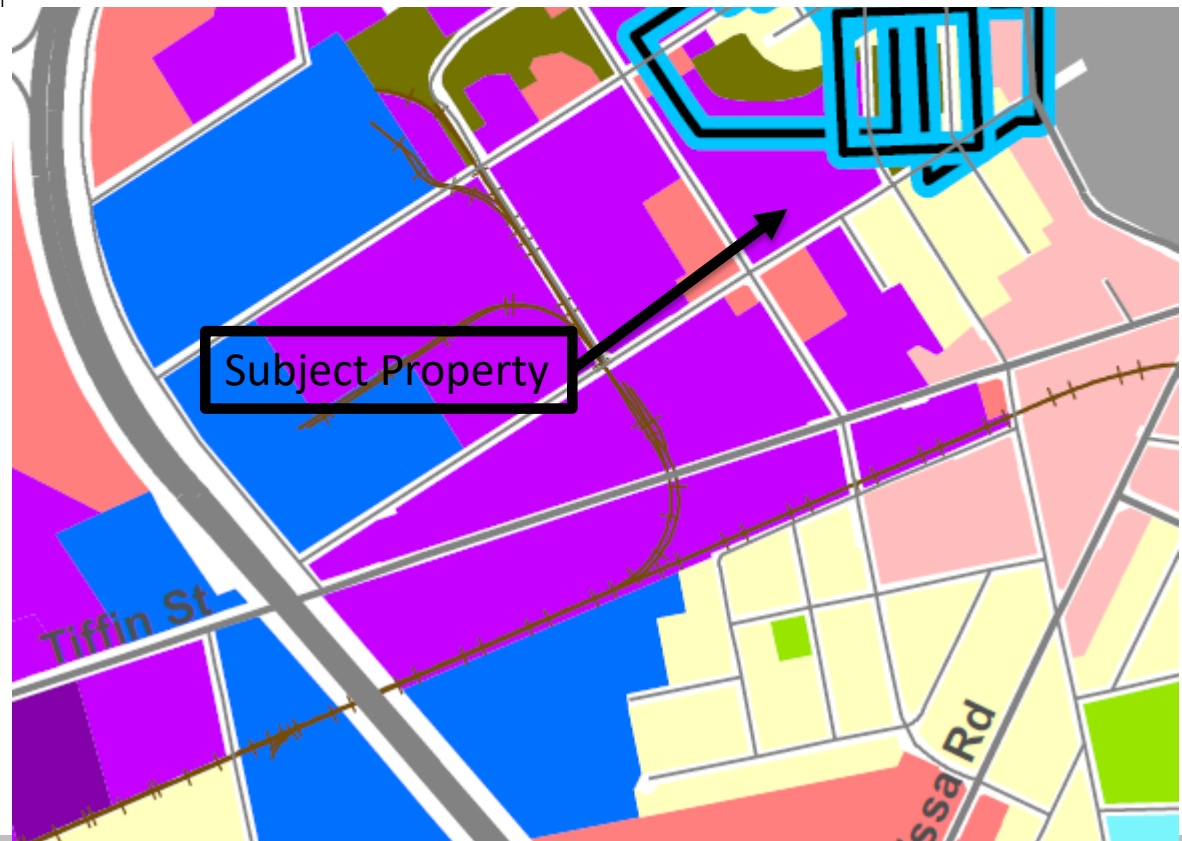
# OFFICIAL PLAN

## Schedule A Land Use

March 2017

### Official Plan Designation:

- **General Industrial**
  - Retail uses are not permitted as a principal use



# Zoning By-law

## ZONING BY-LAW 2009-141

### NORTH SECTION

Office Consolidation  
December 31, 2017



## Zoning By-law:

- **General Industrial (GI) Zone**
  - Retail uses are not permitted as a principal use



# Planning Act

Section 39 of the Planning Act includes provisions which would permit Council to allow the use to continue temporarily:

- “39.(1) The council of a local municipality may, in a by-law passed under section 34, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law.”
- “39.(2) A by-law authorizing a temporary use under subsection (1) shall define the area to which it applies and specify the period of time for which the authorization shall be in effect, which shall not exceed three years from the day of the passing of the by-law.”



# Official Plan

Section 6.9.1 provides a policy that would permit Council to allow the use to continue temporarily:

- “The City shall authorize the temporary use of land, buildings or structures where it is considered to be positive in nature and of minimal impact to the surrounding area.”

The Official Plan sets out criteria to permit the temporary use of land, buildings or structures for any purpose set out in the Temporary Use By-law that might otherwise be prohibited.

# Official Plan Criteria

Section 6.9.2 c) sets out requirements for a temporary use bylaw:

- Temporary nature of proposal
- Compatibility with adjacent uses
- Size of land or building appropriate for temporary use
- Sufficient services (water, sewer, roads)
- Impact of use not detrimental to adjacent uses (noise, fumes, smoke, dust, odours, lighting, traffic)
- Protect neighbouring uses (landscaping and setbacks, reduce nuisances, control storage, lighting, and signage)
- Suitable regulations (setbacks, lot coverage, parking)

# Proposed Temporary Use

The proposed temporary operation of Liquidation Nation:

- Does not propose building modifications or additions
- Is compatible with adjacent uses
- Is within an appropriate sized building
- Is serviced by municipal water, sewage, and roads
- Does not negatively impact adjacent uses with respect to noise, fumes, smoke, dust, odours, lighting, and traffic



# Proposed Temporary Use By-law

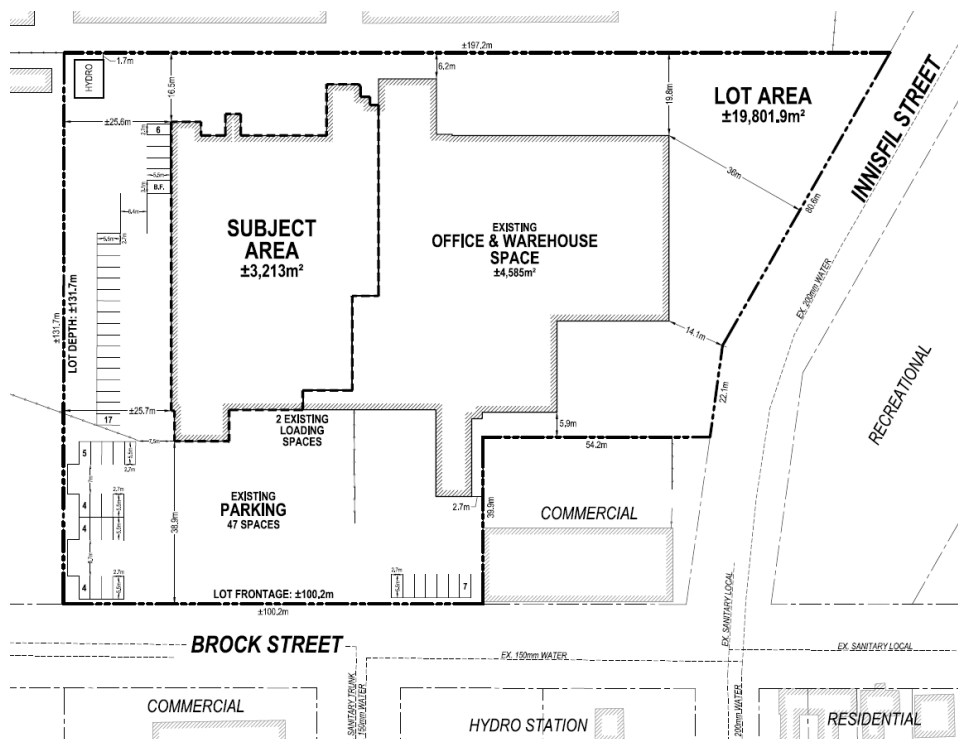
The Proposed Temporary Use By-law would:

- Permit Liquidation Nation to continue to operate on the site for a period of 3 years
- Provide site specific regulations to recognize the existing:
  - 6.2 metre rear yard setback
  - 2.7 metre interior side yard setback
  - 47 parking spaces

# Process

- Temporary Use By-law Application deemed complete
- Statutory Public Meeting February 25, 2019
- Public Comments Considered
- Staff Report to Committee of the Whole
- Council Decision
- Appeal process available

# Conclusion



- There are no proposed changes to the existing site layout
- Building area, entrances and parking will remain the same
- The Temporary Use By-law will allow the existing use to continue on a temporary basis.



An aerial photograph of an industrial and residential area. The image shows a dense grid of streets, with various buildings, including large industrial structures and smaller residential houses. There are also some green spaces and a body of water visible on the right side. A semi-transparent rectangular box is overlaid on the center of the image, containing the text "THANK-YOU".

THANK-YOU