



164 Innisfil Street

City of Barrie

Temporary Use By-law

Monday, February 25th, 2019

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Proposed Temporary Use By-law

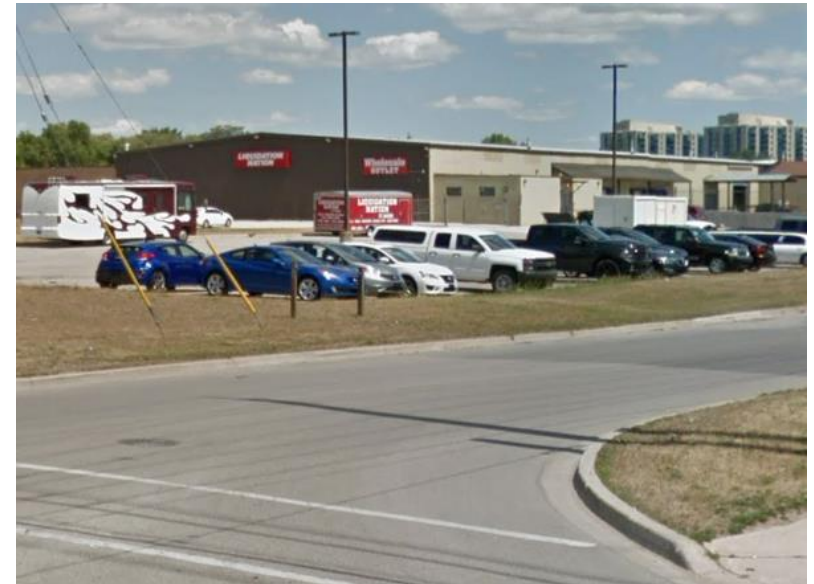
The Proposed Temporary Use By-law would:

- Permit Liquidation Nation to continue to operate on the site for a period of 3 years
- Provide site specific regulations to recognize the existing parking of 47 spaces.

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



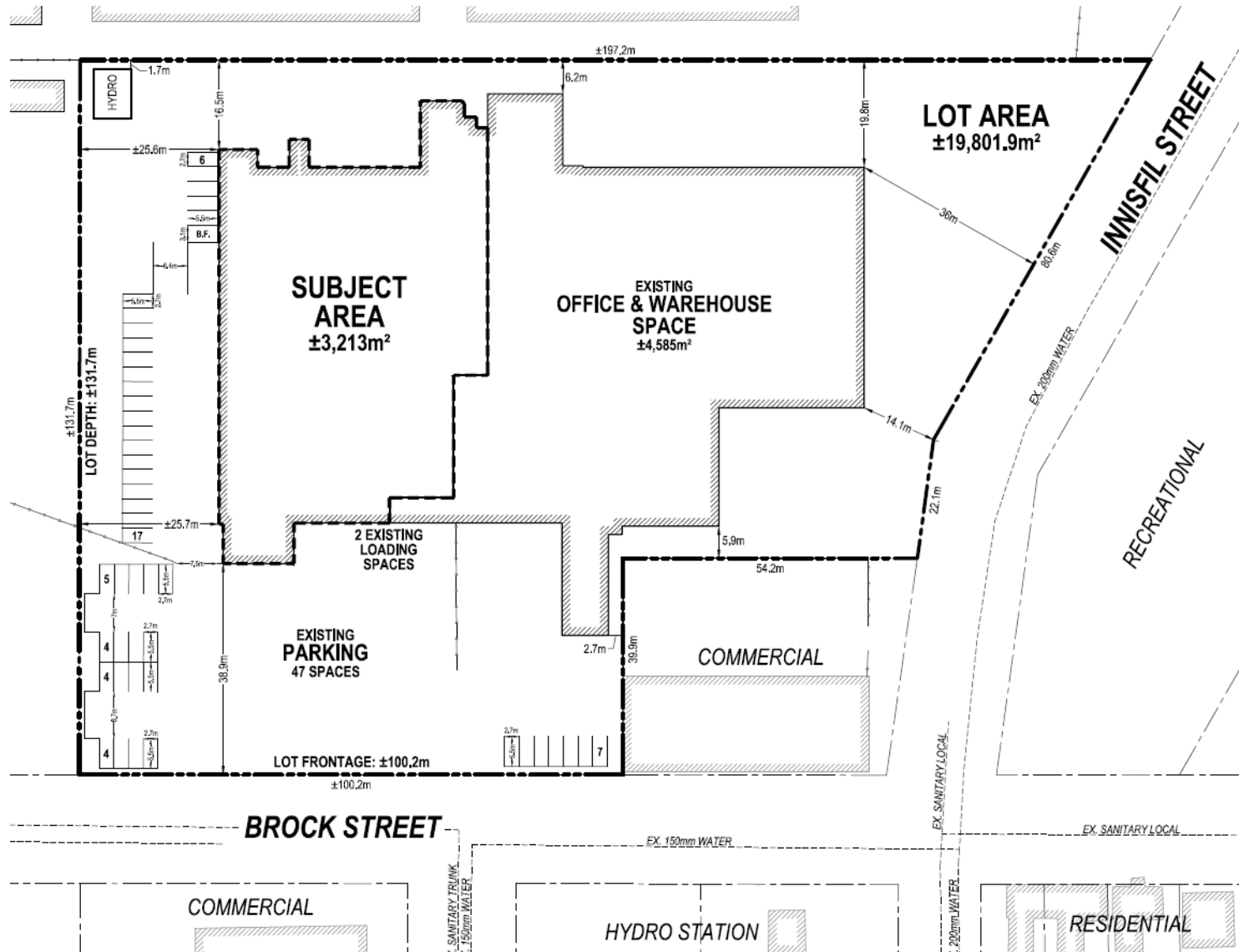
- Opened on the site in 2010
- Occupies 3,213 m² of existing multi-tenant building
- 10 Employees

North East Corner of Anne Street and Brock Street



- Surrounding land uses include automotive, warehouse, and retail

Existing Site Layout



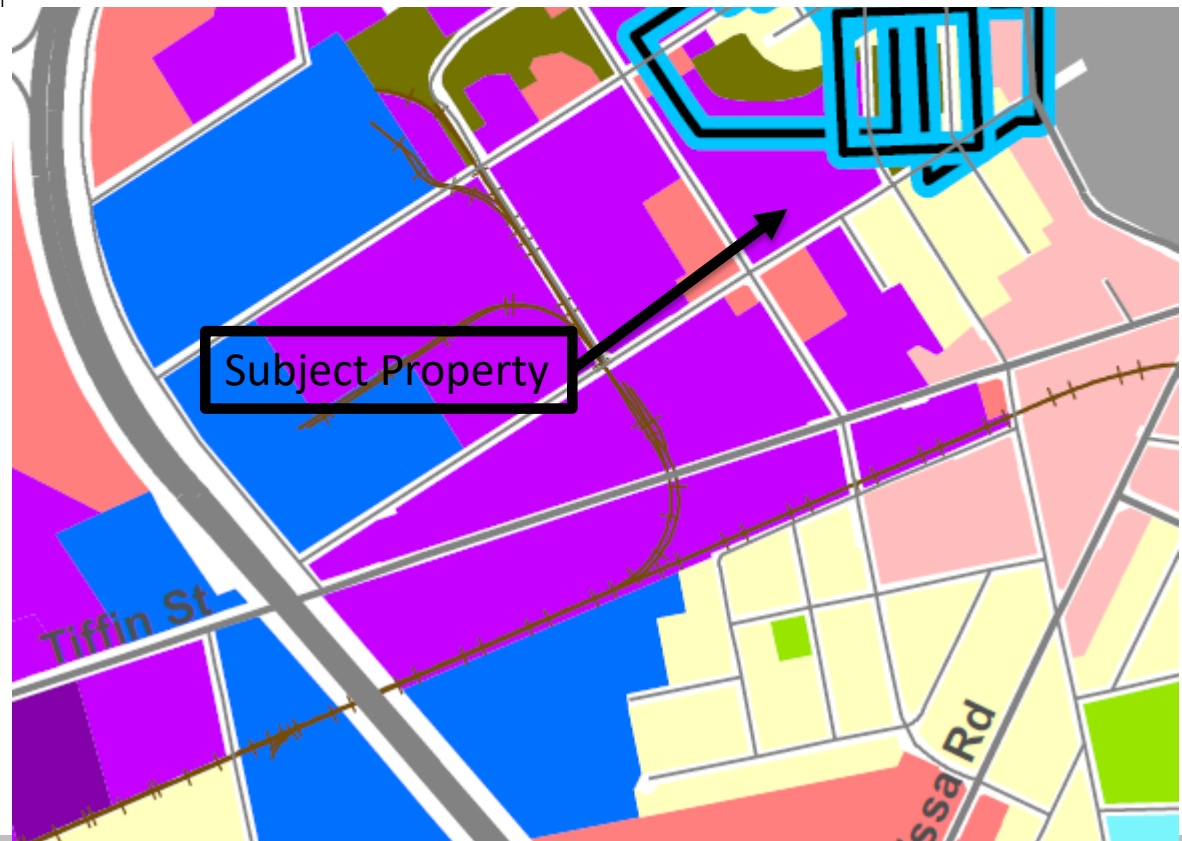
OFFICIAL PLAN

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



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:

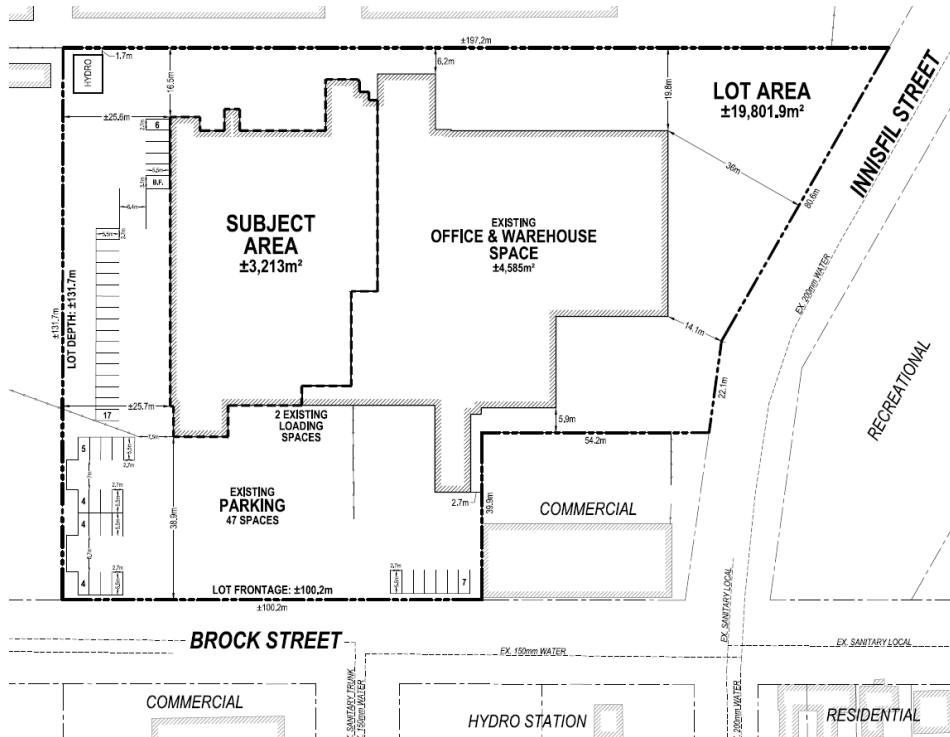
- Temporary nature of proposal
- Compatibility with adjacent uses
- Size of land or building appropriate for temporary use
- Sufficient services (water, sewer, roads)
- Impact of use not detrimental to adjacent uses (noise, fumes, smoke, dust, odours, lighting, traffic)
- Protect neighbouring uses (landscaping 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

Conclusion



- 1) The Temporary Use By-law will allow the existing use to continue for three years.
- 2) No changes to the existing use
- 3) There are no proposed changes to the existing site layout
- 4) No changes to the building area, entrances or parking.
- 5) No known complaints associated with the operational aspects of the building or site
- 6) Province is updating Planning Documents
- 7) City is Reviewing the Official Plan

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 grey rectangular box is overlaid on the lower half of the image, containing the text "THANK-YOU" in a bold, black, sans-serif font.

THANK-YOU