



TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1604**

FROM: S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG. 
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RE: TEMPORARY USE BY-LAW – 576 BRYNE DRIVE & 111 COMMERCE PARK DRIVE
(KEMPENFELT BAY SCHOOL)

DATE: JUNE 6, 2016

An application for a Temporary Use By-law has been submitted by Glenn Lucas & Associates on behalf of Kempfenfelt Bay School for lands known municipally as 576 Bryne Drive and 111 Commerce Park Drive to permit a private elementary school and accessory playing field. The subject property is located on the northwest corner of Bryne Drive and Commerce Park Drive and has an area of approximately 2.41 hectares (5.96 acres).

Kempfenfelt Bay School is an independent, co-education elementary school with a current enrollment of approximately 120 students from Junior Kindergarten to Grade 8. The school occupies approximately 2,175 m² (23,408 ft²) in one of two multi-tenant buildings located at 576 Bryne Drive. The school facility is comprised of 10 classrooms, a gymnasium, a library, lunch room, and administrative offices. Additionally, a playing field located immediately adjacent at 111 Commerce Park Drive, forms part of the school's facilities.

The subject lands are designated 'General Industrial' in the Official Plan and are zoned 'Light Industrial' (LI) in Zoning By-law 2009-141, as amended. The school has operated under a Temporary Use By-law, which has been extended 4 times. The first Temporary Use By-law was passed by Council in 2002. The most recent Temporary Use By-law expired on March 7, 2016. The school has been in operation at its current location for a period of approximately 13 years.

The purpose of the subject application is for a Temporary Use By-law for a period of 2 years to permit the operation of an elementary school and associated playing field on the subject lands.

The applicant has secured a new location in the Town of Innisfil and is in the process of obtaining the necessary approvals to construct a new school. A site plan application has been submitted to the Town of Innisfil with construction scheduled to commence in June of this year. The new school is scheduled to open in September 2017.

The applicant is seeking permission for a Temporary Use By-law for a period of 2 years. This will allow the school to remain at its current location until the new school is open.

Planning staff are targeting June 20, 2016 for the staff report to be brought forward for General Committee's consideration regarding the proposed Temporary Use By-law.

If you have any questions, please contact the Planning file manager, Andrew Gameiro at 705-739-4220 extension 5038.



S. Naylor, M.C.I.P., R.P.P.
Director of Planning Services