

**KEMPENFELT BAY SCHOOL
TEMPORARY USE BY-LAW
PUBLIC MEETING**

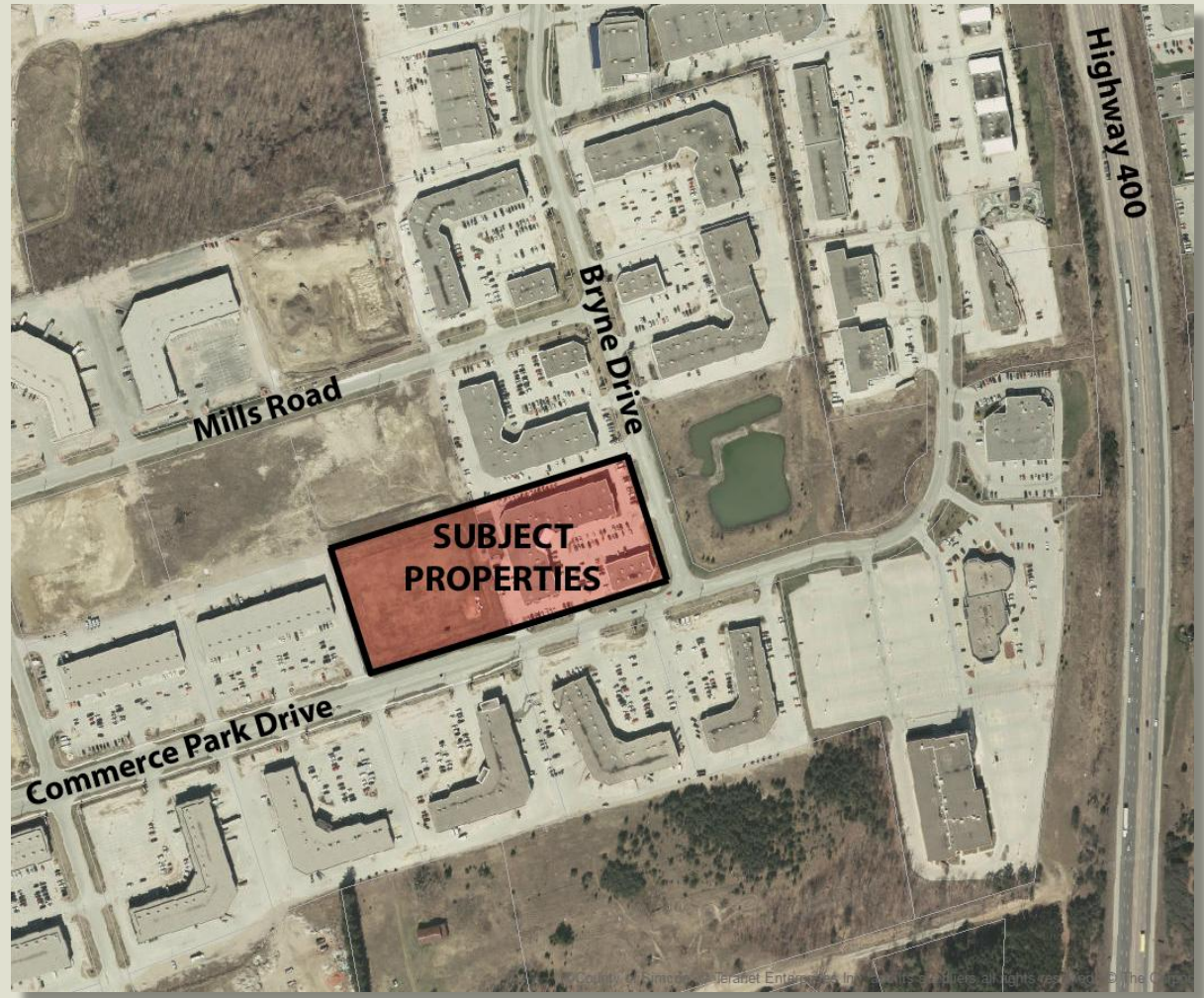
June 6, 2016

PURPOSE

- To review an application to extend a Temporary Use By-law submitted by Kempenfelt Bay School.

PROPERTY LOCATION AND DESCRIPTION

- Located at the northwest corner of Bryne Drive and Commerce Park Drive.
- Properties are comprised of Lot 3 Plan 51M-634 and Lot 6 Registered Plan 51M-845.
- Have a combined area of 2.45 ha (6.1 acres) .
- Two multi-unit buildings presently occupy Lot 3 Plan 51M-634.
- The existing uses on this properties include the existing Kempfenfelt Bay School and several offices and quasi-commercial uses.

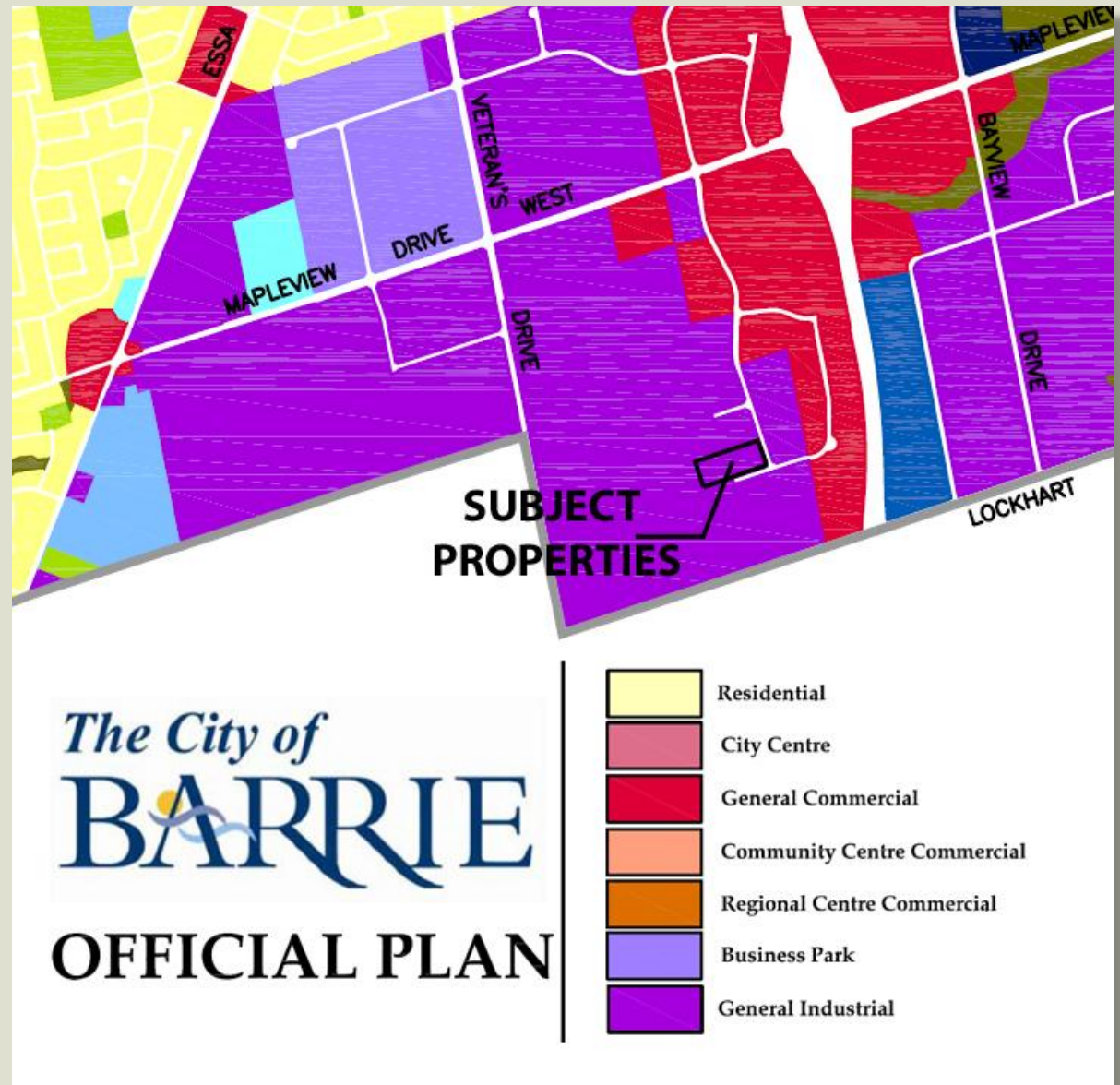


BACKGROUND

- Kempenfelt Bay School is an independent, co-educational elementary school with a current enrolment of approximately 120 students from Junior Kindergarten to Grade 8.
- Kempenfelt Bay School is a member of the Canadian Association of Independent Schools and a member of the Conference of Independent Schools.
- Kempenfelt Bay School occupies approximately 2,175 square metres (23,408 square feet) in one of the multi-tenant buildings.
- The school facility is comprised of 10 classrooms, a gymnasium, a library, a lunchroom, administrative offices, and an outdoor play field.
- The school has operated at its current location since 2002 under a temporary use by-law, which has been extended several times.

OFFICIAL PLAN

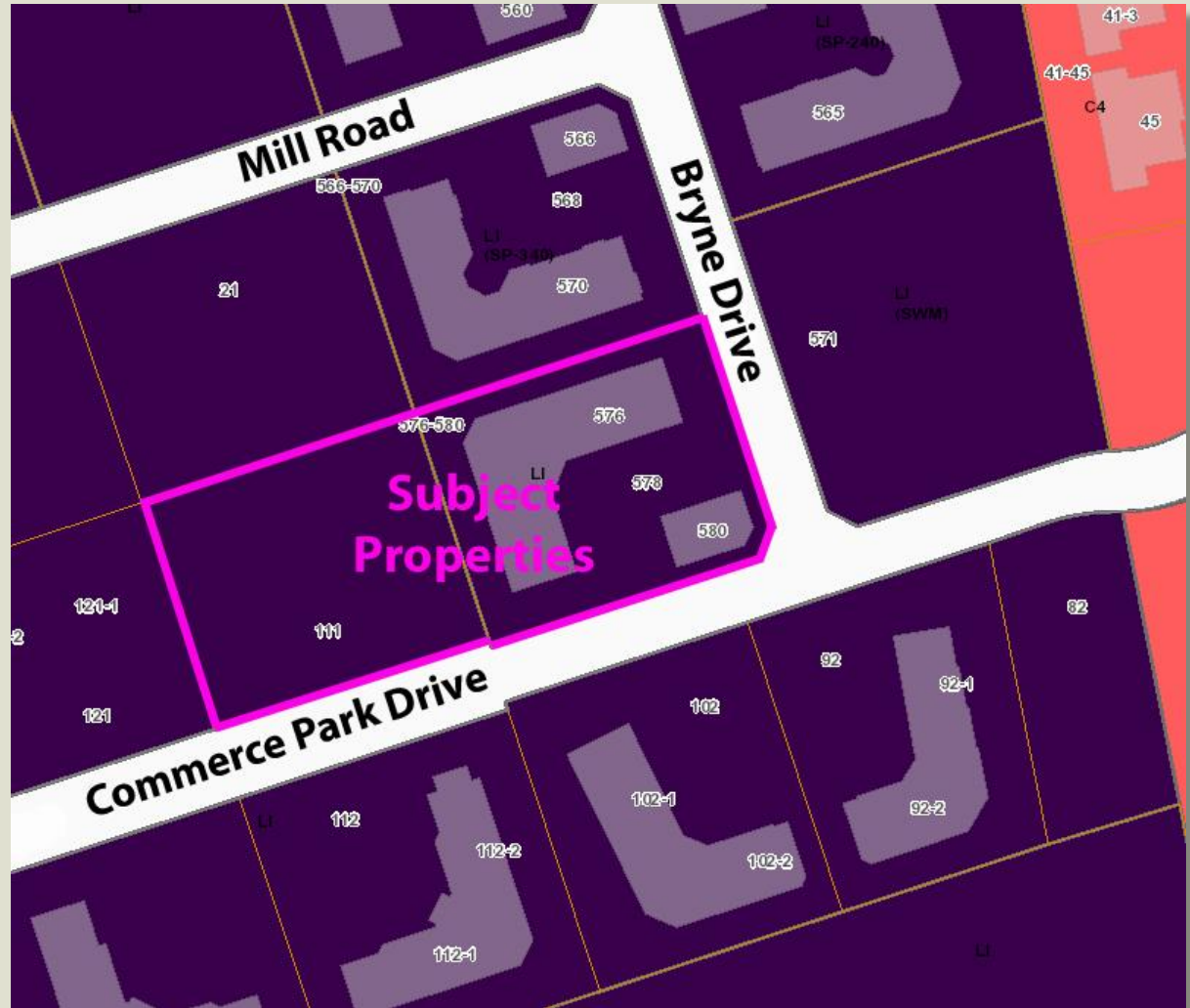
- The subject properties are designated “**General Industrial**” under the City’s Official Plan.
- The uses permitted on lands designated General Industrial include manufacturing, processing, servicing, storage of materials, industrial warehousing and similar uses.



ZONING BY-LAW 2009-141

(as amended by By-law 2015-068)

- The subject properties are zoned **Light Industrial LI** under By-law 2009-141.
- Uses permitted in the LI Zone include certain industrial, service industrial, commercial uses, and institutional uses, including a commercial school, day nursery and industrial school.
- An elementary school is not permitted, and as such, a temporary use by-law is required.



PROPOSED TEMPORARY USE BY-LAW

- On March 31, 2015 Kempenfelt Bay School completed the purchase of a parcel of land in the Town of Innisfil to construct a new and permanent school.
- Construction will begin in July 2015 and the new school is scheduled to open September 2017.
- Under the Planning Act, a by-law permitting a temporary use can be in effect for a maximum of three years.
- Kempenfelt Bay School is seeking to extend the temporary use for two years so that the school can continue to operate at its current location on a temporary basis until it moves to its new location.

