



164 Innisfil Street

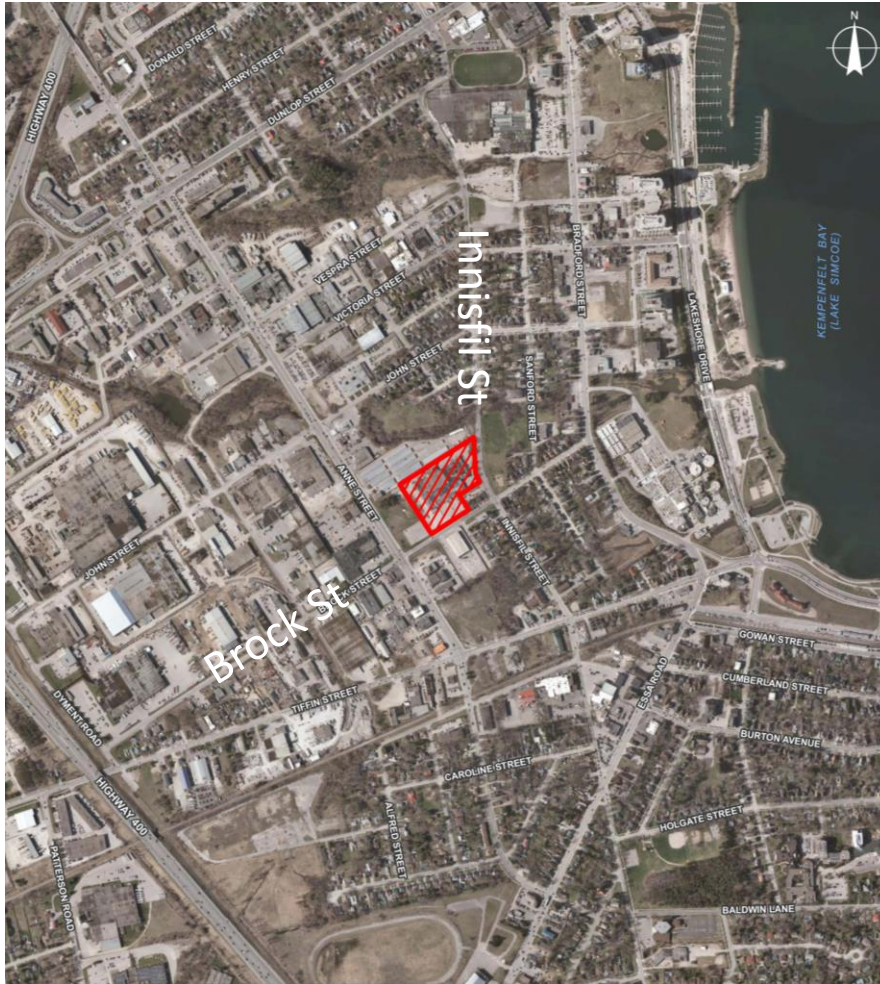
City of Barrie

Temporary Use By-law

Tuesday, November 29th, 2022

James Newlands HBComm, MSc, MCIP, RPP

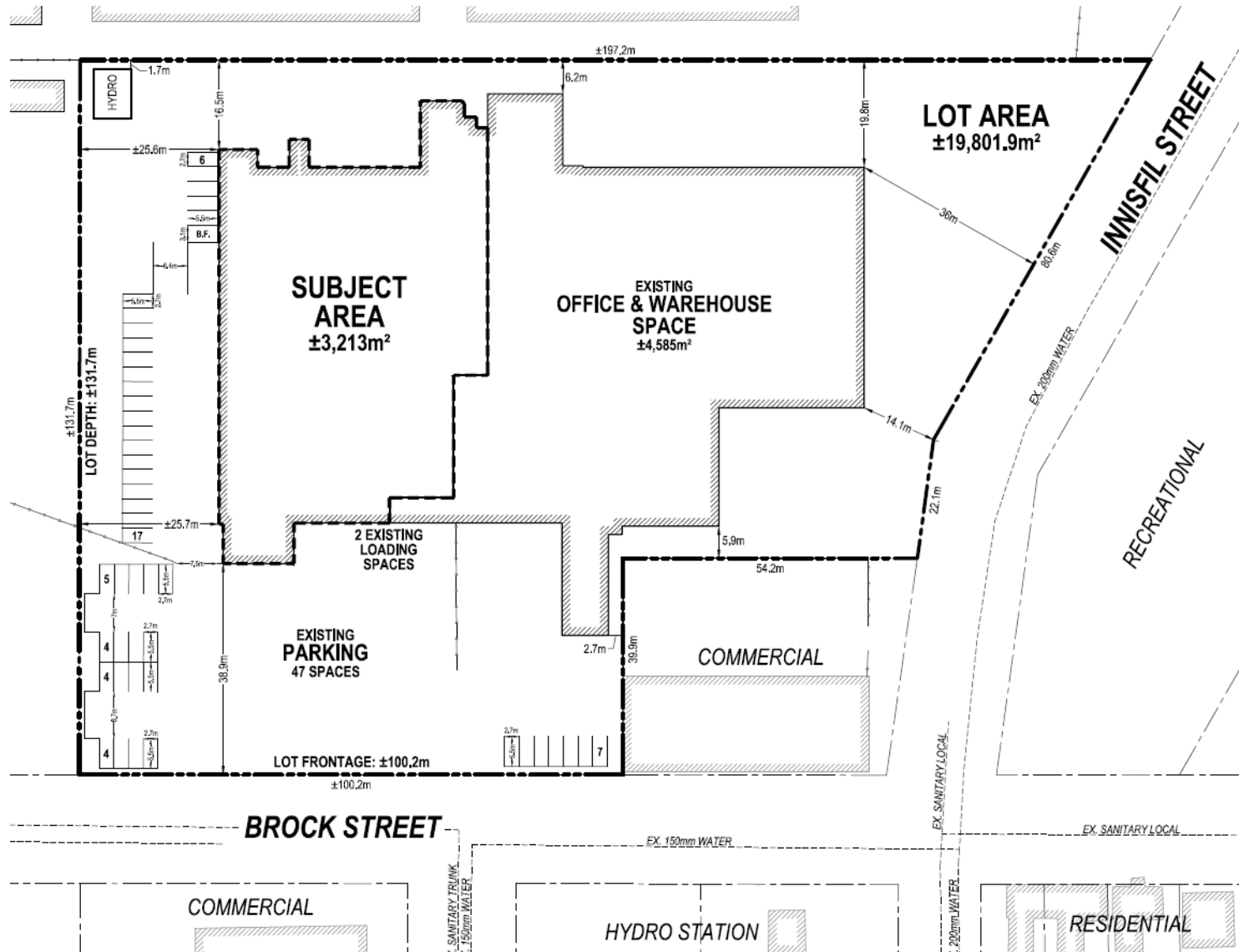
Site Overview



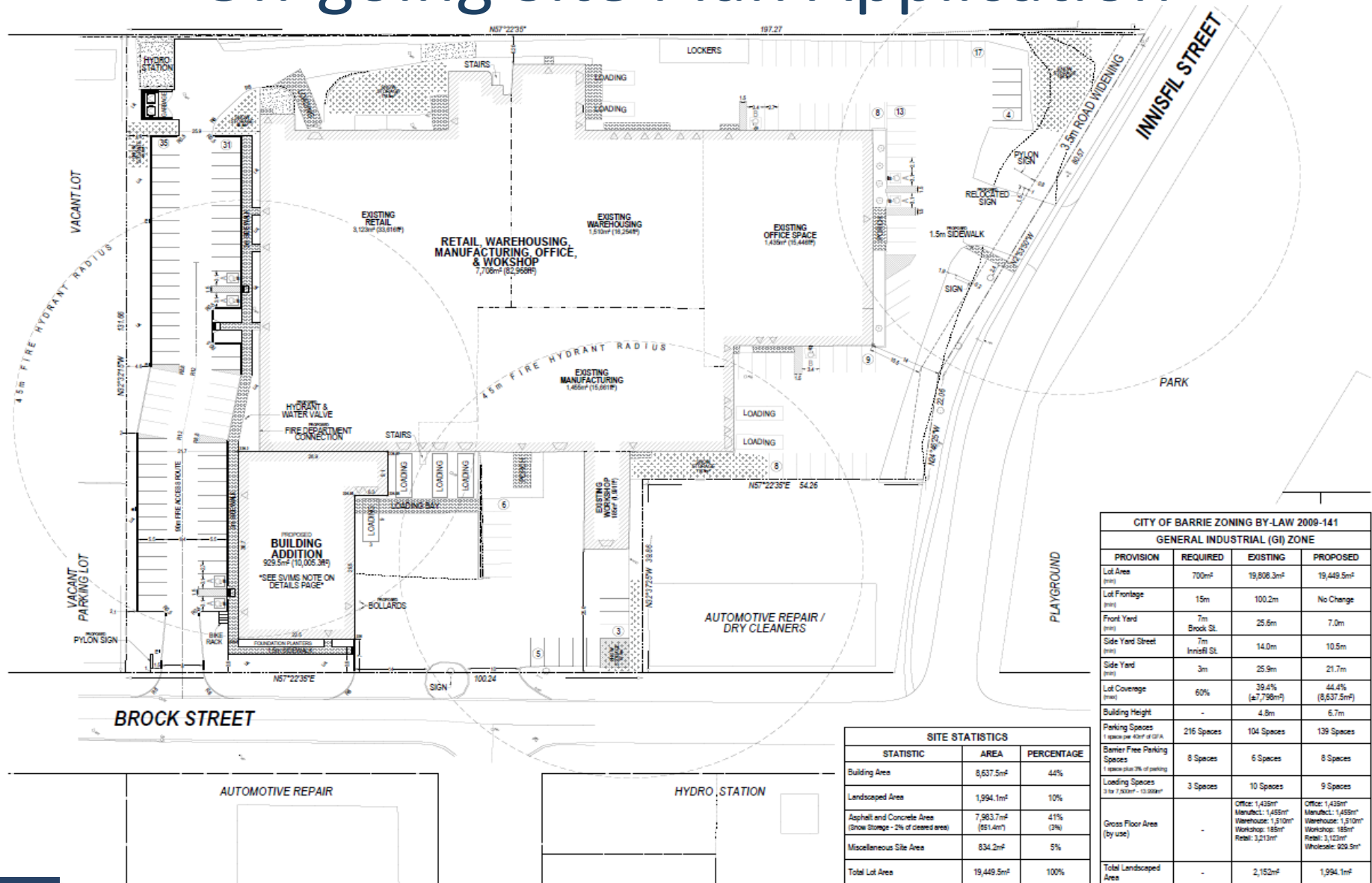
- 164 Innisfil Street
- Access from the north side of Brock Street
- Liquidation Nation is a surplus goods warehouse retailer



Existing Site Layout



On-going Site Plan Application



CITY OF BARRIE ZONING BY-LAW 2009-141			
GENERAL INDUSTRIAL (GI) ZONE			
PROVISION	REQUIRED	EXISTING	PROPOSED
Lot Area (m²)	700m²	19,808.3m²	19,449.5m²
Lot Frontage (m)	15m	100.2m	No Change
Front Yard (m)	7m	25.6m	7.0m
Side Yard Street (m)	7m	14.0m	10.5m
Side Yard (m)	3m	25.9m	21.7m
Lot Coverage (m²)	60%	39.4% (27,798m²)	44.4% (8,637.5m²)
Building Height (m)	-	4.8m	6.7m
Parking Spaces (1 space per 40m² or 120A)	216 Spaces	104 Spaces	139 Spaces
Barrier Free Parking Spaces (1 space plus 2% of parking)	8 Spaces	6 Spaces	8 Spaces
Loading Spaces (3 for 7,920m² - 13,000m²)	3 Spaces	10 Spaces	9 Spaces
		Office: 1,435m² Manufact: 1,455m² Warehouse: 1,510m² Workshop: 185m² Retail: 3,121m²	Office: 1,435m² Manufact: 1,455m² Warehouse: 1,510m² Workshop: 185m² Retail: 3,121m² Wholesale: 929.5m²
Gross Floor Area (by use)	-	-	-
Total Landscaped Area	-	2,152m²	1,994.1m²

SITE STATISTICS		
STATISTIC	AREA	PERCENTAGE
Building Area	8,637.5m²	44%
Landscaped Area	1,994.1m²	10%
Asphalt and Concrete Area (Snow Storage - 2% of cleared area)	7,963.7m² (851.4m²)	41% (3%)
Miscellaneous Site Area	834.2m²	5%
Total Lot Area	19,449.5m²	100%

OFFICIAL PLAN

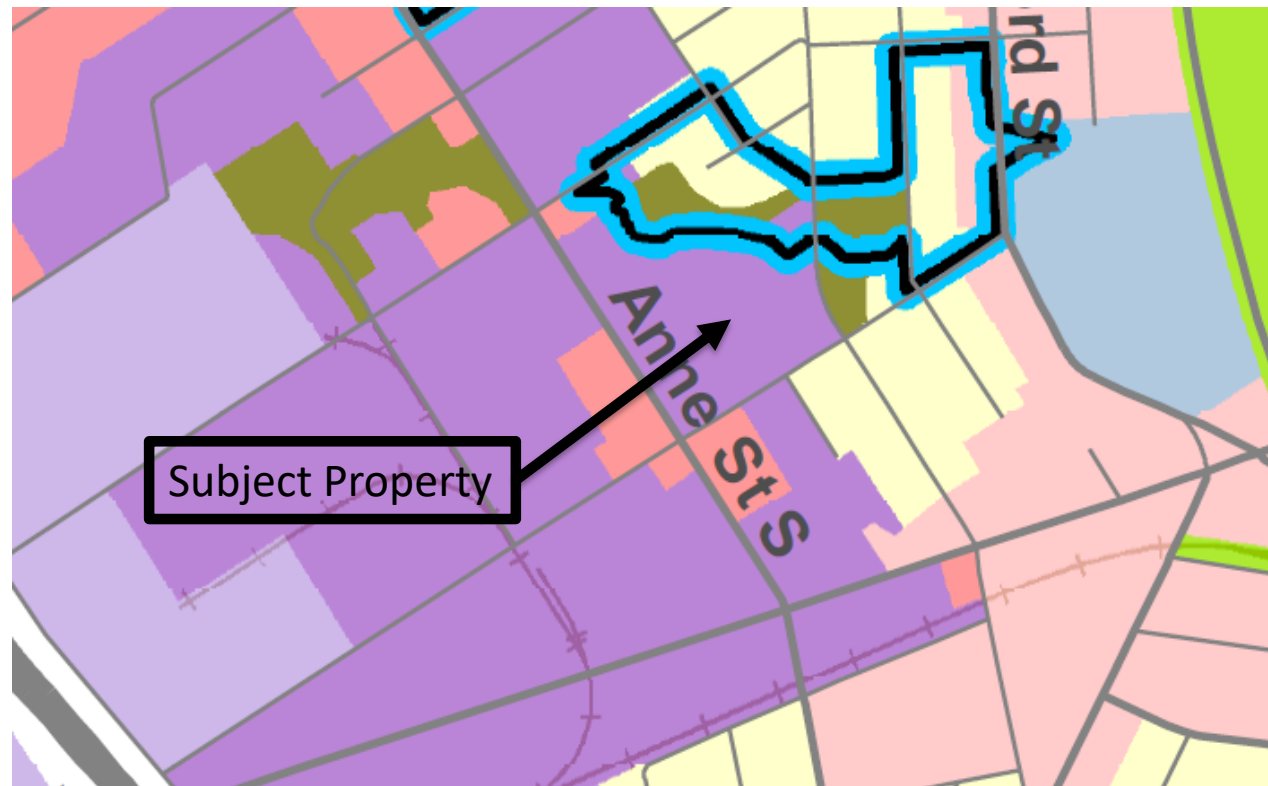
Schedule A Land Use

Office Consolidation
January 2018



Official Plan
Designation:

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



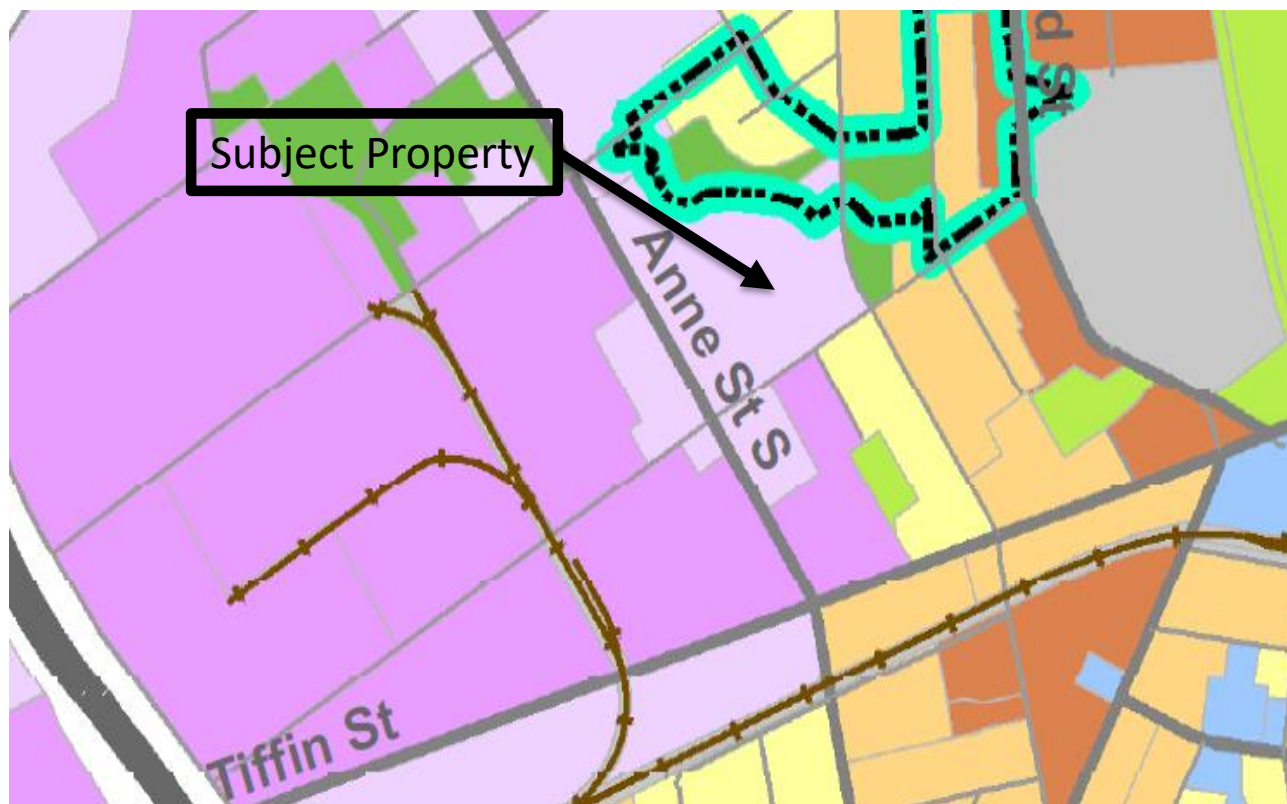


New Official Plan

OFFICIAL PLAN MAP 2 Land Use Designations February 2022

New Official Plan Designation:

- **Employment Area – Non Industrial**
 - Retail uses permitted



Zoning By-law

ZONING BY-LAW 2009-141 NORTH SECTION

Office Consolidation
January 2022



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 which it applies and specify the period of time per 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:

- Is located within an existing building
- Results in no changes to the existing uses of the site
- 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

The Proposed Temporary Use By-law would permit Liquidation Nation to continue to operate on the site for a period of 3 years.

An aerial photograph of a city grid, showing streets, buildings, and green spaces. A semi-transparent rectangular box is overlaid in the center, containing the text "THANK-YOU".

THANK-YOU