



Addison Hall Business Park

2351528 Ontario Limited and Aurora-Leslie Developments Limited
Proposed Zoning By-law Amendment
Town File No.: ZBA-2022-03

Site Description and Context

- The Subject Lands consist of 32 Blocks located east of Leslie Street, west of Highway 404, and south of St. John's Sideroad within Registered Plan of Subdivision 65M-4650.
- The Subject Lands were developed through a Draft Plan of Subdivision and Zoning By-law Amendment process which culminated in the registration of Plan 65M-4650 on October 10, 2019.
- The combined size of the Subject Lands is approximately 134.96 acres.



Background and History

- The then Town Comprehensive Zoning By-law 2213-78 was amended by Zoning By-law No. 5673-14 on November 25, 2014 and by Zoning By-law No. 5838-16 on April 22, 2016, which permitted warehousing as a Principal Use, provided the warehouse is located more than 200 metres from the Kings Highway 404 corridor.
- Subsequently, through the Town's new Comprehensive Zoning By-law amendment 6000-17 approved June 27th 2017, warehousing was restricted to an Accessory Use to an Industrial Use, and provided the warehouse is located more than 200 metres from the Kings Highway 404 corridor.
- Subsequently, this resulted in applications and the approval of a number of Minor Variance Applications to allow warehouse as a Principal Use.
- The current zoning does allow Accessory Uses for a limited range of permitted Principal Uses, however, this has been a deterrent for certain potential users where Accessory Uses are not permitted.

Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment seeks the following:

- To permit Warehouse as a Principal Use in all zones, whereas the current Zoning restricts Warehouse to an Accessory Use where the Principal Use is Industrial, and Provided the Warehouse is more than 200 metres from the King's Highway 404 corridor.
- To permit Accessory Uses for all other Principal Uses without Accessory Use provisions within the existing Zoning By-law, provided that the floor area devoted to such use does not exceed 30% of the Gross Floor Area or 900 square metres, whichever is the lesser.

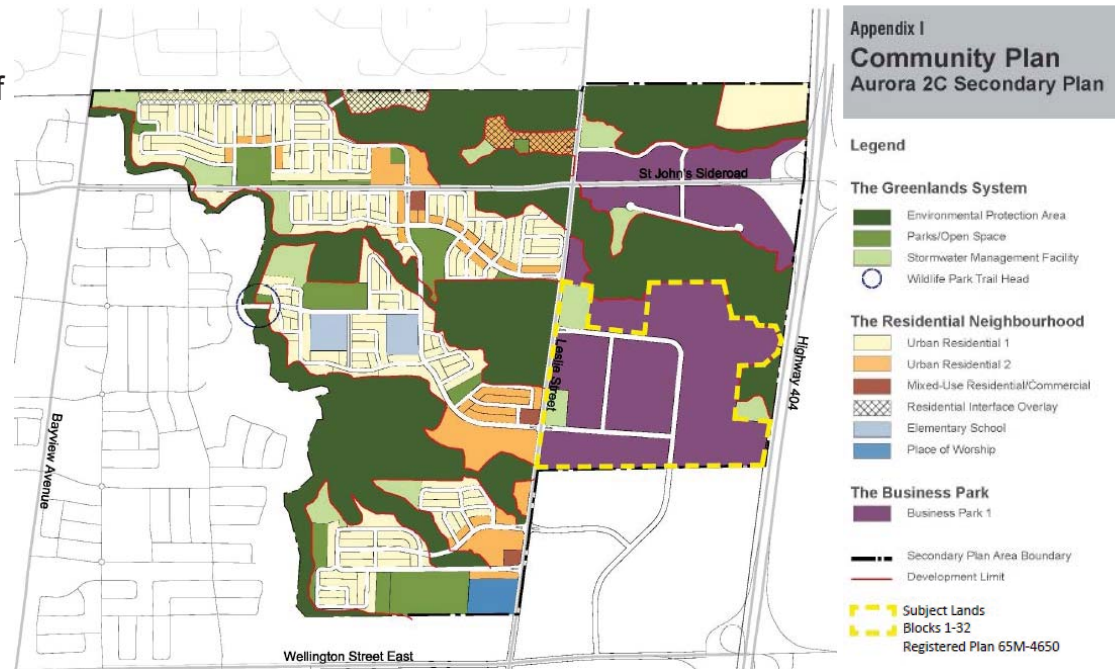
Aurora Northeast (2C) Secondary Plan (OPA No. 73)

- The lands are designated 'Business Park 1'
- The 'Business Park 1' designation permits a full range of industrial uses including the following:

3.4.1 b) i. *Prestige industrial uses, **including enclosed warehousing**, limited product distribution services, research and development facilities, communications facilities, and manufacturing and processing operations deemed not to be obnoxious by reason of dust, odour, fumes, particulate matter, noise and/or excessive vibrations;* (Aurora Northeast (2C) Secondary Plan (OPA No. 73))

- In addition, the Official Plan permits accessory uses to all permitted uses:

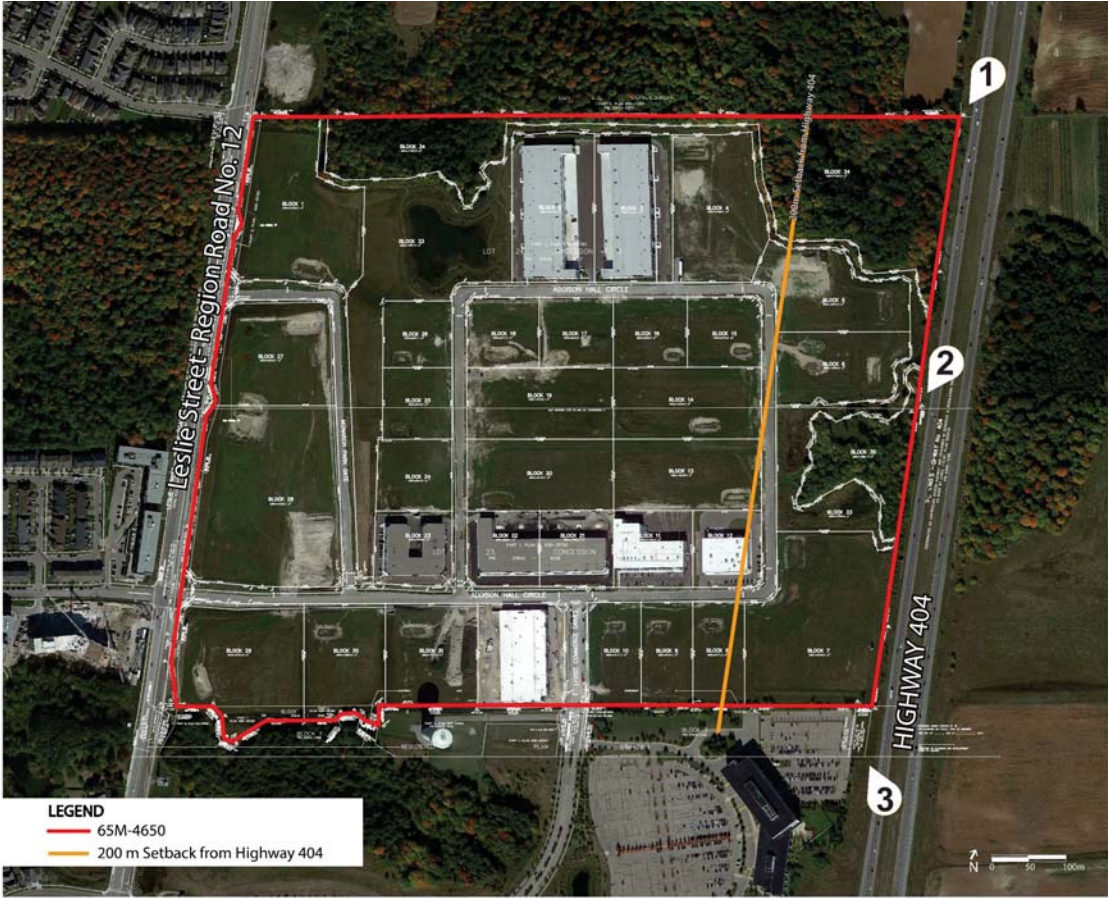
3.4.1 b) vi. *buildings, structures and uses that are accessory to any permitted uses;* (Aurora Northeast (2C) Secondary Plan (OPA No. 73))



Views from Highway 404



Image capture: May 2021





THANK YOU

Addison Hall Business Park | Town of Aurora | March 21, 2023