



64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055  
KLMPLANNING.COM

File: P-2337

April 25, 2024

Region of York  
17250 Yonge Street  
Newmarket, ON  
L3Y 6Z1

**Attention: Mr. Chris Raynor, Regional Clerk**

**Re: Town of Aurora Adopted Official Plan  
Request for Comments  
Our Client: Aurora-Leslie Developments Limited and Messa Properties Inc.  
Registered Plan 65M-4650**

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Dear Chair Wayne Emmerson and Members of Regional Council,

We act on behalf of Aurora-Leslie Developments Limited and Messa Properties, owner and developer of the lands in the Town of Aurora known as the Addison Hall Business Park and described above (the "Subject Lands"). The lands are within Registered Plan 65M-4650 which is a 54.62 hectare industrial subdivision registered on October 10, 2019. The subdivision is currently being built out, with several buildings under construction and further building permit applications in process.

On behalf of our client, we have reviewed the Town of Aurora Official Plan ("Adopted OP") and during the Town's review process, submitted multiple letters to Town Staff expressing our comments and concerns with the removal of policies with potential to interfere with the ongoing build out of our client's industrial development. While the Town did make some revisions to address our concerns with respect to Ancillary Uses, we remain concerned that the Adopted OP proposes to remove Accessory Uses as a permitted use within the existing Business Park Designation.

The purpose of this letter is to request Regional Council to modify section 11.5.2 a) of the Adopted OP to re-instate Accessory uses as a permitted use within the Business Park designation such that the policy reads as follows, prior to approval by the Region:

xvi. Accessory uses subordinate to and incidental to the primary use.

To reiterate, accessory uses as a general practice are permitted in all land use designations and are currently permitted in the Business Park 1 designation of the existing approved Official Plan and Zoning permissions for our client's lands. The existing Official Plan within the Business Park 1 designation permits a full range of employment uses. Policy 3.4.1 b) vi) permits "*Buildings and structures and uses that are accessory to any permitted use.*" These permissions are important to employment areas so they can remain competitive, and in our opinion these permissions should be explicitly permitted in the Adopted OP.

Based on the foregoing, we request that the Adopted OP be modified to include Accessory uses as outlined above. We wish to thank Council for taking these comments into consideration, and request that we be added to the circulation list and that we receive notice of the meetings when Council intends to consider modifications to the Adopted OP for approval and notice of any decision regarding this matter.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Mark Yarranton, BES, MCIP, RPP  
President

- cc. Town of Aurora – Marco Ramuno  
Region of York Planning Department – Karen Whitney, MCIP, Director of Development Services  
Aurora-Leslie Developments Limited  
Messa Properties Inc.