

**The Corporation of The Town of Ajax**

**Zoning By-Law 95-2003**

**Office Consolidation**

**March 6, 2026**



**This consolidation is for purposes of convenience only. For accurate reference, recourse should be made to the original approved documents.**

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## Town of Ajax

### Zoning By-Law 95-2003

#### Office Consolidation

**March 6, 2026**

Table 1 is an outline of Town *Council's* passing of, and the Ontario Municipal Board's modifications to and approval of Zoning By-law 95-2003. Amendments to Zoning By-law 95-2003 that have resulted in this Office Consolidation are outlined in Table 4.

Table 1: Timeline of Council and Ontario Municipal Board (OMB) actions and decisions leading to the approval of Zoning By-law 95-2003

<b>Date</b>	<b>Event and Status</b>
July 14, 2003	Town <i>Council</i> passed Zoning By-law 95-2003
July 25, 2003	Notice of Passing of Zoning By-law 95-2003 was circulated
August 14, 2003	Appeals were lodged by Anne Kwan and Cougs Investments Limited within the prescribed time period for appeals
March 12, 2004	Ontario Municipal Board as set out in Decision/Order Number 0643 approved modifications to By-law 95-2003 as set out in Attachment 1 and deemed the portions of By-law 95-2003 not at issue in the appeals of Anne Kwan and Cougs Investments Limited to have into full force and effect as of July 14, 2003
June 14, 2004	Deferral Number 5 to By-law 95-2003 was resolved with the passing of By-law 81-2004
July 21, 2004	Appeal lodged by Cougs Investments Limited was approved, in part, by the Ontario Municipal Board as set out in Decision/Order Number 1270, as it related to the lands identified in Attachment 3 to Decision/Order Number 0643 dated March 25, 2004, and was amended in the manner as identified on Schedules 1 and 2. In all other respects, the Board ordered the appeal to be dismissed.

<b>Date</b>	<b>Event and Status</b>
September 30, 2004	Ontario Municipal Board as set out in Decision/Order Number 0499 permitted a yard for a contractor engaged in the installation and/or repair and replacement of communication and information systems as a temporary use on the lands known as 1501 Harwood Avenue North (enacted on April 17, 2003, and expired on September 30, 2004)
January 10, 2005	Deferral D7 to By-law 95-2003 was resolved with the passing of By-law 1-2005.
February 2, 2005	Ontario Municipal Board as set out in Decision/Order Number 0203 approved modifications to By-law 95-2003 as set out in Attachments 1 and 2. Deferral D4 resolved.
August 19, 2005	Ontario Municipal Board as set out in Decision/Order Number 2192 approved modifications to By-Law 95-2003 as set out in Attachment 1. Deferral D2 resolved.
October 28, 2005	Ontario Municipal Board as set out in Decision/Order Number 2848 approved modifications to By-law 95-2003 as set out in Attachment 2.
December 19, 2005	Ontario Municipal Board as set out in Decision/Order Number 3307 approved modifications to By-Law 95-2003 as set out in Attachment 1.
May 17, 2007	Ontario Municipal Board as set out in Decision/Order Number 1411 approved modifications to By-Law 95-2003 as set out in Attachment 1.
October 12, 2007	Ontario Municipal Board as set out in Decision/Order Number 2702 approved modifications to By-Law 95-2003 as set out in Attachment 1.
November 7, 2007	Ontario Municipal Board as set out in Decision/Order Number 2910 approved modifications to By-Law 95-2003 as set out in Attachment 2.
August 25, 2008	Ontario Municipal Board as set out in Decision/Order Number issued August 25, 2008, approved modifications to By-Law 95-2003 as set out in Attachment 1.

<b>Date</b>	<b>Event and Status</b>
December 16, 2008	Appeal lodged by Anne Kwan withdrawn.
February 24, 2009	Ontario Municipal Board as set out in Decision/Order dated February 24, 2009, approved modifications to By-Law 95-2003 as set out in Attachment 3.
March 16, 2009	Ontario Municipal Board as set out in Decision/Order dated March 16, 2009, approved modifications to By-law 95-2003 as set out in Exhibit 8.
August 11, 2009	Ontario Municipal Board as set out in Decision/Order dated August 11, 2009, approved modifications to By-law 95-2003 as set out in Attachment 1.
March 9, 2011	Ontario Municipal Board as set out in Decision/Order dated March 9, 2011, approved modifications to By-law 95-2003 as set out in Attachment 1.
July 8, 2011	Ontario Municipal Board as set out in Decision/Order dated July 8, 2011, approved modification to By-law 95-2003 as set out in Attachment 3.
August 5, 2011	Ontario Municipal Board as set out Decision/Order dated August 5, 2011, approved modifications to By-law 95-2003 as set out in Exhibit 5.
January 20, 2012	Ontario Municipal Board as set out in Decision/Order dated January 20, 2012, approved modifications to By-law 95-2003 as set out in Attachment 1.

## Outstanding Appeals<sup>1</sup> of the Town of Ajax Zoning By-law 95-2003 as of March 6, 2026

Table 2: This Table lists outstanding appeals up to March 6, 2026

<b>Ontario Land Tribunal Case Number</b>	<b>Appellant</b>	<b>Land Subject to Appeal</b>	<b>Nature of Appeal</b>
PL150303	Magnum Opus Developments (Ajax) Corp.	727 Shoal Point Road	Appeal of non-decision by the Town of Ajax Council on Zoning By-law Amendment application Z2/11 that rezones the property from the Agricultural Zone to Residential One – E Zone, Residential One – F Zone, Residential Two – B Zone, Residential Multiple Four Zone, Residential Multiple Six Zone, Open Space Zone, Environmental Protection Zone, and Institutional – A Zone/Residential One – F Zone.

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<sup>1</sup> Appealed Zoning By-law Amendments are not consolidated

## Outstanding Deferrals of the Town of Ajax Zoning By-law 95-2003 as of March 6, 2026

Table 3: This Table lists outstanding deferrals up to March 6, 2026

<b>Deferral Number</b>	<b>Section/ Schedule</b>	<b>Explanation/Source</b>
D3	Zoning Schedules 46 & 52	Zoning deferred for the lands located on the south side of Bayly Street, east of Pickering Beach Road – 301 Bayly Street pending the submission and approval of an Environmental Impact Study.
D6	Section 5.11 and Footnote (5) of Section 6.3.1	These sections have been deferred pending the review of a drive-thru operations study to be submitted by the TDL Group Ltd. and the Ontario Restaurant Hotel and Motel Association.

## Amendments to Zoning By-Law 95-2003

Table 4: This Table lists all the amendments made to Zoning By-law 95-2003 up to March 6, 2026

By-Law	Enacted	File/ Reference	Schedule	Explanation
121-2003	September 22, 2003	Exception 97 - Z19/02, Z9/03 S-A-2002-04 S-A-2003-03	9, 10, 18	Southwest corner of Taunton Road and Salem Road - Development standards; front yard determination
124-2003	October 14, 2003	Exception 98 – Z12/03 S-A-2003-04 S-A-2003-05	45, 46	Both sides of realigned Pickering Beach Road - development standards for maximum lot coverage; repeals By-law 69-97 and Exception 34
26-2004	February 9, 2004	Z20/03	52	65 Angier Crescent – to rezone from Residential Three (R3) Zone to Residential One – ‘E’ (R1-E) Zone
31-2004	March 25, 2004	Z11/02	18	To remove the Holding Provision (H) on the lands described as Part Lot 7, Concession 2
42-2004	April 13, 2004	Exceptions 47, 99- Z02/04	8, 16	South of the Hydro Corridor, west of Westney Road, to revise zoning categories and performance standards
44-2004	April 13, 2004	Z15/03 S-A-2003-07 OPA03-A1	52, 62, 63	To rezone the lands from Agricultural (A) Zone to Environmental Protection (EP) Zone, Open Space (OS) Zone, and Residential One – ‘D’ (R1-D) Zone, and to permit the development of a residential subdivision comprising of 62 residential <i>dwelling units</i> located on the east side of Shoal Point Road, north of Warwick Avenue
58-2004	May 10, 2004	Exception 100-Z6/04	31	100 Bayly Street West - additional permitted uses, prohibited uses, and parking standards
59-2004	May 10, 2004	Exception 69-Z6/04	31	Additional use of parking lot; parking standards

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
60-2004	May 10, 2004	Exception 104-Z6/04 OPA Number 15	38	Additional uses, prohibited uses; parking standards
61-2004	May 10, 2004	Exception 101-Z6/04, Z6/05 OPA Number 15	38	Additional uses, prohibited uses, parking standards
62-2004	May 10, 2004	Exception 12-Z6/04	38	Additional uses, prohibited uses, parking standards
63-2004	May 10, 2004	Exception 38-Z6/04,	N/A	Additional uses and prohibited uses added
64-2004	May 10, 2004	Exception 57-Z6/04	N/A	Additional uses and prohibited uses added
65-2004	May 10, 2004	Exception 58- Z6/04 Z14/04 OPA Number 15	38, 44	Additional uses, prohibited uses, development standards
66-2004	May 10, 2004	Exception 65-Z6/04	38, 44	Additional uses, prohibited uses, parking standards
67-2004	May 10, 2004	Exception 91-Z6/04	38, 44	Development standards
68-2004	May 10, 2004	Exception 105-Z6/04	38. 39 and 44	Additional uses and prohibited uses added
72-2004	May 25, 2004	Z16/03	62	To rezone the lands south of Bayly Street East and west of Audley Road South (along Whitefoot Crescent and Keyword Street) from 'Agricultural (A) Zone to Residential Two – 'B' (R2-B) Zone and Institutional – 'A' (I-A) Zone to permit the development of 150 street townhouses and a parking lot for the abutting church

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
81-2004	June 14, 2004	Exception 102-Z10/03	16	Plan 40M-1425, Block 192 – southwest corner of Rossland Road and Westney Road North – to rezone from Automobile Commercial (AC2) Zone to Neighbourhood Commercial (NC) Zone; prohibited uses and setback requirements
82-2004	June 14, 2004	Exception 69 -Z19/03	31	Alexis Lodge – Part 8, 40R-22342, Doric Street – to rezone from Residential Two – ‘A’ (R2-A) Zone to Uptown Mixed Use (UC) Zone to permit the development of a retirement home
83-2004	June 14, 2004	Town- initiated	N/A	Housekeeping issues – definition of porch, <i>driveway</i> width, maximum front yard
86-2004	June 24, 2004	Exception 107-Z22/03	29, 30	110 Ritchie Avenue – to rezone from Environmental Protection (EP) Zone to Neighbourhood Commercial (NC) Zone in order to permit a parking lot expansion for an existing plaza; landscape buffers; parking requirements
94-2004	July 5, 2004	Exception 46-Z21/03	15, 16	Changes to performance standards under Exception 46 to facilitate garage widths, maximum setbacks, and area specific changes
95-2004	July 5, 2004	Exception 106- Z23/01	32	To rezone the lands to Automobile Commercial (AC) Zone with a Hold, Uptown Mixed Use (UC) Zone with a Hold, and Residential Multiple Four (RM4) Zone with a Hold and to reduce the minimum required landscape strip adjacent to Kingston Road and Salem Road and the required number of parking spaces for the retirement home in order to facilitate the development of a service station with an accessory convenience store, a commercial building, as well as a retirement home on the south-west corner of Kingston Road and Salem Road. Hold removed by By-law 97-2005

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
96-2004	July 5, 2004	Exception 103- Z1/04	45	211 Bayly Street – to rezone from Agricultural (A) Zone to Automobile Commercial (AC) Zone, and to reduce the minimum landscape strip adjacent to Bayly Street, and to increase the minimum landscape strip adjacent to residential lands in order to facilitate the development of a service station with an accessory convenience store and carwash facility
97-2004	July 5, 2004	Exception 76-Z8/03 S-A-2003-02	11, 59	To permit the development of 161 residential dwelling units; maximum garage and driveway widths at the southwest corner of Audley Road and the CPR line
117-2004	September 15, 2004	Exceptions 43, 44- Z11/04	9, 16	Development standards for garage widths for lots located within part of Enclave 11, and within all of Enclaves 16 and 13 of the Nottingham subdivision, generally bounded by Taunton Road, Westney Road and Williamson Drive
123-2004	September 27, 2004	Exception 109- Z17/03 OPA03-A8 S-A-2003-09	21	Prohibited uses; development standards
134-2004	October 25, 2004	Exception 45-Z10/04	9	Standards for driveways and garage widths

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
141-2004	November 8, 2004	Z9/04	15	Rezone lands in the John Boddy Subdivision, generally bounded by Williamson Drive to the north and Westney Road to the east from Residential Two – ‘B’ (R2-B) Zone to Residential One – ‘C’ (R1-C) Zone , From Residential Two – ‘B’ (R2-B) Zone to Residential One – ‘E’ (R1-E) Zone , from Residential One – ‘D’ (R1-D) Zone to Residential One – ‘E’ (R1-E) Zone , From Residential One – ‘E’ (R1-E) Zone , to Residential Two – ‘A’ (R2-A) Zone , from Residential One – ‘F’ (R1-F) Zone to Residential Two – ‘A’ (R2-A) Zone , and from Residential One – ‘F’ (R1-F) Zone to Residential One – ‘E’ (R1-E) Zone
144-2004	November 22, 2004	89-2003	29	448 Kingston Road West – to remove Holding Provision (H) established by By-law 89-2003.
149-2004	November 22, 2004	Town-initiated	N/A	Amends section 5.4 subsection iii)
1-2005	January 10, 2005	Exception 110- Z3/04 18T-94026, RL2/04	62	Development standards
9-2005	January 24, 2005	Exception 80- Z17/04 18T-98016	10, 11	Standards for maximum garage widths
10-2005	January 24, 2005	Exception 112- Z13/04 S-A-2004-04	60	Standards for lot coverage
11-2005	January 24, 2005	Z16/04	N/A	Rezone lands on Porte Road north of Bayly Street East (formerly municipally known as 395 Porte Road) from Agricultural (A) Zone to Residential Two – ‘B’ (R2-B) Zone and Residential One – ‘D’ (R1-D) Zone to permit four street townhouses and an existing single detached dwelling

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
21-2005	February 14, 2005	Exception 113-Z18/04	28	579 Kingston Road West – landscape buffers
28-2005	March 10, 2005	Town-initiated	N/A	Implements interim control of land uses in the vicinity of Highway 401/Salem Road interchange until December 31, 2005
37-2005	March 29, 2005	Z7/04, Z8/04	N/A	Incorporates lands on the west side of Salem Road approximately 200 metres north of Bayly Street to permit 162 residential dwellings in two plans of subdivision (18T-89107 and S-A-2004-02)
38-2005	March 29, 2005	Exception 116-Z21/04	28	66 Church Street – development standards
42-2005	April 11, 2005	Exceptions 57, 65, 115, 117, 118-Z14/04 S-A-2004-03	38, 44	Amends permitted uses; development standards
53-2005	April 25, 2005	Exception 114-Z15/04	31, 32	Prohibited uses; development standards
75-2005	June 27, 2005	Town-initiated	N/A	Requirements for Licensed and Unlicensed Outdoor Patios
84-2005	July 7, 2005	Exceptions 121, 122 - Z4/04	39, 40	Development standards for southeast corner of Salem Road and Achilles Road
86-2005	July 7, 2005	Exceptions 4, 12, 16, 38, 57, 58, 65, 91, 101, 104, 105, 115, 117, 118, 119, 120- Town-initiated	N/A	Amends Sections 2.1, 3, 4.1.1, 4.8, 4.11, 4.12, 5.3.2, 5.4, 5.7, 5.8, 5.1.1, 5.13, 5.13.4, 6.1, 6.3.1, 6.3.2, 6.3.3 and 6.3.4  Adds 4.12.2, 5.10.2, 5.12.4, 6.9, 6.9.1, 6.9.2, 6.9.2.1, 6.9.3, 6.9.4, 6.9.5, 6.9.6, 6.9.7, and 6.9.8
96-2005	September 12, 2005	Z5/05	11	Lands on Westray Crescent rezoned from Residential One – ‘E’ (R1-E) Zone to Residential Two – ‘B’ (R2-B) Zone

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
97-2005	September 12, 2005	95-2004	32	To remove the Holding Provision (H) on the lands described as 2 – 8 Salem Road South established by By-law 95-2004
99-2005	September 12, 2005	Exception 124 - Z2/05	18	Development standards for lands in the northwest quadrant of Rossland Road and Harwood Avenue
105-2005	September 26, 2005	53-2005	31, 32	To remove the Holding Provision (H) on the lands known as the Durham Centre
112-2005	October 6, 2005	Z3/05	N/A	To rezone lands on the west side of Burcher Road, north of Emperor Street from Institutional – ‘A’ (I-A) Zone to Residential Two – ‘B’ (R2-B) Zone to permit the development of 78 semi-detached dwellings.
120-2005	October 24, 2005	28-2005	N/A	Extends length of interim control by-law for Highway 401/Salem Road interchange to June 30, 2006
137-2005	November 14, 2005	Exception 128-Z10/05	36, 37	Permitted uses; development standards for 147 Westney Road South
139-2005	November 14, 2005	Exception 129 - Z14/05 OPA-05-A7	11	Development standards for the southwest quadrant of Williamson Drive and Seward Drive and amendments to the Holding Provisions for the Residential Multiple Four (RM4) Zone. Hold removed by By-law 70-2007.
141-2005	OMB Approved (August 19, 2005 Issued Decision/ Order Number 2192)	Exception 123-Z04/01	58	1183 Shoal Point Road (OMB Case Number PL001312)

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
142-2005	OMB Approved  October 26, 2005 (Issued Decision/ Order Number 2822)	Exception 111-Z11/03	32	Shell Canada – 15 Salem Road South (OMB Case PL040651)
150-2005	December 8, 2005	Exception 130 - Z7/05	43	Development standards for 460 Bayly Street West
157-2005	OMB Approved  December 19, 2005 (Issued Decision/ Order Number 3307)	Exception 125, 127 - Z18/03	10, 18, 19	Development standards and Holding Provisions for Part of Lots 6 and 7, Concession 3, lands south of Taunton Road East and east of Salem Road North (OMB Case Number PL0500091). By-law 62-2008 removed the Hold for a portion of the lands and By-law 78-2011 removed the Hold on the balance of the lands.
12-2006	February 13, 2006	Exception 131 - Z18/05	30, 31	Additional uses, development standards for 132 Kingston Road West
47-2006	April 24, 2006	29-2003	10, 11	To remove the Holding Provision (H) on the lands described as Part of Lots 3, 4, and 5, Concession 3 (generally north of Williamson Drive East and east of Gillet Drive)
48-2006	April 24, 2006	84-2005	39, 40	To remove the Holding Provision (H) on the lands described as Part of Lots 6 and 7, Concession 1 (generally south of Achilles Road and east of Salem Road South)
56-2006	May 8, 2006	Town- initiated	N/A	Implements interim control for Pickering Village until May 8, 2007
68-2006	May 23, 2006	Exception 133 - Z13/05  S-A-2005-05	39	Development standards for the northeast corner of King's Crescent and Rideout Street

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
78-2006	June 12, 2006	77-96	14	To remove the Holding Provision (H) on the lands described as Part Lot 14, Concession 2, 520 Rossland Road West
84-2006	June 26, 2006	Exception 135 - Z20/05 OPA 05-A9	37	Additional uses, Holding Provision (H) for lands within the CN Rail spur line west of Dowty Road. Hold removed by By-law 79-2009.
87-2006	June 26, 2006	Exception 5- Z8/06	32	Additional uses, prohibited uses, and development standards for lands at the southwest corner of Salme Road South and Mandrake Street
88-2006	June 26, 2006	Exceptions 136, 152- Z8/06	32, 33, 39 and 40	To establish prohibited uses, add new permitted uses and development standards at the 401/Salem Road Interchange (S/E Corner of Salem Road and Chambers Drive and interior of Beck Crescent). Amended via OMB decision issued February 24, 2009, refer to By-law Number 152-2009.
89-2006	June 26, 2006	Exception 137 - Z8/06 OPA 06-A3	39, 40	Additional uses, prohibited uses, development standards, and a Holding (H) Provision at the 401/Salem Road interchange Study (Hilton Garden Inn and MTO Woodlot). Hold removed by By-law 151-2012.
90-2006	June 26, 2006	Exception 61 - Z1/01, Z8/06 OPA 06-A3	40	Additional uses, prohibited uses, and development standards at the 401/Salem Road interchange Study (S/E Corner of Chambers Drive and Beck Crescent). Amended via OMB decision issued February 24, 2009, refer to By-law Number 152-2009.
91-2006	June 26, 2006	N/A	39	Rezone lands located at the northwest and southwest corners of Salem Road and Achilles Road from Prestige Employment (PE) Zone with Holding Provision (H) [PE(H)] to Open Space (OS) Zone

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
92-2006	June 26, 2006	Exception 138 - Z8/06 OPA 06-A3	39	Additional uses, prohibited uses, and development standards at the 401/Salem Road Interchange Study (N/E Corner of Salem Road and Achilles Road (BMW))
93-2006	June 26, 2006	Exception 139 - Z8/06 OPA 06-A3	39, 40	Additional uses, prohibited uses, development standards, and Holding (H) Provision at the 401/Salem Road Interchange Study (North Side of Achilles Road, East of Salem Road). By-law 64-2013 removed the Hold on a portion of the lands. By-law 10-2016 removed the Hold on a further portion of the lands. By-law 91-2016 removed the Hold on a further portion of the lands.
94-2006	June 26, 2006	Exception 122 - Z8/06, Z8/06 OPA 06-A3	39, 40	Additional uses, prohibited uses, and development standards at the 401/Salem Road Interchange Study (S/E Quadrant of Salem Road and Achilles Road)
95-2006	June 26, 2006	Exception 140 - Z8/06 OPA 06-A3	40	Additional uses, prohibited uses, and development standards at the 401/Salem Road Interchange Study ( Lands North and South of Achilles Road, West of Carruthers Creek). Amended via OMB decision issued February 24, 2009, refer to By-law Number 152-2009.
105-2006	July 10, 2006	Exception 141 and 142 - Z20/04	28	Development standards for the south side of Kearney Drive, east of Elizabeth Street, and establishes Holding Provision. Hold removed by By-law 99-2007.
108-2006	July 10, 2006	Exception 80 - Z16/98	10, 11	Amended development standards for curb cut, garage and driveway widths in Section 6.2.3 (Garage and Driveway Requirements) and for Exception 80 (southwest quadrant of Taunton Road East and Audley Road North)
109-2006	July 10, 2006	Town- initiated	N/A	Amends Section 5.3.1 and Table 6.2.2

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
116-2006	September 11, 2006	Z1/06	39	Lands rezoned from Agricultural (A) Zone to Residential One – 'F' (R1-F) Zone in order to permit two new residential dwellings on the east side of Porte Road
117-2006	September 11, 2006	Z4/05	10	Lands rezoned from Agricultural (A) Zone to Open Space (OS) Zone and Residential One – 'E' (R1-E) Zone in order to permit 35 single detached dwellings south of Taunton Road East, west of Gillet Drive
119-2006	September 11, 2006	Exception. 132 - Z19/05 OPA 05-A8	48	To establish additional permitted uses at the southwest corner of Westney Road South and Clements Road
129-2006	September 25, 2006	Z2/06	31	Lands the west side of Old Harwood Avenue approximately 24 metres south of Hirshfield Lane rezoned from Agricultural (A) Zone to Residential One – 'F' (R1-F) Zone to permit development, Holding provisions (H)
5-2007	January 22, 2007	Exception 64	N/A	Remove the Holding Provision (H) imposed under By-law 99-01 for the Durham Centre lands on the west side of Salem Road North between Kingston Road East and Ringer Road.
6-2007	January 22, 2007	Exception 39 – Town-initiated	N/A	Amended minimum setback for Units 111 to 120 on Registered Plan 40M-2046.
12-2007	January 22, 2007	Exception 143 - Z11/05 S-A-2005-04	18.19	Subject lands east of Salem Road North, north of the CP Railway Line rezoned from Agricultural (A) Zone to Open Space (OS) Zone, Residential Two – 'B' (R2-B) Zone, Residential One – 'D' (R1-D) Zone, and Residential One – 'F' (R1-F) Zone ; exception 143 added
36-2007	April 10, 2007	56-2006	N/A	Extends length of interim control by-law for Pickering Village to May 7, 2008
42-2007	April 23, 2007	Exception 80	10, 11, 19	Remove Holding provision (H) for lands south of Williamson Drive East, west of Caruthers Creek

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
54-2007	May 14, 2007	Exception 144 - Z6/06	16	Development standards for 1010 and 1020 Westney Road North
64-2007	June 25, 2007	Exception 146 - Z19/04 S-A-2004-05	33	Development Standards and Holding Provisions for the south side of Kingston Road East, east of Wicks Drive. Hold on the Residential Multiple Five (RM5) zoned lands removed by By-law 140-2009. Hold on GC zoned lands removed by By-law 114-2011.
70-2007	July 9, 2007	Exception 80	N/A	Remove the Holding Provision (H) imposed under By-law 139-2005
99-2007	September 24, 2007	Exception 141	N/A	Remove the Holding Provision (H) imposed under By-law 105-2006
107-2007	October 22, 2007  OMB Decision number 2702	Exception 147 - Z5/06 OPA06-A2	8	Development standards, Holding Provision (H). Hold removed by By-law 67-2008 (OMB Case Number PL061039)
122-2007	November 22, 2007  OMB Decision number 2910	Exception 148 - Z12/06 S-A-2006-02	32, 33	Development standards, Holding Provision (H) for 257 to 319 Kingston Road East (Whitetail Paza). Hold removed by By-law 10-2009.  (OMB Case Number PL070470)
27-2008	March 6, 2008	Exception 46 - Z11/07	15, 16	Exception area amended; minimum lot depth for Block 132, 40M-2215
38-2008	Apr 14, 2008	Exceptions 13, 15, 49, 95, 96, 113, 116, and 145	27, 28, 29	Town initiated Zoning By-law Amendment to implement Official Plan Amendment Number 30 for the Village Centre. Amendments made to Zoning sections 2.1, 3, 4.1.4, 4.8, 4.12, 5.3.2, 5.4, 5.7, 5.8, 5.12.3, 5.13, 6.3.1, 6.3.2, 6.3.3, and 6.3.4; amendments made to Exceptions 49, 95, 96, 113, 116, and 145; deleted Exceptions 13 and 15; and added a Holding Provision to 68 Church Street South (Exception 145). Hold removed by By-law 139-2009.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
55-2008	May 26, 2008	Exception 149 - Z08/07 S-A-2007-03	19, 26, 59, 60	Development standards for plan of subdivision S-A-2007-03
60-2008	June 9, 2008	Exception 80	N/A	Remove Holding Provision (H) imposed by By-law 29-2003
62-2008	June 23, 2008	Exception 125 157-2005 OMB Decision 3307	10	Amended Exception 125 and revised Holding Provision (H) imposed by By-law 157-2005
67-2008	June 23, 2008	107-2007 OMB Decision 2702	8	Removes Holding Provision (H) imposed by OMB Decision 2702 and By-law 107- 2007 (OMB Case Number PL061039)
68-2008	June 23, 2008	Exception 99 - Z9/07	16	Additional permitted uses and development standards for 201 Williams Drive West
72-2008	July 3, 2008	Exception 87	N/A	Removed Holding Provision (H)
82-2008	September 8, 2008	Exception 151 - Z11/06 OPA06-A5 OMB Decision August 25, 2008	N/A	Development standards for 60 Salem Road South (OMB Case Number PL070790)
92-2008	September 22, 2008	Exception 108 - Z2/07 S-A-2007-01	5	Development standards amended for Dexshire Drive
97-2008	October 9, 2008	Exception 75 - Z7/07 SPA6/07	8	Development standards amended and Holding (H) Provision established for 201 Taunton Road West. Hold removed by By- law 15-2013.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
99-2008	October 9, 2008	Exception 154 - Z13/07 OPA07-A4, S-A-2007-04 SP18/07	20	Development standards for S-A-2007-04 (west side of Riverside Drive, north of the East Duffins Creek, south of Rosland Road West and west of Riverside Golf Course)
115-2008	November 10, 2008	Exception 155 - Z15/07 OPA07-A4	8	Development standards, Holding Provision (H) for lands in the southwest corner of Taunton Road West and Ravenscroft Road. By-law 40-2018 removed and replaced the Holding Provision.
122-2008	November 4, 2008	Exception 68	N/A	Removed Holding Provision (H) on the Ajax Downs Racetrack lands imposed by By-law 98-2001
135-2008	December 8, 2008	Exception 119 - Z6/08 OPA08-A2	37, 38, 43	Amends Section 6.4.2 (Zone Standards) and Exception 119
136-2008	December 8, 2008	Exception 4- Z7/08 OPA08-A2	38	New definitions, Amends 4.1.3, Exception 4, Holding Provision (H). Hold removed by By-law 21-2011
10-2009	January 26, 2009	Exception 148 - Z12/06 S-A-2006-02	32, 33	Removed Holding Provision (H) imposed by By-Law 122-2007
37-2009	April 14, 2009	Exception 157 - Z2/08 SP2/05	31	Development standards for accessory use as a Garden Centre
58-2009	May 25, 2009	Exception 158 - Z5/08 OPA08-A3 SP08/09	31	Development standards for 216, 228, 240 Old Harwood Avenue and rear portion of 200 Old Harwood Avenue
66-2009	June 8, 2009	Exception 134 - Z17/05 S-A-2005-08	10, 18	Development standards, Holding Provision (H) for lands on the east side of Salem Road North, north of Gillett Drive, south of Garrardview Street and west of Tampsett Avenue (formerly known as 1537 Salem Road North). Hold imposed by 66-2009 was deleted and a new Hold was established by By-law 33-2016. Holding Provision (H) removed by By-law 42-2018.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
72-2009	June 22, 2009	Exception 159 - Z10/06 SP36/05	10	Development standards for 1964 Salem Road North
78-2009	July 9, 2009	Exception 43	16	Amended Holding Provision (H) imposed by By-law 95-2003
79-2009	July 9, 2009	Exception 135 - Z20/05 OPA 05-A9	37	Removed Holding Provision (H) at 140 Dowty Road imposed by By-law 84-2006
81-2009	August 11, 2009	Exception 93	16	OMB Decision for Case Number PL070803 dated August 11, 2009. Defines residential care facility and outdoor amenity space for 1257 Westney Road North.
133-2009	November 23, 2009	Town- initiated	N/A	Pickering Village parking standards
139-2009	December 14, 2009	Exception 145	28	Removed Holding Provision (H) imposed under By-law 38-2008.
140-2009	December 14, 2009	Exception 146	33	Removed Holding Provision (H) on the Residential Multiple Five (RM5) Zoned lands imposed under By-law 64-2007.
151-2009	March 16, 2009	Exception 51-Z10/07	45	OMB Decision for Case Number PL981016 dated March 16, 2009. Amends development standards in Exception 51.
152-2009	February 24, 2009	Exceptions 136, 152, 156	32, 33, 39, 40	OMB Decision for Case Number PL060718 dated February 24, 2009. Amends development standards in By-laws 88-2006 and 95-2006
61-2010	April 26, 2010	Exception 160 - Z14/07 S-A-2007-05	15	Development standards for Marshall Homes subdivision S-A-2007-05 (west side of Ravenscroft Road, east of Duffins Creek and south of the Hydro One corridor
105-2010	July 8, 2010	Exception 162 - Z2/09	9	Additional uses and development standards for 1801 and 1901 Harwood Avenue North
106-2010	July 8, 2010	Exception 161 - Z1/10 SP8/10	43	Additional and other Permitted Uses for 365 Bayly Street West

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
21-2011	February 14, 2011	136-2008	38	Removal of the Holding Provision (H) on 170 Mills Road that was established by By-law 136-2008
30-2011	March 10, 2011	Exception 165 - Z4/10 S-A-2010-01	24	Development standards for the southwest corner of Magill Drive and Old Harwood Avenue
43-2011	April 26, 2011	Exception 166 - Z17/89 18T-89058	4	Development standards for 239 and 299 Fifth Concession Road
58-2011	May 24, 2011	Exception 167 - Z2/10 SPA11/10	32	Development standards for the added permitted use of a motor vehicle gas bar for 150 Kingston Road East
68-2011	July 7, 2011	SP20/10	19	Removal of the Holding Provision (H) on Part of Lots 5 and 6, Concession 3 designated as Parts 4, 5, 6, 7, 14, 15, 16, 18 and 19 on Plan 40R-26814 (330 Rossland Road East)
73-2011	OMB Decision July 8, 2011	Exception 163 - Z1/05 S-A-2005-01 OPA 05-A1	18, 19	OMB decision for Case Number PL050180 dated July 8, 2011, for Beechridge Farms Inc. Development standards for lands located north of Rossland Road, east of Spitty Road, west of Carruthers Creek and south of the SL&H Rail line and a Holding (H) Provision for lands zoned Residential Multiple Five (RM5). Hold removed by By-law 70-2015.
74-2011	OMB Decision March 9, 2011	Exception 164 - Z3/08 SP11/08	18	OMB Decision for Case Number PL100253 dated March 9, 2011. Dunbury Development Ltd. Development standards for the lands located on the south side of Rossland Road West, approximately 70.0 west of Harwood Avenue North.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
75-2011	OMB Decision August 5, 2011	Exception 106 - Z3/10 SP1/11	32	OMB decision for Case Number PL110018 dated August 5, 2011, JFC Developments Limited.  Additional use and development standards for the northeast corner of Twilley Lane and Trott Lane
78-2011	September 12, 2011	Exception 125	10, 18, 19	To remove the Holding Provision (H) imposed by By-law 157-2005 (OMB Decision/Order Number 3307 issued December 19, 2005) and amended by By-law 62-2008 on the balance of the lands.
90-2011	OMB Decision January 20, 2012	Exception 168 - Z4/08 S-A-2008-01	13, 14	OMB decision for Case Number PL020648 and PL101142 dated January 20, 2012, The Trustee's for Toronto's Workmen's Circle Colony and Children's Camp and Coughlan Homes Inc.; and Cougs Ajax Ltd. and 1441449 Ontario Inc.  Development standards and establishment of Holding Provisions (H). Hold was removed by By-law 79-2013.
114-2011	November 28, 2011	Exception 146	33	To remove the Holding Provision (H) for General Commercial (GC) zoned lands imposed on 365 Kingston Road East.
93-2012	June 11, 2012	Exception 170 - Z3/11 SP3/12	32	Additional uses, prohibited uses and development standards for 36 Salem Road South. Incorporates the definition of restaurant, Take-Out, into the zoning by-law consolidation.
101-2012	July 5, 2012	SPA6/12	16	To remove the Holding Provision (H) imposed by By-law 4-2000 and amended by By-law 78-2009.
131-2012	October 9, 2012	SP18/11 Exception 38	44	To rezone the subject property and to remove the Holding Provision (H) imposed by By-law 21-1998 on a portion of the lands. By-law 15-2021 removed the Hold on the balance of the lands.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
145-2012	November 12, 2012	Exception 171 - Z2/12 18T-95041 RL2/10 C-A-2012-03 SP12/10	32, 39	To incorporate exception 171 to apply individual zone standards and to exempt the development from the requirements of Section 4.9, Frontage on a Public Road.
151-2012	November 26, 2012	Z8/06 OPA06-A3 SP10/12	40	To remove the Holding Provision (H) imposed by By-law 89-2006 on the lands legally described as Part of Block 1, Registered Plan 40M-1454 and lands forming part of the Highway 401 right-of-way.
15-2013	February 25, 2013	Z28/01 SPA6/07 Z7/07 SP9/12	8	To remove the Holding Provision (H) imposed by By-law 97-2008 on 201 Taunton Road West, legally described as Part of Lot 11, Concession 3.
42-2013	April 22, 2013	Town-initiated	37, 38	To rezone the north side of realigned Station Street from General Employment (GE) Zone to Prestige Employment (PE) Zone.
43-2013	April 22, 2013	Exception 169 - Z5/11 SPA11/11	30	To add Exception 169 to apply individual development standards for the lands legally described as Part of Block 114, Plan 40M-1489 Now Part 87 on Registered Plan 40R-24069 (northeast corner of Kingston Road West and Chapman Drive)
50-2013	May 13, 2013	Exception. 61, 122, 132, 136, 137, 138, 139, 140, 152, 156-Z4/13	32, 33, 39, 40, 48	To remove place of worship and site-specific exceptions that permit places of worship with accessory day care facilities and offices as permitted uses on lands zoned Prestige Employment in order to implement the OMB's decision regarding Regional Official Plan Amendment 128 (ROPA 128) to prohibit certain sensitive land uses within employment areas. Footnotes added to Section 6.4.1 for exceptions for places of worship and commercial school in the Prestige Employment zone.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
52-2013	May 27, 2013	Exception 173 - Z4/12 C-A-2012-06 S-A-2012-02 SP21/12	9	To rezone the lands at the southeast corner of Taunton Road East and Harwood Avenue North and to incorporate Exception 173 to apply individual zone standards and to exempt the development from the requirements of Section 4.9; Frontage on a Public Road.
64-2013	June 24, 2013	Exception 139	39, 40	To remove the Holding Provision (H) imposed by By-law 93-2006 from a portion of the lands (the center portion) legally described as Part of Lot 6, Concession 1, Pickering, Part 1 on Registered Plan 40R-24253 in order to permit the development of a motor vehicle sales establishment. (also see By-laws 10-2016 and 91-2016)
65-2013	June 24, 2013	Exception 174-Z1/13	13	To amend the zoning on the lands legally described as Lot 12, Plan M-1157 from Country Residential (CR) Zone to Residential One – 'B' (R1-B) Zone and Environmental Protection (EP) Zone in order to permit the creation of 10 single detached dwelling lots through the appropriate land division applications.
67-2013	June 24, 2013	Exception 172 - Z3/12 OPA12-A1 SP9/12	43	To permit a funeral home and a crematorium and a funeral visitation centre as an ancillary use to a funeral home. To incorporate Exception 172 to establish parking standards, maximum gross floor area, and maximum number of cremators for the property.
68-2013	June 24, 2013	Exception 110 - Z4/11 R2/11	62	To amend Exception 110 to facilitate amendments to an approved draft plan of subdivision (18T-94026).
69-2013	June 24, 2013	18T-94026 R2/11 Z4/11	N/A	To permit the temporary use of the subject lands for a contractors yard and for outdoor storage to assist in the development of a residential subdivision consisting of 565 dwelling units. Temporary Use expires June 24, 2026.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
79-2013	September 9, 2013	S-A-2008-01 Z4/08 90-2011	13, 14	To remove the Holding Provisions (H) imposed by By-law 90-2011 from the subject lands to enable the completion of Phase 1A and Phase 1B of the Duffins Village Subdivision.
114-2013	December 9, 2013	Town-Initiated	N/A	To establish definitions for a lodging house and a lodging unit; identify zones where lodging houses are permitted; and to establish parking requirements for lodging houses.
24-2014	March 6, 2014  OMB Decision April 7, 2014	Exception 177 - Z16/05 S-A-2005-07	48, 61, 62	To add Exception 177 to amend the permitted uses and various development standards on lands located along the south side of Bayly Street East, approximately 200 metres east of Shoal Point Road to facilitate the development of the subject lands for Prestige Employment (PE) Zone, Residential Three Zone (R3), Residential Multiple Six Zone (RM6), consisting of street townhouse units and common element condominium units, and a park block.  OMB Case Number PL130454, approved April 7, 2014.
25-2014	March 6, 2014  OMB Decision April 7, 2014	Exception 176 - Z15/05 S-A-2005-06	46	To add Exception 176 to facilitate the development of the subject lands for Prestige Employment (PE) Zone and Residential Multiple Six (RM6) Zone, consisting of street townhouse units and common element condominium units.  OMB Case Number PL130455, approved April 7, 2014.

By-Law	Enacted	File/ Reference	Schedule	Explanation
33-2014	May 12, 2014	Z2/13	N/A	<p>To permit temporary outdoor storage as a principal use for the maximum period of three years. Temporary Use expired May 12, 2017.</p> <p>To establish a Holding Provision (H) that allows the property to be used in accordance with the General Employment (GE) Zone until a site plan is approved/agreement is entered into. Temporary Use and Holding Provision (H) removed through housekeeping via November 1, 2023, Consolidation.</p>
48-2014	June 23, 2014	Z1/14	10, 19	<p>To rezone Block 189 and Lot 165, 40M-2390 (20 Hearson Street) from Residential One – ‘E’ (R1-E) Zone to Residential One – ‘D’ (R1-D) Zone to permit the development of four single detached dwellings.</p>
108-2014	OMB Decision December 19, 2014	Exception 168 - Z4/08	13, 14	<p>To amend Exception 168 to rezone the lands in order to provide for the development of a residential development consisting of 133 single detached dwelling lots, 9 blocks for 47 townhouse dwellings, 1 commercial block, 1 stormwater pond block, 1 school block, 2 environmental protection blocks, 2 overland flow/walkway blocks, 1 landscape buffer block, and 7 part blocks for future residential development.</p> <p>OMB Case Number PL020648, approved December 19, 2014. OMB Decision was issued in 2 parts – also refer to By-law 109-2014.</p>

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
109-2014  23-2025	OMB Decision December 19, 2014  March 24, 2025	Z9/95 SP4/12 C-A-2014-01 S-A-2014-01  Z2/25	14, 15	To add Exception 182 to rezone the lands for the development of Individual Parcel Of Tied Land (POTL) and to exempt the development from the requirements of Section 4.9 (Frontage on a Public Road), permitting frontage on a private road and to provide for the development of a residential development consisting of 140 multiple attached townhouse dwellings within a common elements condominium. OMB Case Number PL020648, approved December 19, 2014. OMB Decision was issued in 2 parts – also refer to By-law 108-2014.  Amended by By-law 23-2025 to replace the defined term “multiple attached dwelling” with “block townhouse dwelling”.
30-2015  23-2025	March 30, 2015  March 24, 2025	Exception 163 - Z3/14  Z2/25 S-A-2013-01 SP4/14	18, 19	To amend the development standards, under Exception 163, applicable to the subject lands in order to regulate the development of 92, 3-storey multiple attached dwellings on parcels of tied land (POTL) in a common elements condominium.  Amended by By-law 23-2025 to replace the defined term “multiple attached dwelling” with “block townhouse dwelling”.
43-2015	April 13, 2015	Town- initiated	N/A	To amend Section 6.9.1 to add Retail Store with footnote 8 for Downtown Central Area – Mixed Employment One (DCA/ME1) Zone and Downtown Central Area – Mixed Employment Two (DCA/ME2) Zone
44-2015	April 13, 2015	Z4/15 SP8/15	12	Temporary use permission for 709 Taunton Road East to permit the lands to be used as a parking lot as a principal use. Permission for the temporary use expired on September 1, 2015. Temporary Use removed through housekeeping via November 1, 2023, Consolidation.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
53-2015	May 11, 2015	Exception 179 - Z6/07 C-A-2012-04 S-A-2012-01 SP16/12	9	To add Exception 179 to rezone the subject lands, establish zone standards for the development of individual Parcels of Tied Land (POTL), and exempt the development from the requirements of Section 4.9 (Frontage on a Public Road).
70-2015	June 25, 2015	S-A-2013-01 SP4/14	18, 19	To remove the Holding Provision (H) imposed by By-law 73-2011 for lands zoned Residential Multiple Five (RM5) in order to facilitate the development of 92, 3-storey townhouse units on Parcels of Tied Land (POTL), a private parkette, private roads and visitor parking in a common element condominium (associated with Exception 163).
88-2015	November 9, 2015	Exception 181 - Z1/15 S-A-2015-01 SP1/15	15	To add Exception 181 to regulate the development of 41, 3-storey townhouse units on Parcels of Tied Land (POTL), including private roads and visitor parking within a common elements condominium.
93-2015	November 23, 2015	Z5/15 LPAT Case Number PL151270 (Decision Effective Date: December 18, 2018)	33, 60	To add new definitions and zoning provisions to permit an expanded gaming and gaming establishment to include casino-type games and remove the 800-slot machine limitation at the Ajax Casino. The zoning amendment was appealed to the Ontario Municipal Board (OMB Decision PL151270). By-law 93-2015 was repealed by By-law 73-2019.
99-2015	December 14, 2015	Exception 183 - Z4/14 C-A-2014-02 S-A-2014-01 SP9/14	13, 20	To add Exception 183 to rezone the subject lands and to establish development standards to permit a residential development consisting of 56 single detached dwellings consisting of 8 two-storey single detached dwellings along Riverside Drive and 48 one and a half to two-storey, single detached dwellings within a common element condominium.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
10-2016	March 21, 2016	OPA06-A3, Z8/06, SP7/15	39, 40	To remove the Holding Provision (H) imposed by By-law 93-2006 and amended by By-law 64-2013 (which removed the Hold from a portion of the lands) from a further portion of the subject lands in order to permit the development of a motor vehicle sales establishment (associated with Exception 139). (Also see By-law 91-2016)
21-2016	April 18, 2016	Exception 184 - Z8/15 S-A-2015-04 C-A-2015-04 OPA15-A4 SP17/15	13	To regulate the development of 14 three-storey semi-detached dwelling units on Parcels of Tied Land (POTL), including private road and visitor parking within a common elements condominium located directly north of the intersection of Rossland Road West and Riverside Drive.
33-2016	May 16, 2016	Exception 134-Z1/16	18	To allow for the development of eight single detached dwellings, on individual lots, consistent with the remainder of the residential community. Delete the Hold imposed by By-law 66-2009 and establish a new Hold. Hold removed by By-law 42-2018.
44-2016	June 20, 2016	Exception 31-Z6/15 OPA 15-A3 S-A-2015-02 C-A-2015-01 SP10/15	31	To rezone the subject lands and to provide standards for a residential development consisting of 66 multiple attached dwellings under condominium ownership. Amended by By-law 23-2025 to replace the defined term "multiple attached dwelling" with "block townhouse dwelling".
23-2025	March 24, 2025	Z2/25		

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
51-2016	OMB Decision October 23, 2016	Exception 180 - Z1/09  OMB Case Numbers: PL110236 and PL150104 Approved October 23, 2015	18, 25	To permit a mixed-use commercial centre at 1 Rossland Road East.  OMB Decision issued October 23, 2015, that approved the Minutes of Settlement for Case Numbers PL110236 and PL150104 to permit a mixed-use commercial centre. (Incorporates Exception 180).
67-2016	October 17, 2016	Exception 188 - Z2/15 18T-95004 S-A-2002-01 S-A-2014-02	15, 16	To rezone the subject lands and amend development standards to provide for the development of 54 single detached dwellings.(Incorporates Exception 188).
91-2016	December 12, 2016	SP8/14	39, 40	To remove the Holding Provision (H) imposed by By-law 93-2006 and amended by By-laws 64-2013 and 10-2016 (which removed the Hold from a portion of the lands) from a further portion of the subject lands to permit the Volvo and Jaguar-Land Rover automobile dealerships, and to add Prestige Employment (PE) Zone to Exception 140.
5-2017	OMB Decision January 11, 2017	Exception 153-Z6/14 18T-900015 OPA90/26D Z2/90 RL3/14,	13	OMB Case Number PL160036 - Decision issued January 11, 2017, for Part of Lot 17, Concession 3, reconfirming the decision of the Board. To permit rezoning a portion of an approved plan of subdivision from Residential One – ‘D’ (R1-D) Zone to Residential Two – ‘B’ (R2-B) Zone.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
6-2017	February 21, 2017	Exceptions 189 and 190 - Z3/16 S-A-2016-01	9	To rezone the lands to Residential One – ‘A’ (R1-A) Zone with Holding Provision (H) [R1-A(H)], Residential One – ‘D’ (R1-D) Zone with Holding Provision (H) [R1-D(H)], and Open Space (OS) Zone and incorporate Exceptions 189 and 190 to enable the completion of the development pattern consisting of 8 single-detached dwellings, consisting of 7 infill lots and 1 Heritage Lot for the conservation of the Westglen property and 6 part lots within the plan of subdivision along Westney Road North, Fenn Street, Schoolbridge Street and Alden Square. Hold removed by By-law 59-2017.
27-2017	April 18, 2017	Exception 191 - Z4/16 SP10/16	41, 42	To rezone the lands to General Employment (GE) Zone and incorporate Exception 191 to facilitate the construction of a contractors yard with associated office, motor vehicle repair facility, one fuel storage tank and outdoor storage.
OMB Decision PL051147 23-2025	May 17, 2017  March 24, 2025	Exception 150 - Z2/90  Z2/25 18T-90015 OMB File Number Z050161	13	To provide for the implementation of the OMB Decision for the Jizoco site. Exception 150 provides an exception regarding building height in the Residential Multiple Five (RM5) Zone as well as permitting apartment dwellings and removing multiple attached dwellings. Amended by By-law 23-2025 to replace the defined term “multiple attached dwelling” with “block townhouse dwelling”.
50-2017	June 26, 2017	Exception 187 - Z5/16	36	Incorporates Exception 187 to permit retail stores subject to the floor area limitations.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
59-2017	September 18, 2017	Z3/16 S-A-2016-01	9	To remove the Holding Provision (H) imposed by By-law 6-2017 from the subject lands to enable the completion of the development pattern consisting of 8 single-detached dwellings, including 7 infill lots and 1 Heritage Lot for the conservation of Westglen property and 6 part lots within the plan of subdivision along Westney Road North, Fenn Street, Schoolbridge Street and Alden Square.
84-2017	December 11, 2017	Exception 193 - Z3/15 OPA 15-A1 SP6/15	15	To rezone a portion of the lands and incorporate Exception 193 to facilitate the development of 27 block townhouses, and a one-storey 7-unit commercial building.
86-2017	OMB Decision November 17, 2017	C-A-2016-01 S-A-2015-03 SP2/16 Z7/15 OMB Case Number PL160856, Approved: November 17, 2017	39	To rezone the lands on the west side of Kings Crescent at Parry Road from Institutional – ‘A’ (I-A) Zone to Residential One – ‘D’ (R1-D) Zone, and to establish zone standards for the development and for each individual Parcel Of Tied Land (POTL) being created and to exempt the development from the requirements of Section 4.9 (Frontage on a Public Road).
10-2018  23-2025	February 20, 2018  March 24, 2025	Exception 194 - Z6/16  Z2/25 OPA16-A1 SP5/16 S-A-2016-01 C-A-2016-01	14, 15	To rezone the lands located east of Church Street North and North of Rossland Road West; and to incorporate Exception 194 to facilitate the development of 213 multiple attached dwellings within a common elements condominium in accordance with Site Plan Application SP5/16.  Amended by By-law 23-2025 to replace the defined term “multiple attached dwelling” with “block townhouse dwelling”.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
27-2018	May 22, 2018	Exception 195 - Z8/16 OPA16-A3	24	To rezone the lands located at the southeast corner of Old Harwood Avenue and Grayson Road and to incorporate Exception 195 to facilitate the development of 9 double-fronted street townhouses, 10 multiple-attached (block) townhouses, and 10 semi-detached dwellings within a common elements condominium and 9 street townhouses fronting onto Grayson Road, in accordance with Site Plan Application SP8/16.
40-2018	June 22, 2018	Exception 155 - Z2/17 OPA 17-A2	8	To modify Exception 155 and the conditions of the Holding Provision (H) as they apply to the subject lands, in order to permit the construction of the first 389 apartment units on Parcel 'B,' subject to the applicant designing a proportionate payment to the Town and Rio Can associated with the construction of Ravenscroft Road.  Holding Provision (H) established through By-law 115-2008 has been removed and replaced by Holding Provision (H) established through By-law 40-2018.
42-2018	July 9, 2018	Z17/05 S-A-2005-08 Z1/16	18	To remove the Holding Provision (H) imposed by By-law 66-2009 and amended by By-law 33-2016 from the lands to enable the development of eight lots (associated with Exception 134).
44-2018	July 9, 2018	Exception 196 - Z9/16	25	To rezone a portion of the subject lands at the northwest corner of Salem Road North and Kerrison Drive East from Prestige Employment (PE) Zone, Exception 66 to Environmental Protection (EP) Zone, Prestige Employment/Automobile Commercial (PE/AC) Zone, Holding Provision (H) [PE/AC(H)] Zone, Exception 196, and to Prestige Employment (PE) Zone, Holding Provision (H), [PE(H)] Zone, Exception 196.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
60-2018	September 17, 2018	SP3/18	25, 32	To remove the Holding Provision (H) imposed by By-law 95-2003 from the subject lands to facilitate the development of a food distribution centre for the property municipally known as 200 Salem Road North.
OMB Decision	April 19, 2018	OPA11-A1 Z1/11 SPA4/14 LD005/2011 OMB Case Number PL170128	62	To rezone the subject lands south of Bayly Street East, on the west side of Lake Ridge Road South from Golf Facility (GF) Zone to Cemetery (CE) Zone, Holding Provision (H [CE(H)] Zone and Environmental Protection (EP) Zone, to permit a cemetery. (Incorporates Exception 185).
30-2019	May 21, 2019	Exception 197 - Z2/18, OPA18-A1 SP6/20	17	To rezone the lands located at the southeast corner of Rossland Road West and Miller's Creek, municipally known 105 Rossland Road West, from Residential Two – 'A' (R2-A) Zone and Agricultural (A) Zone to Residential Multiple Six (RM6) Zone, Holding Provision (H) [RM6 (H)] Zone, and to establish a Holding provision (H).
53-2019	September 16, 2019	Exception 198 - Z7/17 OPA17-A3 SP13/17	55	To rezone the lands located at the southeast corner of Finley Avenue and Burden Crescent, municipally known as 925-937 Finley Avenue, from Neighbourhood Commercial (NC) Zone to Residential Multiple Six (RM6) Zone, Holding Provision (H) [RM6(H)] Zone. The Holding Provision (H) was subsequently removed via By-law 25-2020.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
59-2019	October 15, 2019	Exceptions 199, 200 - Z1/18 S-A-2018-01	38, 44	<p>To rezone portions of the subject lands from Downtown Central Area - Residential Mixed Use (DCA/MU) Zone, with Exception 105 (DCA/MU, Exception 105) to Open Space (OS) Zone.</p> <p>Maps 38 and 44 are further amended to remove Exception 105 from lands zoned Open Space (OS) Zone and to add and delineate the boundaries of two new Exceptions 199 and 200, both in conjunction with Exception 105.</p>
66-2019	November 18, 2019	SP12/18	25	To remove the Holding Provision (H) imposed by By-law 95-2003 from the subject lands in order to facilitate the development of a self-serve motor vehicle washing establishment and an automatic motor vehicle washing establishment under Site Plan Application SP12/18 for the lands municipally known as 110 and 114 Kerrison Drive East.
73-2019	March 25, 2019	Z5/15		Repeals By-law 93-2015.
17-2020  23-2025	May 19, 2020  March 24, 2025	Exception 175 - Z1/19 OPA19-A1  Z2/25	11	<p>To rezone the subject lands at the southwest corner of Taunton Road East and Audley Road North, municipally known as 593 Taunton Road East, from Permanent Countryside (PC) Zone, Residential One – ‘E’ (R1-E) Zone, with Exception 80 (R1-E, Exception 80), and Open Space (OS) Zone, with Exception 80 (OS, Exception 80) to Residential Multiple Six (RM6) Zone, Holding Provision (H), with Exception 175 [RM6 (H), Exception 175] to facilitate the development of 96 dwelling units (multiple attached dwellings and back-to-back stacked townhouse dwellings), and to establish a Holding Provision (H).</p> <p>Amended by By-law 23-2025 to replace the defined term “multiple attached dwelling” with “block townhouse dwelling”.</p>

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
25-2020	July 27, 2020	Exception 198 - Z7/17 OPA17-A3 SP13/17	55	<p>To remove the Holding Provision (H) from the subject lands municipally known as 925-937 Finley Avenue, to facilitate the development of 16 back-to-back townhouses under Site Plan Application SP13/17.</p> <p>Holding Provision (H) imposed by By-law 53-2019 removed from Section 8.1.1 and Exception 198; modified to change Residential Multiple Six (RM6) Zone with Holding Provision (H) [RM6(H)] to Residential Multiple Six (RM6) Zone.</p>
26-2020	July 27, 2020	N/A	All	<p>To establish a Temporary Use By-law to permit licensed accessory outdoor patios and unlicensed accessory outdoor patios associated with a Restaurant to be temporarily located in parking lots, parking spaces and landscape buffers until October 30, 2020. (Amended by By-laws 41-2020,72-2021 and 75-2023)</p>
29-2020	July 31, 2020	O. Reg. 438/20	17, 18	<p>To apply Minister's Zoning Order O. Reg. 438/20 to the southern portion of the lands municipally known as 1401 Harwood Avenue North. Every use of the land and every erection, location or use of any building or structure is prohibited on the lands except to permit a 192-bed capacity long-term care home and accessory uses; and a 320-unit retirement home and accessory uses.</p> <p>O. Reg. 438/20 was amended by O. Reg. 455/22 to add additional accessory uses and refine the boundary of the lands to which the Minister's Zoning Order applies. Also see By-law 86-2022.</p>

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
30-2020	August 28, 2020	O. Reg. 475/20	50	To apply Minister's Zoning Order O. Reg. 475/20 to the northwest corner of Harwood Avenue South and Clements Road West to permit a 320-bed long term care home, a retirement home and accessory uses. O. Reg. 475/20 was amended by O. Reg. 261/21 to add development standards and refine the boundary of the lands to which the Minister's Zoning Order applies. (Also see By-law 85-2021).
41-2020	October 19, 2020	N/A	All	To extend the Temporary Use By-law to permit accessory outdoor patios and unlicensed accessory outdoor patios associated with a Restaurant, to be temporarily located in parking lots, parking spaces and landscape buffers until December 31, 2021. (Amended by By-law 72-2021 and 75-2023)
15-2021	February 22, 2021	Exceptions 37, 38 - Z8/96, Z6/04, Z6/05 SP18/11, SP3/19 OPA Number 15, OPA Number 20	44	To remove the Holding Provision (H) imposed by By-law 21-1998 and amended by By-law 131-2012 from the balance of the subject lands in order to permit Medallion (Bayly/Harwood) Phase II mixed-use development (SP3/19).
27-2021	April 19, 2021	Z1/21-Town-initiated	All	To modify existing residential driveway standards for all residential properties throughout the Town, with the exception of driveways approved through a site plan application.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
28-2021	April 19, 2021	Exception 178 - Z5/20 SP8/20	33, 40, 60, 61	To rezone the subject lands at the southwest corner of Kingston Road and Audley Road extending west to Carruthers Creek, municipally known as 537 Kingston Road East from Agricultural (A) Zone, Deferral Number 1 (D1), Open Space (OS) Zone, and Prestige Employment (PE) Zone, Holding Provision (H) [PE(H)] to Environmental Protection (EP) Zone; and from Deferral Number 1 (D1) and General Employment (GE) Zone, Holding Provision (H) [GE(H)] to Prestige Employment (PE) Zone, with Exception 178 [PE, Exception 178] to facilitate the development of a warehouse/distribution centre.
44-2021	June 21, 2021	Exception 205 - Z1/20 OPA20-A1 S-A-2020-01	14	To rezone 1192 and 1260 Church Street North, from Agricultural (A) Zone to various Residential Zones (R1-D, R1-F, R2-B, RM6), Environmental Protection (EP) Zone and Open Space (OS) Zones; and establish Exception 205 to facilitate the development of single detached dwellings, street townhouse dwellings, and multiple attached dwellings.
23-2025	March 24, 2025	Z2/25		Amended by By-law 23-2025 to replace the defined term “multiple attached dwelling” with “block townhouse dwelling”.
72-2021	November 22, 2021	N/A	All	To extend the Temporary Use By-law to permit accessory outdoor patios and unlicensed accessory outdoor patios that are associated with a Restaurant to be temporarily located in parking lots, parking spaces and landscape buffers until December 31, 2023. (Amended by By-law 75-2023)

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
74-2021	November 22, 2021	Exception 206 - Z4/20 OPA20-A3 SP6/21	48	To rezone 253 and 255 Lake Driveway West, from Institutional - 'A' (I-A) Zone, with Exception 11 [I-A, Exception 11] and Local Commercial (LC) Zone to Local Commercial (LC) Zone, with Exception 206 [LC, Exception 206] and Environmental Protection (EP) Zone to permit an apartment building without ground floor commercial uses and stacked townhouse dwellings.
81-2021	December 13, 2021	Exception 176 - Z3/19	46	Zoning Schedule, Map 46 is amended by rezoning the lands generally bounded by Shoal Point Road, Bayly Street East, Clayton Road and Leney Street from Prestige Employment (PE) Zone with Holding Provision (H) [PE(H)] to Open Space (OS) Zone, Residential Multiple Six (RM6) Zone to Residential Multiple Six (RM6) Zone, with a Holding Provision (H) [RM6(H)], Agricultural (A) Zone to Open Space (OS) Zone, Agricultural (A) Zone to Residential Multiple Six (RM6) Zone, Agricultural (A) Zone to Residential Three (R3) Zone, and Agricultural (A) Zone to Residential Multiple Six (RM6) Zone, with a Holding Provision (H) [RM6(H)]. Zoning Exception Schedule, specifically Map 46 is amended by expanding the boundary of Exception 176 to include lands to the east.
84-2021	November 12, 2021	O. Reg. 773/21	35, 36, 41 and 42	To apply Minister's Zoning Order, O.Reg 773/21, to the lands municipally known as 221, 271 and 321 Church Street South (northeast corner of Church Street South and Bayly Street West) to establish exceptions to the permitted uses and development standards of the Prestige Employment (PE) Zone in accordance with the Official Plan.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
85-2021	April 6, 2021	O. Reg. 261/21	50	Minister's Zoning Order O. Reg. 261/21 amends the Minister's Zoning Order O. Reg. 475/20, to add development standards and refine the boundary of the lands to which the Minister's Zoning Order applies. Also see By-law 30-2020.
05-2022	January 24, 2022	Exception 204 - Z5/18 OPA18-A3 S-A-2018-01	39, 45	To rezone the lands at the northeast corner of Porte Road and Bayly Street East from Residential Two – 'B' (R2-B) Zone, with Exception 29 [R2-B, Exception 29] and Agricultural (A) Zone to Residential Three (R3) Zone, with Exception 201 [R3, Exception 201], Residential Multiple Six (RM6) Zone, with Exception 202 [RM6, Exception 202], Residential Multiple Four (RM4) Zone, Holding Provision (H), with Exception 203 [RM4(H), Exception 203], Residential Multiple Four (RM4) Zone, Holding Provision (H)/Automobile Commercial (AC) Zone, Holding Provision (H), with Exception 204 [RM4(H)/AC(H), Exception 204], and Open Space (OS) Zone.  Maps 39 and 45 are further amended to remove Exception 29 from the subject lands and to add and delineate the boundaries of four new Exceptions 201, 202, 203 and 204, for the subject lands. A list of holding provisions enacted on January 24, 2022.
47-2022	June 20, 2022	Exception 207 - Z6/18 OPA18-A2 SP2/20	31	To rezone 27, 29 and 31 Harwood Avenue South, from Uptown Mixed Use (UC) Zone, with Exception 69 [UC, Exception 69] to Uptown Mixed Use (UC) Zone, with Exception 207 [UC, Exception 207].
50-2022	June 20, 2022	Exception 208 - Z5/17 OPA20-A4 SP8/17	33	To rezone 310 Kingston Road East, from Agricultural (A) Zone to Uptown Mixed Use (UC) Zone, Holding Provision (H), with Exception 208 [UC(H), Exception 208]. Map 33 is further amended to add and delineate the boundaries of Exception 208.

By-Law	Enacted	File/ Reference	Schedule	Explanation
59-2022	September 6, 2022	Exceptions 209 and 210-Z/21 OPA21-A1 SP8/21, SPA22/21	37	To add new Exception 209 for the Southeast corner of Cedar Street and Knapton Avenue for the Subject Lands to permit Back-to-Back Townhouse dwellings with associated development standards for each Parcel of Tied Land (POTL). To add new Exception 210 for 3-73 Cedar Street.
61-2022	September 26, 2022	Exception 59 - Z6/20 SP14/03, SP14/20	31	To amend existing Exception 59 to establish new site-specific development standards for 290 Old Harwood Avenue that would implement the proposed development in accordance with Site Plan Application SP14/20.
79-2022	December 12, 2022  OLT Decision Issued September 20, 2022	Exception 76 - Z1/17  OLT Case Number OLT-22-002467 (Decision Effective Date: September 16, 2022)	59	OLT-22-002467 Case (Formerly PL 180017) dated September 16, 2022, between Medallion Developments (Castlefields) Limited and the Town of Ajax.  To amend existing Exception 76, associated permitted uses and development standards to facilitate development for 1,304 residential dwelling units for Blocks A to E. To rezone the subject lands, from Residential Multiple Six (RM6) Zone, with Exception 76 [RM6, Exception 76] and Neighbourhood Commercial (NC) Zone, with Exception 76 [NC, Exception 76] to Residential Multiple Six (RM6) Zone, Holding Provision (H), with Exception 76 [RM6(H), Exception 76] and Open Space (OS) Zone, with Exception 76 [OS, Exception 76].  To establish and regulate the procurement of community benefits under Section 37 for increases in building height and/or density.

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
86-2022	April 29, 2022	O. Reg. 455/22	17, 18	Minister's Zoning Order O. Reg. 455/22 amended O. Reg. 438/20, to add additional accessory uses and refine the boundary of the lands to which the Minister's Zoning Order applies. Also see By-law 29-2020.
14-2023	April 17, 2023	Exception 211 - Z4/22	20	To rezone the subject lands municipally known as 836 Riverside Drive from Country Residential (CR) Zone to Environmental Protection (EP) Zone and Residential One –'D' (R1-D) Zone, with Exception 211 [R1-D, with Exception 211]
19-2023	April 17, 2023	Exception 212 - Z5/21 OPA21-A3 SP12/22	45, 46	To rezone the subject lands municipally known as 101 Pickering Beach Road and 235 Bayly Street East from Agricultural (A) Zone and Institutional – 'A' (I-A) Zone, with Exception 98 [I-A, Exception 98] to Residential Multiple Four (RM4) Zone, with Exception 212 [RM4, Exception 212] and Environmental Protection (EP) Zone
36-2023	June 19, 2023	Z1/23	28, 29	To rezone lands municipally known as 527 Kingston Road West, from Village Core Mixed Use Three (VC3) Zone to Village Core Mixed Use Three (VC3) Zone, with a Temporary Use [VC3 (T)] to allow a detached dwelling as an addition permitted use (temporary). The temporary use permissions are in effect between June 19, 2023 and June 19, 2026.
38-2023	June 19, 2023	Exception 213 - Z3/20 OPA20-A2	31	To rezone lands municipally known as 21 and 23 Harwood Avenue South, from Uptown Mixed Use (UC) Zone, with Exception 69 [UC, Exception 69] to Uptown Mixed Use (UC) Zone, with Exception 213 [UC, Exception 213] and to rezone the portion of the subject lands, municipally known as 100, 101, and 102 Heron Street, from Residential One –'B' (R1-B) Zone to Uptown Mixed Use (UC) Zone, with Exception 213 [UC, Exception 213].

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
45-2023	September 5, 2023	Exception 214 - Z4/21 OPA21-A2	36	To rezone lands municipally known as 190 Westney from Prestige Employment (PE) Zone to GO Station Mixed Use (GS) Zone with a Holding Provision (H) and Exception 214 [GS(H), Exception 214].
58-2023	October 23, 2023	Exception 216 - Z3/22 OPA23-A1 S-A-2022-01	7, 14	To rezone lands on the west side of Church Street North, north of the Hydro Corridor from the Agricultural (A) Zone to various Residential Zones (Residential One – ‘D’ (R1-D) Zone, Residential One – ‘F’ (R1-F) Zone, Residential Two - B (R2-B) Zone), Open Space (OS) Zone and Environmental Protection (EP) Zone; and to establish Exception 216 for the Residential Zones in order to set development standards that would implement the proposed development of single detached dwellings and street townhouse dwellings
59-2023	October 23, 2023	Exception 218 - Z2/22 SPA8/22	29	To establish Exception 218 to permit a day care facility and establish a minimum number of parking spaces at 479 Kingston Road West
60-2023	October 23, 2023	Exception 217 - Z3/21 OPA23-A1 S-A-2021-01	7, 14	To rezone lands on the east side of Church Street North, north of the Hydro Corridor from the Agricultural (A) Zone and Private Open Space (POS) Zone to various Residential Zones (Residential One – ‘E’ (R1-E) Zone, Residential One – ‘F’ (R1-F) Zone, and Residential Two – ‘B’ (R2-B) Zone), Open Space (OS) Zone and Environmental Protection (EP) Zone; and to establish Exception 217 to regulate new residential uses and set development standards that would implement the proposed development of single detached dwellings and street townhouse dwellings

By-Law	Enacted	File/ Reference	Schedule	Explanation
70-2023	November 27, 2023	Exception 208 - Z2/23 OPA23-A2 SP8/17	33	<p>To amend Zoning Exception 208, which was established for 310 Kingston Road East through By-law Number 50-2022. Exception 208 permits site-specific development standards, including maximum tower floor plate sizes, for the development of a 25-storey mixed use building, subject to the provision of public/social benefits.</p> <p>This By-law amends Exception 208 as follows:  Modifies site-specific development standards, such as the maximum number of dwelling units permitted, the minimum number of parking spaces required, and the minimum setback requirements from the west interior side lot line; Increases the maximum tower floor plate sizes; and  Modifies the details of the required public/social benefits (rental tenure; and a minimum percentage of barrier-free, family-sized, and affordable dwelling units)</p>
75-2023	December 11, 2023	N/A	All	<p>Extension of the Temporary Use By-law to enable licensed and unlicensed accessory outdoor patios associated with a Restaurant and Restaurant, Drive-thru, to be temporarily located in parking lots, parking spaces, and landscape buffers. Originally established through the passing of By-law 26-2020 and extended through the passing of By-laws 41-2020 and 72-2021. The current by-law represents a further extension of the temporary use permissions to continue for an additional period of three years until December 3, 2026.</p>

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
20-2024	March 25, 2024	Exception 126 - Z1/22 OPA22-A1	8	<p>To rezone the lands on the north side of Ravenscroft Road, northeast of Paulynn Park and south of the East Duffins Creek from Agricultural (A) Zone to Residential Multiple Six (RM6) Zone with Holding Provision(H) [RM6(H)]; and from Agricultural (A) Zone and Private Open Space (POS) Zone to Environmental Protection (EP) Zone.</p> <p>Establish Exception 126 for the Residential Multiple Six (RM6) Zone to permit and to set development standards for 48 back-to-back stacked townhouse dwellings.</p> <p>Establish a Holding Provision (H) requiring execution of a site plan agreement, conveyance of land to the Toronto and Region Conservation Authority (TRCA), implementation of Environment Impact Study (EIS) recommendations, securement of Transportation Demand Management (TDM) strategies, submission of revised Noise Study, and execution of Regional Servicing Agreement.</p>
34-2024	May 21, 2024	Z1/24	20	<p>To rezone the lands on the west side of Riverside Drive (formerly addressed as 850 Riverside Drive), south of Foxtrot Lane from Country Residential (CR) Zone to Environmental Protection (EP) Zone and to Residential One –'D' (R1-D) Zone, to facilitate the development of 5 single detached dwellings.</p>
35-2024	May 21, 2024	Exception 215 - Z2/24	29	<p>To establish Exception 215 to permit a retirement home and set development standards at 456 Kingston Road West.</p>

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
38-2024	June 24, 2024	Exception 219 - Z3/24 OPA24-A1 SP5/19	43	To establish Exception 219 for the Downtown Central Area - Mixed Use (DCA/MU) Zone and set development standards to implement a proposed mixed-use development at the northwest corner of Monarch Avenue and Bayly Street West (municipally known as 282 Monarch Avenue).
42-2024	June 24, 2024	SPA1/20 SPA9/21 SPA9/22	19 & 26	To remove the Holding Provision (H) imposed by By-law 95-2003 from the subject lands municipally known as 789 Salem Road North, 210 Kerrison Drive East and 689 Salem Road North.
49-2024	August 13, 2024	Exception 212 - Z6/24 OPA24-A2	45 & 46	The amend Exception 212 (Southeast corner of Bayly Street East and Pickering Beach Road) which modifies site-specific development standards, such as the maximum number of dwelling units permitted, the maximum height and the minimum number of parking spaces required; and adds requirements for public/social benefits (car share/micro transit and affordable housing).
60-2024	September 16, 2024	Exception 193 - Z7/24 OPA24-A3	15	To rezone a portion of the southeast corner of Rossland Road West and Harkins Drive from the Neighbourhood Commercial (NC) Zone to the Residential Multiple Six (RM6) Zone with Exception 193 [RM6, Exception 193] to establish consistent zoning for the subject lands and amend Exception 193 (to establish new permitted uses, development standards, etc.) in order implement the proposed development of stacked townhouse dwellings on the subject lands.

By-Law	Enacted	File/ Reference	Schedule	Explanation
66-2024	October 21, 2024	Exception 226 - Z15/24 OPA24-A11	18	To rezone 154 Rossland Road East from Prestige Employment (PE) Zone to Residential Multiple Four (RM4) Zone, Holding Provision (H), with Exception 226 [RM4(H), Exception 226]; Establish various development standards for the subject lands under Exception 226; and Implement a Holding Provision (H) establishing the conditions of an agreement with the Town of Ajax for the provision of affordable dwelling units to facilitate a residential development consisting of approximately 548 dwelling units within a high-rise building
68-2024	October 21, 2024	Exception 227 - Z16/24 OPA24-A12	9	To rezone the lands located immediately north of 1901 Harwood Avenue North from Prestige Employment (PE) Zone, with Exception 162 [PE, Exception 162] to Local Commercial (LC) Zone, Holding Provision (H), with Exception 227 [LC(H), Exception 227]; and establish various development standards for the subject lands under Exception 227 to facilitate a residential mixed-use development containing approximately 666 dwelling units; and Implement a Holding Provision (H) establishing the conditions of an agreement with the Town of Ajax for the provision of affordable dwelling units and requiring clearance from the Canadian Pacific Railway Company for setback(s) from any building(s) and structure(s) on the subject lands to the adjacent Canadian Pacific Railway right-of-way

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
70-2024	October 21, 2024	Exception 228 - Z17/24 OPA24-A13	42	To rezone lands municipally known as 493 Bayly Street West from Prestige Employment (PE) Zone to Environmental Protection (EP) Zone and GO Station Mixed Use (GS) Zone, Holding Provision (H), with Exception 228 [GS(H), Exception 228]; establish various development standards for the subject lands under Exception 228, to facilitate a high-rise residential mixed-use development; and implement a Holding Provision (H) establishing the conditions of an agreement with the Town of Ajax for the provision of affordable dwelling units, and conveyance of environmentally significant land including associated vegetation protection zone/buffer zone to the Toronto and Region Conservation Authority (TRCA)
82-2024	December 9, 2024	Exception 223 - Z8/24 OPA24-A5	42, 43	To rezone 425 Bayly Street West from the Automobile Commercial (AC) Zone and Prestige Employment (PE) Zone to the GO Station Mixed Use (GS) Zone; establish Exception 223 to permit a range of uses and set development standards that would facilitate a high-rise residential mixed-use development; and implement a Holding Provision (H) establishing the conditions of an agreement with the Town of Ajax for the provision of affordable dwelling units, and establishment of a right-of-way easement with the abutting property to the south (325 Westney Road South)
85-2024	December 9, 2024	Exception 222 - Z10/24	28	To establish Exception 222 to permit an office use within the existing preserved dwelling at the lands municipally known as 22 Church Street North and implement site-specific development standards

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
07-2025	January 20, 2025	Exception 224 - Z5/24	49	To establish site-specific Exception 224 for the lands municipally known as 725 Westney Road South, to permit an indoor shooting range and accessory retail sales outlet for the retail or wholesale sale of products warehoused on the premises; and to set development standards
12-2025	February 18, 2025	Exception 225 - Z18/24 OPA24-A14	18, 19	To establish site-specific Exception 225 for the lands municipally known as 1120, 1130, 1140, 1150, 1160, 1190 and 1200 Salem Road North to permit additional uses not identified in Exception 163, prohibit specific uses, and set development standards (lands are also subject to Exception 163)
23-2025	March 24, 2025	Z2/25-Town-initiated	All	Town-initiated Zoning By-law Amendment to permit up to four (4) residential units per lot on lots containing a detached dwelling, semi-detached dwelling or street townhouse dwelling, introduce new definitions and standards to ensure safety and alignment with Provincial legislation and plans; and update existing standards to better accommodate new units.
33-2025	April 22, 2025	N/A	57	To rezone the lands at the southeast corner of Range Line Road and Pickering Beach Road (municipally known as 951 Pickering Beach Road) from Residential One - 'B' (R1-B) Zone, with Exception 18 [R1-B, Exception 18] to Residential Two-'B' (R2-B) Zone

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
36-2025	April 22, 2025	Exceptions 196 and 230 - Z3/25 ROPA25- Ajax1 OPA25-A1	25	To rezone the lands municipally known as 400 and 430 Salem Road North from the Prestige Employment (PE) Zone/Automobile Commercial (AC) Zone with a Holding Provision (H) and Exception 196 [PE/AC(H), Exception 196] to Local Commercial (LC) Zone with a Holding Provision (H) and Exception 230 [LC(H), Exception 230] to permit a range of uses and set development standards to implement the proposed mixed use development; and, place a Holding Provision (H) that establishes the conditions of an agreement with the Town of Ajax for the provision of affordable dwelling units.
51-2025	May 20, 2025	Exception 229 - Z9/24 OPA24-A6 S-A-2024-01	7	To rezone the lands municipally known as 1564 Church Street North from Agricultural (A) Zone to various Residential Zones [Residential One – 'D' (R1-D) Zone, Residential Multiple Six (RM6) Zone], to Environmental Protection (EP) Zone, and to Open Space (OS) Zone  To establish a site-specific Exception 229 within the Residential Zones to set development standards that will implement the proposed development of single detached dwellings and condominium townhouse dwellings
58-2025	September 20, 2024	O. Reg. 365/24	40	To apply Minister's Zoning Order O. Reg. 365/24 to a portion of the lands municipally known as 650 Beck Crescent to permit apartment dwellings within a mixed-use building, commercial school, hotel, and uses permitted in the Local Commercial (LC) Zone with the exception of a drive-thru facility, dry cleaning establishment and drive-thru restaurant; and to establish development standards

<b>By-Law</b>	<b>Enacted</b>	<b>File/ Reference</b>	<b>Schedule</b>	<b>Explanation</b>
59-2025	September 20, 2024	O. Reg. 366/24	25, 32, 33	To apply Minister's Zoning Order O. Reg. 366/24 to the southeast corner of Salem Road North and Kerrison Drive East to zone the lands as Uptown Mixed-Use (UC) Zone; to establish specific residential and non-residential permitted uses; and to establish development standards
60-2025	September 20, 2024	O. Reg. 367/24	9	To apply Minister's Zoning Order O. Reg. 367/24 to the lands municipally known as 1542 Harwood Avenue North to permit a maximum of 198 apartment dwelling units and to establish development standards
61-2025	September 20, 2024	O. Reg. 368/24	18	To apply Minister's Zoning Order O. Reg. 368/24 to lands at the southwest corner of Salem Road North and Penn-Gaskell Drive to permit an apartment dwelling, long-term care home, retirement home, hotel, commercial school, and uses permitted in the Local Commercial (LC) Zone with the exception of a drive-thru facility, dry cleaning establishment and drive-thru restaurant; and to establish development standards
79-2025	October 20, 2025	Exception 150 - Z19/24	13	To amend Exception 150 for the lands municipally known as 880 Rossland Road West to set development standards that would implement the development of an 8-storey apartment building with 83 dwelling units
86-2025	November 17, 2025	Exception 231 – Z20/24	38	To remove Exception 58 and add new site-specific Exception 231 for the lands municipally known as 33 Hunt Street (south side of Hunt Street between Harwood Avenue South and Commercial Avenue) to permit increased height and set development standards that would implement the development of 3 buildings ranging in height from 16 to 30 storeys with 856 residential units and 863m <sup>2</sup> of retail

By-Law	Enacted	File/ Reference	Schedule	Explanation
87-2025	November 17, 2025	Z5/25	38	To establish temporary use permissions for a crisis care facility on the lands municipally known as 126, 128, 130, 132, 136, 138, 140 and 142 Commercial Avenue; temporary use permissions expire November 17, 2028; Temporary Use By-law was repealed on January 19, 2026 by By-law 02-2026
02-2026	January 19, 2026	N/A	38	Repeals By-law 87-2025 to terminate the temporary use permissions for a crisis care facility on the lands municipally known as 126, 128, 130, 132, 136, 138, 140 and 142 Commercial Avenue

**This consolidation is for purposes of convenience only. For accurate reference, recourse should be made to the original approved documents.**

Copies of Amendments can be obtained from the Clerk's Department or Planning and Development Services.