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## **Section 10: Minister's Zoning Orders**

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**Filed with the Registrar of Regulations  
Déposé auprès du registrateur des règlements**

**JUL 31 2020**

**Number (O.Reg.)  
Numéro (Règl. de l'Ont.)** **438/20**

***Amended by O. Reg. 455/22 (April 29, 2022)***

**ONTARIO REGULATION**

made under the

**PLANNING ACT**

**ZONING ORDER-TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM**

**TOWN OF AJAX BY-LAW NUMBERS 29-2020 and 86-2022**

Figure 1: Ontario Regulation 438/20 (filed July 31, 2020), as amended by O. Reg.  
455/22 (April 29, 2022)

## **Definitions**

1. In this Order,

"accessory", means a use, building or structure that is normally incidental or subordinate to a principal use, building or structure located on the same lot, including but not limited to,

- (a) places of assembly,
- (b) offices,
- (c) coffee shops and restaurants used in conjunction with the other uses on the lot,
- (d) dining facilities,
- (e) medical clinics,
- (f) nursing stations,
- (g) personal service shops,
- (h) recreation facilities,
- (i) retail shops,
- (j) research, development and training facilities,
- (k) daycare facilities,
- (l) adult daycare facilities, and
- (m) community centres;

"long-term care home" has the same meaning as in the *Long-term Care Homes Act, 2007*;

"retirement home" has the same meaning as in the *Retirement Homes Act, 2010*;

"Zoning by-law" means the Town of Ajax Comprehensive Zoning By-law, 95-2003, as amended.

## **Application**

2. (1) This Order applies to lands in the Town of Ajax, in the Regional Municipality of Durham, in the Province of Ontario, being the lands outlined in red on a map numbered 305 and filed at the Toronto Office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

(2) For the purposes of this Order, the lands described in subsection (1) shall be considered a single lot.

(3) Despite any future severance, partition or division of the lands described in subsection (1), this Order shall apply as if no severance, partition or division occurred.

### **Permitted uses**

3. Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in section 2, except,
- (a) a 198-bed capacity long-term care home and accessory uses; and
  - (b) a 320-unit retirement home and accessory uses.

### **Zoning requirements**

4. The zoning requirements for the lands set out in section 2 are as follows:
- 1. The long-term care home and retirement home referred to in section 3 shall meet the zone standards set out in subsection 6.5.2, I-A Institutional – A, of the zoning by-law.
  - 2. Despite paragraph 1, a minimum 30-metre building setback is required from a railway right-of-way.
  - 3. The minimum required parking spaces at the long-term care home is one parking space per three beds in the long-term care home.
  - 4. The minimum required parking spaces at the retirement home is 0.5 parking spaces per unit for residents plus 0.25 parking spaces per unit reserved for visitors
  - 5. In addition to the minimum required parking spaces set out in paragraphs 3 and 4, parking shall be provided for persons with disabilities in accordance with the Accessibility for Ontarians with Disabilities Act, 2005.
  - 6. A minimum of two loading spaces shall be provided.
  - 7. The minimum building height is 6 metres.
  - 8. The maximum building height is 12 storeys.
  - 9. The minimum landscaped open space is 25 per cent.
  - 10. Despite the zone standards set out in subsection 6.5.2, I-A Institutional – A, of the zoning by-law, the minimum front yard setback and the interior side yard setback are each 6 metres.

### **Terms of use**

5. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure was lawfully so used on the day this Order comes into force.
- (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased and its original use is not altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

**Deemed by-law**

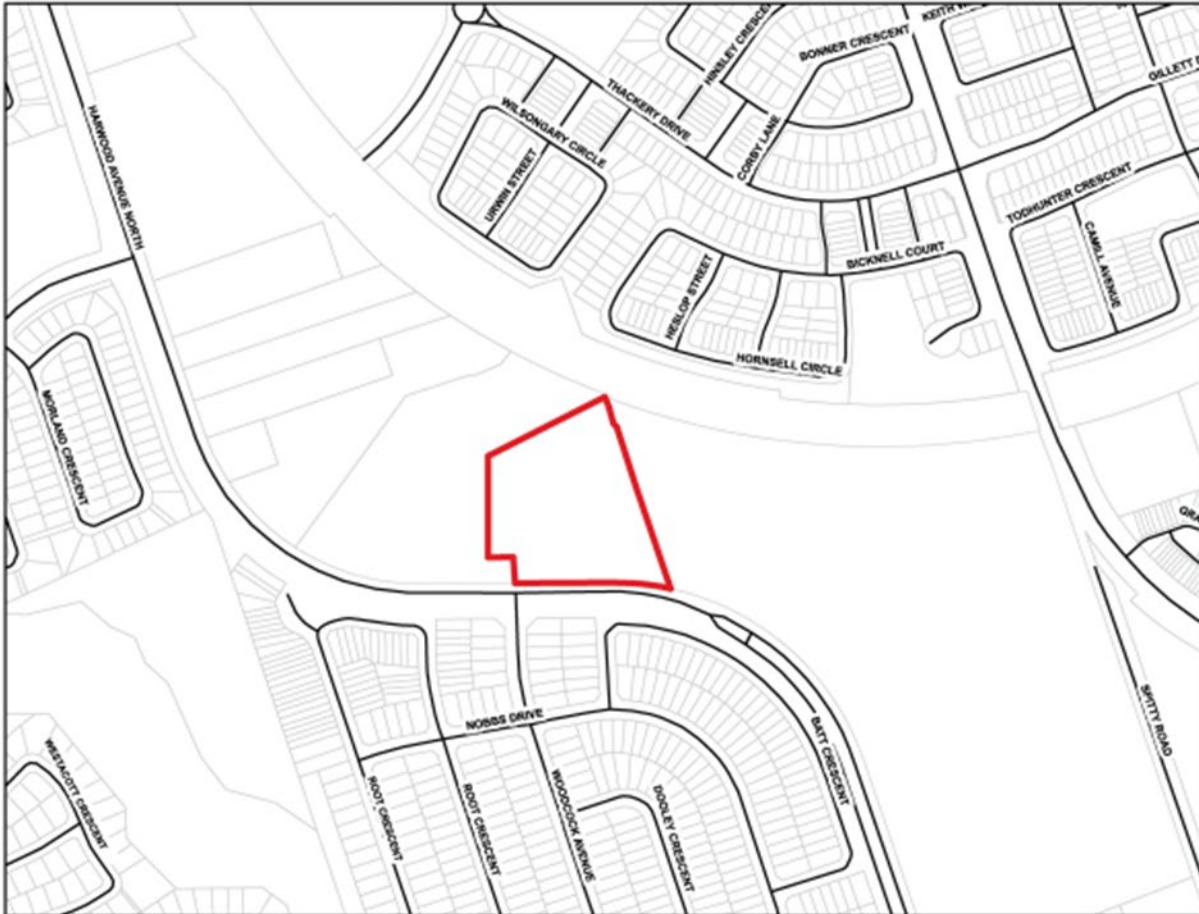
6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the Town of Ajax.






**Commencement**

7. **This Regulation comes into force on the day it is filed.**

*(Continued on next page)*

**Part of Lot 8, Concession 3  
Town of Ajax, Regional Municipality of Durham**



<p><b>MAP No. 305</b></p> <p>Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario, Planning Act</p> <p>Ontario Regulation: 455/22</p> <p>Date: April 29, 2022</p> <p>Original Signed By: Assistant Deputy Minister, Municipal Services Division, Ministry of Municipal Affairs and Housing</p>	<p><b>LEGEND</b></p> <p> Lands Subject to Zoning Order</p> <p> Roads</p> <p> Assessment Parcel</p> <p align="center">0    70    140    280 Metres 1 cm equals 59 metres</p>	<p align="right">Ontario </p> <p align="right">Map North (Degrees): 0° </p> <p align="center"><b>THIS IS NOT A PLAN OF SURVEY</b> Information provided by the Ministry of Municipal Affairs and Housing, under licence with the Ministry of Natural Resources. © 2022, Queen's Printer for Ontario.</p>
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This is map no. 305 referred to in a Minister's Zoning Order Amendment. It shows lands which are located in Part of Lot 8, Concession 3, Town of Ajax, Regional Municipality of Durham. We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>). On request, we can arrange for accessible formats and communications supports. Please contact MMAH by email ([mininfo@ontario.ca](mailto:mininfo@ontario.ca)) for regulation details.

Figure 2: Map Number 305 showing the lands subject to Ontario Regulations 438/20 and 455/22.

**Filed with the Registrar of Regulations  
Déposé auprès du registrateur des règlements**

**AUG 28 2020**

**Number (O.Reg.)  
Numéro (Règl. de l'Ont.)** **475/20**

***Amended by O.Reg. 261/21 (April 6, 2021)***

**ONTARIO REGULATION**

made under the

**PLANNING ACT**

**ZONING ORDER-TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM**

**TOWN OF AJAX BY-LAW NUMBERS 30-2020 and 85-2021**

Figure 3: Ontario Regulation 475/20 (filed August 28, 2020), as amended by O. Reg. 261/21 (April 6, 2021)

## Definitions

1. In this Order,

"accessory", when used to describe a use, building or structure, means a use, building or structure that is normally incidental or subordinate to a principal use, building or structure located on the same lot, including but not limited to,

- (a) an above-ground parking structure used in conjunction with the other uses on the lot,
- (b) activity rooms,
- (c) administrative offices,
- (d) coffee shops and restaurants used in conjunction with the other uses on the lot,
- (e) a community facility,
- (f) community gardens,
- (g) dining facilities,
- (h) doctors' offices,
- (i) nursing stations,
- (j) personal service shops used in conjunction with the other uses on the lot, and
- (k) retail shops used in conjunction with the other uses on the lot;

"community facility" means a multi-purpose facility that offers a variety of programs of a medical, therapeutic, recreational, cultural, day care, social, community service, informational or instructional nature, and may include, as a portion of it, a medical clinic if the clinic does not provide for overnight stays;

"long-term care home" has the same meaning as in the *Long-term Care Homes Act, 2007*;

"retirement home" has the same meaning as in the *Retirement Homes Act, 2010*;

"zoning by-law" means Zoning By-law 95-2003 of the Town of Ajax.

## Application

2. (1) This Order applies to lands in the Town of Ajax in the Regional Municipality of Durham, in the Province of Ontario, being the lands identified on a map numbered 263 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

(2) For the purposes of this Order, the lands described in subsection (1) are considered to be a single lot.

### **Non-application of s. 41 of the Act, site plan control area**

3. Section 41 of the Act does not apply to the lands described in subsection 2(1) of this Order.

### **Matters that may be dealt with in agreement.**

4. Each person who owns all or any part of the lands described in subsection 2(1) shall enter into one or more agreements with the Town of Ajax dealing with the matters listed in subsection 47 (4.4) of the Act.

### **Permitted uses**

5. In addition to the uses permitted by the zoning by-law on the lands described in subsection 2(1), the following uses are permitted:

1. A 320-bed long-term care home.
2. A retirement home.
3. Accessory uses, buildings and structures.

### **Zoning requirements**

6. The zoning requirements for the lands described in subsection 2(1) are as follows:

1. The minimum setback from the front lot line is 2.0 metres.
2. The minimum setback from the exterior lot line is 2.0 metres.
3. No minimum front or exterior build-within areas are required.
4. No minimum length of building wall is required to be located within the front or exterior side yard build-within areas.
5. The lot coverage for all buildings, including underground parking covered by landscaped open space and any above-ground parking structure, is a minimum of 25 per cent.
6. The minimum amount of landscaped open space is 10 per cent.
7. The maximum amount of surface parking, driveways, loading and service areas, excluding private roads, is 40 per cent.
8. The minimum amount of development on the lot is a floor space index of 0.9.
9. Parking shall be provided for persons with disabilities in accordance with the requirements under the Accessibility for Ontarians with Disabilities Act, 2005.
10. A principal entrance of each long-term care home and retirement home shall face Harwood Avenue or a public street.
11. A minimum of one parking space per four long-term care beds shall be provided.
12. Section 5.4 iii) of the zoning by-law shall apply to the lands described in subsection 2(1).
13. The minimum setback from an interior side lot line and a rear lot line to a parking structure is 3.0 metres.

### **Terms of use**

7. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
- (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.
- (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

### **Deemed by-law**

8. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the Town of Ajax.





### **Commencement**

9. **This Regulation comes into force on the day it is filed.**

*(Continued on next page)*

Part of Lot 9, Range 3, Broken Front Concession  
Town of Ajax, Regional Municipality of Durham.



<p><b>MAP No. 263</b></p> <p>Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario,</p> <p>Planning Act</p> <p>Ontario Regulation: 261/21</p> <p>Date: April 6, 2021</p> <p>Original Signed By: Minister of Municipal Affairs and Housing</p>	<p><b>LEGEND</b></p> <p> Lands Subject to Zoning Order</p> <p> Assessment Parcel</p> <p> Roads</p> <p style="text-align: right;">0 30 60 120 Scale Bar - Metres </p>
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Map Description:  
This is map no. 263 referred to in a Minister's Zoning Order. It shows lands which are located in Part of Lot 9, Range 3, Broken Front Concession, Town of Ajax, Regional Municipality of Durham.

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Figure 4: Map Number 263 showing the lands subject to Ontario Regulations 475/20 and 261/21.

**Filed with the Registrar of Regulations  
Déposé auprès du registrateur des règlements**

**NOV 15 2021**

**Number (O.Reg.)  
Numéro (Règl. de l'Ont.)** **773/21**

**ONTARIO REGULATION**

made under the

**PLANNING ACT**

**ZONING ORDER-TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM**

**TOWN OF AJAX BY-LAW NUMBER 84-2021**

Figure 5: Ontario Regulation 773/21 (filed November 15, 2021)

## **Definitions**

1. In this Order,

“Zoning By-law” means the Town of Ajax Zoning By-Law No. 95-2003.

## **Application**

2. This Order applies to lands in the Town of Ajax, in the Regional Municipality of Durham, in the Province of Ontario, being the lands outlined in red on the map numbered 276 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

## **Prestige Employment Zone**

3. (1) This section applies to the lands located in the area shown as the Prestige Employment Zone on the map referred to in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for the uses permitted in the Prestige Employment Zone under the Zoning By-law.

(3) The zoning requirements for the Prestige Employment Zone set out in the Zoning By-law apply to the lands described in subsection (1), with the following exceptions:

1. An accessory retail sales outlet shall not exceed 20 per cent of the total gross floor area of the premises in which it is located.
2. The maximum gross floor area of an accessory retail sales outlet is 500 square metres.
3. A single-unit building containing any of the following shall be permitted only as ancillary to a principal building on a lot:
  - i. A day care facility.
  - ii. A dry cleaning establishment.
  - iii. A financial institution.
  - iv. A personal service shop.
  - v. A restaurant.
  - vi. A restaurant drive-thru.
  - vii. A service or repair shop.
  - viii. A veterinary clinic.
4. The maximum gross floor area of a single-unit building is 350 square metres.
5. The aggregate ground floor area of all single-unit buildings shall be limited to 15 per cent of the total ground floor area for all buildings on the property.
6. A maximum of two rows of parking shall be permitted in the front yard and exterior side yard.

7. The combined number of parking spaces in the front yard and exterior side yard shall not exceed 60 per cent of the total number of parking spaces provided.
8. Trailer parking for short-term staging shall be permitted only in the interior side yard.

### **Environmental Protection Zone**

4. (1) This section applies to the lands located in the area shown as the Environmental Protection Zone on the map referred to in section 2.
  - (2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for the uses permitted in the Environmental Protection Zone under the Zoning By-law.

### **Terms of use**

5. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.
  - (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure was lawfully so used on the day this Order comes into force.
  - (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.
  - (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

### **Deemed by-law**

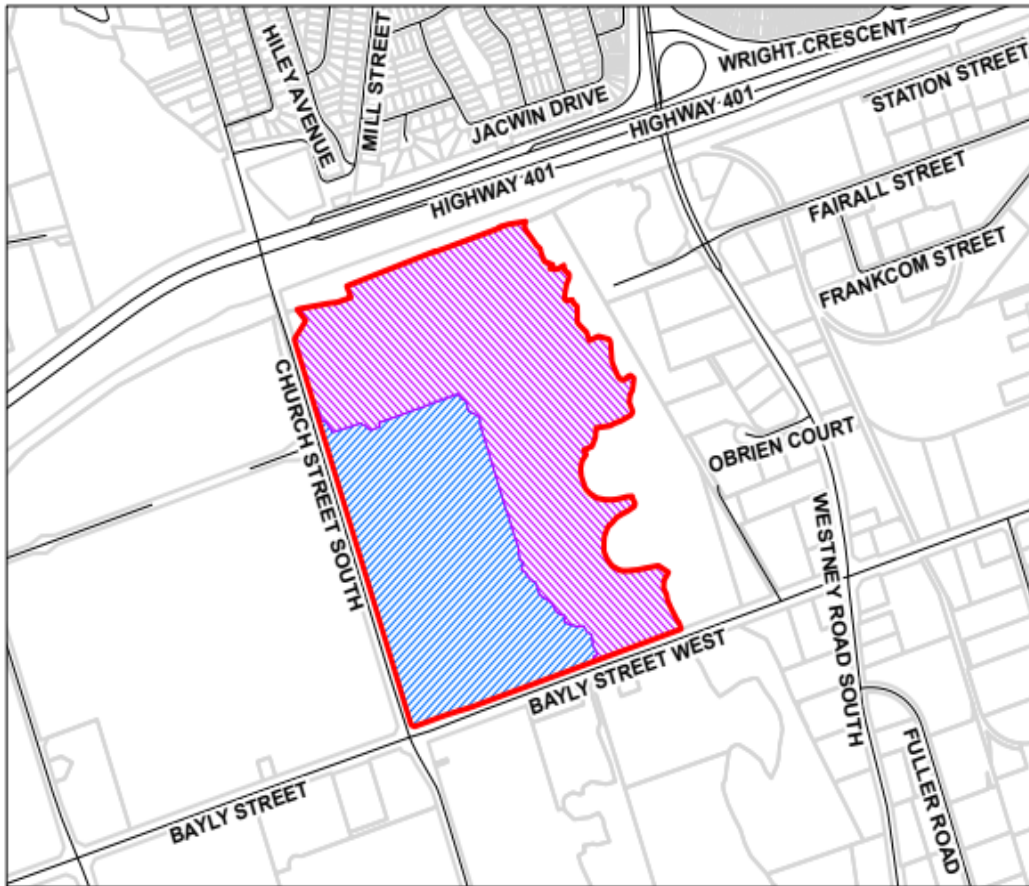
6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the Town of Ajax.

### **Commencement**

7. **This Regulation comes into force on the day it is filed.**

*(Continued on next page)*

Part of Lots 13 and 14, Concession 1, Town of Ajax,  
Regional Municipality of Durham



**MAP No. 276**

Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario,

Planning Act

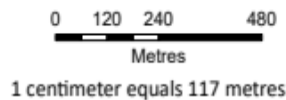
Ontario Regulation: 773/21

Date: November 15, 2021

Original Signed By: Minister of Municipal Affairs and Housing

**LEGEND**

-  Subject Lands
-  Environmental Protection Zone (EP)
-  Prestige Employment Zone (PE)
-  Roads
-  Assessment Parcel



**Map Description:**

This is map no. 276 referred to in a Minister's Zoning Order. It shows lands which are located in Part of Lots 13 and 14, Concession 1, Town of Ajax, Regional Municipality of Durham. We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>). On request, we can arrange for accessible formats and communications supports. Please contact MMAH by email ([mininfo@ontario.ca](mailto:mininfo@ontario.ca)) for regulation details.

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Figure 6: Map Number 276 showing the lands subject to Ontario Regulation 773/21.

**ONTARIO REGULATION 365/24**

made under the

**PLANNING ACT**

Made: September 20, 2024

Filed: September 20, 2024

Published on e-Laws: September 20, 2024

Published in *The Ontario Gazette*: October 5, 2024

**ZONING ORDER — TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM**

**TOWN OF AJAX BY-LAW NUMBER 58-2025**

## **Definitions**

### **1. In this Order,**

“base building” means the lower, above-grade portion of a segmented, multi-floor building with a larger footprint and lesser setback to the street than the upper portions of the building that measures between two and eight storeys in height and that is used to define an appropriate scale for a building in relation to adjacent streets and buildings;

“building tower” means the portion of a segmented tall building that is located above the base;

“long-term bicycle parking space” means a secured and weather-protected bicycle parking space equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and is available exclusively for the long-term use of a group of users, such as residents or employees, but excludes private storage lockers in multi-unit dwellings;

“short-term bicycle parking space” means a bicycle parking space within or outside a building equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and that is available for short-term use by the general public;

“zoning by-law” means Zoning By-law 95-2003 of the Town of Ajax.

## **Application**

**2.** This Order applies to lands in the Town of Ajax, in the Regional Municipality of Durham, in the Province of Ontario, being the lands outline in red on a map numbered 357 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

## **Permitted uses**

**3.** Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in section 2, except for,

- (a) apartment dwellings within a mixed-used building;
- (b) the non-residential uses permitted in the Local Commercial Zone described in section 6.3.1 of the zoning by-law, except for,
  - i. a drive-thru facility,
  - ii. a dry cleaning establishment, and
  - iii. a drive-thru restaurant;
- (c) commercial schools; and
- (d) hotels.

## **Zoning requirements**

4. The zoning requirements for the uses permitted under section 3 are the zoning requirements for the Local Commercial Zone set out in the zoning by-law with the following exceptions:
1. The minimum landscape buffer is 3 metres to all lot lines.
  2. The minimum lot frontage is 70 metres.
  3. The minimum lot depth is 20 metres.
  4. The maximum setback from the front lot line of 6 metres.
  5. The maximum setback from the exterior side lot line is 6 metres.
  6. The minimum setback from the interior side lot line is 3 metres.
  7. The minimum floor-to-finished ceiling height for the ground floor is 4 metres.
  8. The minimum building tower stepback from the edge of a base building facing a public street is 2 metres.
  9. There is no minimum setback to a below grade parking structure from all lot lines.
  10. There is no minimum setback to a day lighting triangle.
  11. No parking areas, driveway aisles, except approved driveway aisles that provide access to the property from the public street, or loading spaces are permitted between an adjacent street and any part of the building façade that runs parallel to the public street.
  12. A minimum of 50 per cent of the street frontage along Chambers Drive must be occupied by building walls constructed within the minimum and maximum setbacks from the front lot line.
  13. A minimum of 40 per cent of the street frontage along Beck Crescent must be occupied by building walls constructed within the minimum and maximum setbacks from the exterior side lot line.
  14. The minimum non-residential gross floor area is 5,400 square metres.
  15. The maximum building height is 25 storeys.
  16. The minimum building height is 11 metres.
  17. The minimum landscaped open space is 10 per cent.
  18. The minimum lot coverage is 40 per cent.
  19. The maximum area of all surface parking spaces, driveways and loading and service areas is 30 per cent.
  20. In addition to the permitted encroachments into required yards set out in section 4.2 of the zoning by-law, balconies are permitted to encroach a maximum permitted distance of 1.8 metres into a required yard setback or tower stepback above the building podium.

21. A minimum of one parking space per dwelling unit for the exclusive use of occupants shall be provided.
22. A minimum of 0.25 parking spaces per dwelling unit for the exclusive use of visitors shall be provided.
23. The parking space requirements for the non-residential uses described in clause 3 (b) must comply with the parking space requirements of the zoning by-law.
24. A minimum of 0.8 long-term bicycle parking spaces per dwelling unit shall be provided.
25. A minimum of 0.2 short-term bicycle parking spaces per dwelling unit shall be provided.
26. Interior short-term bicycle parking spaces shall be provided in a publicly accessible section of a building with a clearly marked and unobstructed access from the exterior of the building.
27. Exception 61 of the zoning by-law does not apply.

#### **Terms of use**

5. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.
  - (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
  - (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use is not altered.
  - (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

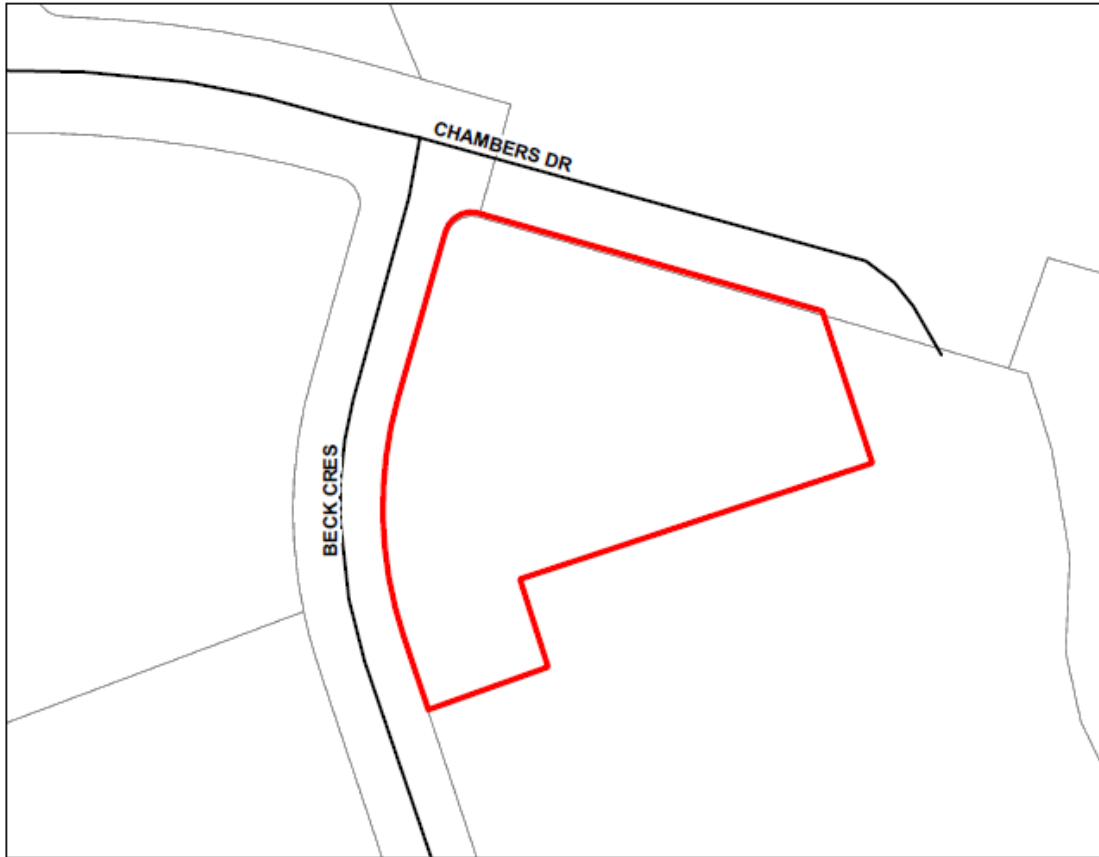
#### **Deemed by-law**

6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the Town of Ajax.

#### **Commencement**

7. **This Regulation comes into force on the day it is filed.**

*(Continued on next page)*



<p><b>MAP NO. 357</b></p> <p>Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario,</p> <p>Planning Act</p> <p>Ontario Regulation: 365/24</p> <p>Date: September 20, 2024</p> <p>Original Regulation Signed By: Minister of Municipal Affairs and Housing</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>— Roads</li> <li>□ Parcels</li> <li>▭ Subject Lands</li> </ul>	<p>Map North (Degrees): 0°</p> <p>0 15 30 60</p> <p>Metres</p> <p>1 cm equals 12 metres</p>
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**Map Description:**  
 This is map no. 357 referred to in a Minister's Zoning Order. It shows lands which are located in, Part of Lot 5, Concession 1, (Township of Pickering), Town of Ajax, Regional Municipality of Durham.  
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Figure 7: Map Number 357 showing the lands subject to Ontario Regulation 365/24.

**ONTARIO REGULATION 366/24**

made under the

**PLANNING ACT**

Made: September 20, 2024

Filed: September 20, 2024

Published on e-Laws: September 20, 2024

Published in *The Ontario Gazette*: October 5, 2024

**ZONING ORDER — TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM**

**TOWN OF AJAX BY-LAW NUMBER 59-2025**

## Definitions

### 1. In this Order,

“apartment dwelling” means a building consisting of four or more dwelling units which units have a common entrance from the street level and common halls and/or stairs, elevators and yards. This shall not prevent individual units at ground level within a building from having an independent entrance from the street level;

“base building” means the lower, above-grade portion of a segmented, multi-floor building with a larger footprint and lesser setback to the street than the upper portions of the building that measures between two and eight storeys in height and that is used to define an appropriate scale for a building in relation to adjacent streets and buildings;

“building tower” means the portion of a segmented tall building that is located above the base building;

“long-term bicycle parking space” means a secured and weather-protected bicycle parking space equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and is available exclusively for the long-term use of a group of users, such as residents or employees, but excludes private storage lockers in multi-unit dwellings;

“public parking garage” means a structure for the principal use of parking motor vehicles for the general public, provided with or without consideration on an hourly, daily or monthly basis, but excludes a structure used for the storage or display of motor vehicles that are for sale or hire;

“short-term bicycle parking space” means a bicycle parking space within or outside of a building equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and that is available for short-term use by the general public;

“zoning by-law” means Zoning By-law 95-2003 of the Town of Ajax.

## Application

2. This Order applies to lands in the Town of Ajax, in the Regional Municipality of Durham, in the Province of Ontario, being the lands outlined in red on a map numbered 355 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

### Uptown Mixed-Use Zone

3. (1) This section applies to the lands located in the area shown as Uptown Mixed-Use Zone on the map described in section 2.

(2) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection (1), except for the following:

1. An apartment dwelling.
2. A long-term care home, as defined in the *Fixing Long-Term Care Act, 2021*.

3. A retirement home, as defined in the *Retirement Homes Act, 2010*.
4. A convention centre.
5. A crisis care facility.
6. The non-residential uses permitted in the Uptown Mixed-Use Zone described in section 6.3.1 of the zoning by-law, with the following exceptions:
  - i. A drive-thru facility.
  - ii. A funeral home.
  - iii. A garden centre.
  - iv. A motel.
  - v. A motor vehicle rental depot.
  - vi. A nightclub.
  - vii. A drive-thru restaurant.
  - viii. A retail warehouse.
  - ix. A taxi depot.
7. The following institutional and public uses:
  - i. A community centre.
  - ii. Passive recreational uses.
  - iii. A public park.
  - iv. A public parking garage.
  - v. A recreational facility.
  - vi. A school.
  - vii. A stormwater management facility.

#### **General zoning requirements — Uptown Mixed-Use Zone**

4. (1) The zoning requirements set out in this section apply to the lands in the area shown as Uptown Mixed-Use Zone on the map referred to in section 2.
- (2) The provisions of the Uptown Mixed-Use Zone in sections 6.3.2 and 6.3.4 of the zoning by-law apply to the uses permitted under subsection 3 (2) of this Order, with the following exceptions:
  1. The maximum setback from a front lot line is 6 metres.
  2. The maximum setback from an exterior side lot line is 6 metres.
  3. There is no minimum setback from any lot line to an underground parking structure.
  4. There is no minimum setback to a day lighting triangle.

5. The minimum setback from a privately owned publicly accessible space is 3 metres.
  6. The minimum height of a building or structure is 11 metres.
  7. The maximum height of a building or structure is 25 storeys.
  8. The minimum floor-to-finished ceiling height for the ground floor is 4 metres.
  9. The minimum separation setback between base buildings when separated by a private road, excluding balconies and porches, is 18 metres.
  10. The maximum building tower floorplate for residential uses, excluding balconies, is 800 square metres.
  11. The minimum building tower separation is 25 metres.
  12. The minimum building tower setback to an interior side lot line or rear lot line that does not abut a park or privately owned publicly accessible space is 12.5 metres.
  13. The minimum building tower stepback from the edge of a base building is 2.5 metres.
  14. The maximum cumulative lot coverage for all surface parking, driveways and external loading and service areas, excluding private roads, is 30 per cent.
  15. The minimum lot coverage for all buildings, including underground parking structures covered by landscaped open space, and above ground parking structures is 40 per cent.
- (3) A maximum of 2,873 apartment dwelling units is permitted.
- (4) Despite subsection (3),
- (a) a maximum of 1,200 apartment dwelling units are permitted until 16,000 square metres of non-residential gross floor area have been constructed;
  - (b) a maximum of 1,700 apartment dwelling units are permitted until between 16,001 and 22,000 square metres of non-residential gross floor area have been constructed;
  - (c) a maximum of 2,200 apartment dwelling units are permitted until between 22,001 and 30,000 square metres of non-residential gross floor area have been constructed; and
  - (d) a maximum of 2,500 apartment dwelling units are permitted until between 30,001 and 40,000 square metres of non-residential gross floor area have been constructed.
- (5) A minimum gross floor area of 40,000 square metres in all buildings and structures, or part thereof, shall accommodate the non-residential uses permitted under paragraph 6 of subsection 3 (2) and the institutional uses permitted under subparagraphs 7 i and vi of subsection 3 (2).

- (6) A maximum gross floor area of 11,000 square metres for a hotel shall apply to the minimum gross floor area set out in subsection (5).
- (7) The minimum gross floor area set out in subsection (5) shall not include the gross floor area associated with a place of worship or public parking garage.
- (8) The non-residential uses and the institutional and public uses permitted under paragraphs 6 and 7 of subsection 3 (2) shall be located within a building containing one of the uses described in paragraphs 1 to 5 of subsection 3 (2), with the following exceptions:
  1. A community centre.
  2. A hotel.
  3. A school.
  4. An office within a building with a minimum height of three storeys, and that may include other permitted non-residential uses on the ground floor.
- (9) A minimum of 5 per cent of the gross floor area of a building containing residential uses shall be for the non-residential uses permitted under paragraph 6 of subsection 3 (2) until 40,000 square metres of non-residential gross floor area has been constructed on the lands located in the area shown as Uptown Mixed-Use Zone on the map described in section 2.
- (10) A minimum of 0.85 parking spaces per dwelling unit for the exclusive use of occupants shall be provided.
- (11) A minimum of 0.25 parking spaces per dwelling unit for the exclusive use of visitors shall be provided.
- (12) The parking space requirements for non-residential uses permitted under paragraph 6 of subsection 3 (2) shall comply with the requirements of the zoning by-law.
- (13) A minimum of 0.8 long-term bicycle parking spaces per dwelling unit shall be provided.
- (14) Long-term bicycle spaces shall be fully sheltered with secure access.
- (15) A minimum of 0.2 short-term bicycle parking spaces per dwelling unit shall be provided.
- (16) No parking space or drive aisle, with the exception of a drive aisle providing perpendicular access from a public street to the lot, shall be located within a front yard, exterior side yard or any yard that abuts a public street.
- (17) A two-way drive aisle or private road shall have a minimum width of 6.7 metres.
- (18) A minimum of 60 per cent of the street frontage along Salem Road North, Kerrison Drive East and Ringer Road shall be occupied by building walls constructed within the minimum and maximum setbacks from the front lot line or exterior side lot line.
- (19) The landscape buffer to all lot lines is 3 metres.

- (20) Despite paragraph 15 of subsection (2) and subsection (18), buildings are permitted to be constructed in phases if a Master Concept Development Plan is submitted that demonstrates, to the satisfaction of the Town of Ajax,
- (a) compliance with paragraph 15 of subsection (2) and subsection (18) upon final build-out, including compliance with the built frontage, lot coverage and density provisions set out in those provisions; and
  - (b) that each development undertaken shall be in accordance with the Master Concept Development Plan.

### **Privately-Owned Publicly Accessible Space (POPS) Zone**

5. (1) This section applies to the lands located in the area shown as Privately-Owned Publicly Accessible Space Zone on the map described in section 2.
- (2) Every use of land and every erection, location or use of any building or structure is prohibited on the land described in subsection (1), except for the following:
- 1. The uses permitted in the Open Space Zones under section 6.7.1 of the zoning by-law.
  - 2. A below grade parking structure.
- (3) A minimum lot area of 7,500 square metres shall be required for the Privately-Owned Publicly Accessible Space Zone.
- (4) The zoning requirements set out in section 6.7.2 of the zoning by-law for the Open Space Zones apply to the uses permitted under subsection (2) of this section.

#### **Terms of use**

6. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.
- (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.
- (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

#### **Deemed by-law**

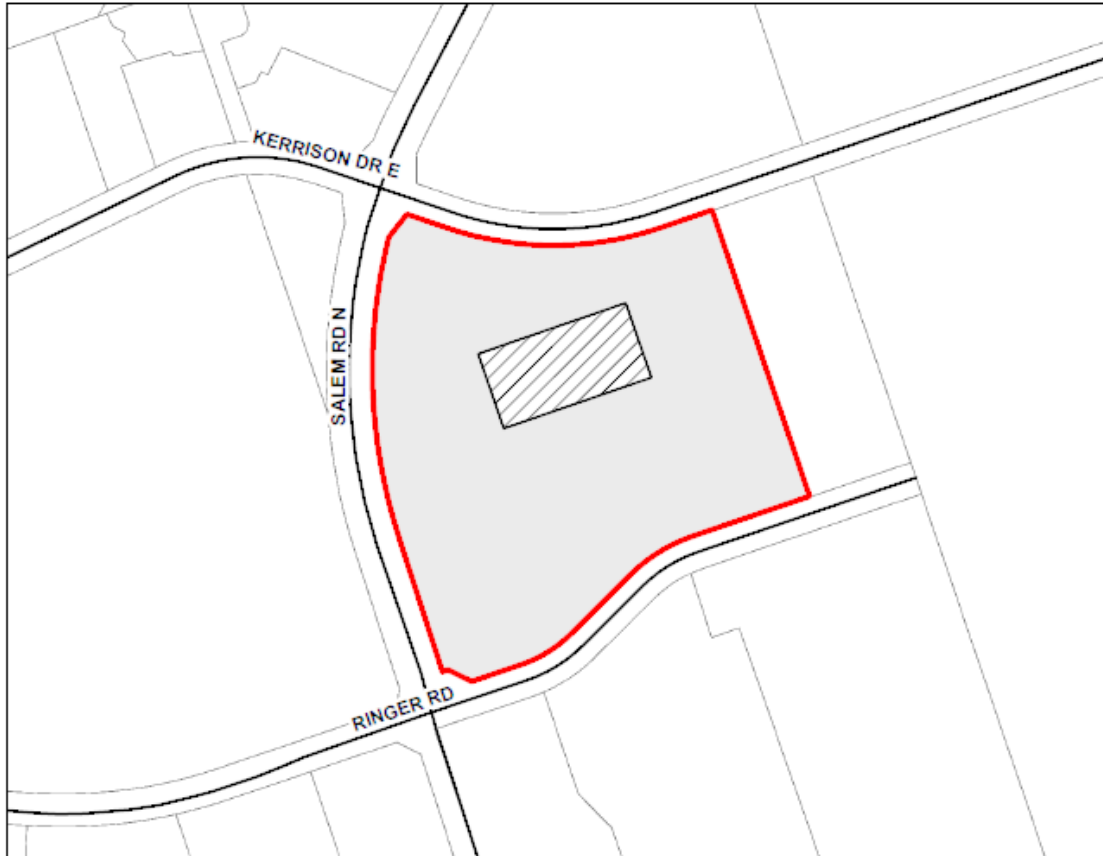
7. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the Town of Ajax.


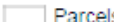
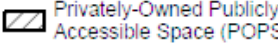
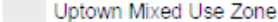
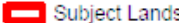

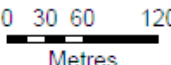
**Commencement**

**8. This Regulation comes into force on the day it is filed.**

*(Continued on next page)*

**Part of Lot 6 Concession 2 (Township of Pickering), Town of Ajax,  
Regional Municipality of Durham**



<p><b>MAP NO. 355</b></p> <p>Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario, Planning Act</p> <p>Ontario Regulation: 366/24</p> <p>Date: September 20, 2024</p> <p>Original Regulation Signed By: Minister of Municipal Affairs and Housing</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li> Roads</li> <li> Parcels</li> <li> Privately-Owned Publicly Accessible Space (POPS) Zone</li> <li> Uptown Mixed Use Zone</li> <li> Subject Lands</li> </ul>	<p align="center"> Map North (Degrees): 0°</p> <p align="center"> 0 30 60 120 Metres</p> <p align="center">1 cm equals 43 metres</p>
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**Map Description:**  
This is map no. 355 referred to in a Minister's Zoning Order. It shows lands which are located in, Part of Lot 6 Concession 2 (Township of Pickering), Town of Ajax, Regional Municipality of Durham.  
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**Figure 8: Map Number 355 showing the lands subject to Ontario Regulation 366/24.**

**ONTARIO REGULATION 367/24**

made under the

**PLANNING ACT**

Made: September 20, 2024

Filed: September 20, 2024

Published on e-Laws: September 20, 2024

Published in *The Ontario Gazette*: October 5, 2024

**ZONING ORDER — TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM**

**TOWN OF AJAX BY-LAW NUMBER 60-2025**

## **Definitions**

1. In this Order,

“base building” means the lower, above-grade portion of a segmented, multi-floor building with a larger footprint and lesser setback to the street than the upper portions of the building that measures between two and eight storeys in height and that is used to define an appropriate scale for a building in relation to adjacent streets and buildings;

“building tower” means the portion of a segmented tall building that is located above the base building;

“indoor amenity space” means common areas that are provided for recreational or social purposes for the exclusive use of the occupants of a building;

“long-term bicycle parking space” means a secured and weather-protected bicycle parking space equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and is available exclusively for the long-term use of a group of users, such as residents or employees, but excludes private storage lockers in multi-unit dwellings;

“short-term bicycle parking space” means a bicycle parking space within or outside a building equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and that is available for short-term use by the general public;

“zoning by-law” means Zoning By-law 95-2003 of the Town of Ajax.

## **Application**

2. This Order applies to lands in the Town of Ajax, in the Regional Municipality of Durham, in the Province of Ontario, being the lands outlined in red on a map numbered 358 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

## **Permitted uses**

3. Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in section 2 except for apartment dwellings.

## **Zoning requirements**

4. The zoning requirements for the use permitted under section 3 are the zoning requirements for the Residential Multiple Four Zone set out in section 6.2.2 of the zoning by-law with the following exceptions:

1. A maximum of 198 apartment dwelling units shall be built.
2. The minimum setback from the front lot line is 3 metres.
3. The maximum setback from the front lot line is 6 metres.
4. The minimum setback from the north interior side lot line is 3 metres.
5. The maximum setback from the north interior side lot line is 6 metres.
6. The minimum setback from the south interior side lot line is 15 metres.

7. The minimum setback from the rear lot line is 9 metres.
8. The minimum setback from a railway right-of-way is 30 metres.
9. The minimum height of a building or structure is 11 metres.
10. The maximum height of a building or structure is 10 storeys.
11. Elevator enclosures and mechanical penthouses may exceed the maximum height set out in paragraph 10 if the aggregate floor area does not exceed 15 per cent of the area of the roof of the building on which they are located.
12. The minimum floor-to-finished ceiling height for the ground floor is 4 metres.
13. The minimum building tower stepback from the edge of a base building is 2.5 metres.
14. A minimum of one parking space per dwelling unit for the exclusive use of occupants shall be provided.
15. A minimum of 0.25 parking spaces per dwelling unit for the exclusive use of visitors shall be provided.
16. Parking spaces or drive aisles, with the exception of a drive aisle providing access to the lands described in section 2 from a public street, are prohibited within the front yard.
17. No loading door shall face a public street.
18. A minimum of 0.8 long-term bicycle parking spaces per dwelling unit shall be provided.
19. A minimum of 0.2 short-term bicycle parking spaces per dwelling unit shall be provided.
20. Landscape buffers shall be provided in accordance with the following rules:
  - i. The minimum distance between a base building and a public street is 3 metres.
  - ii. The minimum distance between a parking area or drive aisle and a public street is 8 metres.
  - iii. The minimum distance between a parking area or drive aisle and an interior side lot line or rear lot line is 3 metres.
21. A minimum of 2 square metres of indoor amenity space and a minimum of 2 square metres of outdoor amenity space per dwelling unit shall be provided.

### **Terms of Use**

5. (1) Every use of land and every erection, location and use of buildings or structures shall be in accordance with this Order.  
  
(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully so used on the day this Order comes into force.

- (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use is not altered.
- (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

**Deemed by-law**

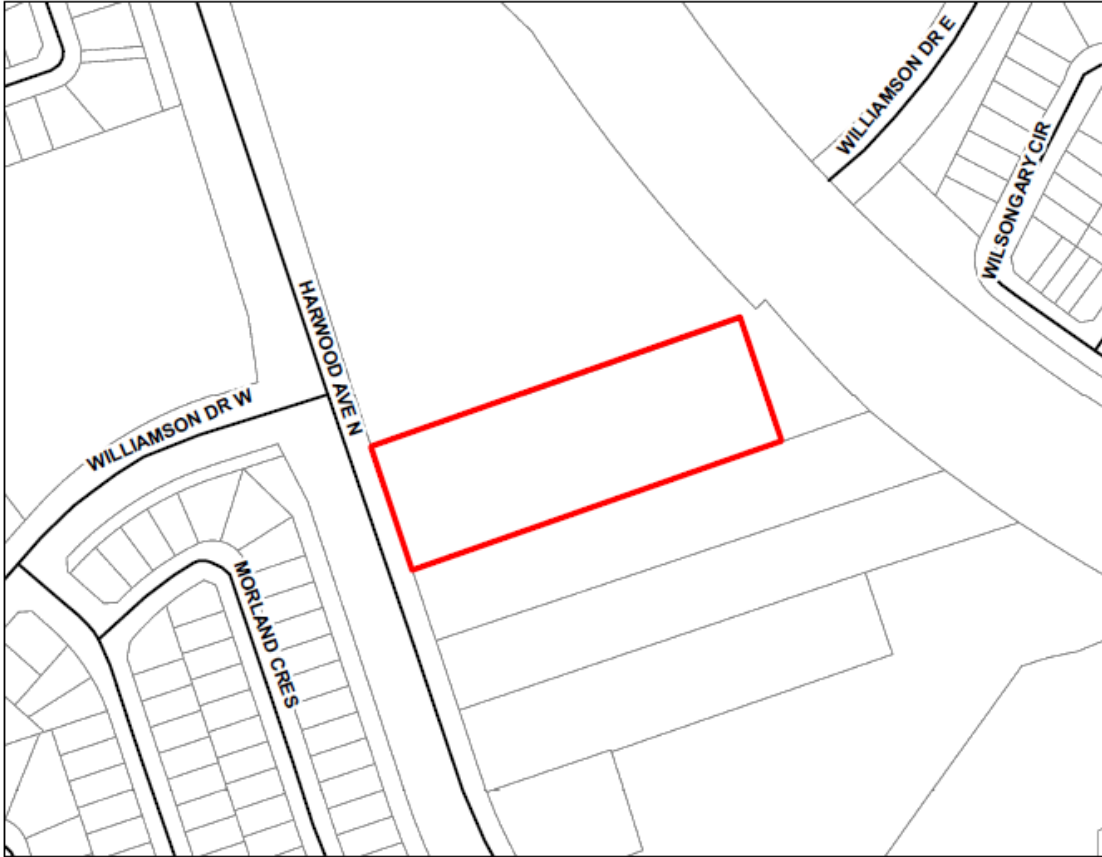
- 6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the Town of Ajax.


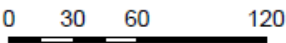
**Commencement**

- 7. **This Regulation comes into force on the day it is filed.**

*(Continued on next page)*

**Part of Lot 8, Concession 3, (Pickering), Town of Ajax,  
Regional Municipality of Durham**



<p><b>MAP NO. 358</b></p> <p>Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario, Planning Act</p> <p>Ontario Regulation: 367/24</p> <p>Date: September 20, 2024</p> <p>Original Regulation Signed By: Minister of Municipal Affairs and Housing</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>— Roads</li> <li>□ Parcels</li> <li>▭ Subject Lands</li> </ul>	<p align="center">  Map North (Degrees): 0°         </p> <p align="center">  </p> <p align="center">Metres</p> <p align="center">1 cm equals 25 metres</p>
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**Map Description:**  
 This is map no. 358 referred to in a Minister's Zoning Order. It shows lands which are located in, Part of Lot 8, Concession 3, (Pickering), Town of Ajax, Regional Municipality of Durham. We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>). On request, we can arrange for accessible formats and communications supports. Please contact MMAH by email ([mininfo@ontario.ca](mailto:mininfo@ontario.ca)) for regulation details.

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Figure 9: Map Number 358 showing the lands subject to Ontario Regulation 367/24.

**ONTARIO REGULATION 368/24**

made under the

**PLANNING ACT**

Made: September 20, 2024

Filed: September 20, 2024

Published on e-Laws: September 20, 2024

Published in *The Ontario Gazette*: October 5, 2024

**ZONING ORDER — TOWN OF AJAX, REGIONAL MUNICIPALITY OF DURHAM**

**TOWN OF AJAX BY-LAW NUMBER 61-2025**

## **Definitions**

1. In this Order,

“apartment dwelling” means a building consisting of four or more dwelling units which units have a common entrance from the street level and common halls and/or stairs, elevators and yards. This shall not prevent individual units at ground level within a building from having an independent entrance from the street level;

“base building” means the lower, above-grade portion of a segmented, multi-floor building with a larger footprint and lesser setback to the street than the upper portions of the building that measures between two and eight storeys in height and that is used to define an appropriate scale for a building in relation to adjacent streets and buildings;

“building tower” means the portion of a segmented tall building that is located above the base building;

“indoor amenity space” means common areas that are provide for recreational or social purposes for the exclusive use of the occupants of a building;

“long-term bicycle parking space” means a secured and weather-protected bicycle parking space equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and is available exclusively for the long-term use of a group of users, such as residents or employees, but excludes private storage lockers in multi-unit dwellings;

“rear lot line” means the south property line;

“short-term bicycle parking space” means a bicycle parking space within or outside a building equipped with a rack or stand designed to lock the wheel and frame of a bicycle that is for the exclusive use of parking bicycles and that is available for short-term use by the general public;

“zoning by-law” means Zoning By-law 95-2003 of the Town of Ajax.

## **Application**

2. This Order applies to lands in the Town of Ajax, in the Regional Municipality of Durham, in the Province of Ontario, being the lands outlined in red on the map numbered 356 and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

## **Permitted uses**

3. Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in section 2, except for the following:

1. An apartment dwelling.
2. A long-term care home, as defined in the *Fixing Long-Term Care Act, 2021*.
3. A retirement home, as defined in the *Retirement Homes Act, 2010*.
4. A live-work unit dwelling.
5. The non-residential uses permitted in the Local Commercial Zone described in section 6.3.1 of the zoning by-law, with the following exceptions:

- i. A drive-thru facility.
  - ii. A restaurant drive-thru.
  - iii. A dry cleaning establishment.
6. A hotel.
7. A commercial school.

### **Zoning requirements**

4. The zoning requirements for the uses permitted under section 3 are the zoning requirements for the Local Commercial Zone set out in the zoning by-law, with the following exceptions:
  1. Subject to paragraph 3, a maximum of 800 apartment dwelling units is permitted.
  2. The uses permitted under paragraphs 5, 6 and 7 of section 3 shall cover no less than 9,300 square metres in gross floor area for all buildings and structures.
  3. Despite paragraphs 1 and 2,
    - i. a maximum of 200 apartment dwelling units are permitted until 1,000 square metres of non-residential gross floor area have been constructed,
    - ii. a maximum of 400 apartment dwelling units are permitted until between 1,001 and 4,650 square metres of non-residential gross floor area have been constructed, and
    - iii. a maximum of 700 apartment dwelling units are permitted until between 4,651 and 9,300 square metres of non-residential gross floor area have been constructed.
  4. The maximum setback from the front lot line, which abuts Penn-Gaskell Drive, is 9 metres.
  5. The maximum setback from the exterior side lot line abutting Spitty Road is 6 metres and the maximum setback from the exterior side lot line abutting Salem Road North is 9 metres.
  6. There is no minimum setback for a below grade parking garage to all lot lines.
  7. The minimum setback from the rear lot line is 12.5 metres.
  8. The minimum height of a building or structure is 11 metres.
  9. The maximum height of a building or structure is 25 storeys.
  10. Elevator enclosures and mechanical penthouses may exceed the maximum height set out in paragraph 9 if the aggregate floor area does not exceed 40 per cent of the area of the roof of the building in which they are located.
  11. The minimum floor-to-finished ceiling height for the ground floor is 4 metres.
  12. The maximum building tower floorplate for residential uses is 800 square metres, excluding balconies.

13. The minimum building tower separation distance from building tower face to building tower face is 25 metres, excluding balconies.
14. The minimum building tower setback from a rear lot line is 12.5 metres.
15. The minimum building tower stepback from the edge of a base building facing a public street is 2 metres.
16. A minimum of one parking space per dwelling unit for the exclusive use of occupants shall be provided.
17. A minimum of 0.25 parking spaces per dwelling unit for the exclusive use of visitors shall be provided.
18. The parking space requirements for the non-residential uses that are permitted under paragraph 5 of section 3 shall comply with the requirements of the zoning by-law.
19. No parking spaces or drive aisles shall be located within a front yard, exterior side yard or any yard that abuts a public street.
20. No loading area or loading door shall face a public street.
21. A minimum of 0.8 long-term bicycle parking spaces per dwelling unit shall be provided.
22. A minimum of 0.2 short-term bicycle parking spaces per dwelling unit shall be provided.
23. A minimum of 60 per cent of the street frontage along Salem Road North shall be occupied by building walls constructed within the minimum and maximum setbacks from the exterior lot line.
24. The minimum landscape buffer between a base building and a public street is 3 metres and 9 metres between a surface parking area or drive aisle and a public street.
25. A minimum of 10 per cent landscaped open space shall be provided.
26. A minimum of 2 square metres of indoor amenity space and a minimum of 2 square metres of outdoor amenity space per dwelling unit shall be provided.
27. In addition to the permitted encroachments into required yards under section 4.2 of the zoning by-law, balconies are permitted to encroach a maximum permitted distance of 1.8 metres into a required yard setback or tower stepback above the base building, but no balcony shall be permitted to encroach into a required daylight triangle.
28. Exception 163 of the zoning by-law does not apply.

### **Terms of use**

5. (1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.
- (2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure was lawfully so used on the day this Order comes into force.
- (3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.
- (4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

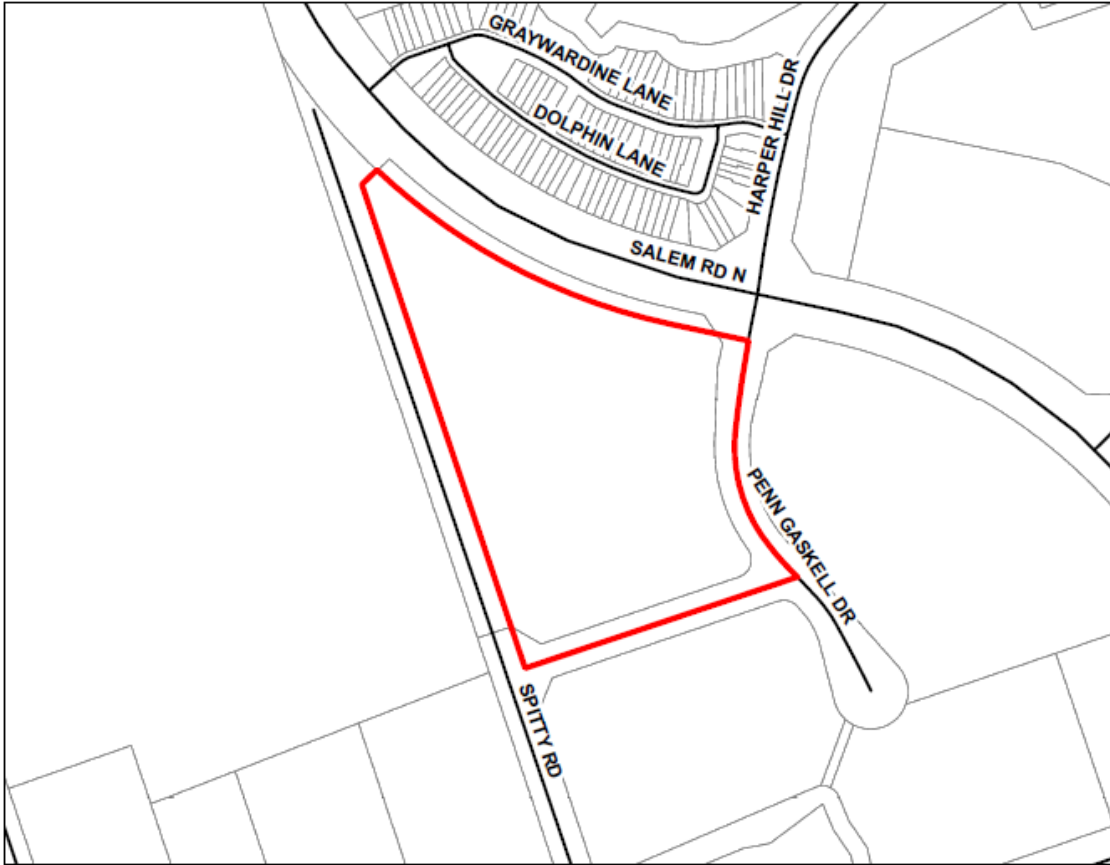
### **Deemed by-law**


6. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be a by-law passed by the council of the Town of Ajax.

### **Commencement**

7. This **Regulation comes into force on the day it is filed.**  
*(Continued on next page)*

**Part of Block 1 on Registered Plan 40M2737, Town of Ajax,  
Regional Municipality of Durham**



<p><b>MAP NO. 356</b></p> <p>Map filed at the office of the Ontario Ministry of Municipal Affairs and Housing, 777 Bay St., Toronto, Ontario, Planning Act</p> <p>Ontario Regulation: 368/24</p> <p>Date: September 20, 2024</p> <p>Original Regulation Signed By: Minister of Municipal Affairs and Housing</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>— Roads</li> <li>□ Parcels</li> <li>▭ Subject Lands</li> </ul> <div style="text-align: right;">  <p>Map North (Degrees): 0°</p> <p>0 20 40 80 Metres</p> <p>1 cm equals 31 metres</p> </div>
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**Map Description:**  
 This is map no. 356 referred to in a Minister's Zoning Order. It shows lands which are located in, Part of Block 1 on Registered Plan 40M2737, Town of Ajax, Regional Municipality of Durham. We are committed to providing accessible customer service (<https://www.ontario.ca/page/accessible-customer-service-policy>). On request, we can arrange for accessible formats and communications supports. Please contact MMAH by email ([mininfo@ontario.ca](mailto:mininfo@ontario.ca)) for regulation details.

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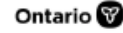


Figure 10: Map Number 356 showing the lands subject to Ontario Regulation 368/24.