
Section 4: General Provisions

4.1 Uses Permitted in All Zones

The *uses* identified in this subsection are permitted in all zones.

4.1.1 Accessory Buildings, Structures and Uses

(As amended by By-law 23-2025)

Accessory buildings, structures and *uses* are permitted in all zones subject to the following provisions:

- i) The principal *use, building* or *structure* must already be established on the same *lot*;
- ii) Unless otherwise specified in Section 4.2 of this By-law, *accessory buildings* or *structures* shall not be permitted in a *front yard* or exterior *side yard*;
- iii) Unless otherwise specified in this By-law, any *accessory building* or *structure* shall be setback a minimum of 0.6 metres from any *lot line*;
- iv) The aggregate *ground floor area* of all *accessory buildings* and *structures* on a *lot* shall not exceed any of the following:
 - a) A maximum of 60.0 m²;
 - b) 10% of the *lot area*; or;
 - c) The *lot coverage* standard for the applicable zone when combined with any *buildings* and/or applicable *structures* on the *lot*.

However, in any Downtown Central Area Zone where a detached *private garage* is located in the *rear yard* of a single-use residential *dwelling unit* and is accessed from a rear *lane*, the garage may be permitted to have a depth of up to 7.7 metres and a *ground floor area* of up to 45 square metres, regardless of the aforementioned 10% maximum *lot area* restriction;

- v) No part of any *accessory building* or *structure* be located more than 4.5 metres above the *established grade*. Notwithstanding the above, where an *accessory building* or *structure* is configured to accommodate a detached *private garage* on the ground floor that is accessed by a driveway to a *public street* or *lane* and a *detached accessory dwelling unit* on an upper floor, no part of such *accessory building* or *structure* may be located more than 6.1 metres above the *established grade*;
- vi) No *accessory buildings* or *structures* shall be permitted in:
 - a) An Environmental Protection (EP) Zone;

- b) A Private Open Space (POS) Zone;
 - c) Lands determined to be hazardous by the applicable Conservation Authority; or
 - d) any Downtown Central Area - Residential Mixed Use (DCA/MU) Zone, Downtown Central Area - Residential Multiple One (DCA/RM1) Zone, Downtown Central Area - Residential Multiple Two Zone (DCA/RM2) Zone, Uptown Mixed Use (UC) Zone, or GO Station Mixed Use (GS) Zone, where a non-apartment residential *dwelling* consists of double front units which are located either on a *through lot* or on a *lot* abutting a *public street* on one side and an Open Space Zone on the opposite side; and
- vii) Portable classroom *buildings*, *Quonset Huts* and/or *Shipping Containers* are not permitted as *accessory buildings* or *structures* in any zone that permits residential *uses*. Notwithstanding the above, *Quonset Huts* are permitted as *accessory buildings* or *structures* in the Permanent Countryside (PC) Zone.

4.1.2 Public Uses

The provisions of this By-law shall not apply to prevent the *use* of any land, *building* or *structure* by any *public authority*, except in an Environmental Protection (EP) Zone provided that:

- i) Such *use*, *building* or *structure* complies with all applicable regulations, parking and loading requirements of the zone in which it is located;
- ii) Such *use* shall not adversely affect the character or amenity of the area in which it is located; and,
- iii) No *outdoor storage* is permitted unless such *outdoor storage* is specifically permitted in the zone in which the *use* is located.

4.1.3 Streets and Installations

(As amended by By-law 136-2008)

Nothing in this By-law shall prevent land from being used, subject to the applicable municipal studies or an approved development application as a *public street* or prevent the installation and *use* of a:

- Water main;
- Sanitary sewer main;
- Storm sewer main;
- Gas main;
- Steam line, subject to an agreement with the Town;
- Hot/cold water line, subject to an agreement with the Town;
- Pipeline;

- Overhead or underground hydro, telephone or other utility supply and/or communication lines; or
- Canada Post centralized delivery facility.

4.1.4 Satellite Dishes

(As amended by By-law 38-2008)

Satellite dishes with a maximum diameter of 1.0 metre each are permitted in any zone provided they are mounted on an exterior wall, roof or chimney of the *principal building* of the *lot* on which it is located.

Notwithstanding the above, a maximum of one satellite dish shall be permitted for each residential *dwelling unit* or individual non-residential *use* within any Village Core Mixed Use Zone, and no satellite dish shall be mounted on an exterior wall facing onto a *front* and/or *exterior side yard*.

4.1.5 Temporary Construction Uses

In all zones, save and except the Environmental Protection (EP) or Open Space (OS) Zones a tool shed, construction trailer, or other *building* or *structure* incidental to construction is permitted on a *lot* where construction is taking place provided that the *building* or *structure* is located no closer than 15 metres to any *existing dwelling* and provided that a valid *building* permit is in effect for the noted construction.

4.2 Encroachments into Required Yards

(As amended by By-law 23-2025)

The following ornamental *structures* to a *principal building* are permitted to encroach into any required *yard* in accordance with the following provisions:

Permitted Ornamental Structure	Maximum Permitted Distance of Encroachment into a Required Yard	
Bay/Box/Bow Window with or without a foundation	1.0 metre	
Canopies/Porticos	One half of the setback of the <i>building</i> from the <i>street line</i> .	
Sills, cornices, parapets, pilasters, or other similar ornamental <i>structures</i>	50% of the width of any required <i>yard</i> to a maximum of 0.6 metres	
Uncovered steps leading to or from a <i>principal building</i> or <i>platform</i>	a) <i>Front yard</i>	0.3 m from <i>front lot line</i>

Figure 1: Permitted ornamental *structures* and their maximum encroachment distances into required *yards* (Part 1)

Permitted Ornamental Structure	Maximum Permitted Distance of Encroachment into a Required Yard		
	b)	<i>Exterior side yard</i>	0.3 m from <i>exterior side lot line</i>
	c)	<i>Interior side yard</i>	0.3 m from <i>interior side lot line</i>
	d)	<i>Rear yard</i>	1.8 m from <i>rear lot line</i>
Chimneys or Vents	50% of the width of the <i>side yard</i> 1.0 metre into the <i>rear yard</i> and the aggregate of all <i>rear yard</i> projections shall be limited in extent to 25% of the face of the rear wall.		
Drop awnings, clothes poles, flag poles, garden trellises, retaining walls, fences or other similar <i>accessory structures</i>	Permitted in any required <i>yard</i> .		
Eaves	To the <i>lot line</i>		

Figure 2: Permitted ornamental *structures* and their maximum encroachment distances into required *yards* (Part 2)

The encroachments permitted in the table above do not apply to *accessory buildings*.

4.3 Platforms

Notwithstanding the setback requirements of any Residential Zone, *platforms* are permitted in any Residential Zone in accordance with the following provisions:

Table 1: Setbacks and Coverage Requirements for *Platforms* by *Height* Above Finished Ground Level

	Height Above Finished Ground Level		
	Finished ground level to 0.6 m	More than 0.6 and less than 1.2 m	More than 1.2 m
Maximum Area	50% of <i>yard</i> in which it is located	50% of <i>yard</i> in which it is located	30.0 m ²
Minimum Setback from Exterior side lot line	May extend 2.5 metres out from main <i>building wall</i> , but no closer to <i>exterior side lot line</i> than 3.5 metres except in the R1-C, R1-D, R1-E, R1-F, R2-A, R2-B and R3 Zones in which requirements of Section 6.2.4 apply.	May extend 2.5 metres out from main <i>building wall</i> , but no closer to <i>exterior side lot line</i> than 1.5 metres except in the R1-C, R1-D, R1-E, R1-F, R2-A, R2-B and R3 Zones in which requirements of Section 6.2.4 apply.	Must meet setback requirements for individual zones
Minimum Setback from Interior side lot line	Must meet setback requirements for individual zones	Must meet setback requirements for individual zones	Must meet setback requirements for individual zones The setback shall be zero for Townhouses
Minimum Setback from Rear lot line	1.8 m	1.8 m	4.0 m

	Height Above Finished Ground Level		
	Finished ground level to 0.6 m	More than 0.6 and less than 1.2 m	More than 1.2 m
Minimum Setback from Front lot line	May extend 2.5 metres out from main <i>building wall</i> , but no closer to <i>front lot line</i> than 3.5 metres except in the R1-C, R1-D, R1-E, R1-F, R2-A, R2-B and R3 Zones in which requirements of Section 6.2.4 apply	May extend 2.5 metres out from main <i>building wall</i> , but no closer to <i>front lot line</i> than 3.5 metres except in the R1-C, R1-D, R1-E, R1-F, R2-A, R2-B and R3 Zones in which requirements of Section 6.2.4 apply.	Must meet setback requirements for individual zones
Maximum Yard Coverage	In no case shall the area of the <i>platform</i> exceed 50% of the area of the <i>yard</i> in which it is located.	In no case shall the area of the <i>platform</i> exceed 50% of the area of the <i>yard</i> in which it is located.	In no case shall the area of the <i>platform</i> exceed 50% of the area of the <i>yard</i> in which it is located.

4.4 Accessory Dwelling Units

(As amended by By-law 23-2025)

Accessory dwelling units may be permitted on a residential *lot*, in addition to the principal *dwelling unit*, provided they satisfy the requirements outlined in this section and any other applicable section in this By-law. The following configurations are permitted:

- i) One *attached accessory dwelling unit* and no *detached accessory dwelling unit*;
- ii) Two *attached accessory dwelling units* and no *detached accessory dwelling unit*;
- iii) Three *attached accessory dwelling units* and no *detached accessory dwelling unit*;
- iv) No *attached accessory dwelling units* and one *detached accessory dwelling unit*;
- v) One *attached accessory dwelling unit* and one *detached accessory dwelling unit*; or

- vi) Two *attached accessory dwelling units* and one *detached accessory dwelling unit*.

4.4.1 Attached Accessory Dwelling Units

(As amended by By-law 23-2025)

Attached accessory dwelling units, configured in conformity with the provisions of Section 4.4, shall be permitted on any *lot* used for residential purposes provided they:

- i) Are listed as a permitted *use* in the specified zone;
- ii) Are located within a *detached dwelling, semi-detached dwelling, linked villa dwelling, street townhouse dwelling, block townhouse dwelling* or *live-work units dwelling*;
- iii) Include a primary entrance that is serviced by an unobstructed path that is a minimum of 1.2 m in width and connects to a *driveway, public street or road, or lane*;
- iv) Comply with *parking space* requirements included in this By-law; and
- v) Are not located on lands determined to be hazardous by the applicable Conservation Authority, including, but not limited to, lands within the regulatory flood limits or erosion hazard limits.

4.4.2 Detached Accessory Dwelling Units

(As amended by By-law 23-2025)

One *detached accessory dwelling unit*, configured in conformity with the provisions of Section 4.4, shall be permitted on any *lot* used for residential purposes provided it:

- i) Is listed as a permitted *use* in the specified zone;
- ii) Is located on a *lot* where the *principal building* is a *detached dwelling, semi-detached dwelling, linked villa dwelling, street townhouse dwelling* or *block townhouse dwelling*;
- iii) Meets the performance standards for an *accessory building or structure* as set out in this By-law;
- iv) Is located a minimum of 3.0 m from any other *building* on the *lot*;
- v) Has a maximum *ground floor area* less than the *ground floor area* of the principal *dwelling* located on the same *lot*;
- vi) Is serviced by an unobstructed path that is a minimum 1.2 m in width and connects to a *driveway, public street or road, or lane*;
- vii) Complies with *parking space* requirements included in this By-law; and

- viii) Is not located on lands determined to be hazardous by the applicable Conservation Authority, including, but not limited to, lands within the regulatory flood limits or erosion hazard limits.

Notwithstanding the above, where a *detached accessory dwelling unit* is located within the Greenbelt Plan Area, the *detached accessory dwelling unit* shall comply with the Minimum Distance Separation (MDS) formulae and guidelines.

4.5 Outdoor Display and Sales Area

Where the outdoor display and sale of goods and materials is permitted as an *accessory use*, the following provisions shall be complied with:

- i) The area used for outdoor display and sale shall not be more than 35% of the total *lot area*;
- ii) The area used for outdoor display and sale is in addition to and separated from, the areas required for parking; and
- iii) The area used for outdoor display and sale provides *side* and *rear yards* in accordance with the provisions for the zone in which the *lot* is situated.

4.6 Area Requirements to Remain

When any part of a *lot* is required by this By-law to be reserved as open space, it shall continue to be so reserved regardless of changes in the ownership of such land and shall not be deemed to form a part of an adjacent *lot* for the purpose of computing the area thereof available for building purposes. *Lot area* calculations shall only be based on the area of lands zoned for the intended *use*.

4.7 Daylighting Triangle

Daylighting triangles shall be required on *corner lots* in all zones in accordance with the following requirements:

4.7.1 Establishing the *Daylighting Triangle*

(Amended by By-law 86-2005)

The area within a *daylighting triangle* shall be determined by measuring from the point of intersection of *street lines* on a *corner lot*, the distance required by this By-law along each such *street line* and joining such points with a straight line. *Daylighting triangles* shall be established in accordance with the following requirements:

Zone		Minimum Distance Measured Along Each <i>Streetline</i> from Corner
Residential Zones		4.5 m
Downtown Central Area Zones	Local Road / Local Road Intersection	4.5 m
	Local Road / Collector Road Intersection	4.5 m along the local road <i>street line</i> and 7.5 m along the collector road <i>street line</i>
	Collector Road / Collector Road Intersection	7.5 m
	Any intersection with an Arterial Road	As per Region of Durham requirements
All Other Zones		7.5 m

Figure 3: Minimum Distances for *Daylighting Triangles* by zone and road Intersection Type

4.7.2 Maximum Height in *Daylighting Triangle*

Notwithstanding any other provisions of this By-law, the maximum permitted *height* of any *structure*, storage, display, fence or vegetation within a *daylighting triangle* shall be 0.75 metre as measured from the top of the adjacent curb.

4.8 Exceptions to *Height* Requirements

(Amended by By-law 86-2005, 38-2008)

The *height* requirements of this By-law shall not apply to spires, belfries, chimneys, elevator enclosures, or mechanical penthouses occupying in the aggregate less than ten percent of the area of the roof of the *building* on which they are located, for *buildings* located outside of any Downtown

Central Area Zone. Nor shall they apply to monuments, flag poles, silos or other agricultural *buildings* or *structures*.

Within any Downtown Central Area Zone or Village Core Mixed Use Zone, the *height* restrictions of this By-law shall not apply to chimneys, elevator enclosures, mechanical penthouses, roof-top access enclosures (such as access ways to roof-top gardens), or to the architectural elements including spires, belfries, cupolas, and parapets. Commensurately, in terms of achieving the minimum *height* requirements of this By-law for *buildings* in any Downtown Central Area Zone, such elements as those noted above shall not be considered in calculating a *building's minimum height*.

4.9 Frontage on a *Public Road*

No *person* shall erect any *building* or *structure* in any zone unless the *lot* upon which the *building* or *structure* is to be erected has frontage on a *public road*.

4.10 Separation Distances for *Group Homes*

No *group home* shall be located any closer than 300 metres to any other *group home*.

4.11 Home Based Business

Where a *home based business* is permitted the following provisions shall apply:

- i) Not more than one employee, in addition to the residents of the *dwelling unit*, is engaged in the business and working in the *dwelling*;
- ii) The *use* is restricted to the *dwelling unit* and shall not be conducted in whole or in part in any *accessory building*;
- iii) Not more than the lesser of 25% of the *gross floor area* or 45 square metres of floor area of the *dwelling unit* is used for the purpose of the *home based business*;
- iv) There is no *outdoor storage* or display of material or equipment;
- v) Only the sale of goods assembled, crafted or produced on the *lot* is permitted; and,
- vi) The *use* is clearly secondary to the residential *use* and does not change the residential character of the *dwelling* or the *lot*.
- vii) (Incorporated by By-Law 86-2005) Notwithstanding any other provision of this Section, a *home based business* forming the non-residential component of a *live-work unit* shall not be subject to the floor area provisions of sub-section 4.11 iii) above, provided that some part of the *live-work unit*, having a minimum *gross floor area*

of 40.0 m², is retained exclusively for residential use as a *dwelling unit*.

4.12 Landscaped Buffers

4.12.1 Landscaped Buffers for Commercial, Mixed Use and Employment Zones

(Incorporated by By-Law 86-2005 and amended by By-law 38-2008)

Landscaped buffers shall be required in the Commercial, Mixed Use and Employment Zones in accordance with the following:

- i) Notwithstanding any other provision of this By-law, where a Village Core Mixed Use Two (VC2) Zone, a Village Core Mixed Use Four (VC4) Zone, a Commercial Zone, or an Employment Zone abuts a Residential or Open Space Zone, a *landscaped buffer* of a minimum width of 3 metres, in the case of a Village Core Mixed Use Two (VC2) Zone or Village Core Mixed Use Four (VC4) Zone, or a minimum width of 4.5 metres, in the case of a Commercial or Employment Zone, shall be required within the Village Core Mixed Use Two (VC2) Zone, the Village Core Mixed Use Four (VC4) Zone, the Commercial Zone, or the Employment Zone and located adjacent to the Residential or Open Space Zone.
- ii) Where a *landscaped buffer* is required on a *lot*, such portion of the *lot* shall not be used for any other purpose.
- iii) Notwithstanding Sections 4.12 (i) and 4.12 (ii) of this By-law, *landscape buffers* shall be required for lands within the Commercial, Mixed Use, or Employment Zones as follows:

Table 2: Minimum *Landscaped Buffer* Requirements by Road Type

Location	Minimum Landscape Buffer
Adjacent to Highway Number 401	15.0 m
Adjacent to Type A and Type B Arterial Roads and Harwood Avenue in the Uptown Mixed Use (UC) Zone and Prestige Employment (PE) Zone	9.0 m
Adjacent to Type C Arterial Roads and Collector Roads in the Uptown Mixed Use (UC) Zone and Prestige Employment (PE) Zone	6.0 m
Adjacent to Local Roads in the Prestige Employment (PE) Zone and Commercial Zone	3.0 m

4.12.2 Landscaped Buffers for Downtown Central Area Zones

(Incorporated by By-law 86-2005)

Within all Downtown Central Area Zones, *landscaped buffers* shall be required in accordance with the following:

Location		Minimum Landscape Buffer
i)	Between a public street and any parking area	
	a) Adjacent to a local road	4.0 m
	b) Adjacent to a collector or arterial road	6.0 m
ii)	Where a non-residential or mixed <i>use</i> development site abuts a single- <i>use</i> residential development site, a <i>landscaped buffer</i> shall be required along the dividing property line within the <i>lot</i> or development block that is the site of the non-residential or mixed <i>use</i> development	4.5 m
iii)	Where a non-apartment single- <i>use</i> residential development site abuts a single- <i>use</i> residential apartment development site, a <i>landscaped buffer</i> shall be required along the dividing property line within the <i>lot</i> or development block that is the site of the apartment development	3.0 m
iv)	Where a non-apartment single- <i>use</i> residential development site featuring freehold <i>lots</i> on <i>public streets</i> abuts a single- <i>use</i> residential development associated with private roads provided through a plan of condominium, a <i>landscaped buffer</i> shall be required along the dividing property line within the condominium-based development	3.0 m
v)	Open Space Zones:	
	a) Where a non-residential or mixed <i>use</i> development site abuts an Open Space Zone used for purposes other than a public walkway or a <i>Gateway Site</i> that is zoned	4.5 m

Figure 4: Minimum Landscape buffer requirements by location (1 of 2)

Location		Minimum Landscape Buffer
	Open Space, a <i>landscaped buffer</i> shall be required within the development site and located abutting the Open Space Zone	
b)	Where a parking or service area associated with a non-residential or mixed <i>use</i> development site is adjacent to an Open Space Zone that is used for a public walkway or is a <i>Gateway Site</i> that is zoned Open Space, a <i>landscaped buffer</i> shall be required within the development site and located abutting the Open Space Zone	3.0 m
vi)	<i>Gateway Sites</i> that are not zoned Open Space:	
a)	Where a parking or service area associated with a non-residential or mixed <i>use</i> development site abuts a <i>Gateway Site</i> that is not zoned Open Space, a <i>landscaped buffer</i> shall be required within the development site and located abutting the defined <i>Gateway Site</i> block	3.0 m
vii)	Where a <i>landscaped buffer</i> is required on a <i>lot</i> , such portion of the <i>lot</i> shall not be used for any other purpose, save and except for an approved <i>driveway</i> access location	

Figure 5: Minimum Landscape buffer requirements by location (2 of 2)

4.13 Undersized Lots

In any zone where a *lot* having lesser width or area than is required by this By-law is held under distinct and separate ownership from any adjoining *lot* on the date of passing of this By-law, a *building* or any addition to an *existing building* may be erected and used on such *lot* provided that such *building* conforms with all other provisions of this By-law.

4.14 Model Homes

Model homes shall only be permitted on lands that have received Draft Plan Approval for residential purposes provided that:

- i) Not more than the lesser of 10 *dwellings*, or 10% of the total number of residential units contained in the approved Draft Plan are constructed as *model homes*;
- i) The *model home* is built within a *lot* defined by the draft approved Plan of Subdivision;
- ii) The *model home* complies with all other requirements of this Zoning By-law; and,
- iii) A *Model Home Agreement* is entered into with the Town of Ajax.

4.15 Non-conforming Uses

This By-law shall not prevent the *use* of any land, *building* or *structure* for any purpose prohibited by the By-law if such land, *building* or *structure* was lawfully used for such purposes on the day of the passing of this By-law, so long as it continues to be used for that purpose.

This By-law shall not prevent the erection or *use* for a purpose prohibited by the By-law of any *building* or *structure*, for which a *building* permit has been issued in accordance with the Building Code Act, prior to the day of the passing of this By-law, so long as the *building* or *structure* when erected is used and continues to be used for the purpose for which it was erected and provided that the building permit has not been revoked.

4.16 Non-complying *Buildings* or *Structures*

Where a *building* has been erected prior to the day of the passing of this By-law on a *lot* having less than the minimum frontage and/or depth and/or area, or having less than minimum setback and/or *side yard* and/or *rear yard* and/or minimum usable open space required by this By-law, the said *building* may be enlarged, repaired or renovated provided that:

- i) The enlargement, repair or renovation does not further reduce a required *yard* or open space having less than the minimum required by this By-law; and,
- ii) All other provisions of this By-law are complied with.

4.17 Deemed to Comply

Where a building permit has been issued in accordance with the Ontario Building Code and which remains valid, for the construction of a *building* or *structure* that would otherwise not comply with this By-law, such *building* or *structure* shall be deemed to comply with this By-law.

4.18 Reduction of Requirements

No *lot* shall be reduced in area, either by the conveyance or alienation of any portion of such *lot*, so that any *building* or *structure* on the *lot* no longer meets the requirements of the zone in which the *lot* is located. No

person shall be deemed to have contravened any portion of this By-law by reason of the fact that any part or parts of any *lot* have been conveyed to a *public authority*.

4.19 Special Setbacks

Notwithstanding any other provisions in this By-law, the following special setbacks shall apply.

4.19.1 Minimum Setback for Access

A minimum setback of 1 metre is required between any wall of a *building* or *structure* containing a door and any *lot line*.

4.19.2 Railways

Minimum setbacks from the edge of a railway right-of-way shall be required in accordance with the following:

- i) In any Employment Zone, where a *lot line* abuts a railway spur line right-of-way, no *interior side yard* or *rear yard* setback shall be required along the portion of the *lot line* that abuts the railway right-of-way.
- ii) In all zones adjacent to the CN or CP rail lines, save and except the General Employment (GE) Zone and the Heavy Employment (HE) Zone, all permitted *buildings* and *structures* within such zones shall be setback a minimum of 30 metres from the edge of the railway right-of-way.

4.19.3 Setback from Lake Ontario

No *building* or *structure* shall be erected, improved or enlarged such that the distance from any wall of a *building* to the edge of the water of Lake Ontario, taken at an elevation of seventy-six metres (76.0 m) above mean sea level, is less than one hundred and twenty metres (120.0 m).

Buildings and *structures* within the Country Residential (CR) Zone, and residential *uses* that are located east of Pickering Beach Road on the north side of Lakeview Boulevard are exempt from this requirement.

4.19.4 Minimum Distance Separation Setbacks

No residential, institutional, commercial, industrial or recreational *use*, located on a separate *lot* and otherwise permitted by this By-law shall be erected or enlarged unless it complies with the provincial Minimum Distance Separation (MDS I) formula.

In addition, notwithstanding any other *yard* or setback provision in this By-law, no *livestock facility* shall be erected or enlarged unless it complies with the provincial Minimum Distance Separation Formula (MDS II).

4.19.5 Trans-Northern Pipeline

A minimum ten metre (10.0 m) setback shall be provided for all permanent *structures* and excavations from the limits of any TransCanada Pipeline right-of-way.

4.20 Temporary Sales Structure

A *temporary sales structure* shall be permitted in any Mixed Use, Residential, Commercial, Employment, or Agricultural (A) Zone provided that:

- i) The *temporary sales structure* is located in accordance with the zone provisions for the zone in which it is located; and,
- ii) An agreement is entered into with the Town of Ajax.

4.21 Truck, Bus and Coach Bodies

Except as otherwise specifically permitted in this By-law, no truck, trailer, bus, coach, streetcar body or *structure* of any kind, other than a *dwelling unit* erected and used in accordance with this and all other by-laws of the Town, shall be used for human habitation, whether or not the same is mounted on wheels or other form of mounting or foundation.