
Section 9: Holding Provisions, Temporary *Use* Zones, and Interim Control Zones

9.1 Holding Provisions

Where, on the Schedules to this By-law, a zone symbol is shown followed by the letter (H), for example PE(H), the lands shall only be used for the identified *uses* and the expansion of those *uses* as of the date of adoption of this By-law, until such time as certain conditions have been met.

Council may pass a By-law pursuant to Section 36 of the Planning Act to remove the Holding (H) Provision Symbol, thereby placing the lands in the zone indicated by the zone symbol, when all of the applicable requirements have been met. Zones with Holding Provisions are identified in Section 9.1.1 of this By-law.

9.1.1 List of Holding Provisions

The following Holding Provisions apply to the properties specified:

Table 1: Holding Provisions Applicable to specific Properties by By-law Number and Enactment Date

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
69-1997	Part Lot 6, Broken Front Concession, Range III Land Owner: Losar Development File Reference: Z12/95	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	<ul style="list-style-type: none"> ▪ The applicant enter into a development agreement with the Town of Ajax; and ▪ The Region of Durham must confirm the availability of full municipal services to subject lands. 	July 21, 1997
21-1998 131-2012 15-2021	Part of Blocks S and T, Registered Plan M-26 Now Parts 5, 6, 7,	Prior to removing the Holding Provision, the subject lands may be used	<ul style="list-style-type: none"> ▪ The applicant submit a Site Plan Application to the 	February 2, 1998

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
21-1998 131-2012 15-2021 continued	8 and 9, Plan 40R-11815 Now Parts 15, 17, 18, 19 and 20, Plan 40R-27717 Land Owner: Medallion Developments (Bayly Square) South Limited File Reference: Z8/96, SP18/11, SP3/19	in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	Town for approval; and <ul style="list-style-type: none">▪ That the applicant enter into a Site Plan/Development Agreement with the Town.	October 9, 2012 February 22, 2021
96-1998	Part Lot 6, Broken Front Concession, Range III Land Owner: Losar Investments File Reference: Z4/98	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	<ul style="list-style-type: none">▪ The applicant enter into a development agreement with the Town of Ajax.	July 20, 1998
88-2001	Lands bounded by Notion Road and Highway 401 Land Owner: Multiple File Reference: Town Initiated	The subject lands shall be developed in accordance with the provisions of Exception 60 of this By-law, as amended.	<ul style="list-style-type: none">▪ A Site Plan Agreement shall be prepared to the satisfaction of Town <i>Council</i>	July 19, 2001

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
56-2003	Part Lot 10, Concession 4, described as Parts 7, 8 and 9, Plan 40R-6127 Land Owner: Catholic Cemeteries File Reference: Z14/01	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	<ul style="list-style-type: none"> ▪ The applicant shall submit a Site Plan Application and enter into a Site Plan Agreement with the Town of Ajax; ▪ The applicant agrees to convey all necessary road widenings to the satisfaction of the Town of Ajax and the Region of Durham; ▪ The applicant agrees to provide an Edge Management Plan and a detailed planting and landscaping plan to the satisfaction of the Town and the TRCA. ▪ Conservation Authority Permits for fill and bridge crossings for the proposed development; and 	May 26, 2003

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
56-2003 continued			<ul style="list-style-type: none"> ▪ Prior to the commencement of any construction, the applicant shall submit an Environmental Construction Management Plan to the satisfaction of the Town of Ajax. 	
95-2003	Concession I, South Part Lot 5 348 Bayly Street East Land Owner: Runnymede Development Corporation File Reference: Town Initiated	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	<ul style="list-style-type: none"> ▪ The landowner has submitted an Environmental Impact Study in accordance with the requirements of the Town's Official Plan; and The landowner has satisfied all of the requirements of the Town of Ajax and the Region of Durham. 	July 14, 2003
95-2003 72-2008	Concession II Part Lot 7 and Part Road Allowance between Lot 6 and 7 Now Registered Plan	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural	<ul style="list-style-type: none"> ▪ The landowner has submitted an Environmental Impact Study in accordance with the requirements 	July 14, 2003 July 3, 2008

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
95-2003 72-2008 continued	40R13950 Part 4, 5, and Part 3 Land Owner: HDP Canada Industrial Fund I GP, Inc. File Reference: SP6/08	(A) Zone as outlined in Section 6.6.	of the Town's Official Plan; and <ul style="list-style-type: none"> ▪ The landowner has satisfied all of the requirements of the Town of Ajax and the Region of Durham. 	
95-2003	Concession I North Part Lot 5 and Part Road Allowance between Lot 4, 5 Now Registered Plan 40R9703 Part 1 Part, Part 2, and 3 Land Owner: Runnymede Development Corporation File Reference: Town Initiated	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	<ul style="list-style-type: none"> ▪ The landowner has submitted an Environmental Impact Study in accordance with the requirements of the Town's Official Plan; and ▪ The landowner has satisfied all of the requirements of the Town of Ajax and the Region of Durham. 	July 14, 2003
82-2004	Part of Lots 88, 89 and 90, Plan M-377 Land Owner: Tony Egi, S&B Majestic Properties	N/A	<ul style="list-style-type: none"> ▪ The applicant has entered into a Site Plan Agreement with the Town of Ajax. 	June 14, 2004

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
82-2004 continued	File Reference: Z19/03			
96-2004	Part of Lot 6, Range 3, Broken Front Concession. Land Owner: Imperial Oil Limited File Reference: Z1/04, SP4/04	N/A	<ul style="list-style-type: none"> ▪ The applicant has entered into a Site Plan Agreement with the Town of Ajax. 	July 5, 2004
123-2004	Plan 40M-1658, Block 263 Land Owner: Elm Developments Ltd. File Reference: Z1/04, SP4/04	N/A	<ul style="list-style-type: none"> ▪ The applicant has entered into a Site Plan Agreement with the Town of Ajax. 	Sept. 27, 2004

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
86-2005	580 Harwood Avenue South (Ajax Pickering Health Centre) Part of Block R, Registered Plan M-26 Land Owner: Ajax Pickering General Hospital File Reference: Z6/05, OPA Number 20	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Private Open Space (POS) Zone as outlined in Section 6.7	<ul style="list-style-type: none"> ▪ The landowner has submitted an Environmental Review Study in accordance with the requirements of the Town's Official Plan, together with a Site Plan satisfactory to the Town which reflects: <ul style="list-style-type: none"> a) The recommendations of the above-noted report; and b) Arrangements to preserve the essential core integrity of the woodlot, recognizing that the report may determine that redevelopment of a peripheral portion of the woodlot can be appropriately 	July 17, 2005

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86-2005 continued			accommodated while preserving the integrity of the remaining portion.	
129-2006	Part of Lots 14 and 15, Plan 401 Land Owner: Ronald Daynard File Reference: Z2/06	Prior to removing the Holding Provision, the subject lands may be used in accordance with the permitted uses that are in existence as of the date of the passing of this By-law.	<ul style="list-style-type: none"> ▪ When the four part lots are merged with the lands to the south to create four lots for residential units, that applicant applies and receives approval for exemption for part lot control; and ▪ The applicant has satisfied all the requirements of the Regional Municipality of Durham and the Town of Ajax. 	Sept 25, 2006
24-2014	North Part of Lot 4, Range 3, Broken Front Concession, Now Part 1 to 6, Registered Plan 40R-6831	Prior to removing the Holding Provision, the subject lands may be used for a stormwater management facility or in accordance with the provisions with the	<ul style="list-style-type: none"> ▪ The applicant submit a Site Plan Application to the Town of Ajax for approval. ▪ The applicant enter into a Site Plan/Development 	April 7, 2014 (OMB Decision - Case Numbers PL130454

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
24-2014 continued	Block 6 on Draft Plan of Subdivision S-A-2005-07 Land Owner: Daste Investments (Bayly) Ltd. File Reference: Z16/05, S-A-2005-07	Agricultural (A) Zone as outlined in Section 6.6.	Agreement with the Town of Ajax.	and PL130455)
24-2014	North Part of Lot 4, Range 3, Broken Front Concession, NOW Part 1 to 6, Registered Plan 40R-6831 Block 7 on Draft Plan of Subdivision S-A-2005-07 Land Owner: Daste Investments (Bayly) Ltd. File Reference: Z16/05, S-A-2005-07	Prior to removing the Holding Provision, the subject lands may be used for a stormwater management facility or in accordance with the provisions with the Agricultural (A) Zone as outlined in Section 6.6.	<ul style="list-style-type: none"> ▪ The applicant submit a Site Plan Application to the Town of Ajax for approval. ▪ The applicant enter into a Site Plan/Development Agreement with the Town of Ajax. 	April 7, 2014 (OMB Decision - Case Numbers. PL130454 and PL130455)
25-2014 81-2021	North Part of Lot 4, Range 3, Broken	Prior to removing the Holding Provision, the	<ul style="list-style-type: none"> ▪ The applicant submit a Site Plan 	March 6, 2014

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
25-2014 81-2021 continued	<p>Front Concession Now Part 1 on Registered Plan 40R-13460, and</p> <p>Part of Lot 4, Range 3, Broken Front Concession, Now Part 2 on Registered Plan 40R-30300</p> <p>Block 5 on Revised Draft Plan of Subdivision RL1/19 (S-A-2005-06) and Block 6 on Draft Plan of Subdivision S-A-2019-01</p> <p>Land Owner: Finchrose Development Corporation, and Chieftan (Ajax) Development Corporation Inc.</p> <p>File Reference: Z15/05, S-A-2005-06, Z2/19, S-A-2019-01,</p>	subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	<p>Application to the Town of Ajax for approval.</p> <ul style="list-style-type: none"> ▪ The applicant enter into a Site Plan/Development Agreement with the Town of Ajax. 	April 7, 2014 (OMB Decision - Case Numbers. PL130454 and PL130455) December 13, 2021

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
25-2014 81-2021 continued	and RL1/19, S-A-2005-06			
40-2018	<p>Southwest corner of Taunton Road West and Ravenscroft Road</p> <p>Land Owner: 1613935 Ontario Inc.</p> <p>File Reference: Z2/17, OPA17-A2</p>	<p>Permitted <i>uses</i> shall be those which are in existence as of the date of the passing of this By-law.</p>	<ul style="list-style-type: none"> ▪ That the Applicant enter into a Site Plan Agreement(s) with the Town of Ajax for each of parcels A, B and C as identified in Schedule “B” of By-law 40-2018. ▪ That the Applicant complete all required studies and reports to the satisfaction of the Town of Ajax, Region of Durham, and Toronto and Region Conservation Authority including: <ul style="list-style-type: none"> ○ Functional Servicing Report; ○ Environmental Site Assessment(s); 	<p>June 18, 2018</p>

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40-2018 continued			<ul style="list-style-type: none"> ○ Soil Investigation and Slope Stability Assessment; ○ Environmental Impact Study; ○ Traffic Impact Study; ○ Archaeological Assessment(s) ○ Noise Impact Study <ul style="list-style-type: none"> ▪ That the Applicant shall provide a cash contribution equivalent to the cost of the entire right-of-way of Ravenscroft Road from the southern limit of the Rio Can property to the southern limit of the lands being developed, and that such contribution be provided in part prior to the execution of the Site Plan Agreement associated with 	

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40-2018 continued			<p>Parcel B, as identified on Schedule "B" to By-law 40-2018, on the proportional basis calculated by site area, and that the balance is to be paid prior to the execution of the Site Plan Agreement associated with the development of the second parcel.</p> <ul style="list-style-type: none"> ▪ That the Applicant provide payment to Rio Can for its proportionate share for the reconstruction of Ravenscroft Road, and that such contribution be provided in part prior to the execution of the Site Plan Agreement associated with Parcel B, as identified on Schedule "B" to By-law 40-2018, on a proportional basis 	

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40-2018 continued			<p>calculated by site area, and that the balance is to be paid prior to the execution of the Site Plan Agreement associated with the development of the second parcel.</p> <ul style="list-style-type: none"> ▪ That the Applicant obtain approval from the Town of Ajax and the Toronto and Region conservation Authority for the construction of the Duffins North Trail from Paulynn Park to Taunton Road. ▪ That the Applicant design, construct and submit a Letter of Credit to the satisfaction of the Town of Ajax for the cost and construction of the Duffins North Trail from Paulynn Park to Taunton Road 	

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40-2018 continued			<p>West. The design, construction and submission of the letter of credit shall be fulfilled prior to execution of the Site Plan Agreement associated with the first development on any part of the lands subject to this By-law.</p> <ul style="list-style-type: none"> ▪ Conveyance of lands needed for the realignment of Ravenscroft Road as indicated in the Environmental Assessment to be undertaken for the road reconstruction ▪ That the Applicant convey to the Town of Ajax a 3.0 metre road widening along the west side of Ravenscroft Road from Taunton Road West to the Hydro Corridor. 	

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40-2018 continued			<ul style="list-style-type: none"> ▪ That the Applicant convey to the Toronto and Region Conservation Authority 11.6 ha (28.6 ac) of valleylands associated with the East Duffins watershed. ▪ That the Applicant provide a cash contribution in the amount of \$200,000.00, indexed from the date of adoption of By-law 115-2008 for the provision of public art at the southwest corner of Taunton Road West and Ravenscroft Road, prior to the development of any part of the lands subject to this By-law, save and except the development of the 	

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40-2018 continued			<p>first 389 apartment units on Parcel B.</p> <ul style="list-style-type: none"> ▪ That the Applicant provide not less than 300 units for senior's purposes within the first phase of development, save and except the development of the first 389 apartment units on Parcel B. ▪ That the Applicant construct or provide a contribution equal to 100% of the cost of the implementation of traffic improvements, as may be identified within a traffic impact study, to the satisfaction of the Town of Ajax. 	

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40-2018 continued	<p style="text-align: center;">Schedule 'B' to By-law Number 40-2018</p> <p style="text-align: center;">Figure 1: Schedule “B” to By-law Number 40-2018 illustrating the location and boundaries of Parcels A, B, and C near Taunton Road and Ravenscroft Road</p>			

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44-2018 36-2025	500 Salem Road North Part of Lot 6 and Part of the Road Allowance between Lots 6 and 7, Concession 2 (closed by By-law Number 800 as in PI22182), Geographic Township of Pickering, Part 1, Plan 40R-30747; Town of Ajax; Regional Municipality of Durham All of PIN: 26411-2586 (LT) File Reference: Z9/16, Z3/25	<i>Use(s)</i> legally existing on the date of the passing of this By-law.	<ul style="list-style-type: none"> The applicant/owner submit a Site Plan Application to the Town for approval and enter into a Site Plan Agreement with the Town. 	July 9, 2018 April 22, 2025

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
74-2018	<p>South of Bayly Street East, on the west side of Lake Ridge Road South</p> <p>Land Owner: Steeple Hill on the Lake Inc. File Reference: Z11/11, OPA 11/A1, SPA4/14, LD005/2011</p>	<p>Permitted <i>uses</i> shall be those which are in existence as of the date of the passing of this By-law.</p>	<p>Cemetery Zone (Holding) – “CE(H)”:</p> <ol style="list-style-type: none"> 1. Submit final versions of all required reports and studies to the Town of Ajax, Region of Durham and the Central Lake Ontario Conservation Authority. 2. A groundwater and surface water monitoring program shall be designed to include the following elements: <ol style="list-style-type: none"> a) Prior to site development, document baseline groundwater and surface water levels and quality on-site and in private water supply wells within 500 m 	<p>April 19, 2018 (OMB Decision – Case Number PL170128)</p>

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74-2018 continued			<p>downgradient of the site and 250 m up gradient of the northern edge of the area proposed for in-ground non-cremation graves. Monitoring of private water supply wells would be limited to those wells whose owners agree to participate in the monitoring program.</p> <p>b) During site construction, monitor groundwater and surface water levels and quality on-site and in private water supply wells whose owners agree to participate in the</p>	

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74-2018 continued			<p>monitoring program.</p> <p>c) During the first year following construction and for the subsequent four years of cemetery operations, monitor groundwater and surface water levels and quality on-site. After this initial monitoring period, the results of the monitoring program are to be evaluated by a qualified professional to determine the need for, the length of and the scope of future monitoring following consultation with the Town of Ajax,</p>	

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74-2018 continued			<p>the Region of Durham, and CLOCA.</p> <p>d) The monitoring programs noted above shall measure groundwater levels using continuous automated water level recorders in selected on-site groundwater monitors and in accessible participating private water wells (as identified in 2a)).</p> <p>e) The water quality monitoring programs noted above shall include analysis of chemical and microbiological parameters considered</p>	

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74-2018 continued			<p>indicative of potential cemetery effects.</p> <p>f) The construction, post-construction and operational monitoring programs are to include water quality criteria to which the results of the monitoring program will be compared to evaluate potential effects.</p> <p>3. Prepare a protocol/program to respond to water well interference complaints.</p> <p>4. Demonstrate that nitrate loading from septic bed adjacent to the west side of the site has been removed or reduced.</p> <p>5. Prepare a program to</p>	

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74-2018 continued			<p>monitor and report on the quality and characteristics of the soil fill material being imported to the site.</p> <p>6. Enter into a Site Plan Agreement with the Town of Ajax, which includes the finalization of all drawings, reports and studies, submission of securities and insurance certificates, and any other clauses the Town, the Region and CLOCA see appropriate as it relates to the various environmental programs required to operate a <i>cemetery</i> on the subject lands.</p>	
30-2019	Blocks 152 and 153, Plan 40M-1829; Road Allowance between Lots 8 & 9, Concession 2,	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural	<ul style="list-style-type: none"> ▪ That the applicant enter into a development agreement that 	May 21, 2019

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
30-2019 continued	<p>Pickering being Harwood Avenue North, Between Rossland Road East and Block 153 on Plan 40M-1829; and Part Lot 8, Concession 2, Pickering as in PI31499 except PI43269, CO62311, CO130852, CO51308, CO165975 & Plan 459 and Part 1 on 40R-21617, Town of Ajax</p> <p>Land Owners: 2613628 Ontario Ltd. And Town of Ajax</p> <p>File Reference: Z2/18</p>	(A) Zone as outlined in Section 6.6.	<p>includes requirements to:</p> <ul style="list-style-type: none"> ○ Complete re-construction of the 3.0m multi-use trail along Rossland Road West. ○ Complete the construction of Smales Drive. 	
17-2020	Part of Lot 3, Concession 3, Part 1, Registered Plan 40R-2467; Block 251, Registered Plan 40M-2816; and Part of	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Permanent Countryside (PC) Zone as outlined in Section 6.6.	<ul style="list-style-type: none"> ▪ The applicant/future developer prepare and submit a Phase Two Environmental Site Assessment (ESA) and file a Record of Site 	May 19, 2020

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
17-2020 continued	<p>Block 255, Registered Plan 40M-2186</p> <p>Lands located at the southwest corner of Taunton Road East and Audley Road North.</p> <p>Land Owner: Jean Al Gardens Plaza</p> <p>File Reference: Z1/19</p>		<p>Condition (RSC) for the subject lands with the Ministry of Environment, Conservation and Parks (MECP). The applicant provide the Town and Regional Municipality of Durham with an acknowledgment from the MECP that the RSC has been filed in the Environmental Site Registry.</p> <ul style="list-style-type: none"> ▪ The applicant/future developer submit a Site Plan Application to the Town for approval. ▪ The applicant/future developer enter into a Site Plan Agreement with the Town. ▪ The applicant/future developer complete the construction of a sidewalk extension along the west side of 	

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17-2020 continued			Audley Road North and the re-construction of a multi-use trail along Taunton Road East.	
05-2022	<p>Registered Plan 386 Part Lots 1,2 and 3.</p> <p>Lands located at the northeast corner of Bayly Street East and Street 'A' (formerly Porte Road)</p> <p>Land Owner: Bayley Salem Developments Limited</p> <p>File Reference: Z5/18</p>	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	<ul style="list-style-type: none"> ▪ The applicant prepare and submit a Phase Two Environmental Site Assessment (ESA) and a Record of Site Condition (RSC) to the Ministry of Environmental, Conservation and Parks (MECP). The RSC must be to the satisfaction of The Regional Municipality of Durham. ▪ The applicant provide the Town and the Regional Municipality of Durham an acknowledgement from the MECP that the RSC has been filed in the 	January 24. 2022

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05-2022 continued			Environmental Site Registry. <ul style="list-style-type: none"> ▪ The applicant submit a letter of clearance from the Ministry of Heritage, Sport, Tourism and Cultural Industries to the Region of Durham for the “Stage 1 and 2 Archaeological Assessment,” prepared by This Land Archaeology Inc., dated October 11, 2017, and any revisions thereon. ▪ The applicant submit a Site Plan Application to the Town for approval. ▪ That the applicant enter into a Site Plan Agreement with the Town. 	
05-2022	Registered Plan 386 Part lots 1,2 and 3	Prior to removing the Holding Provision, the subject lands may be used	If the subject lands are to be developed in accordance to the	January 24, 2022

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
05-2022 continued	<p>Lands located at the northwest corner of Bayly Street East and Salem Road South</p> <p>Land Owner: Bayley Salem Developments Limited</p> <p>File Reference: Z5/18</p>	in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.	<p>Residential Multiple Four (RM4) Zone</p> <ul style="list-style-type: none"> ▪ The applicant prepare and submit a Phase Two Environmental Site Assessment (ESA) and A Record of Site Condition (RSC) to the Ministry of Environment, Conservation and Parks (MECP). The RSC must be to the satisfaction of The Regional Municipality of Durham. ▪ The applicant provide the Town and Regional Municipality of Durham an acknowledgement from the MECP that the RSC has been filed in the Environmental Site Registry. 	

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05-2022 continued			<ul style="list-style-type: none"> ▪ The applicant submit a letter of clearance from the Ministry of Heritage, Sport, Tourism and Culture Industries to the Regional of Durham for the “Stage 1 and 2 Archaeological Assessment,” prepared by This Land Archaeology Inc., dated October 11, 2017, and any revisions thereon. ▪ The applicant submit a Site Plan Application to the Town for approval. ▪ That the applicant enter into a Site Plan Agreement with the Town. <p>If the subject lands are to be developed in accordance to the Automobile Commercial (AC) Zone:</p>	

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05-2022 continued			<ul style="list-style-type: none"> ▪ The applicant submit a letter of clearance from the Ministry of Heritage, Sport, Tourism and Culture Industries to the Region of Durham for the “Stage 1 and 2 Archaeological Assessment,” prepared by This Land Archaeology Inc. dated October 11, 2017, and any revisions thereon; ▪ The applicant submit a Site Plan Application to the Town for approval; ▪ That the applicant enter into a Site Plan Agreement with the Town. 	

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50-2022	<p>310 Kingston Road East</p> <p>Part of Lot 5, Concession 2 Pickering, Town of Ajax, Regional Municipality of Durham</p> <p>All of PIN: 26411-0017 (LT)</p> <p>Owner: Promita Holdings Ltd.</p> <p>File Reference: Z5/17</p>	<p>Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Agricultural (A) Zone as outlined in Section 6.6.</p>	<ul style="list-style-type: none"> ▪ The applicant/owner enter into an agreement with the Town for the provision of affordable rental dwelling units. Such agreement will address, but not limited to, the applicant's/owner's responsibility for operating the affordable rental units, eligibility criteria to occupy an affordable rental unit, affordable rental rates, affordability period, and annual auditing and reporting to the Town. The applicant/owner covenants and agrees that the Town may register this agreement against the title to the lands. 	June 20, 2022

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50-2022 continued			<ul style="list-style-type: none"> ▪ The applicant/owner provide a clearance letter from the Ministry of Heritage, Sport, Tourism and Culture Industries for the completed archaeological assessments and supporting documentation. ▪ The applicant/owner complete the necessary steps to legally establish the proposed access easements with the adjacent landowner (RioCan) and the Town and enter into an agreement with the adjacent landowner (RioCan) as it relates to the proposed shared access. The applicant/owner covenants and agrees that the Town may 	

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
50-2022 continued			register this agreement against the title to the lands.	
79-2022	<p>Parts 1, 2 and 3 on Registered Plan 40R-21195, Concession 3, Part of Lots 3 and 4 on Registered Plan 40M-2174, and Concession 3 South Part Lot 3 Now Parts 1, 2 and 3 on Registered Plan 40R-19840</p> <p>Lands between Rossland Road East and Carberry Crescent, Mansbridge Crescent, Styles Crescent, and Whitlock Crescent, from the Carruthers Creek tributary to Audley Road North</p> <p>Owner: Medallion Developments (Castlefields) Limited</p>	<p>Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Residential Multiple Six (RM6) Zone as outlined in Section 6.2 and Neighbourhood Commercial (NC) Zone as outlined in Section 6.3.</p>	<ul style="list-style-type: none"> ▪ The applicant enter into a <i>Planning Act</i> Section 37 Community Benefits Agreement with the Town no later than September 18, 2022, to the satisfaction of Town. ▪ The applicant convey a 0.96 hectare parcel of land located adjacent to Rossland Road East, Hilton Gate, and Styles Crescent for the purposes of a park upon site plan approval of the first parcel/ building of the subject lands, to the satisfaction of the Town. ▪ The applicant submit a Site Plan 	September 16, 2022

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
79-2022 continued	File Reference: Z1/17		<p>Application to the Town for approval.</p> <ul style="list-style-type: none"> ▪ That the applicant enter into a Site Plan Agreement with the Town. 	
45-2023	<p>190 Westney Road South</p> <p>Part of Block M, Plan M-25, Parts 8 and 9, Plan 40R-18895, Town of Ajax, Regional Municipality of Durham</p> <p>All of PIN: 26461-0042 (LT)</p> <p>Owner: 190 Westney Holdings Ltd.</p> <p>File Reference: Z4/21</p>	<p>Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Prestige Employment (PE) Zone as outlined in Section 6.4.</p>	<ul style="list-style-type: none"> ▪ The applicant/owner enter into an agreement with the Town for the provision of affordable dwelling units. Such agreement will address, but not be limited to, the applicant's/owner's responsibility for operating/implementing the affordable units, eligibility criteria to occupy/purchase an affordable unit, affordable rates/prices, affordability period, and annual auditing and reporting to the Town. The 	September 5, 2023

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
45-2023 continued			applicant/owner covenants and agrees that the Town may register this agreement against the title to the lands.	
20-2024	Lands on the north side of Ravenscroft Road, northeast of Paulynn Park and South of the East Duffins Creek Owner: 1613935 Ontario Inc. (Ravenscroft JV Inc.) File Reference: Z1/22, OPA 22-A1	Permitted <i>uses</i> shall be those which are in existence as of the date of the passing of this By-law.	<ul style="list-style-type: none"> ▪ That the Applicant enter into a Site Plan Agreement with the Town of Ajax. ▪ That the Applicant convey to the Toronto and Region Conservation Authority approximately 0.26 hectares (.64 acres) of lands as vegetation protection zone of the East Duffins Creek valleylands. ▪ That adequate municipal water and sanitary services are available or the Applicant has entered into a Regional Servicing Agreement 	March 25, 2024

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
20-2024 continued			<p>with the Region of Durham to extend necessary services to the subject site.</p> <ul style="list-style-type: none"> ▪ That the Applicant has implemented the recommendations of the Environmental Impact Study to the satisfaction of the Toronto and Region Conservation Authority. ▪ That the Transportation Demand Management strategies, as outlined in the Transportation Impact Brief, have been secured in the Site Plan Agreement to the satisfaction of the Town of Ajax. ▪ That the applicant submit a revised Noise Study to the satisfaction of the 	

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
20-2024 continued			Region of Durham and Town of Ajax.	
49-2024	<p>Southeast corner of Bayly Street East and Pickering Beach Road</p> <p>Part of lot 6 Range 3 Concession Broken Front Pickering, Parts 1 & 2 Plan 40R18790 Save And Except Part 1 Plan 40R21844 Save & Except Parts 8 & 9 Plan 40R21174</p> <p>Land Owner: Bayly 101 Inc.</p> <p>File Reference: OPA24-A2, Z6/24</p>	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the RM4 Zone and By-law Number 19-2023	<ul style="list-style-type: none"> ▪ The applicant/owner enter into an agreement with the Town for the provision of affordable rental dwelling units. Such agreement will address, but not be limited to, the applicant's/owner's responsibility for operating the affordable rental units, eligibility criteria to occupy an affordable rental unit, affordable rental rates, affordability period, affordable units be distributed by a mix of different unit types, and annual auditing and reporting to the Town. The applicant/owner covenants and agrees 	August 13, 2024

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
49-2024 continued			<p>that the Town may register this agreement against the title to the lands.</p> <ul style="list-style-type: none"> ▪ The applicant/owner obtain approval of Site Plan Application SP12/22. ▪ That applicant/owner enter into a site plan agreement with the Town. 	

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
66-2024	<p>154 Rossland Road East</p> <p>Con 3, Part of Lot 7 Pickering as in D220717 save and except Part 5, Plan 40R-21615, Town of Ajax, Regional Municipality of Durham, PIN: 26409-2189 (LT)</p> <p>Owner: 154 Rossland Holdings Ltd.</p> <p>File Reference: Z15/24</p>	<p>Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Prestige Employment (PE) Zone as outlined in Section 6.4.</p>	<ul style="list-style-type: none"> ▪ The applicant/owner enter into an agreement with the Town for the provision of affordable dwelling units. The agreement shall stipulate that a minimum of 5% of the total residential <i>dwelling units</i> shall be affordable units for a minimum 25-year period. The agreement shall also address, but not be limited to: eligibility criteria to occupy/purchase an affordable unit; affordable rental and/or affordable ownership rates; annual auditing and reporting to the Town; if the affordable units are rental, the applicant's/owner's responsibility for 	October 21, 2024

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
66-2024 continued			managing and operating the affordable units; and if the affordable units are ownership, restrictions on the resale of an affordable unit within the minimum 25-year affordability period. Lastly, the agreement shall also secure for a mix of residential <i>dwelling unit</i> types that include but not limited to, one-, two-, and three-bedroom units. The applicant/owner covenants and agrees that the Town will register the agreement against the title to the lands.	
68-2024	Lands located on the east side of Harwood Avenue North, approximately 269	Prior to removing the Holding Provision, the subject lands may be used in accordance with the	<ul style="list-style-type: none"> The applicant/owner enter into an agreement with the Town for the provision 	October 21, 2024

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
68-2024 continued	metres south of Taunton Road East Con 3, Part of Lots 8 and 9, Part Road Allowance, Parts 2 to 8, Plan 40R-30837, Town of Ajax, Regional Municipality of Durham, PIN:26409-6208 (LT) Owner: North Harwood Centre File Reference: Z16/24	provisions of the Prestige Employment (PE) Zone and Exception 162 as outlined in Sections 6.4 and 7.	of affordable dwelling units. The agreement shall stipulate that a minimum of 5% of the total residential <i>dwelling units</i> shall be affordable units for a minimum 25-year period. The agreement shall also address, but not be limited to: eligibility criteria to occupy/purchase an affordable unit; affordable rental and/or affordable ownership rates; annual auditing and reporting to the Town; if the affordable units are rental, the applicant's/owner's responsibility for managing and operating the affordable units; and if the affordable units are ownership,	

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
68-2024 continued			<p>restrictions on the resale of an affordable unit within the minimum 25-year affordability period. Lastly, the agreement shall also secure for a mix of residential dwelling unit types that include but not limited to, one-, two-, and three-bedroom units. The applicant/owner covenants and agrees that the Town will register the agreement against the title to the lands.</p> <ul style="list-style-type: none"> • The applicant/owner obtain 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 	

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
68-2024 continued			Pacific Railway right-of-way.	
70-2024	<p>493 Bayly Street West Parcel Ajax Broken Front Concession 3-12-19, Section Ajax; Part Lots 12 & 13 and Part Road Allowance Between Lots 12 & 13, Range 3, Broken Front Concession, Parts 1, 2, 3, 40R-9512; S/T LT274954, LT278394, Town of Ajax, Regional Municipality of Durham; PIN: 26462-0076 (LT)</p> <p>Owner: 493 Bayly Holdings Ltd.</p> <p>File Reference: Z17/24</p>	Prior to removing the Holding Provision, the subject lands may be used in accordance with the provisions of the Prestige Employment (PE) Zone as outlined in Sections 6.4.	<ul style="list-style-type: none"> ▪ The applicant/owner enter into an agreement with the Town for the provision of affordable dwelling units. The agreement shall stipulate that ten percent (10%) of the total residential <i>dwelling units</i> shall be affordable units, as defined by Provincial policy if financing for such is obtained from the Canada Mortgage and Housing Corporation (CMHC) for the proposed development. If financing is not obtained from CMHC, five percent (5%) of the total residential <i>dwelling units</i> shall be affordable units, as defined by Provincial 	October 21, 2024

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
70-2024 continued			<p>policy. The residential <i>dwelling units</i> shall be affordable for a minimum 25-year period. The agreement shall also address, but not be limited to: eligibility criteria to occupy/purchase an affordable unit; affordable rental and/or affordable ownership rates; annual auditing and reporting to the Town; if the affordable units are rental, the applicant's/owner's responsibility for managing and operating the affordable units; and if the affordable units are ownership, restrictions on the resale of an affordable unit within</p>	

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
70-2024 continued			<p>the minimum 25-year affordability period. Lastly, the agreement shall also secure for a mix of residential dwelling unit types that include but not limited to, one-, two-, and three-bedroom units. The applicant/owner covenants and agrees that the Town will register the agreement against the title to the lands.</p> <ul style="list-style-type: none"> ▪ The applicant/owner enter into an agreement with the Town for the provision that a minimum of 50 residential dwelling units shall be three-bedroom units or larger. The applicant/owner covenants and agrees that the Town will register the 	

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
70-2024 continued			<p>agreement against the title to the lands.</p> <ul style="list-style-type: none"> ▪ The applicant/owner convey lands to the Toronto and Region Conservation Authority (TRCA) as determined by the TRCA. 	
82-2024	<p>Part of Block A, Plan M-26, Part of Lot 12, Range 3, Broken Front Concession, Part 1 Plan 40R-9314 save and except Parts 1 and 2, Plan 40R-27137, Town of Ajax, Regional Municipality of Durham All of PIN: 26463-0059 (LT)</p> <p>Part of Block A, Plan M-26, Part of Lot 12, Range 3, Broken Front Concession, Part 1 40R-1425, Town of Ajax, Regional Municipality of Durham</p>	<p><i>Use(s)</i> legally existing on the date of the passing of this By-law.</p>	<ul style="list-style-type: none"> ▪ The applicant/owner enter into an agreement with the Town for the provision of affordable dwelling units. The agreement shall stipulate that a minimum of 10% of the total residential dwelling units shall be affordable units, as defined by Provincial policy, if financing for such is obtained from the Canada Mortgage and Housing Corporation (CMHC) for the proposed development. If 	December 9, 2024

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
82-2024 continued	All of PIN: 26463-0001 (LT) Applicant/Owner: VanDusen Realty Holdings Corp. File Reference: Z8/24		financing is not obtained from CMHC, the agreement shall stipulate that a minimum of 5% of the total residential dwelling units shall be affordable units, as defined by Provincial policy. The residential dwelling units shall be affordable for a minimum 25-year period. The agreement shall also address, but not be limited to: eligibility criteria to occupy/purchase an affordable unit; affordable rental and/or affordable ownership rates; annual auditing and reporting to the Town; if the affordable units are rental, the applicant's/owner's responsibility for	

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
82-2024 continued			<p>managing and operating the affordable units; and if the affordable units are ownership, restrictions on the resale of an affordable unit within the minimum 25-year affordability period. Lastly, the agreement shall also secure for a mix of residential dwelling unit types that include but are not limited to, one-, two-, and three bedroom units or larger. The applicant/owner covenants and agrees that the Town will register the agreement against the title to the lands.</p> <ul style="list-style-type: none"> ▪ Prior to Site Plan Approval, the applicant/owner shall provide a right of way 	

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
82-2024 continued			easement for shared driveway access to the benefit of the abutting property municipally addressed 325 Westney Road South.	
36-2025	Part of Lot 6 and Part of the Road Allowance between Lots 6 and 7, Concession 2 (closed by By-law Number 800 as in P122182), Geographic Township of Pickering, Part 2, Plan 40R-30747; Town of Ajax; Regional Municipality of Durham All of PIN: 26411-2585 (LT) Applicant/Owner: TSG Investments Inc. File Reference: Z3/25	<i>Use(s)</i> legally existing on the date of the passing of this By-law.	<ul style="list-style-type: none"> ▪ The applicant/owner enter into an agreement with the Town for the provision of affordable dwelling units. The agreement shall stipulate that a minimum of 10% of the total dwelling units shall be affordable units, as defined by Provincial policy, if financing for such is obtained from the Canada Mortgage and Housing Corporation (CMHC) for the proposed development. If financing is not obtained from CMHC, 	April 22, 2025

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
36-2025 continued			<p>a minimum of 5% of the total dwelling units shall be affordable units, as defined by Provincial policy. The dwelling units shall be affordable for a minimum 25-year period. The agreement shall also address, but not be limited to: eligibility criteria to occupy/purchase an affordable unit; affordable rental and/or affordable ownership rates; annual auditing and reporting to the Town; if the affordable units are rental tenure, the applicant's/owner's responsibility for managing and operating the affordable units; and if the affordable units are ownership tenure,</p>	

By-law Number	Property Description	Permitted <i>Uses</i> Until Holding (H) Provision Removed	Conditions for Removal	Date Enacted
36-2025 continued			restrictions on the resale of an affordable unit within the minimum 25-year affordability period. Lastly, the agreement shall also secure for a mix of dwelling unit types that include but are not limited to, one-, two-, and three-bedroom units or larger. The applicant/owner covenants and agrees that the Town will register the agreement against the title to the lands.	

9.2 Temporary Use Zones

Where on Schedules to this By-law, a zone symbol is shown and followed by the letter (T), for example PE(T), one or more additional *uses* are permitted on the lands noted until the permission granted by the site specific By-law expires. Section 9.2.1 identifies the Temporary Use Zones within the Municipality.

9.2.1 List of Temporary Use Zones

Table 2: Temporary Use By-Laws for Accessory Outdoor Patios

By-law	Date Enacted	Date Permissions Terminate	Zoning	File Reference
26-2020	July 27, 2020	December 31, 2026	All	N/A
41-2020	October 19, 2020			
72-2021	November 22, 2021			
75-2023	December 31, 2023			

- 1) A *Licensed Accessory Outdoor Patio* or *Unlicensed Accessory Outdoor Patio* shall be permitted as an accessory use to a *Restaurant* and *Restaurant, Drive-Thru*.
- 2) Notwithstanding section 5.10.2, a *Licensed Accessory Outdoor Patio* or *Unlicensed Accessory Outdoor Patio* constructed as a result of this Temporary Use By-Law shall be exempt from providing additional parking.
- 3) A *Licensed Accessory Outdoor Patio* or *Unlicensed Accessory Outdoor Patio* may be located in a *Parking Lot, Parking Space, Drive Aisle, or Landscape Buffer*, provided it does not:
 - a) Occupy more than 4 required parking spaces or 33 percent of the parking spaces required for the *Restaurant* (whichever is greater);
 - b) Occupy a Fire Route;
 - c) Occupy a required parking space for persons with disabilities;
 - d) Obstruct a required loading space; and
 - e) Obstruct a Drive Aisle that serves as a required route for ingress/egress to/from the property.

Temporary Use for By-laws 26-2020, 41-2020, 72-2021 and 75-2023 is continued on the next page.

By-law	Date Enacted	Date Permissions Terminate	Zoning	File Reference
26-2020	July 27, 2020	December 31, 2026	All	N/A
41-2020	October 19, 2020			
72-2021	November 22, 2021			
75-2023	December 31, 2023			

- 4) Notwithstanding Section 6.3.1.1, a *Licensed Accessory Outdoor Patio* constructed in conformity with this Temporary Use By-Law shall be permitted abutting a residential, institutional, or open space zone provided:
- a) It is located a minimum of 20 metres from the abutting residential, institutional, or open space zone (measured to the property line); or
 - b) There is a building situated between the licensed patio and the residential, institutional or open space zone.

Except as amended herein, all other provisions of this By-law, as amended, shall apply

Table 3: Site-Specific Temporary Use Permissions

By-law	Date Enacted	Date Permissions Terminate	Zoning	File Reference
36-2023	June 19, 2023	June 19, 2026	VC3 (T)	Z1/23

- i) Location: 527 Kingston Road West
- ii) Legal Description: Part Lot 9, Registered Plan 11, Now Part 1, Registered Plan 40R Plan 40R-11812
- iii) Additional Permitted *Uses*: Detached Dwelling
- iv) Date Enacted: June 19, 2023
- v) Date Permission(s) Terminate: June 19, 2026

Except as amended herein, all other provisions of this By-law, as amended, shall apply

9.3 Interim Control Zones

Where on Schedules to this By-law, a zone symbol is followed by a dash and the letter "I" (for example PE-I), no change in *use* and no construction of any buildings or structures is permitted until the expiry of the site specific By-law affecting the lands. Lands affected by site specific Interim Control By-laws are catalogued in Section 9.3.1.

9.3.1 List of Interim Control Zones

There are no interim control zones currently in effect.