

Planning & Development Services Activity Summary



The Town of Ajax has launched a new Online Application Portal!

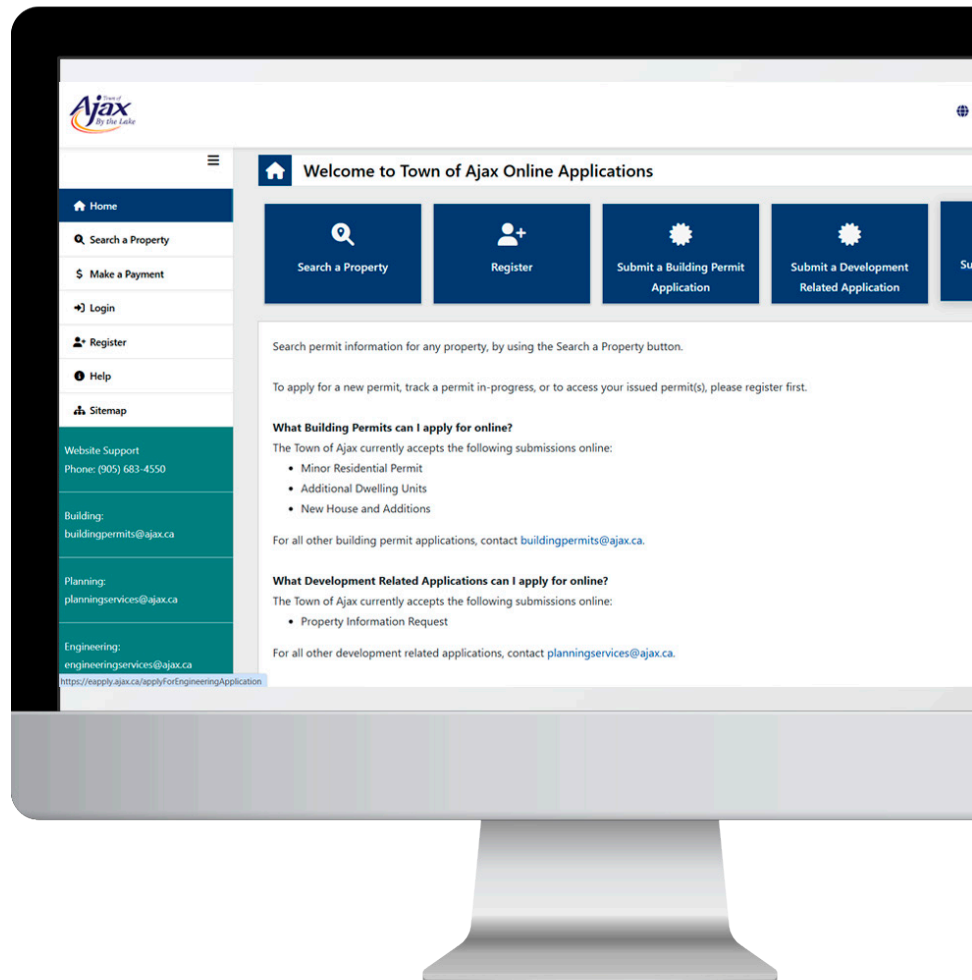
This innovative platform streamlines the submission process for various planning and development applications and is designed to make it easier and more efficient for residents and businesses to interact with the Town's services.

The Online Application Portal allows users to submit a wide range of applications, including:

- Building and Demolition Permit applications: Residential House, Minor Residential and Additional Dwelling Permits
- Development-related applications: Property Information Request applications
- Engineering applications: Sediment and Erosion Control Permits

For more information about the portal, including how to register an account, user guides and support tools, please visit:

<https://eapply.ajax.ca/>





Planning 101 Series #9 – All About Site Plans & Site Plan Approvals

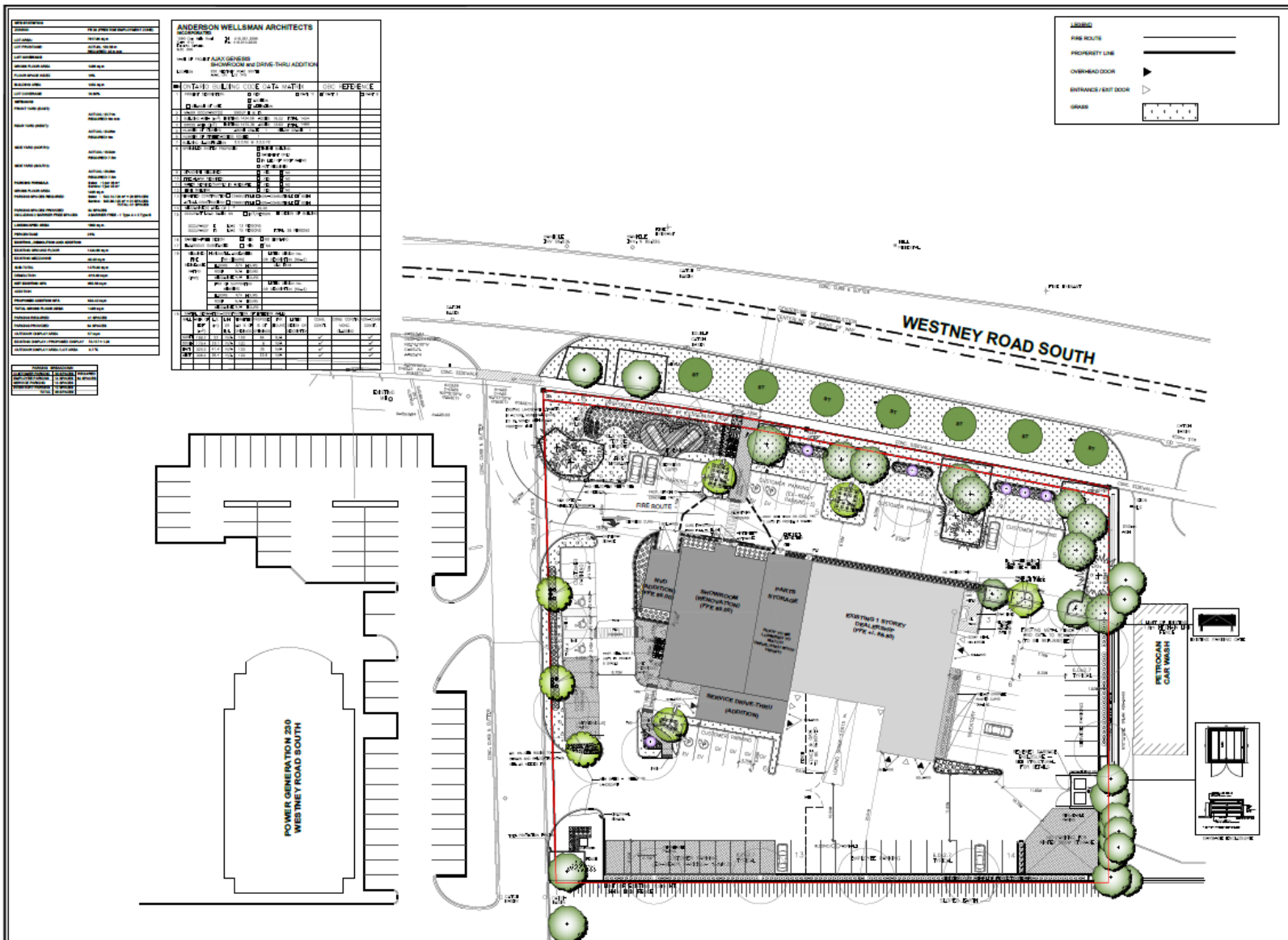
What is a Site Plan?

A site plan is a technical drawing that illustrates the layout of a specific site.

Designers, planners, engineers, developers, and architects use site plans to understand how a proposed project will be situated on a site.

A site plan drawing must include several key elements. First, the site plan must illustrate all existing and proposed buildings with

their dimensions. It must also illustrate the dimensions of all required setbacks (the distance a building must be from the property line), parking areas, landscaped areas, and how the proposed development will interact with adjacent lands. A site plan drawing also includes a site details chart that provides numerical statistics for items shown on the site plan such as the lot area, lot frontage, lot coverage for all buildings and structures,



Sample Site Plan

gross floor area of buildings, and the number of parking spaces. Site plan drawings must adhere to the Town of Ajax's Design Criteria and Standard Drawings, which set the minimum requirements. The following is a typical site plan drawing for a new industrial building.

What enables the Town to review Site Plans?

Site Plan Control is a vital tool that enables municipalities to shape development. The Town's Site Plan Control By-law, as amended, identifies all lands within the Town of Ajax as a Site Plan Control area. A municipality's authority to use Site Plan Control is regulated by Section 41 of the Planning Act. The purpose of Site Plan Control is to review a development's design features to ensure the planned use is functional and appropriate for the site. Site Plan Control involves the review and approval of detailed plans that address matters such as landscaping, building elevations, site access and servicing, waste storage, pedestrian circulation, parking, and loading.

Site Plan Control is required for commercial, industrial, institutional, mixed use, and multi-unit residential development. Recent changes to the Planning Act have revised Site Plan Control requirements for residential development; smaller residential developments, with 10 or fewer units, are exempt from Site Plan Control.

What is the Site Plan Approval Process?

Prior to submitting a Site Plan application, applicants are encouraged to pre-consult with the Town and external agencies on their proposed development to receive feedback and be provided with a list of required submission materials (i.e. drawings, studies and reports).

After pre-consultation, the applicant submits

either a Site Plan Application (for vacant sites) or a Site Plan Amendment Application (for changes to sites that are already developed). An application package includes a cover letter, drawings, supporting documentation (i.e. studies and reports) and the required application fee. Planning Services staff review the submitted application to ensure all required materials are included. If the application is deemed complete, the applicant receives a Letter of Acknowledgement.

Once deemed complete, it is circulated to all internal departments and external agencies for their review and comment. The application is also circulated to the Town of Ajax Council for their information. This phase involves ongoing review and communication between the applicant and Town staff to address all comments and requirements for the application.

When all the requirements for the application submission have been addressed, the applicant prepares the final drawings for the Town's approval. As part of the approval process, the Town prepares a Site Plan Agreement or Amending Site Plan Agreement outlining the conditions for Site Plan Approval. These conditions ensure that the development aligns with the Town's development standards and policies. After the agreement is signed by all parties and the applicant provides all fees, securities and insurance requirements, the applicant receives a Site Plan Approval Letter. The applicant must then carry out the development according to the approved plans.

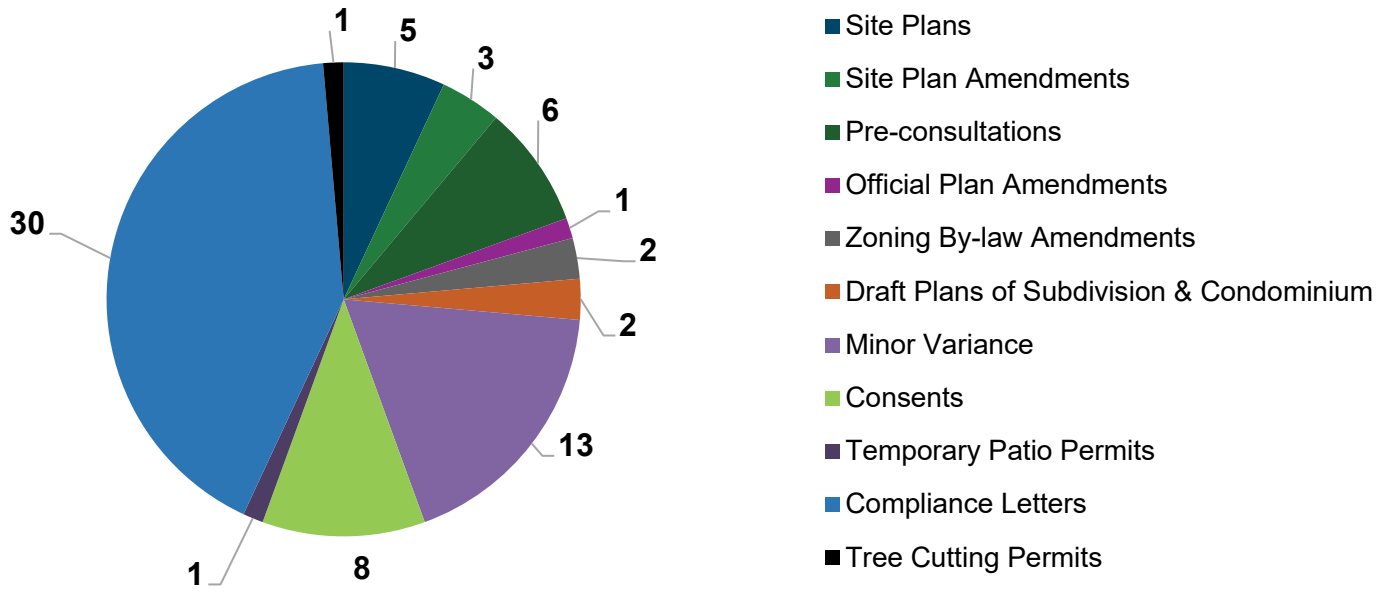
For more information, please contact Planning Services at PlanningServices@ajax.ca or 905-619-2529, ext. 3631.



Development Planning Updates

Development Planning Applications

The breakdown below represents the number of Development Planning Applications received between January 1 – March 31, 2025.



Development Planning Applications (January 1 – March 31, 2025)	Total Applications by Type
Site Plans	5
Site Plan Amendments	3
Pre-Consultation	6
Official Plan Amendments	1
Zoning By-Law Amendments	2
Draft Plans of Subdivision and Condominium	2
Minor Variance	13
Part Lot Control	0
Consents	8
Temporary Patio Permits	1
Property Information Requests	30
Tree Cutting Permits	1
Total	72

Noteworthy Development Applications Under Review

145, 147, & 149 Kings Crescent

The Town of Ajax is in receipt of a Site Plan Application (SP6/25) which seeks to permit the redevelopment of 145, 147, and 149 Kings Crescent. More specifically, Site Plan Application SP6/25 proposes the development of a 25-storey residential mixed-use building containing 335 dwelling units and 214 m² of ground floor commercial space. Parking is proposed to be located within 2 levels of underground and within the podium of the building. The building consists of an 8-storey podium with a 17-storey tower above the podium for a total building height of 25-storeys. The building is proposed to be rental tenure and will consist of a mix of 1-, 2-, and 3-bedroom rental units. The applicant is considering a portion of such units to be affordable units, subject to CHMC guidelines.

The subject lands are located within the Downtown Regional Centre designation of the Town's Official Plan and are zoned Downtown Central Area/Residential Multiple One (DCA/RM1) Zone within the Town's Zoning By-law. The Downtown Regional Centre is one of the Town's primary intensification areas and is intended to redevelop as a compact, urban, intensive, mixed use, pedestrian-oriented, transit-supportive centre, including cultural, administrative, commercial, entertainment and residential uses.



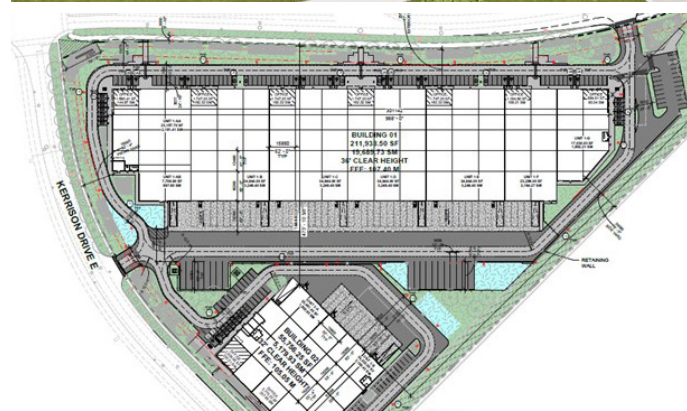
145, 147, and 149 Kings Crescent development concept

Northeast Corner of Salem Road & Kerrison Drive East

The Town of Ajax is in receipt of a Site Plan Application (SP4/25) which seeks to permit the development of two multi-unit employment buildings. Building 1 is proposed in the western half of the site, adjacent to Salem Road North, and will have a gross floor area of approximately 18,602 m². Building 2 is proposed in the eastern half of the site and will have a gross floor area of approximately 4,597 m².

Both buildings are proposed to be 1-storey in height and will be designed/constructed on a speculative basis. The intent is for such buildings to accommodate different uses permitted in the Prestige Employment (PE) Zone, which includes but is not limited to, warehousing/distribution centre uses, office uses, and manufacturing uses.

This proposal is an example of the large-scale industrial development that has emerged as a driving force in the development industry across the Greater Toronto Area (GTA) and within the Town of Ajax, in particular, over the last several years.



NE Corner of Salem Road North & Kerrison Drive development concept

Noteworthy Approved Development Applications

1401 Harwood Avenue North

Schlegel Villages received approval of their Site Plan Application (SP5/22) to permit the development of a 6-storey long-term care (LTC) home with 192 beds, a 12-storey retirement home with 58 retirement dwelling units and 262 retirement care rooms, and a 2-storey town square building connecting the LTC home and retirement home. The first phase of development consists of the LTC home, which is currently under construction. The second phase (retirement home) and third phase (town square building) are proposed for the near future.

This development will help address the critical need for additional assisted care and seniors' housing within the Town and across the Region of Durham.



1401 Harwood Avenue North

725 Westney Road South

Firearms Outlet Canada received approval of their Zoning By-law Amendment Application (Z5/24) to permit an indoor shooting range and an accessory retail sales outlet. The subject lands currently contain a 1-storey multi-unit building. Firearms Outlet Canada operates a warehousing and distribution facility from the existing building.

The proposed redevelopment consists of a partial demolition and expansion of the existing building, which will include a second storey addition at the rear (north end) of the building to accommodate an indoor firearms range comprised of a 15-lane shooting range on the first storey, and a 7-lane clayhouse shotgun range on the second storey for both recreational and training purposes. The redevelopment also proposes new warehouse space, an accessory retail space, two training classrooms, a restaurant, and office space. 24/7 on-site security measures are proposed as part of the redevelopment.

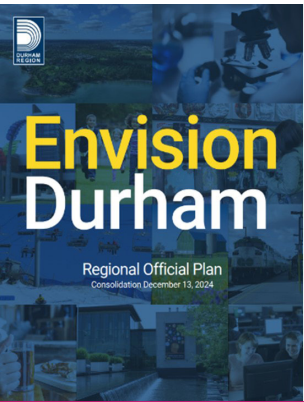
A Site Plan Amendment Application (SPA6/25) has been submitted to facilitate the proposed redevelopment, outlined above. SPA6/25 is in the early stages of the review and approval process.



725 Westney Road South



Policy Planning Updates



Durham Official Plan

Ajax Assumed Durham's Regional Official Plan on January 1, 2025

On November 28, 2022, Bill 23: More Homes Built Faster Act, 2022 received royal assent. Among other legislative changes, Bill 23 amended the Planning Act, introducing significant changes to land use planning in Ontario. A key amendment to the Planning Act established two different classes of upper-tier municipalities: those that have planning responsibilities and those without. The Minister of Municipal Affairs and Housing (Minister) designated Durham Region as an upper-tier municipality without planning responsibilities, effective on January 1st, 2025.

As a result, on January 1st, 2025, Durham Region's land use planning responsibilities shifted to the Region's eight lower-tier municipalities. The lower-tier municipalities, including the Town, will assume approval authority for all Planning Act decisions, except where otherwise prescribed by the Minister. The Minister has exempt the Town from requiring Ministerial approval for most Official Plan Amendments.

As per the Planning Act, the following still require Ministerial approval:

- New Official Plans;
- Official Plan Amendments adopted under section 26 of the Planning Act; and
- Official Plan Amendments addressing policies related to protected major transit station areas.

Now that the authority to implement Durham Region's Official Plan (ROP) "Envision Durham" has been transferred to each lower-tier municipality, the ROP may be repealed or amended to reflect the local goals and priorities of each municipality. The Town's next Official Plan Update will incorporate the policies from Durham Region's Official Plan into the Town of Ajax's Official Plan to create one cohesive Official Plan.

Notable Studies & Projects

Completion of Official Plan Amendment and Zoning By-law Amendment in Support of Permitting Additional Dwelling Units

In March 2025, Policy staff presented to the Town's Community Affairs and Planning Committee to recommend approval of Official Plan Amendment 83 and Zoning By-law Amendment Z2/25. These amendments were designed to permit four dwelling units on any residential lot featuring a detached, semi-detached or townhouse dwelling. Town Council previously committed to the support of four residential units per property in October 2023 in order to access funding through the Federal Government's Housing Accelerator Fund.

In addition to increasing the number of units permitted per residential lot, the amendments also:

- Introduce a distinction between new units provided within the primary structure on the lot (attached accessory dwelling units) and those located in an accessory structure that is separate from the primary structure (detached accessory dwelling units);
- Limit the number of accessory dwelling units that can be permitted within the Greenbelt Natural Heritage System (as per Provincial policies);
- Reduce minimum parking requirements for properties with multiple dwelling units to a ratio of one parking space per dwelling unit; and

- Establish new and revised zoning standards relating to setbacks, height, lot coverage, minimum separation distances and permitted encroachments.

These amendments are designed to help combat the existing housing crisis by making it easier to develop multiple dwelling units on a single lot. The amendments to the Town's Zoning By-law represent Phase 1 of the Town's implementation of its Comprehensive Zoning By-law Review project. Phase 2 and 3 amendments are expected to be presented to Council later in 2025.

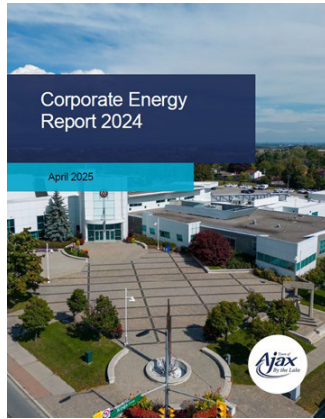




Sustainability & Climate Change Updates

Ajax Corporate Energy Report 2024

The annual Corporate Energy Report highlights the Town's energy efficiency initiatives, energy management portfolio, and progress towards achieving Council endorsed GHG emission reduction targets. This year, the report highlights the launch of the Town's first Corporate Energy Team, completion of the [Ajax Energy Management Strategy 2024 – 2029](#) in accordance with O. Reg. 25/23, and the completion of the Town's first Green Fleet Strategy.



Ajax Climate Risk & Resiliency Plan (ACRRP) Implementation Strategy – Five-Year Update

The [five-year update to the ACRRP Implementation Strategy](#), approved in February 2025, ensures that emerging trends and issues were identified, new information on climate change risks and vulnerabilities were considered, and that the strategy aligns with other planning initiatives in the Town of Ajax and Region of Durham. The update identified ten new, and one amended, action item.



Help Keep Ajax Green this Spring with Ajax Green Living Days

Celebrate Earth Month with ten ways to participate online and in-person

The Town's annual Ajax Green Living Days programming encourages residents to work together as a community for a cleaner and greener Ajax. There are many free activities available to participate in this April and May with a focus on workshops about reducing the usage of plastics, various tips on gardening, a community tree planting event, picking up litter during the Spring Clean-Up Challenge and more! For more information, and to register, see the [Ajax Green Living Days News Release](#).



Audley Wetland Restoration Project

To mitigate urban flooding and support biodiversity, the Town of Ajax, in partnership with Toronto and Region Conservation Authority (TRCA), Ducks Unlimited Canada (DUC), and the Ministry of the Environment, Conservation and Parks (MECP), completed the Audley Wetland Restoration Project. The project created approximately 5.5 hectares (13.6 acres) of wet shrub thicket wetland and 2 hectares (5 acres) of forest habitat. Approximately 17,000 native trees and shrubs were planted on the project site. The goal of the project was to expand marsh wetland habitat on fallow agricultural lands via heavy equipment grading/contouring, decommission remnant agricultural tile drainage, and plant native trees and shrubs to increase biodiversity.





Town of Ajax Seed Library

Grow your own food and help preserve biodiversity with our free [Seed Library](#)! Whether you're an experienced gardener or just starting out, our collection of vegetable, herb, and flower seeds are here for you to borrow, plant, and enjoy.

Visit the Seed Library to pick up seeds, or make a seed donation, at the [Ajax Public Library – Main Branch](#).



Building Updates

Backyard Builds – A Blueprint for Success

Thinking about undertaking a backyard project this spring? Perhaps you're considering building a new shed or gazebo. The first step in planning any construction project is to do your research on what your legal obligations are when it comes to constructing on your property. This article will help get you started!

Under the Ontario Building Code (OBC), a building permit is required for the construction of certain accessory structures, including gazebos that are more than **10 m² (108 ft²)** in area. Whether you are constructing your own gazebo or purchasing a premanufactured one from a retailer, it is essential to know that these structures must comply with building code and local zoning bylaw standards.

Prefabricated Structures

Should you decide to purchase a premanufactured structure, such as those available at retailers (Costco, Home Depot, Rona etc.) you will also need to hire a qualified professional engineer. This ensures that the structure meets all safety, stability, and load requirements within the OBC.

Prefabricated structures, while convenient and cost-effective, must still be reviewed and inspected to ensure they are safe and structurally sound for your location and intended use. Typically, prefabricated packages do not include the necessary documents or certifications required to obtain a building permit. The engineer's approval will ensure that the product complies with the OBC so that you can acquire your building permit and begin construction.

Why is This Important?

1. **Safety:** Safeguarding that your gazebo meets the structural standards required by the OBC helps prevent potential safety issues.
2. **Durability:** Ensuring that your gazebo will last for many years of problem free enjoyment.
3. **Compliance:** Failing to obtain the necessary permits could result in delays, dismantling of the structure, or difficulty in selling the property in the future.

What You Need to Do:

1. **Research:** If you are purchasing a prefabricated gazebo, check with the retailer for any documents or certifications that may help facilitate the approval process.
2. **Hire an Engineer:** If the gazebo you purchased does not include the required documents or certifications, a qualified professional engineer will be needed to assess your structure and provide the necessary documentation for your building permit application.
3. **Apply for a Permit:** Submit your building permit application to your local building authority, along with the engineer's approval, for review and approval. Once you receive your building permit you can begin construction.

We highly encourage you to start this process early to avoid unanticipated delays in your project schedule. If you have any questions or need assistance in navigating the building permit process, please don't hesitate to contact us at buildingpermits@ajax.ca.

We are here to ensure that your project is a success from start to finish!



Major Building Permits Issued – January 1 to March 31, 2025

Description	Location	Area (m ²)	Value (\$)
Suncity Building 'G'	1120 Salem Road North	550	1,500,000
Suncity Building 'A'	1130 Salem Road North	2,500	1,800,000
Suncity Building 'B'	1160 Salem Road North	1,700	1,100,000
Suncity Building 'D'	1190 Salem Road North	750	2,100,000
Suncity Building 'C'	1200 Salem Road North	900	2,500,000

Major Building Permit Applications Under Review

Description	Location	Area (m ²)	Value (\$)
12-Storey, 259 Unit Residential Apartment Building	235 Bayly Street East	18,000	66,000,000
33-Storey, 962 Unit Residential Apartment Building	212 Bayly Street West	60,000	220,000,000
One-Storey Industrial Addition	777 Bayly Street West	10,700	14,970,000
Marriot Fairfield - 6 Storey, 120 Suite Hotel	650 Beck Crescent	6,300	12,600,000
One-Storey Industrial Building	2 Keensford Court	8,360	11,700,000
One-Storey Industrial Building	170 Kerrison Drive East	5,180	7,250,000
One-Storey Industrial Building	560 Kingston Road East	27,000	37,750,000
33-Storey, 865 Unit Residential Apartment Building	282 Monarch Avenue	32,000	117,000,000
8-Storey, 357 Unit Residential Apartment Building	460 Rossland Road East	24,500	90,000,000
One-Storey Industrial Building	549 Salem Road North	19,690	27,500,000
Two-Storey Elementary School	28 Turnerbury Avenue	3,540	22,000,000

Q1 Building Permit Statistics

January 1 to March 31, 2025

Permit Type	No. of Permit		Construction Value (\$)
	Applications Received	No. of Permits Issued	
Residential	111	93	5,036,763
Commercial	32	32	22,636,392
Industrial	9	4	1,713,440
Servicing	1	2	356,037
Total	153	131	29,742,632



Transportation Updates

Traffic Calming Update

To facilitate winter maintenance activities, traffic calming measures such as flexible signs and flexible bollards were removed from all thirteen (13) streets in Fall 2024. These flexible signs and bollards will be re-installed at all traffic calmed streets in the last week of April 2025 or beginning of May 2025, depending on weather conditions.

Traffic Safety / Road Watch Program

ROAD WATCH is a community-based program, run by volunteers in conjunction with the Durham Regional Police Service (DRPS). DRPS monitors and enforces the speed limit and other traffic law violations in Ajax and Pickering.

Please visit <http://www.ajaxpickeringroadwatch.com/> for more information. Residents can report aggressive driving behaviour by collecting the make, model, colour and license plate of the offending vehicle using a Citizen Report Form. The Citizen Report Form can be filled out online at <https://forms.drps.ca/Online-Services/Road-Watch>.

The printable version of a Citizen Report Form is available at <http://www.ajaxpickeringroadwatch.com/> and can be filled out and dropped off at identified locations within the Region. Complaints will be forwarded to a Traffic Safety Officer for follow-up.



Automated Speed Enforcement (ASE)

The Town is continuing to rotate to locations based on the expanded schedule that began in July 2024 and a full rotation is expected to be completed later this year. Currently, the ASE cameras are installed at Coles Avenue, Parkes Drive, and Turnerbury Avenue. As of February 2025, a total of 5,657 speeding charges have been laid so far this year.



Radar Message Board Program (RMB)

In June 2024, the Town introduced three temporary Radar Speed Message Boards (RMB) to complement the existing 15 permanent RMBs located at Automated Speed Enforcement (ASE) sites and seven fixed RMB locations. These temporary boards are being rotated to a new set of locations every four weeks, with one board allocated to each of the three wards.



Currently, the Council office has identified thirty (30) locations throughout the Town for installation of RMBs. The new RMB rotation schedule commenced on July 1st, 2024. Presently, the RMBs are installed at Rotherglen Road North, Williamson Drive West, and Clements Road West.

Wayfinding Strategy Implementation

In June 2020, the Town developed a cycling wayfinding strategy to improve the visibility and navigability of the bike network, including trails.



The Wayfinding Strategy involves installing signs that reduce confusion at intersections and illustrate bike distances and times to major destinations. This summer, a total of 11 new cycling wayfinding signs will be installed at bike lanes and along trails.

Shared E-Scooter & E-Bike Pilot Program

The Shared E-Scooter and E-Bike Pilot Program is anticipated to relaunch in June 2025. Further updates and resources will be available at <http://www.ajax.ca/emobility> in May 2025.





Engineering Updates

Stormwater Management Pond Cleanouts

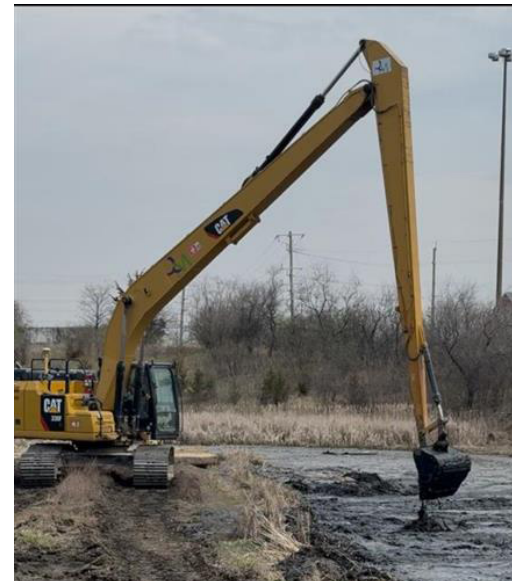
During the first quarter, significant progress was made on pond cleanouts. The detailed design for Pond Rehabs #7 and 19 have been completed, and all necessary permits have been received. Vegetation removal has already started, with sediment removal scheduled to begin later this Spring. Six other Pond Rehabs (#17, 18, 25, 26, 33, 50) will have construction awarded late Spring, for construction this Summer and Fall.



Greenhalf Storm Pond



Greenhalf Storm Pond



Angus Drive Storm Pond

Stormwater Master Plan

The Stormwater Master Plan consultation has already started, with a Public Information Centre (PIC) held in October 2024. The background data for the project has been compiled, and recommendations for the management of the storm system will follow once the report is completed. Another PIC and Technical Advisory Committee meeting is scheduled for mid-2025, with the final report expected to go to Council for endorsement in September 2025.

