

Planning & Development Services Activity Summary



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

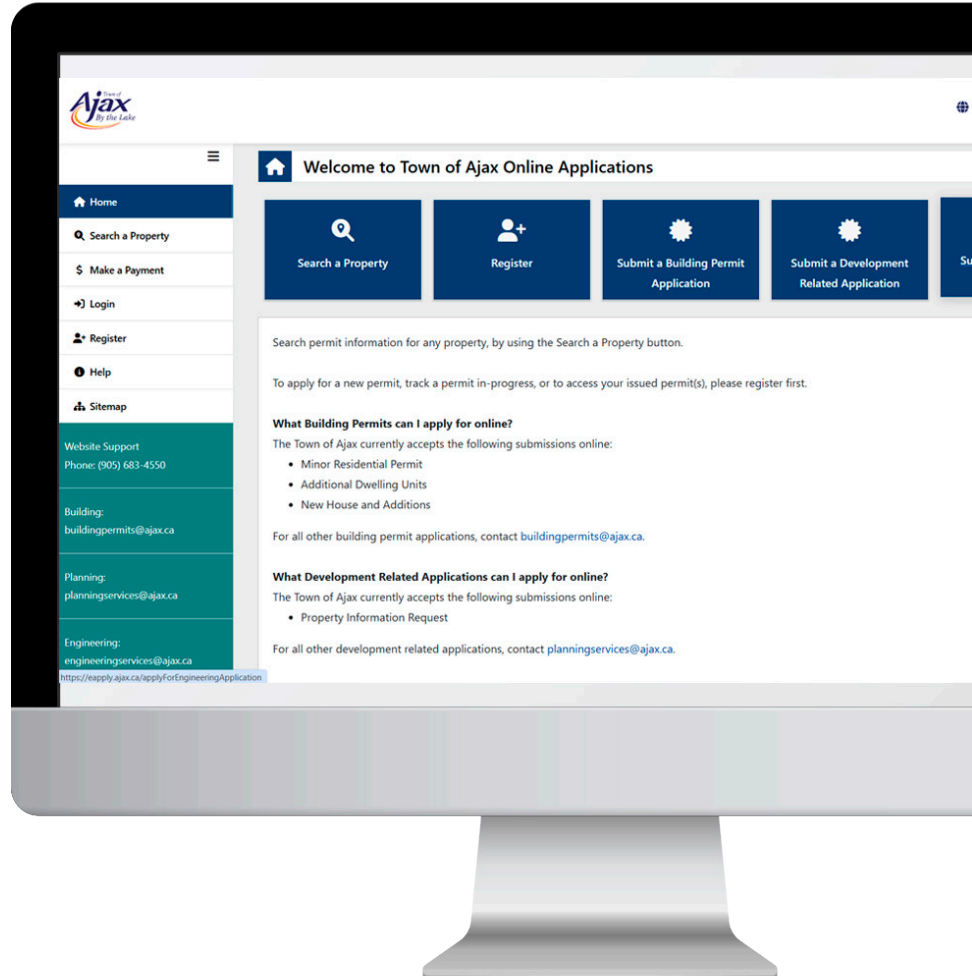
This innovative platform streamlines the submission process for various planning and development applications and is designed to make it easier and more efficient for residents and businesses to interact with the Town's services.

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 #10 – All About Consents, Subdivisions, and Part Lot Control

When you divide a parcel of land into two or more lots, you are subdividing property. To subdivide property in compliance with the provisions of the Planning Act, the following types of applications can be required:

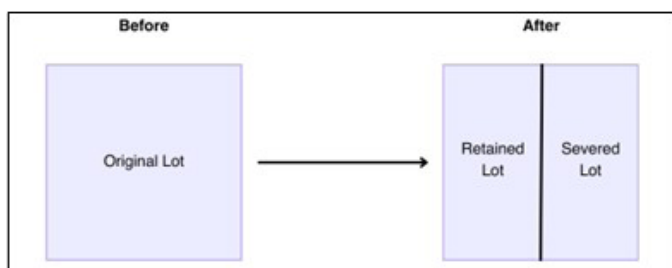
- Consent Application
- Draft Plan of Subdivision Application
- Part Lot Control Application

Consent Applications are typically made by residents to create new lots within their privately owned lands, whereas a Draft Plan of Subdivision Application is typically made by a developer to create a large number of new lots, new right-of-ways (i.e. roads), and blocks for parks and other community uses. Part Lot Control Applications are made following the registration of a Plan of Subdivision Application to further divide lots and blocks within a registered Plan of Subdivision.

What is a Consent Application?

A Consent Application is made when a proposal involves creating only a lot or two, adjusting property lines, or registering an easement or right-of-way over the lot.

Example of a land severance considered through a Consent Application:



Consent Applications are reviewed by Town staff and external agencies and decided

upon by the Committee of Adjustment (a five-member committee of Ajax residents appointed by the Town of Ajax Council) at a public meeting. Before the public meeting, notice of such meeting is provided to all property owners within 60 metres of the lands subject to the submitted application and a notice sign is also posted on the subject lands to notify all neighbours of the proposal.

Consent Applications are often approved with conditions by the Committee of Adjustment. This type of approval represents 'provisional approval', and the applicant is required to satisfy all conditions of approval prior to receiving final approval.

What is a Draft Plan of Subdivision Application?

A Draft Plan of Subdivision Application is made when the proposal involves creating a large number of lots and blocks and typically involves the creation of new roads, parks, and other community amenities.

Example of a Plan of Subdivision:



Draft Plan of Subdivision Applications are reviewed by Town staff and external agencies and decided upon by the Community Affairs and Planning Committee (all members of Council sit on the Committee) at a public meeting prior to the final consideration of such by Council. Before the public meeting, notice of such meeting is provided to all property owners within 120 metres of the lands subject to the submitted application and a notice sign is also posted on the subject lands to notify all neighbours of the proposal.

Draft Plan of Subdivisions are approved with conditions by Council. This type of approval represents 'draft approval'. Draft approval is a commitment to continue with the Plan of Subdivision and to satisfy all conditions of approval, such as but not limited to, the functional review and design of the proposal, road improvements or widenings, parkland requirements, and school site requirements. The applicant must satisfy all conditions and enter into a Subdivision Agreement with the Town prior to receiving final approval and registering the Plan of Subdivision. The registration of the Plan of Subdivision is required in order to legally convey (e.g. sell) all lots and blocks.

The approval process associated with Draft Plan of Subdivision Applications is required to ensure, among other matters, that that the subdividing of lands does not conflict with the overall planning goals and policies of the Town of Ajax, is suitable for the subject lands and the surrounding area, and has adequate infrastructure (road network, water supply, sanitary sewer supply, etc.), parkland, and school sites

As per the Planning Act, a registered Plan of Subdivision is subject to Part Lot Control.

What is Part Lot Control?

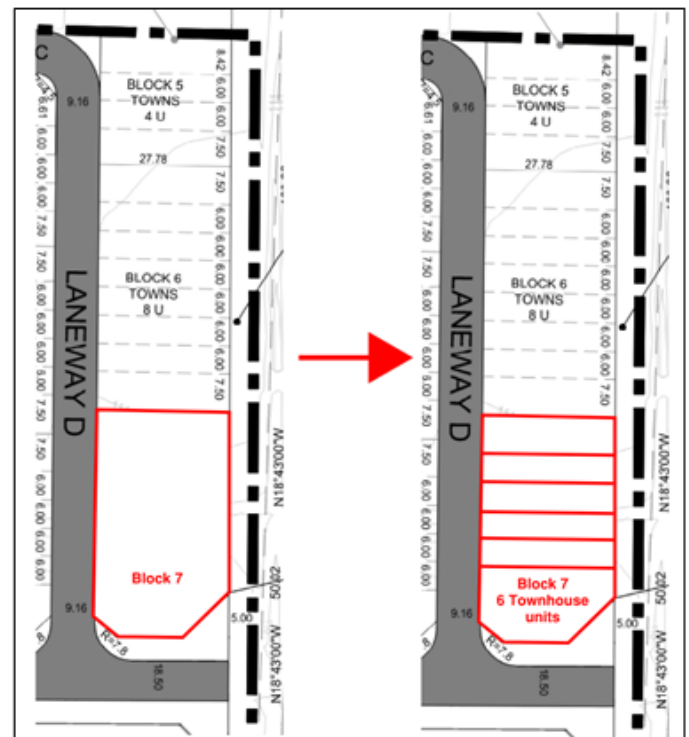
Part Lot Control is a provision of the Planning

Act that regulates the further division of lots or blocks within a registered Plan of Subdivision.

An applicant may sell a whole lot or block within a registered Plan of subdivision; however, if they wish to further divide a lot or block outside of the Consent Application process, exemption from Part Lot Control is required.

Exemption from Part Lot Control is typically used for semi-detached and townhouse developments, as individual semi-detached or townhouse lots are not normally indicated on a registered Plan of Subdivision. This approach is used because of the difficulty the builder would have in ensuring that the common centre wall between dwelling units is constructed exactly along the individual lot lines.

Example of Part Lot Control being applied to enable a block on a registered Plan of Subdivision to be legally divided into 6 lots for townhouse dwellings:

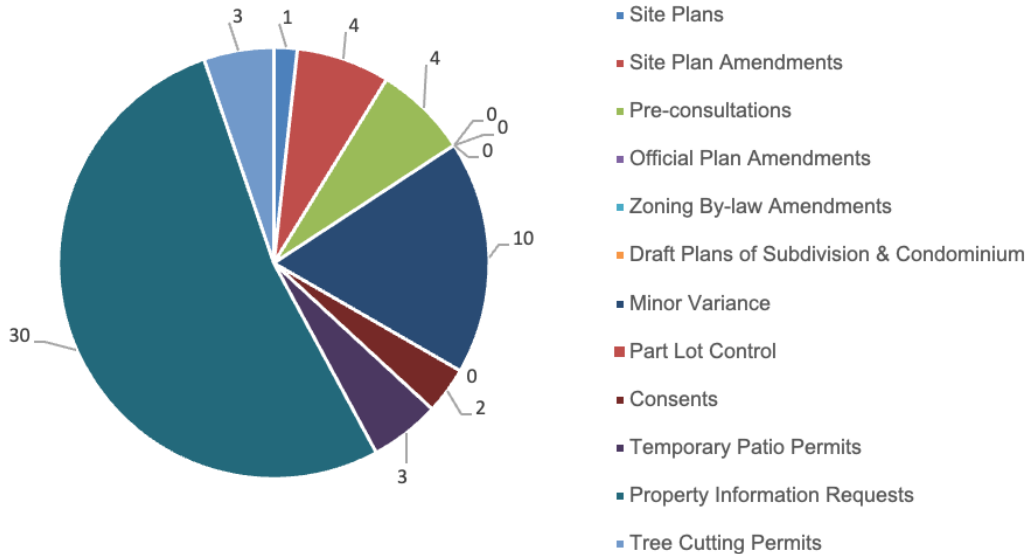




Development Planning Updates

Development Planning Applications

The breakdown below represents the number of Development Planning Applications received between April 1 – June 30, 2025.



Development Planning Applications (April 1 – June 30, 2025)	Total Applications by Type
Site Plans	1
Site Plan Amendments	4
Pre-Consultation	4
Official Plan Amendments	0
Zoning By-Law Amendments	0
Draft Plans of Subdivision and Condominium	0
Minor Variance	10
Part Lot Control	0
Consents	2
Temporary Patio Permits	3
Property Information Requests	30
Tree Cutting Permits	3
Total	57

Noteworthy Received Development Applications

RioCan Durham Centre – Tesla Supercharger Station

Tesla, on behalf of RioCan, has submitted a Site Plan Amendment Application (SPA4/25) to permit the installation of a 44 electric vehicle (EV) charging station within the existing parking lot of the RioCan Durham Centre. The charging station will be situated in the portion of the parking lot located between the building municipally known as 125 Harwood

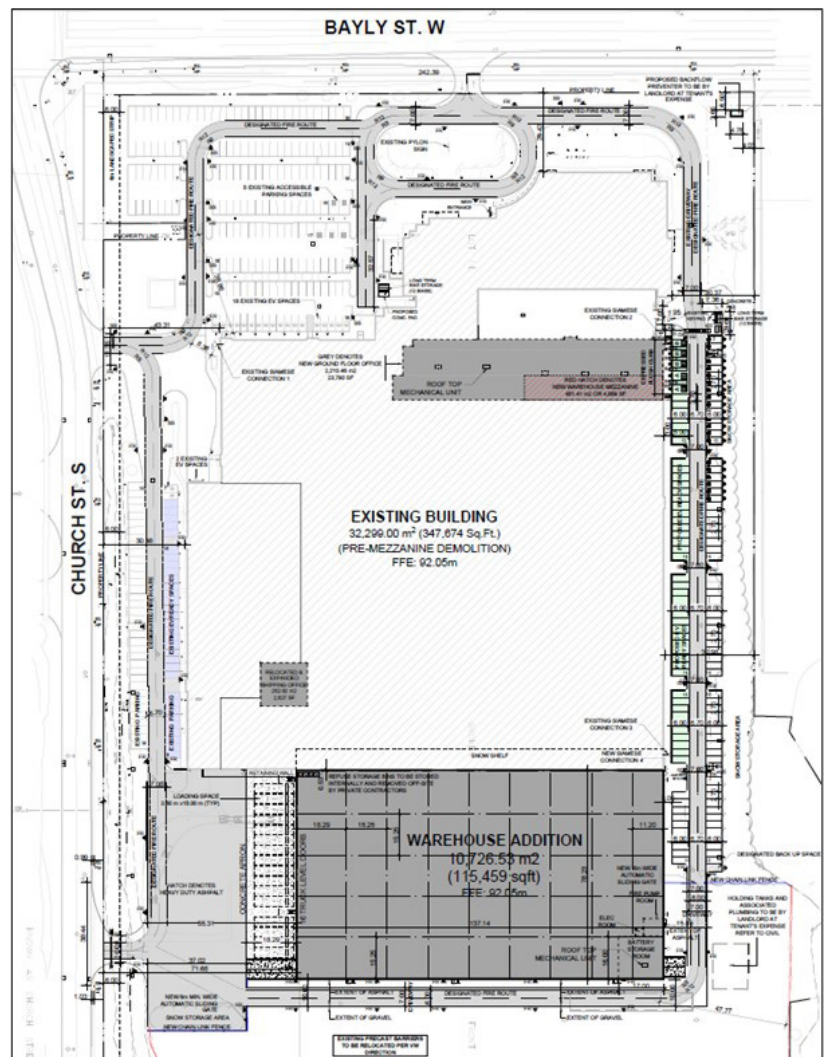
Avenue North (containing HomeSense and Sport Chek) and the building municipally known as 70 Kingston Road East (containing Banana Republic). The proposed charging station will serve as Canada's largest supercharger station once complete.



Noteworthy Completed Development Applications

777 Bayly Street West

Dream Summit Industrial Inc. received approval of their Site Plan Amendment Application (SPA1/25) to permit the development of a 10,726 m² building addition to the existing building located on the lands municipally known as 777 Bayly Street West. This existing building is home to Volkswagen's Canadian headquarters. The development consists of a southerly addition to the existing building for warehouse/distribution space. In addition, site modifications are proposed in the side and rear yards of the lands to accommodate a new site access off of Church Street South, new loading spaces, and new parking spaces.



1564 Church Street North

Daste Investments Ltd. received approval of their Official Plan Amendment Application (OPA24-A6), approval of their Zoning By-law Amendment Application (Z9/24), and draft approval of their Draft Plan of Subdivision Application (S-A-2024-01).

These applications represent one of the Town's last greenfield area developments and apply to the lands municipally known as 1564 Church Street North, located in the northwestern portion of the Town's urban area boundary.

These applications will facilitate the development of a residential plan of subdivision consisting of 8 single detached dwellings, a medium density block for a future condominium townhouse development, a park block, a natural heritage system block (for the protection of environmentally sensitive lands), and a public road.



Daste Investments Ltd. will work through the detailed design stage (technical engineering and landscaping review stage) in order to clear all conditions of draft approval to receive final approval of the plan of subdivision, enabling the construction of all infrastructure and dwellings.

The submission of a Site Plan Application and Draft Plan of Condominium Application will be required to facilitate the proposed development of the medium density block, which will consist of 117 condominium townhouse dwellings.

Southeast Corner of Salem Road North and Kerrison Drive East

2322244 Ontario Inc. received draft approval of their Draft Plan of Subdivision Application (S-A-2025-01), which was submitted for the lands located at the southeast corner of Salem Road North and Kerrison Drive East. The proposal seeks to facilitate a plan of subdivision consisting of 2 development blocks separated by a proposed north-south public road (Street A) between Kerrison Drive East to the north and the future Ringer Road extension to the south. The proposed western development block (Block 1) is subject to a Minister's Zoning Order (MZO) and is proposed to be developed for mixed use purposes while the proposed eastern development block (Block 2) is proposed to be developed for employment purposes.

The MZO permits the development of a phased mixed-use project with approximately 2,873 dwelling units and a minimum of 40,000 m² of non-residential floor space within buildings up to 25-stores in height.

2322244 Ontario Inc. will work through the detailed design stage (technical engineering and landscaping review stage) in order to clear all conditions of draft approval to receive final approval of the plan of subdivision, enabling the development of both blocks.

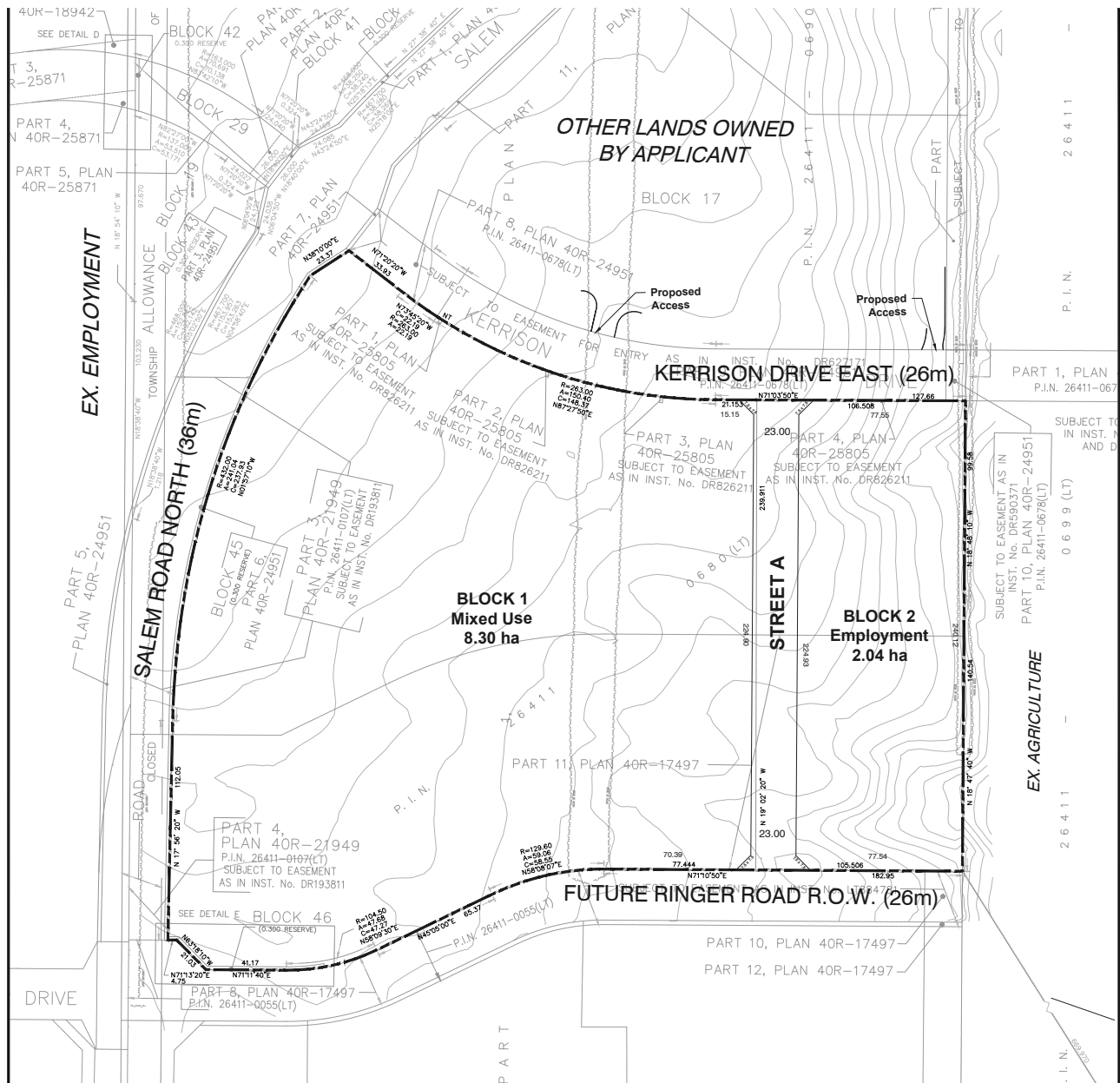
The proposed development of the subject lands is currently broken down into 3 different phases:

- Phase 1 includes the construction of the majority of Street A from Kerrison Drive East with a temporary cul-de-sac towards the south end as an interim condition to accommodate the

proposed development of Block 2, which will consist of a proposed multi-unit employment building.

- Phase 2 includes the eastern portion of Block 1 for mixed-use development, in accordance with the MZO.
- Lastly, Phase 3 includes the western portion of Block 1 for mixed-use development, in accordance with the MZO.

The development of Phase 2/3 will require: the removal of the temporary cul-de-sac in order to complete the remaining portion of Street A; and the construction of Ringer Road to the eastern limits of the subject lands.





Policy Planning Updates



Bill 17: Protect Ontario by Building Faster and Smarter Act

On June 5, 2025, Bill 17: Protect Ontario by Building Faster and Smarter Act received Royal Assent in the Legislative Assembly of Ontario. Bill 17 made several amendments to the Planning Act, Building Code Act, and the Development Charges Act. While most amendments to the various Acts are in place, the following changes are not fully in effect until the Province releases details through regulations at a future date. Key changes that will impact the Town, include:

- **Setback Rule Changes:** A setback is the minimum distance that a building must be from the property line identified in a zoning by-law. If a building does not comply, an owner can request relief from the Town's Committee of Adjustment through a minor variance application. Bill 17 introduces a new rule where a building that is within a specific percentage of the required setback may be automatically allowed without requiring a minor variance. However, this rule is not fully implemented as the final details, including the maximum allowable percentage, will be set by the Province through regulation at a future date.

- **Changes to Complete Application Requirements:** When submitting a development application, applicants must submit certain studies and materials for the application to be considered complete in order to start the review process. Bill 17 limits municipalities from requiring additional studies and materials beyond what is listed in their Official Plan. The Province may also apply additional restrictions by prohibiting municipalities from requiring certain studies, such as sun and shadow studies, even if identified in an Official Plan. This rule is also not fully in place and the final list of required studies and materials will be set by the Province through regulation at a future date.
- **Delayed Development Charges for Residential Development:** Development Charges are a fee paid by new development to pay for infrastructure required to support growth. For most residential developments the payment of development charges is normally required immediately prior to issuance of the Building Permit before construction typically starts. Bill 17 delays payment of Development Charges for new residential development, without interest, until either the day that the Town issues an occupancy permit, or the day that the building is first occupied, whichever date comes first. This change will take effect on a future date set by the Province.

These changes are part of the Province's broader effort attempting to accelerate housing construction. Town staff continue to monitor the evolving legislative environment and are making updates to internal procedures to implement the changes.

Notable Studies & Projects

Heritage Highlights

May 3, 2025: Janes Walk at the Friends Cemetery

Each year on the first weekend in May, the Town joins communities around the world in celebrating the work of urbanist Jane Jacobs by hosting community-led walking tours. This year, members of the Town's Heritage Advisory Committee organized guided tours at the Friends Cemetery in Pickering Village. Guests were introduced to several Quaker families whose members are interred at the cemetery, providing an overview of their stories, their contributions, their struggles and how their Quaker faith influenced their traditions in



worship, burial and conflict. The event attracted 25 attendees over two separate tours.

May 14, 2025 – Neighbourhood One Heritage Conservation District Open House and Survey

In March 2023, Ajax Council requested staff to undertake consultation with residents in Neighbourhood One to gauge interest in establishing a new Heritage Conservation District. A public open house was held at Town Hall on the evening of May 14, 2025 to provide an overview of the history of the neighbourhood, information about how Heritage Conservation Districts work, and to engage in discussion with local residents. The

public open house was well attended with 95 attendees and provided a forum for residents to get answers to all of their questions. Much of the spirited conversation was focused on both the benefits of Heritage Conservation Districts, as well as potential drawbacks. Following the public open house, a resident survey was launched to give every resident of the neighbourhood an opportunity to provide direct input on their support or opposition of a Heritage Conservation District. Results from the survey will be presented to Council in September.

May 23, 2025 – DIL Supervisors' Apartments Plaque Unveiling

The Town's historical plaque program is designed to commemorate the people, places and events that have shaped Ajax's past. Each year, Town staff, in partnership with the Heritage Advisory Committee, aim to unveil a new plaque that will familiarize the public with a unique aspect of the Town's story. On May 23, the Town unveiled its most recent plaque, which commemorates the three DIL Supervisors' Apartments near the intersection of Roosevelt Avenue and Kings Crescent. These unique four-plex structures were amongst the first wartime housing constructed in Ajax and were critical for attracting assembly line supervisors with the necessary skill and experience to oversee the shell-filling activities of the various production lines.



Upcoming Policy Planning Team Projects and Events

Official Plan Review Special Meeting

On September 2, 2025, during the scheduled Community Affairs and Planning Committee Meeting, the Town will hold a special meeting required by the Planning Act to officially launch the Ajax Official Plan Review. This meeting is an opportunity for Council, residents, and other interested parties to identify topics that should be examined during the review and get involved from the beginning. The Official Plan Review is an opportunity to update the vision for the Town to 2051, considering matters such as growth management, environmental protection and sustainability, transportation,

housing, among many more considerations. Over the next couple of years, there will be many engagement opportunities and events to ask questions, provide comments, and get involved. Keep an eye out for updates on the [IMO page](#).

Other Upcoming Projects

Other projects to watch for from the Policy Team in Q3 include:

- Survey results of the Neighbourhood One Heritage Conservation District
- Indigenous Consultation results on the Street Naming By-law, Addressing By-law, and Commemorative Naming Policy
- 2025 Ajax Housing Needs Assessment Report



Sustainability & Climate Change Updates

Launch of the Dog Waste Pod Program

Let's keep Ajax paws-ively clean! The Town has officially launched our new [Dog Waste Pod Program](#) at 16 locations across Ajax. The program collects dog waste in underground containers to encourage diverting waste away from landfills and to help keep Ajax clean and green. The collected dog waste is then processed into clean energy at a Waste to Energy Facility through a process known as anaerobic digestion.



Ajax Mature Tree Conservation Program

Did you know the Town of Ajax offers financial support for residents who care for their mature tree? The Mature Tree Conservation Program provides rebates of up to \$1,000 for tree maintenance completed by qualified arborists. Eligible services include pruning, cabling, and bracing, which not only support tree health but help prevent storm-related damage and power outages. To find out if your tree qualifies, visit www.ajax.ca/maturetreeprogram. Help keep Ajax safe, green, and resilient—one tree at a time!



Bloom & Learn Gardening Series

The Town of Ajax is thrilled to introduce a community-driven initiative focused on educating and raising awareness about sustainable gardening practices.

Inspired by valuable input from residents, this program features a series of informative



presentations by Durham Master Gardeners. Each virtual session will equip you with the knowledge and skills to create and maintain your sustainable garden. These workshops are generously sponsored by TD Friends of the Environment. To learn more and to register please visit the [Bloom & Learn Gardening Series website](#).

Ajax SNAP Neighbourhood Resilience Strategy

A resilient neighbourhood is one that can absorb the impacts of climate change and respond by continuing to function, maintain services, and protect



community health and safety. The [Ajax SNAP Neighbourhood Resilience Strategy](#) was developed for the expanded Ajax SNAP neighbourhood in partnership with TRCA and the Region of Durham. The Strategy identifies 22 adaptation and resilience strategies that are specifically tailored to this neighbourhood based on neighbourhood demographics and socioeconomic analysis, community and stakeholder engagement, and the results of a technical climate change vulnerability assessment.

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

DIY Projects and Permit Realities: What You Need Before You Build

Are you planning to build a deck, shed, addition, or undertake a home improvement project? Obtaining a building permit is essential to ensure that any construction work you undertake, whether personally or through a contractor, complies with regulatory standards. This process enables the municipality to safeguard the interests of both individuals and the community by verifying that buildings conform to the Building Code, zoning regulations, and other relevant legislation by reviewing and approving building permit applications before any work begins.

The below projects require a building permit. A comprehensive list can be found on our [website](#).

- Construction of new buildings, additions, and alterations
- Creation of an additional dwelling unit (accessory apartment)
- Construction of attached or detached garages, carports, or other roof structures
- Finishing an unfinished basement or making alterations to a finished basement
- Construction of sheds larger than 15 m² (160 ft²)
- Building decks more than 0.6 m (24 in.) above adjacent grade or attached to the house
- Removing and replacing interior walls with beams
- Installation or alteration of plumbing systems and/or HVAC system

Construction must comply with the requirements of the [Zoning By-law](#), whether or not you need a building permit.

Once you've planned your project you can submit your application online through the [Town's Online Application Portal](#).

If you have any enquiries regarding whether your project necessitates a building permit, or if you have questions about the building permit application process, we are available to assist you. Please contact us by calling (905) 619-2529 Ext. 3653 or by emailing buildingpermits@ajax.ca.



Major Building Permits Issued – April 1 to June 30, 2025

Description	Location	Area (m ²)	Value (\$)
One-Storey Industrial Addition	777 Bayly Street West	10,700	14,970,000

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 W	60,000	220,000,000
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

Description	Location	Area (m ²)	Value (\$)
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
Firearms Outlet Canada – Two-Storey Addition	725 Westney Road South	2,471	3,500,000

Q2 Building Permit Statistics

April 1 to June 30, 2025

Permit Type	No. of Permit		Construction Value (\$)
	Applications Received	No. of Permits Issued	
Residential	158	119	8,922,185
Commercial	48	43	10,227,240
Industrial	7	6	23,372,415
Servicing	3	4	3,035,068
Total	216	172	45,556,908





Transportation Updates

Traffic Calming Update

The traffic calming measures (i.e. flexible signs and bollards) have been re-installed at all traffic calmed streets in the beginning of May 2025. To facilitate winter maintenance activities, these traffic calming measures will be removed from all thirteen (13) streets in Fall 2025.

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 on <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 a follow-up.

Automated Speed Enforcement (ASE)

The Town is continuing to rotate to ASE locations based on the expanded schedule that began in July 2024 and expecting to complete the full rotation later this year. Currently, the ASE cameras are installed at Bennett Avenue, Old Harwood Avenue and Williamson Drive West. As of August 12 2025, a total of 25,634 speeding charges have been issued so far in 2025.



Radar Message Board Program (RMB)

In June 2024, Town introduced three portable Radar Speed Message Boards (RMBs) to complement the existing 15 permanent RMBs located at Automated Speed Enforcement (ASE) sites and seven fixed RMB locations.



These portable RMBs are being rotated to 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 Ravenscroft Road, Stannardville Drive, and Lake Driveway West.

Wayfinding Strategy Implementation

To improve the navigability of the active transportation network, the Town installs cycling wayfinding signage each year as part of its Wayfinding Strategy. These signs illustrate distances and bike times to key destinations and inform people how to stay on the trail system. This year, the Town installed 22 signs. Four signs were installed along on-road bike facilities, 17 along off-road bike facilities, and two before trail crossings.

Shared E-Scooter & E-Bike Pilot Program

The Town launched the Shared E-scooter and E-bike Pilot Program on July 3, announcing its partnership with Lime Canada. Lime e-scooters and e-bikes are now available throughout Ajax.

The Town in partnership with Lime Canada, Durham Region, and CNIB hosted two pop-ups on the Waterfront Trail on July 12 and August 10, engaging 115 people and informing trail users about e-scooter and e-bike safety.

Residents and visitors can access Lime by using the Lime app or through the Uber app.

Contact help-ajax@li.me for:

- Concerns about misparked / abandoned e-scooters or e-bikes
- Inquiries related to billing/charges
- Requesting a parking location on property you own
- Reserving one or more e-scooters/e-bikes for group rides
- Working with Lime to provide e-scooters or e-bikes at an event



Bike Month

Each year, the Town celebrates Bike Month and encourages residents, community members, and visitors to bike as a means of transportation. This year, four Ajax schools participated in the Region's Bike to School Week Campaign. Transportation staff also engaged 67 people at the Town's annual Trailfest event, providing resources to enable them to continue biking throughout the year.





Engineering Updates

Stormwater Management Pond Cleanouts

During the first quarter, significant progress was made on pond cleanouts. The rehabilitation for Ponds 7 and 19 is well underway with sediment being removed from both facilities. The design and permitting for the rehabilitation of six other Pond Rehabs (#17, 18, 25, 26, 33, 50) has been completed. Construction will be awarded in 2026 for these ponds. Five of the Town's Oil Grit Separators (OGS) will be cleanout out this summer. OGS units remove sediment and other pollution from stormwater runoff. One pond was severely impacted by beaver activity. A large pond outlet required beaver dam removal to maintain proper operation of the facility.



Beaver Dam Removal



Beaver Dam Removal



Stormwater Pond Rehabilitation

Development Review

The development review process has been active with several applications being considered corporate priorities. Notable applications include a site for two new school sites, Grandview Children's Centre, and Schlegel Villages Long Term Care Centre. Multiple sites are also moving forward with Sediment and Erosion Control (SEC) permits, which is the first step in construction. This work typically includes stripping and stockpiling topsoil, installing sediment fence, and re-grading the land.

Stormwater Master Plan

The Stormwater Master Plan consultation is well underway, with a Public Information Centre (PIC) already held in October 2024. A second PIC will be in the Fall of 2025. 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. The final report expected to go to Council for endorsement in late 2025. The report will also include priority recommendations and a financial review of the Stormwater Fee as it relates to the asset management plan.



ajax.ca/PlanningNews

