



Planning & Development Services Activity Summary



NEW Town of Ajax Planning Application Dashboard

The Town's new Planning Application Dashboard makes it easier than ever to explore planning applications across the Town!

The Dashboard includes:

- A search tool where you can look up applications by property address, file number, proposed land use, type of application or year. Each result shows key details, related applications, milestones, and downloadable documents such as submitted plans, notices, staff reports, and by-laws.
- An interactive map and tally that displays where applications are located and allows you to filter by status, land use, application type or ward, and see dynamic charts and counts of applications, proposed residential units, and non-residential floor area.

The Dashboard is designed to improve transparency and give residents, businesses, development proponents, and Council an easy way to access planning application information.

Quick Facts:

- Prior to the launch of the Planning Application Dashboard, interested parties had to contact the Town directly (in-person, by phone or email) to access application information.
- The Planning Application Dashboard contains information on planning applications dating back to the year 2020.
- At launch, the Dashboard contains information regarding more than 500 planning applications accounting for more than 17,800 residential units and 450,000 square metres of non-residential floor area.

Visit the Dashboard at: ajax.ca/PlanningApplicationDashboard





Development Planning Updates

Development Planning Applications

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



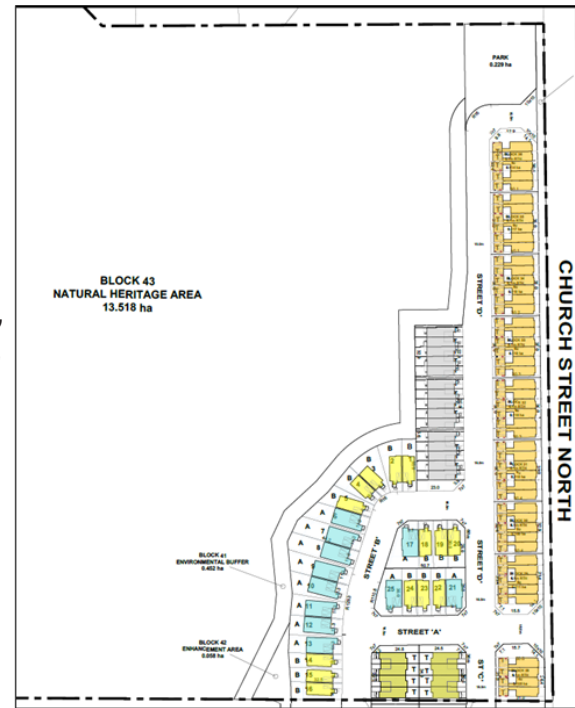
Development Planning Applications (July 1 – September 30, 2025)	Total Applications by Type
Site Plans	2
Site Plan Amendments	2
Pre-Consultation	1
Official Plan Amendments	0
Zoning By-Law Amendments	1
Draft Plans of Subdivision and Condominium	1
Minor Variance	8
Part Lot Control	0
Consents	1
Temporary Patio Permits	0
Property Information Requests	28
Tree Cutting Permits	0
Total	44

Noteworthy Received Development Applications

Church Street North (South of Taunton Road West, North of 1620 Church Street North)

The Town is in receipt of a Zoning By-law Amendment Application (Z4/25) and a Draft Plan of Subdivision Application (S-A-2025-02) which seek to facilitate a residential subdivision consisting of 25 single detached dwellings, 72 street townhouse dwellings, a park block, natural heritage system blocks, and public roads.

The subject lands are located in the northwest corner of the Town's urban area boundary and constitute one of the last remaining greenfield areas within the Town. The majority of the proposed townhouses will be designed as double front townhouse dwellings that will have frontage along two parallel public roads. This type of design is consistent with existing and proposed townhouse dwellings along the Church Street corridor.



Noteworthy Completed Development Applications

101 Pickering Beach Road and 235 Bayly Street East

Matrix Development Group received approval of their Site Plan Application (SP12/22) to permit the development of a 10-storey rental apartment building and a 3-storey townhouse block on the lands municipally known as 101 Pickering Beach Road and 235 Bayly Street East. A total of 209 dwelling units is proposed with 10% of such units intended to be affordable rental units.

Site access is proposed off of Powers Valley Court and will be situated in between the proposed 10-storey building and 3-storey townhouse block. The proposed 10-storey building will address the street corner and extend along the entirety of the Pickering Beach Road and Bayly Street frontages. The proposed townhouse block will front Powers Valley Court with parking integrated into garages and driveways internal to the development site.

The proposed development represents an efficient use of land that will provide for appropriate residential intensification along a Regional corridor. The proposed development will help contribute towards the range and mix of housing options within the Town.





Policy Planning Updates



Ajax GO Station Secondary Plan Study

During the October 6, 2025, Community Affairs and Planning Committee Meeting, a report and presentation were shared introducing the Ajax GO Station Secondary Plan Study. This meeting highlighted the background work completed in Phase 1 and introduces Phase 2 which includes proposed Land Use Concepts for consultation.

The Ajax GO Station Secondary Plan Study is intended to create a vision that transforms the existing industrial area surrounding the GO Station into a new transit-oriented community by establishing preferred areas for residential, mixed-use, commercial, office and institutional land uses, as well as appropriate public realm, built form and infrastructure standards.

The first of two events was held on November 5, 2025, to conduct in-person consultation and to receive comments, questions, and feedback from the community. Land Use Concepts have been developed and were presented during the Open House to convey ideas and ignite discussion. These two concepts include Concept 1: Residential Neighbourhood Focused and Concept 2: Mixed Use Neighbourhood Focused. A second workshop focused Public Open House will be held on November 26, 2025. Based on feedback from the Community and Council,



another Concept is to be prepared to continue the discussion on maximum building heights.

Consultation activities have been designed to receive targeted feedback on different types of land uses, varying built forms, heights and densities, parks size and location, roads and trails that support active transportation.

Consultation continues and comments from all stakeholders will be collected, analyzed, and a preferred Land Use Concept will be prepared and presented to Council in early 2026.

Please keep an eye out for further updates on the designated Ajax GO Station Secondary Plan by visiting the [Ajax GO Station IMO page](#). Interested parties are encouraged to review the materials, submit comments, and register for updates.

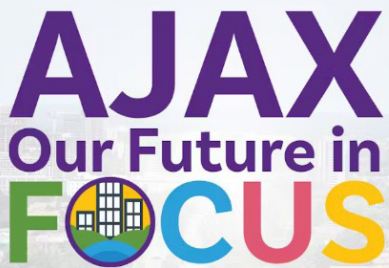
Ajax: Our Future in Focus (Official Plan Review)

The Town has initiated an Official Plan Review in accordance with the requirements of the Planning Act. An Official Plan is a planning document that guides decision making on

land use and growth within the municipality for the next 25–30 years. The Ajax Official Plan establishes goals, objectives, and policies for: residential uses, employment areas, strategic growth areas, environmental protection and climate change, cultural heritage, transportation, and many other strategic objectives.

The goals of the Official Plan Review are to: align the Ajax Official Plan with Provincial Plans, policies and regulations; combine the Region’s and Town’s Official Plans into a single document based on changes to the planning system; allocate growth to Strategic Growth Areas, corridors and nodes; assess and protect Employment Areas; promote sustainable development and environmental protection;

review implementation policies; and address Council motions and direction. Multiple Official Plan Amendments



with individual themes are planned to implement the Review. The themes are Growth Management, Commercial and Employment Land Strategy, General and Cultural Heritage Policy, Climate Resilience and Natural Heritage Policy, and Secondary Plans and Planning Study Areas.

An extensive outreach and consultation process will be conducted to ensure a broad range of public opinions are considered. The Official Plan Amendments will be put forward to Council for adoption as they are completed. The Official Plan Review is anticipated to be completed in late 2027 or early 2028.

To learn more and/or to register for updates, visit: <https://imo.ajax.ca/opreview>.

Notable Studies & Projects

Heritage Highlights

September 26, 2025: Ajax Spirit Walk

On Friday September 26, 2025, the Town of Ajax launched its newest Spirit Walk at the Audley Recreation Centre. This guided walking tour routed participants throughout the park where they met up with eight separate historical figures from the Village of Audley’s past. The characters were selected and researched by members of the Town’s Heritage Advisory Committee and included the proprietor of a tavern that gave name to the Village of Audley, the first Canadian-born Archbishop to Toronto, an internationally recognized female painter, and the founder of chiropractic medicine. The Audley Spirit Walk is the fourth Spirit Walk to be offered in the Town, joining the roster of walks telling the history of Pickering Village, the Waterfront and the Defence Industries Limited lands surrounding Ajax Town Hall.





Sustainability & Climate Change Updates

Ajax Corporate Net-Zero Emissions Plan

In September 2025, the Town completed the Corporate Net-Zero Emissions Plan (CNZEP) as identified in the [Ajax Energy Management Strategy 2024 – 2029](#). The CNZEP is a comprehensive and actionable strategy to achieve [Council mandated](#) greenhouse gas (GHG) emissions reductions (below 2019 levels) of 20% by 2025, 40% by 2030 and 100% by 2050. The CNZEP emphasizes the implementation of cost-effective strategies to reduce GHG emissions while enhancing capital efficiency. By aligning identified low-carbon solutions with regular capital renewal and end-of-life replacement schedules, the plan ensures seamless integration into existing asset management processes. The CNZEP aims to significantly improve indoor comfort and air quality, creating healthier and more resilient environments for all building users, including Ajax residents and staff.

electricity and natural gas consumption by at least 10%, all through low-cost or no-cost operational improvements. This initiative directly supports Ajax’s corporate goal to cut greenhouse gas (GHG) emissions by 20% below 2019 levels by the end of 2025. Energy performance will be tracked using the Town’s Corporate Energy Management platform, ensuring transparency and progress throughout the competition.

Let’s power down and step up together!



TOA Addresses Spread of Invasive Species in the Carruthers Marsh

In 2025, the Town of Ajax received \$15,000 in funding from the Invasive Phragmites Control Fund to complete the Lower Carruthers Invasive Phragmites Management Project. The project was initiated in September and included the use of integrated pest management principles that utilize various preventative and non-chemical/chemical pest management strategies to ensure that efforts are effective and successful. The project managed 4 hectares of invasive Phragmites adjacent to Carruthers Marsh and Paradies Beach within the Lower Carruthers.

BATTLE OF THE BUILDINGS

Let’s Power Down, Together!



Battle of Buildings

The Town of Ajax has officially launched its first-ever [Battle of the Buildings Competition](#), a dynamic energy-saving challenge among Town-owned and operated facilities. From September 1 to December 31, 2025, staff and facility users are encouraged to reduce

This content is available in alternative formats upon request by contacting 905-683-4550 or emailing contactus@ajax.ca

Protect Your Mature Tree & Get Money Back

with the Ajax Mature Tree Conservation Program

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 ajax.ca/maturetreeprogram. Help keep Ajax safe, green, and resilient—one tree at a time!



Building Updates

Buyer Beware – Check for Permits Before You Buy!

If you're looking at a home with a **finished basement** or an **additional dwelling unit (ADU)**, that extra space can look like a huge bonus – but before you make an offer, it's important to make one simple call to the municipality to ask if the previous owners obtained a building permit for the work.

Why Does This Matter?

It happens a lot more often than people realize – homeowners finish basements or ADUs without the proper permits. These spaces might look great, but that doesn't mean they meet safety, electrical, or building and fire code requirements.

Because this issue has become so common, municipalities are encouraging buyers to double-check permit records before purchasing. They want to help ensure homeowners are informed and that properties meet minimum safety standards.



If permits were not obtained for the space, you could face:

- **Fines or orders to remove** some or all of the work
- **Unexpected renovation costs** to bring it up to code
- The inability to **legally rent out the ADU**

What You Should Do Before Making an Offer?

Before you get too far into the buying process:

1. **Ask the seller** for copies of building permits or final inspection reports.
2. **Call the building department** to confirm that permits were issued and that all inspections have been completed.
3. **Check zoning regulations** to ensure ADUs are allowed in that area.

Your real estate agent can help gather this information – it’s a quick step that can save you from costly surprises after closing.

If the listing or seller says “finished to code” but can’t show documentation, treat it as unverified until the municipality confirms it. Verbal assurances aren’t enough – always check the official record.

The Bottom Line

Unpermitted basements and additional dwelling units are more common than you’d think – and municipalities are encouraging buyers to stay informed. Before you make an offer, take a few minutes to confirm the space is legal and safe. That simple phone call can protect your investment and give you peace of mind.

Major Building Permits Issued – July 1 – September 30, 2025

Description	Location	Area (m ²)	Value (\$)
8-Storey, 357 Unit Residential Apartment Building	460 Rossland Road East	24,500	90,000,000

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
Marriot Fairfield - 6 Storey, 120 Suite Hotel	650 Beck Crescent	6,300	12,600,000
One-Storey Industrial Building	45 Blowers Court	2,122	3,000,000
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
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

Q3 Building Permit Statistics

July 1 to September 30, 2025

Permit Type	No. of Permit		Construction Value (\$)
	Applications Received	No. of Permits Issued	
Residential	182	128	129,282,655
Commercial	31	36	3,690,664
Industrial	1	5	2,185,425
Servicing	3	3	212,000
Total	217	172	135,370,744



Transportation Updates

Traffic Calming Update

As part of the 2022 Traffic Calming project, traffic calming measures such as speed humps, speed cushions, flexible bollards, and signage were installed on thirteen streets throughout the Town. To facilitate winter maintenance activities, the flexible bollards and signage will be removed from these streets in the first week of November 2025.

Automated Speed Enforcement (ASE)

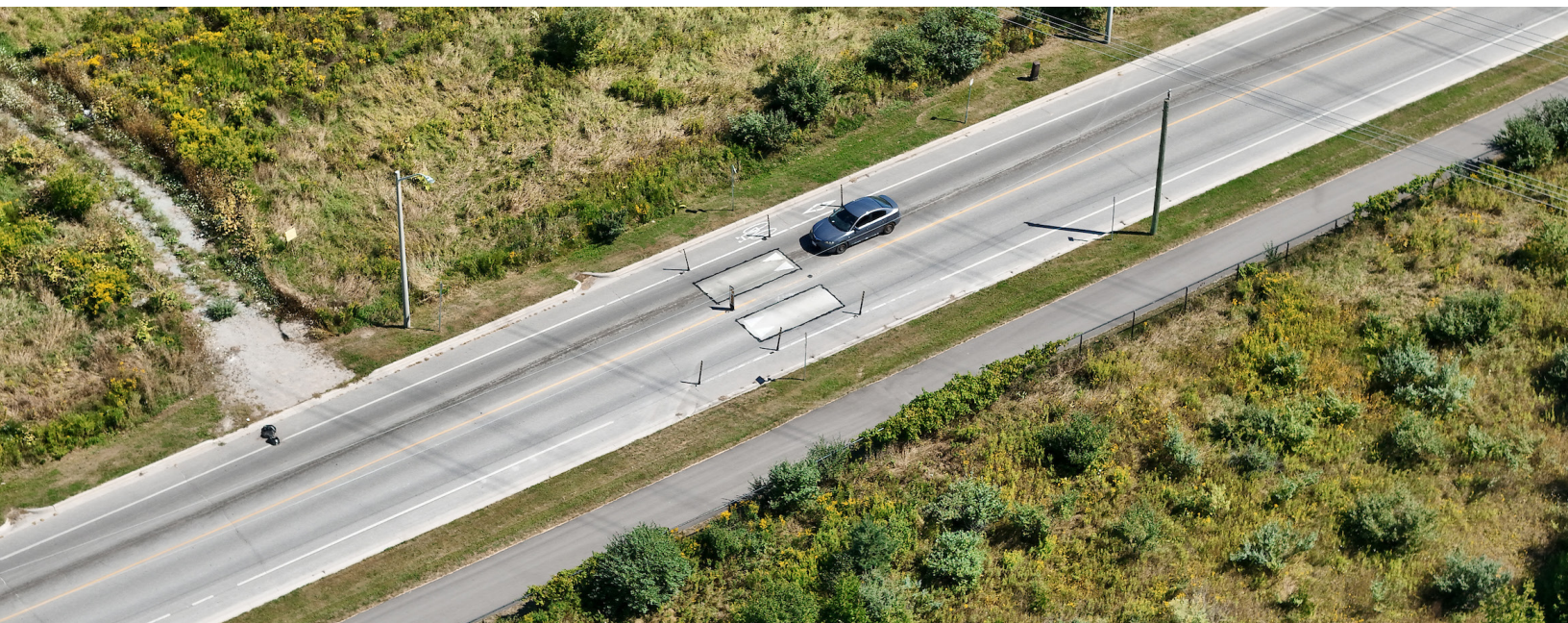
The Town continues to rotate ASE cameras according to the expanded schedule that began in July 2024. We are now entering the final phase of this rotation. Currently, ASE cameras are installed on Fletcher Avenue, Harkins Drive, and Williamson Drive East. As of October 23, 2025, a total of 25,856 speeding charges have been issued this year.

Based on the recent provincial legislation on October 20, 2025, the Town's ASE program will be discontinued on November 14, 2025.

Radar Message Board Program (RMB)

In June 2024, the Town introduced three temporary Radar Speed Message Boards (RMBs) to supplement the 15 permanent RMBs located at ASE sites and seven additional fixed locations. These temporary RMBs are rotated to a new set of locations every four weeks, with one board assigned to each of the three wards.

Currently, the Council office has identified thirty (30) locations throughout the Town for installation of RMBs. The updated rotation schedule began on July 1, 2024. Currently, RMBs are installed on Rotherglen Road North, Ravenscroft Road, and Ontario Street.





Pedestrian Safety Improvements on Harwood Avenue South

The Town has completed a review of pedestrian crossing improvements at the intersection of Harwood Avenue South and Clover Ridge Drive. While a Level 2 Type D pedestrian crossover (PXO) was installed in 2024, further assessment identified visibility and speed-related concerns due to the roadway cross-section and operating speeds.

To improve safety of all road users, the pedestrian crossing will be upgraded to a Level 2 Type B PXO, featuring overhead and side-mounted rectangular rapid flashing beacons (RRFBs), improved signage, and No Stopping zones to protect sightlines.

Construction is anticipated to begin in November with completion expected by December 2025.

Shared E-scooter and E-bike Pilot Program

Electric kick scooters and pedal assist e-bikes are useful options for getting around, especially for people who cannot access a car and who do not live near transit. The Town partnered with Lime Canada to implement a shared E-scooter and E-bike Pilot Program from 2025 to 2027. Here are the results from June 3 to October 3:

- 17,052 trips
- Average of 131 unique active users per day and median daily trips of 176
- Month with the highest number of trips: August (5234 trips)
- Highest number of trips in one day was on August 31 (375 trips)
- Highest number of unique active users in one day: on September 1 (255)

The Town of Ajax and Lime continued to engage residents and visitors at two events.

On October 1 at Energy Efficiency Day, the Town and Lime Canada engaged 37 people.

During the Ajax Fairgrounds Grand Opening and 70th Anniversary event the Town and Lime engaged 307 people. The Town raised awareness about the legal riding age of 16+ and guide dog etiquette as part of Guide Dog Awareness Month.

The 2025 Lime season will close on November 10. Further updates and events will be available at ajax.ca/emobilitypilot.



Cycling Improvements on Ravenscroft Road

Signed bike routes are streets marked with signage to inform people that people bike on the road. They are part of an overall bike network outlined in the Integrated Transportation Master Plan. Signed bike routes are located on streets with lower traffic volumes and speeds with signs that inform drivers:

- Where there is enough space for someone biking, to ride beside someone driving; and
- When drivers must ride in single file with people biking due to narrower lanes.

The Town is implementing a signed bike route on Ravenscroft Road between Rossland Road and Westney Road. The signed bike routes are anticipated to be completed before the end of the year.



Engineering Updates

Town of Ajax & TRCA Environmental Assessment

The Town and TRCA completed an Environmental Assessment on the erosion of the waterfront at Lake Ontario. The reach of shoreline located between Lion's Point and Veterans' Point was identified as a high priority area. The TRCA was successful in applying for and receiving a grant from Environment Canada for shoreline restoration. They plan on beginning work in early 2026, with design and some staging happening in late 2025. The work will cause some minor disruptions to the waterfront trail. The work will include the placement of large boulders, recreating the historic cobble-boulder beach that was

present. When completed will help mitigate the ongoing erosion in this area.

To support this initiative, Development Engineering has coordinated the collection of boulders from active developments throughout Town. As developers move dirt around, dig foundations and underground parking, they encounter larger boulders and rocks. These are usually of no use to the developer and can cost money to remove. We have leveraged our relationship with the developers in Town to get these boulders free of charge and have them delivered to a stock-pile.

The TRCA is hosting its second PIC in support of this project on November 18, 2025, at the Rotary Park Pavilion.





ajax.ca/PlanningNews

