

Planning & Development Services Activity Summary



Planning 101 Series #11 - Taking Action for a Greener, More Resilient Ajax

The Town of Ajax's Environmental Sustainability and Climate Change team works behind the scenes to help protect our environment while planning for a resilient, low carbon future.

The team leads initiatives that help the community build resilience towards a changing climate and extreme weather, reduce greenhouse gas emissions, and integrate sustainability into everyday municipal operations and community life.

From advancing climate action plans and energy efficiency projects to supporting waste reduction, water conservation, and green building practices, the team helps ensure environmental considerations are embedded in Town decision making. They also collaborate with residents, businesses, developers, and regional partners to encourage sustainable choices and foster community-wide action.

Over the past few years, the Town of Ajax has advanced a range of environmental sustainability and climate action initiatives focused on reducing greenhouse gas emissions

and strengthening resilience to climate change. Key efforts include updating the Ajax Climate Risk & Resiliency Plan, improving energy efficiency in municipal facilities, and delivering neighbourhood-based programs that support home retrofits, stormwater management, and community greening. The Town has also partnered with conservation organizations to restore wetlands, protect the Lake Ontario shoreline, and expand tree planting and naturalization across Ajax—helping to protect natural systems while supporting a healthier community.

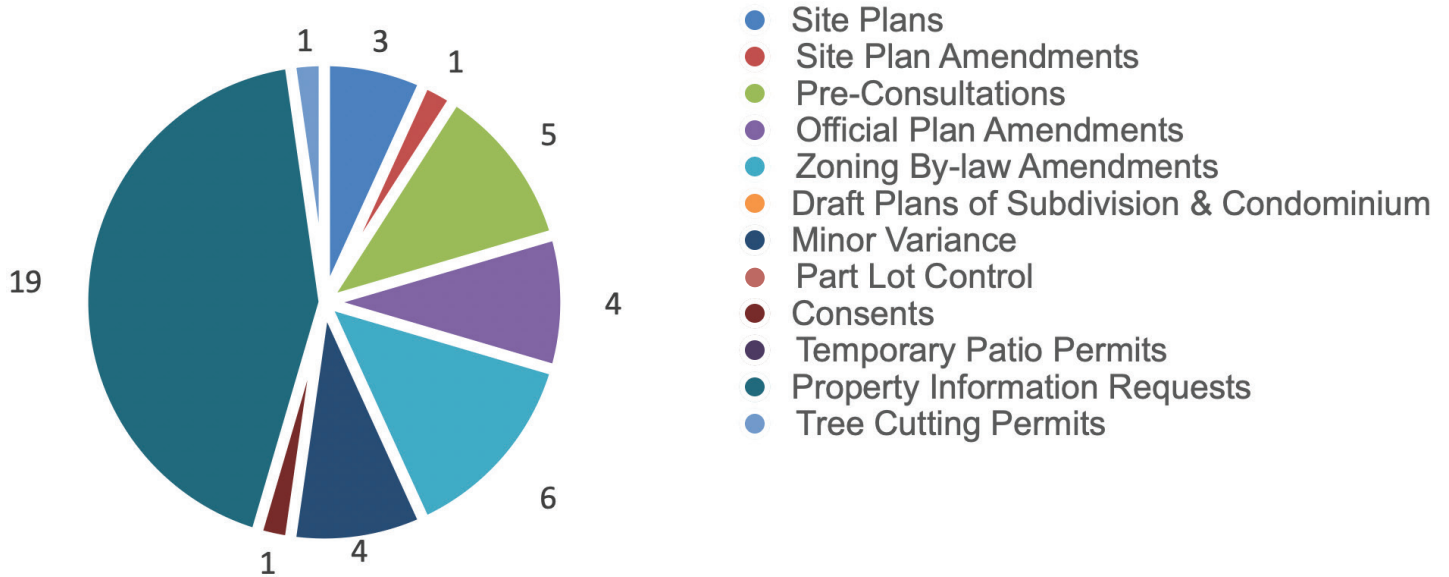
By combining long-term planning with practical projects, the Environmental Sustainability and Climate Change team helps Ajax reduce its environmental footprint today while preparing for the challenges of tomorrow—supporting a healthier, more resilient community for everyone. Residents can play a role by participating in local greening events, exploring home energy and water saving upgrades, and making sustainable choices at home and in the community. Together, we can help build a more sustainable and climate ready Ajax.



Development Planning Updates

Development Planning Applications

The breakdown below represents the number of Development Planning Applications received between January 1 – March 31, 2026.



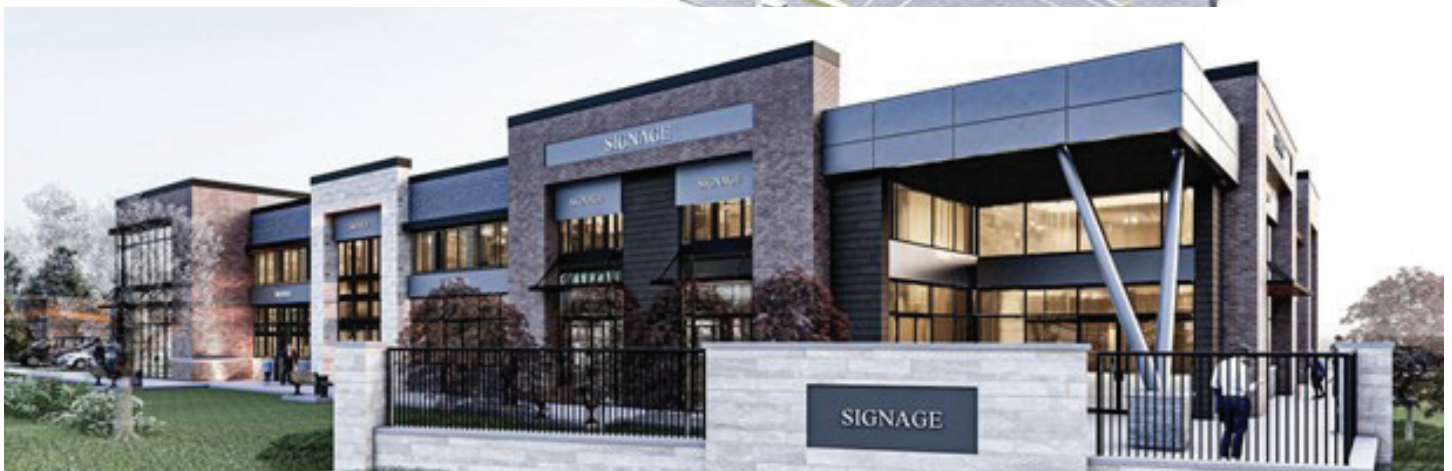
Development Planning Applications (January 1 – March 31, 2026)	Total Applications by Type
Site Plans	3
Site Plan Amendments	1
Pre-Consultation	5
Official Plan Amendments	4
Zoning By-Law Amendments	6
Draft Plans of Subdivision and Condominium	0
Minor Variance	4
Part Lot Control	0
Consents	1
Temporary Patio Permits	0
Property Information Requests	19
Tree Cutting Permits	1
Total	44

New Development Applications Received

Southwest Corner of Salem Road North and Kerrison Drive East

The Town of Ajax is in receipt of a Site Plan Application (SP3/26) for the lands located at the southwest corner of Salem Road North and Kerrison Drive East. SP3/26 seeks to permit the development of a multi-unit commercial building containing 6 units with a gross floor area of 980 m² and a drive-through restaurant with a gross floor area of 176 m². The multi-unit commercial building is proposed to be located directly adjacent to the street intersection in the northeast corner of the site while the drive-through restaurant is proposed to be located in the southern portion of the site, with the queuing lane for the drive-through situated along the western limits of the site. Two site entrances/exits are proposed, one along Kerrison Drive East and one along Salem Road North.

The development proposal is in the early stages of the review process; however, a Tree Cutting Permit has been issued to permit the removal of trees on-site in order to accommodate the proposal. The removal of trees requires compensation in the form of new planting to be secured through the development proposal or monetary compensation in lieu of new planting, which can then be allocated to planting and green space projects and initiatives throughout the Town.



Completed Development Applications

Northeast Corner of Harwood Avenue South and Achilles Road

Town of Ajax Council approved Zoning By-law Amendment Application Z4/26 on March 23, 2026, to permit the development of a supportive housing project on the lands located at the northeast corner of Harwood Avenue South and Achilles Road.

The development is proposed by Durham Region and is contingent on federal funding. Once constructed, Housing Durham would be responsible for tenant selection and ongoing property management.

Supportive housing is not a shelter, transitional housing, or a service hub for unsheltered individuals. Supportive housing consists of affordable, self-contained rental units, with optional on-site supports such as meals and case management. These services are intended to help individuals with complex needs, including seniors and those living with physical or cognitive challenges, maintain stable, independent housing.

The development proposal consists of a 3-storey building containing approximately 50 dwelling units comprised of a mix of studio and one-bedroom units. The proposed development is intended to include: indoor common areas, including shared amenity space, program rooms, and tenant support areas; dedicated on-site support and service space to facilitate the delivery of wraparound services; and outdoor amenity space at the rear of the building. The proposed building design is intended to complement the existing Town library, located directly south of the project.

A future Site Plan Application will be required for the development proposal in order to review and approve all technical site design features and elements.

In addition to approving Z4/26, Council authorized the allocation of funds from the Town's Housing Accelerator Fund to Durham Region to support the delivery of the project, should the Region obtain the necessary federal funding to advance the project.





Policy Planning Updates



Ajax GO Station Secondary Plan Study

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.

In February 2026, Council endorsed policy direction to be incorporated into a draft Official Plan Amendment and Zoning By-law Amendment. This policy direction included permissions for mixed use development everywhere within the Study Area, with minimum building heights of 25 storeys near the GO Station, and 12 storeys elsewhere in the Study Area. A transportation network that proposes new roads, bike infrastructure, and trails was also developed to help guide movement throughout the area.

An in-person drop-in Public Open House was also held on May 14, 2026, to present the draft Official Plan Amendment and Zoning By-law Amendment to the Public. Consultation with other agencies, stakeholders, and Indigenous Communities is ongoing. To review information on the Ajax GO Station Secondary Plan, visit the [Ajax GO Station IMO page](#). Interested parties are encouraged to review the materials, submit comments, and register for updates.

Bill 98: Building Homes and Improving Transportation

Bill 98 was introduced on March 30, 2026, and proposes significant changes to Ontario's planning legislation. It proposes amendments to the Planning Act and Development Charges Act, among many others. It is also supported by a series of postings on the Environmental Registry of Ontario that are open for consultation. Some of the legislative and regulatory changes proposed include:

Standardized Official Plans:

Proposes to move toward more province-wide standardization, including a prescribed official plan structure and more consistent land use designations/permissions.

Parkland:

Proposes new rules on parkland dedication for what is referred to as private owned public spaces and encumbered parkland. Encumbered land may be impacted by underground parking or servicing (e.g. sanitary sewers), but capable of accommodating a park that a municipality may be required to accept from a developer.

Privately owned public space is land that could be owned by a developer or condominium corporation and could be required to be accepted as parkland. These proposed legislative changes establish criteria used to determine what land could and could not be permitted to count towards a development's parkland contribution. Examples of excluded land include hazardous lands (e.g. land subject to flooding), or land that is privately owned and not accessible to the public at all times.

Development Charges:

Proposes a mandatory exemption for non-profit retirement homes from paying development charges.

Site Plans:

Site Plan Control is an important tool to ensure that new development can be safely integrated into the surrounding area, that on-site operational requirements can be achieved, that on-site and off-site impacts are reduced, and that the new development improves the surrounding community. Proposed changes signal major reforms to site plan control, potentially eliminating or narrowing what can be regulated through Site Plan Control and how conditions are applied.

Complete Applications:

Proposes to restrict what studies a municipality can require to support a planning application,

creating a standardized, province-wide list of required submission materials to reduce negotiation over studies and get applications into review timelines sooner.

Sustainability:

Proposes that municipalities cannot require sustainability elements through the site plan process and prohibits municipalities from requiring electric vehicle charging equipment in new buildings.

Minimum Lot Sizes:

Proposes legislation that overrides municipal zoning by-laws that identify minimum lot sizes, instead proposing a standardized minimum lot size of 175 m². This would make it easier for lots to be divided into smaller lots that meet this minimum lot size.

The Town continues to monitor and adapt to the rapidly changing legislative environment as it applies to planning and development. Changes such as the ones proposed in Bill 98 require the Town to amend its processes, adjust workplans, and navigate the ever-changing planning landscape.

What to Watch For?

Q2 expects to be a busy quarter for the Policy Planning Team. Follow the Town's Council meeting agenda and social media for updates on the following projects:

- [Ajax: Our Future in Focus](#)
 - **Release of the Phase 1 Background Reports**
 - **In-person and virtual Open Houses on the Phase 1 Background Reports**
- [Ajax Inclusionary Zoning and Housing](#)



Sustainability & Climate Change

Ajax Corporate Energy Report 2025

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 completion of the Town's [Corporate Net Zero Emissions Plan](#), completion of the Ajax District Energy Feasibility Study, and provides a detailed analysis of the Town's energy consumption and GHG emissions.



Battle of Buildings

From September 1 – December 31, 2025, the Town ran its first-ever [Battle of the Buildings](#) energy-saving competition. Residents, staff and community members were invited to join the competition between Town facilities with a goal to focus on low-cost and no-cost, behaviour-based actions to reduce energy consumption. The initiative achieved total energy savings of 116,333 kWh, which is equivalent to powering nearly 11 homes for an entire year!

The McLean Community Centre (MCC) was the winning facility for energy savings with 31,047 kWh of electricity savings alone. To learn more about notable improvements and standout

initiatives, please read the [Corporate Energy Report 2025](#).

BATTLE OF THE BUILDINGS

Let's Power Down, Together!

Help keep Ajax green this spring with Ajax Green Living Days

From events to activities – find your perfect way to participate this spring!

The Town's annual Ajax Green Living Days (GLD) programming encourages residents to come together as a community for a cleaner and greener Ajax. This spring, enjoy a variety of free activities, from helping the environment in your own backyard, to joining a home flood protection webinar, taking part in a community tree planting event, participating in the spring cleanup challenge and more! For more information, and to register, see the [Ajax Green Living Days News Release](#).



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 is 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](#).



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!



Green Your Yard This Spring with LEAF

Looking to beautify your property while making it greener and more sustainable? This spring, Ajax residents can take part in a subsidized native tree and shrub planting program through our partner, LEAF (Local Enhancement and Appreciation of Forests). This program is designed to help you enhance your outdoor space while supporting local wildlife and the environment.

Plant now for greener yards and stronger communities with LEAF! Spring consultations are filling up fast, so don't wait! Secure your spot today by visiting yourleaf.org.





Building Updates

Finished Basement vs. Additional Dwelling Unit – Key Considerations for Homeowners

As housing needs continue to evolve, homeowners are increasingly exploring ways to make the most of their property, whether to create additional living space, support multigenerational living, or generate rental income. Two of the most common options are finishing a basement or creating an Additional Dwelling Unit (ADU). While both can enhance a home's functionality and value, they differ in important ways, including cost, regulatory requirements, and long-term benefits.

Understanding a Finished Basement

A finished basement is an extension of the primary residence, located below ground level and directly accessible from within the house. These spaces often include features such as living areas, bedrooms, bathrooms, or recreational rooms. Finished basements that feature a separate entrance and cooking facilities, including wet bars, will be classified as an ADU.

For many homeowners, this option offers a practical and cost-effective way to expand usable space. It is ideal for personal uses such as a recreation room, home office, or gym. That said, finished basements cannot be rented out as independent legal units and may contribute less to resale value compared to a fully self-contained residential unit.



What Defines an Additional Dwelling Unit?

An ADU is a separate housekeeping unit located within a house in either the basement or on an upper floor. Unlike a finished basement, an ADU has its own kitchen, dining, living, sleeping, and sanitary facilities, and may have private or shared laundry facilities. Access to the ADU is provided either through a private entrance or via a shared stair or hallway, making it independent from the primary residence.

Because an ADU functions as a self-contained residential unit, they are subject to zoning, building code, and fire safety regulations. While construction costs may be higher, the benefits can be substantial. Homeowners can generate rental income, create flexible housing for multigenerational living, and increase overall property value.



Property Taxes: Clearing Up a Common Misconception

There is a common belief that adding an ADU results in a higher property tax increase than finishing a basement. In reality, both improvements trigger a reassessment of the property's value. The same municipal tax rate applies in each case, meaning any increase is based on the added value rather than the type of project itself.

Making the Right Choice

Choosing between a finished basement and an ADU depends on your priorities. If your goal is to gain additional space at a lower cost, a finished basement may be the better fit. If you are focused on long-term investment, rental income, or independent living arrangements, an ADU may offer greater advantages despite the higher upfront expense.

Final Thoughts

Both options can significantly improve how you use your house and can contribute to its overall value. The Town of Ajax remains committed to ensuring safety and compliance, with building approval processes in place to guide homeowners through requirements and regulations.

Before starting any project, it is advisable to consult with Building Approvals staff to fully understand the specific requirements in your area. With thoughtful planning, you can choose the solution that best aligns with your lifestyle and budget.

Major Building Permit Applications Under Review

Description	Location	Area (m2)	Value (\$)
33-Storey, 962 Unit Residential Apartment Building	212 Bayly Street West	60,000	220,000,000
UltraStor – 4-Storey Self-Service Storage Building	365 Bayly Street West	2,823	24,000,000
UltraStor – Three 1-Storey Self-Service Storage Buildings	365 Bayly Street West	2,061	2,443,000
1-Storey Industrial Building	45 Blowers Crescent	2,122	3,000,000
1-Storey Industrial Building	170 Kerrison Drive East	5,180	7,250,000
1-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
1-Storey Industrial Building	549 Salem Road North	19,690	27,500,000
2-Storey French Elementary School	28 Turnerbury Avenue	3,540	22,000,000
Firearms Outlet Canada – 2-Storey Addition	725 Westney Road South	2,471	3,500,000

Q1 Building Permit Statistics

January 1 to March 31, 2026

Permit Type	No. of Permit Applications Received	No. of Permits Issued	Construction Value (\$)
Residential	79	110	20,781,310
Commercial	33	37	6,109,943
Industrial	6	5	7,463,644
Servicing	1	0	0
Total	217	172	135,370,744



Transportation Updates

Provincial Road Safety Initiatives Fund (RSIF) and Legislative Changes

In March 2026, staff submitted a report to Council titled “Update on Provincial Road Safety Initiatives Fund (RSIF)” that recommended implementing traffic calming strategies in School Zones and Community Safety Zones (CSZs). On November 14, 2025, the Province enacted Bill 56 – Building a More Competitive Economy Act, 2025, which amended the Highway Traffic Act and eliminated municipal authority to use automated speed enforcement (ASE) programs.

Concurrently, the Province introduced the Road Safety Initiatives Fund (RSIF), a one-time funding to support municipalities in transitioning to permanent, engineering-based speed management measures in School Zones and CSZs previously served by ASE cameras. This funding allows the Town to convert priority corridors to permanent, engineered traffic calming solutions. School Zones and CSZs remain valid statutory designations under the Highway Traffic Act and continue to guide the Town’s targeted safety efforts.

Of the 28 RSIF-eligible corridors, the Town has identified 12 priority locations for traffic calming implementation using its current RSIF allocation. The recommended measures are scheduled for deployment in Spring/Summer 2027.

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.

The Council has identified thirty (30) locations across the Town for the installation of RMBs, with the updated rotation schedule effective July 1, 2024. During the first quarter of 2026, RMBs were installed on the following streets:

Ward 1

Linton Avenue, Magill Drive, and Delany Drive

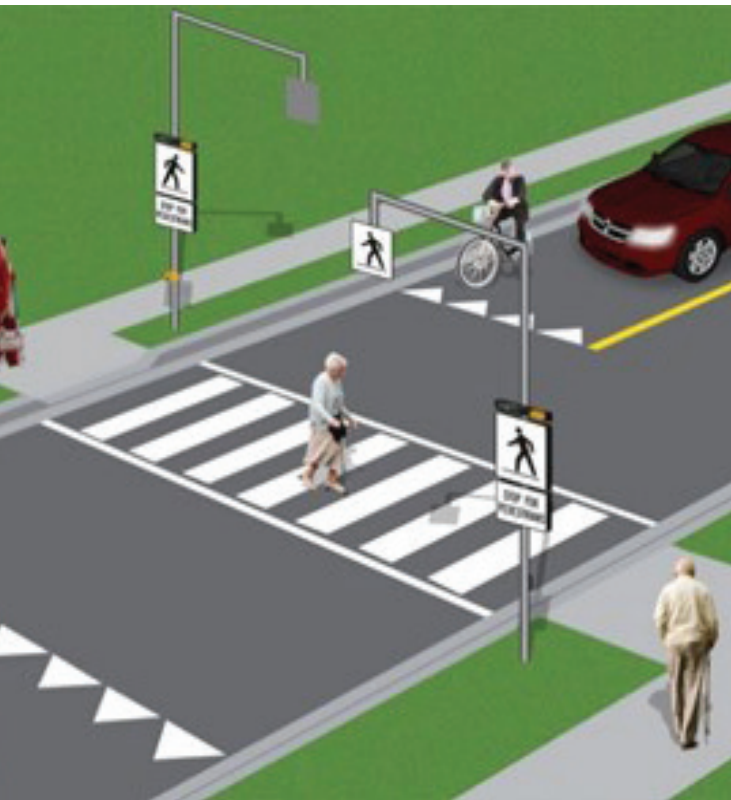
Ward 2

Hurst Drive, Turnerbury Avenue, and Williamson Drive West

Ward 3

Elm Street, Beatty Road, and Pittman Crescent.





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 commenced in November 2025 and is projected to be completed by early June 2026.

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 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 forms.drps.ca/Online-Services/Road-Watch. The printable version is also available on the Ajax Pickering Road Watch website 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.



Shared E-Scooter and E-Bike Pilot Program

The 2026 season of the Shared E-Scooter and E-Bike Pilot Program launched on April 20th. Last year, the program resulted in over 19,000 rides and 71,569 km travelled between July and November 2025. Despite the late start, the number of unique riders increased by 23% between 2024 (8,429) and 2025 (10,338).

Ridership in 2025 has prevented approximately 25.2 tonnes of CO2.

The Town of Ajax and Lime Canada are inviting the public to try using an e-scooter or e-bike at the upcoming pop-up events:

Trailfest

Sunday, June 14, 8:30AM – 12 p.m.

Canada Day

Wednesday, July 1, 2 p.m. – 10 p.m.

July Waterfront Trail Pop-up and Demonstration

Saturday, July 18, 11 a.m. – 4 p.m. (Access from parking lot at Clover Ridge Drive West and Lake Driveway)

August Waterfront Trail Pop-up and Demonstration

Sunday, August 23, 11 a.m. – 4 p.m. (Access from parking lot at Clover Ridge Drive West and Lake Driveway)

Additional events will be posted on ajax.ca/emobilitypilot.

Visit the [FAQ page](#) with further information on general rules and reporting.



Youth Active School Travel Workshop

The Town of Ajax and TRCA with support from Durham Region are organizing an Active School Travel Workshop for high school students and teachers. The purpose of the workshop is to encourage biking as a way to get to school, connect to nature, and explore Ajax. Attendees will learn ways to help improve bikeability and climate change resilience and can earn five community service hours.

Saturday May 30, 2026

9:30 am – 2:30 pm

McLean Community Centre (95 Magill Drive)

What's included:

Lunch, guided bike ride, accessories (helmets, bike bells, and bike lights), opportunity to try using an e-scooter or e-bike (ages 16+ only).

Further information is available at: <https://events.ajax.ca/default/Detail/2026-05-30-0930-Youth-Active-School-Travel-Workshop>



Engineering Updates



Springtime Flooding

Spring has arrived and so has the rain. During this time of year, excessive precipitation combined with frozen and/or saturated ground can result in nuisance ponding on private property. Residents should be aware of potential blockages in drainage paths and expect wetter conditions than normal. Wet backyards and soggy lawns are common, and usually only temporary. Please be sure to keep property maintained to minimize disturbances to your own and your neighbour's property.

Stormwater Pond Rehabilitation

The Stormwater Pond servicing parts of the Nottingham subdivision will be cleaned of sediment this spring. It is located just north of Rossland Road West, on the west side of Millers Creek. Stormwater runoff from the subdivision is directed to the pond, where it has the opportunity to be filtered and to settle out sediment and pollutants from the roads and contributing drainage area. Over time, sediment accumulates within the pond, necessitating a cleanout.

The pond protects the creek from excess sediment and pollutant loading, and also from erosion and flooding. In order to facilitate construction, the multi-use trail in this area will be closed for safety. Updates will be available on the Town's social media.





ajax.ca/PlanningNews

