

Planning & Development Services Activity Summary



Planning 101 Series #12 – Tree Removal, Compensation, and Preservation

The Town of Ajax protects its urban forest through the Tree Protection By-law, as amended ([Tree Protection By-law](#)), the Boulevard Tree Protection By-law, as amended ([Boulevard Tree Protection By-law](#)), and the development review and approval process, which prohibit the injury or removal of trees without approval.

These by-laws apply to trees located on: lands subject to development proposals, land within the limits of the Greenbelt, environmentally sensitive lands, public parks/public open spaces, and within boulevards (portion of the Town/Region-owned right-of-ways). Where tree removal is necessary, authorization may be obtained through a Tree Cutting Permit or as part of the review and approval of a development application, such as but not limited to, a Draft Plan of Subdivision Application or Site Plan Application.

Through a Tree Cutting Permit or a development application, an owner/development proponent is required to submit an Arborist Report and/or Tree Inventory and

Preservation Plan, prepared by a certified Arborist or licensed Landscape Architect, respectively. The inventory shall identify all existing trees with a caliper of 60mm or above on the subject lands and within 3m beyond the limits of the subject lands, to capture trees located on abutting lands, where applicable, and trees located within boulevards (i.e. municipal street trees). It must document the species, quantity, Diameter at Breast Height (DBH) size, health condition, and proposed status (to preserve, relocate, or remove) of all applicable trees. Trees are measured in DBH (i.e. the diameter of a tree trunk measured 1.4m above the ground) for consistency purposes to avoid measuring the irregular root flares at the base of a tree trunk. DBH is a measurement method accepted as a universal standard.

Trees proposed to be preserved are required to be protected by tree protection barriers (hoarding and/or fencing). Depending on the location of such trees and extent of development/site works proposed, securities may be required to ensure the protection of

such trees during construction/site works.

At the Town's discretion, compensation is required for the removal of trees with a DBH of 150mm or greater, or coniferous trees with a height of 4.5m or greater. Compensation is required in the form of replacement planting (i.e. planting new trees on the lands), a cash-in-lieu of planting payment (i.e. a payment calculated based on the trees to be removed), or a combination of both methods. As it relates to replacement planting, securities may be required to ensure the planting of such new trees occurs.

The Town typically applies the Aggregate Caliper Formula for compensation calculations, which requires the combined caliper of replacement trees to equal the total DBH of the trees proposed to be removed. For example, the removal of one tree with a DBH of 250mm would require five new 50mm caliper trees or two new 125mm caliper trees to be replanted.

Where replacement planting is not feasible, owners/development proponents may provide a cash-in-lieu of planting payment based on

the cost of the required replacement trees (based on the cost/value of a 60mm tree, at the Town's discretion) or a valuation prepared by a certified Arborist using the Council of Tree and Landscape Appraisers (CTLA) method. The final compensation amount is determined by, and to the satisfaction of the Town.

For trees located along a shared property line or on abutting lands, owners/development proponents are required to obtain a consent letter for any proposed removal or an acknowledgement letter for any trees that may be impacted by the extent of development/site works proposed. Disputes between property owners regarding tree preservation or removal are civil matters and are not adjudicated by the Town. Where necessary, a development proposal may need to be redesigned to avoid encroachment into the root zone and/or dripline of adjacent trees.





Development Planning Updates

Development Planning Applications

The breakdown below represents the number of Development Planning Applications received between April 1 – June 30, 2026.



Development Planning Applications (April 1 – June 30, 2026)		Total Applications by Type
Site Plans		4
Site Plan Amendments		3
Pre-Consultation		4
Official Plan Amendments		3
Zoning By-Law Amendments		7
Draft Plans of Subdivision and Condominium		0
Minor Variance		8
Part Lot Control		0
Consents		1
Temporary Patio Permits		2
Property Information Requests		20
Tree Cutting Permits		0
Total		52

New Development Applications Received

460 Bayly Street East

The Town of Ajax is in receipt of a Site Plan Application (SP4/26) for the vacant lands adjacent to 500 Bayly Street East (Loblaw Distribution Centre) that are municipally known as 460 Bayly Street East (the subject lands).

SP4/26 seeks to permit the development of a 23,690 square metre (255,000 square foot) light industrial building for manufacturing and warehouse/distribution purposes. The proposed building will occupy the southern portion of the subject lands. A future development phase for the northern portion of the subject lands will be considered at a later date and will be subject to a future Site Plan Application. The proposed development will include a site access along Bayly Street East that will be aligned with the Clayton Road/Bayly Street East intersection to the south. It is anticipated that the proposed development will require the installation of a traffic signal in this area.

Site works (tree removal and grading works) are anticipated to commence in the coming weeks while the development proposal continues through the Site Plan Application review and approval process. The development proponent intends to commence building construction in the last quarter of 2026.



South of Bayly Street East between Shoal Point Road and Clayton Road

The Town is in receipt of a Site Plan Application (SP5/26) for Phase 1 of the residential subdivision proposed south of Bayly Street East between Shoal Point Road to the west and Clayton Road to the east. SP5/26 seeks to permit the development of 110 townhouse dwellings within a common elements condominium. The proposed townhouse dwellings will be 3-storeys in height and contain traditional rear yards. Visitor parking is proposed in a central location between the townhouse blocks. A Draft Plan of Condominium Application will be required at a later date.



Phase 2 of the residential development will consist of townhouse dwellings fronting onto the westerly extension of Leney Street and will require additional approvals through the Plan of Subdivision Application process.

Completed Development Applications

60 Blowers Crescent

Town of Ajax Council approved Regional Official Plan Amendment Application ROPA26-A2, Town of Ajax Official Plan Amendment Application OPA26-A5, and Zoning By-law Amendment Application Z7/26 on May 19, 2026, to permit a mixed-use development on the lands municipally known as 60 Blowers Crescent (the subject lands). The proposed mixed-use development consists of two buildings with heights up to 30-storeys including approximately 622 dwelling units and 2,500 square metres of commercial gross floor area.

The development proponent for the subject lands is currently going through the pre-consultation process for the future submission of a Site Plan Application to permit the proposed development of the lands in accordance with ROPA26-A2, OPA26-A5, and Z7/26.



253 and 255 Lake Driveway West

Town of Ajax Council approved Official Plan Amendment Application OPA26-A8 and Zoning By-law Amendment Application Z15/26 on June 22, 2026, for the lands municipally known as 253 and 255 Lake Driveway West (the subject lands).

Official Plan Amendment Application OPA20-A3 and Zoning By-law Amendment Application Z4/20 were approved by Town of Ajax Council on November 22, 2021, to permit the development of an 8-storey apartment building and a 3-storey stacked townhouse block on the subject lands. Following these approvals, the development proponent progressed through the Site Plan Application review process (Site Plan Application SP6/21); however, an increase in building height was identified as being necessary to advance the development proposal. As such, OPA26-A8 and Z15/26 were submitted to increase the height of the apartment building to 9-storeys.

As a result of the approval of OPA26-A8 and Z15/26, the development proposal now consists of a 9-storey apartment building and a 3-storey stacked townhouse block for a total of approximately 217 dwelling units. One level of underground parking and a partial level of structured parking continues to be proposed. The proponent anticipates submitting the necessary revised materials in the coming weeks to continue with the review and approval process for SP6/21.





Policy Planning Updates

Our Future In Focus – Ajax Official Plan Review

The Town's Official Plan Review is fully underway and producing results. The Official Plan provides land use policies that guide decisions for residential uses, employment areas, strategic growth areas, environmental protection, climate change resiliency and adaptation, cultural heritage protection, transportation systems and many other strategic objectives for the next 25 years. The Official Plan Review will ensure that the Plan reflects Provincial and Regional requirements, and provide residents with an opportunity to be heard regarding the future of the community.



Work is currently underway on Phase 1: Background Research, Legislation and Policy Assessment. Background Reports and Discussions Briefs are available for review and comment on the Official Plan Review IMO page located [here](#). They cover topics such as Population and Employment Forecasts, Growth Management, Commercial and Employment Lands, and Climate Resilience and Greenlands Systems.

One Public Meeting on the Official Plan Review was in June, and further meetings will be held August 20, and September 14 and 22. Visit the IMO page for more information and to get involved.

Inclusionary Zoning By-law and Housing Assessment Report

With the Inclusionary Zoning By-law and Housing Assessment Report Project, the Town of Ajax is taking an important step

toward increasing the supply of affordable housing in the Ajax GO Protected Major Transit Station Area (PMTSA). Inclusionary Zoning (IZ) is a planning tool that allows municipalities to require a small percentage of new homes in certain residential and mixed-use developments to be rented or sold at affordable rates. Before implementing an IZ policy, the Town is required to complete a detailed assessment to understand how the policy could affect the cost of future housing development.

Over the past year, the Town worked with consultants to study local housing market conditions, development costs, and the financial impacts of introducing affordable housing requirements. Unfortunately, the Assessment found that current market conditions make it difficult to require affordable housing units without affecting the financial viability of new developments. As a result, the Town is proposing to establish the Inclusionary Zoning policy framework; however, the affordable housing requirement would be set at 0%. This approach creates the planning framework now so that affordable housing requirements can be introduced more quickly when market conditions improve.

The project also included consultation with residents, landowners, housing providers, developers, government agencies, and other interested parties. Their feedback helped shape the proposed policy and ensured that a range of perspectives was considered throughout the process. Consultation was also valuable and has enabled the Town to start to review implementation considerations, such as who will manage the affordable units, that will be important in the future. To implement the policy, amendments to the Town's Official

Plan and Zoning By-law are required. These amendments are tentatively planned to be presented to Council for consideration in September 2026.

Heritage Updates

Jane's Walk

On Saturday, May 2nd, the Town's Heritage Advisory Committee hosted a "Jane's Walk" event to celebrate the war-time history of Ajax's Downtown area. The Jane's Walk program is an annual festival of free, community-led walking tours inspired by urban theorist Jane Jacobs. This year's tour attracted 35 attendees who learned about the role that the Defence Industries Limited (DIL) munitions plant played in the establishment of the Town of Ajax in the 1940s and 1950s. Attendees also heard stories about past workers from the plant and viewed some of the buildings that remain from this defining era in Ajax's history.



Albert Asa (A.A.) Post Historical Plaque

One of the most noteworthy families in the history of Ajax is the Post family, who established the area's first inn and tavern along Kingston Road in the early 1800s. Many individuals



from this family went on to become prominent local citizens, including Albert Asa (A.A.) Post (1850-1926), who studied architecture under renowned Canadian architect Henry Langley. A.A. Post designed several buildings in Ajax that still stand today, as well as dozens of churches



and institutional buildings across Ontario and New York State. On Friday, May 22nd, the Town of Ajax commemorated A.A. Post's contributions to our community with a historical plaque in Pickering Village that tells his story.

War of 1812 Veterans Commemoration

On Monday, June 15th, the Town's Heritage Advisory Committee hosted a special commemorative event to celebrate the contributions of two local War of 1812 veterans. Jabez Lynde (1773-1856), who is interred at the Hicksite/Brown Cemetery on Kingston Road, was a member of the 3rd Regiment of the York Militia and Kingston Road Detachment of the Home District Militia Cavalry for Carrying



Dispatches. George Washington Post (1779–1828), who is interred at the Potter’s Field Cemetery on Mill Street, was a member of the 3rd Regiment of the York Militia. The grave sites of both individuals have been fitted with granite markers from the War of 1812 Veteran Graveside Project to commemorate their contributions during one of the most significant conflicts in Canadian history.



Sustainability & Climate Change Updates

Extreme Heat and Health

In late June, Durham Region received the first heat warning of 2026. The weeklong heat event produced high temperatures and humidity that were likely to cause significant health impacts. Ajax residents are urged to stay alert and take precautions to prevent heat-related illness. Visit [Durham’s Heat and Health website](#) to learn how to protect yourself, your family, and your neighbours during extreme heat events. Use the following resources to:

- [Recognize Heat Illness and Heat Stroke](#)
- Learn [Heat Hacks for Keeping Cool](#)
- [Beat the Heat in Ajax](#) by visiting our cooling centres, swimming pools, and splash pads
- Prepare for future extreme heat events by learning about cost-effective [Home Heat Protection](#) and [Apartment and Condo Heat Protection](#)



TOA Addresses Spread of Invasive Species in the Carruthers Marsh

In 2026, the Town of Ajax received \$17,000 in funding from the [Invasive Phragmites Control Fund](#) to continue the Lower Carruthers Invasive Phragmites Management Project. The project will be completed by Fall 2026 and will include 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 will manage 6 hectares (14.8 acres) of invasive Phragmites adjacent to Carruthers Marsh and Paradies Beach within the Lower Carruthers.

Wetland Tree Planting Projects

To mitigate urban flooding and support biodiversity, the Town of Ajax will be completing tree and shrub planting in the Kerrison, Audley, and Annandale Wetland sites throughout 2026. The Town will plant approximately 28,500 native trees and shrubs across 6.6 hectares (16.3 acres) of our wetland restoration sites.



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 the [Mature Tree Conservation Program website](#). Help keep Ajax safe, green, and resilient—one tree at a time!

Green Your Yard with LEAF

Looking to beautify your property while making it greener and more sustainable? 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! Secure your spot today by visiting [yourleaf.org](#).





Building Updates

Should You Draw Your Own Plans? What to Know Before Deciding

If you are planning a home project, you may be wondering whether you can prepare your own building drawings instead of hiring a designer. In some cases, you can. Homeowners may prepare drawings for certain residential projects, as long as the plans meet the Ontario Building Code, zoning by-laws, and other applicable requirements.

Homeowners May Prepare Their Own Plans

If you own the property and are doing work on your own home, the homeowner exemption may allow you to act as the designer for your project without needing a Building Code Identification Number (BCIN).

Our plan examination staff will review your drawings as part of the permit application process. If information is missing or changes are needed, we will let you know what needs to be revised before a permit can be issued.

Projects That May Be Suitable

Homeowners may be able to prepare drawings for simpler projects, such as:

- Interior renovations that require a building permit
- Basement finishing
- Small additions
- Decks
- Detached garages or sheds (where a permit is required)

More complex projects may require additional knowledge, detail, or professional support.

What Your Drawings Should Include

Permit drawings must include enough information for the municipality to review the proposed work. Depending on your project, drawings may include:

- Site plan
- Foundation plan
- Floor plans
- Elevations
- Building sections
- Structural details
- Construction specifications
- Building Code information

When to Consider Hiring a Qualified Designer

A qualified designer can make the process easier, especially when:

- The project is complex.
- Structural changes are involved.
- Multiple Building Code requirements must be addressed.
- You are unsure how to prepare permit drawings.
- Plan examination staff has identified deficiencies in your plans.
- You want assistance coordinating with engineers or other consultants.

A qualified designer can help you prepare complete drawings, respond to technical requirements, reduce delays during permit review, and avoid costly design changes during construction.

Projects That May Require Other Professionals

Some projects must involve a licensed architect or professional engineer because of their size, complexity, occupancy type, or specialized structural or engineering design.

Before Choosing the DIY Option

Before deciding to prepare your own drawings, ask yourself:

- Do I understand the Ontario Building Code requirements that apply to my project?
- Can I produce clear, accurate, and complete construction drawings?
- Am I comfortable responding to comments from the Town?
- Do I have the time to revise drawings if changes are required?

If you answer “no” to any of these questions, a qualified designer may save you time, reduce stress, and help your project move through the permit process more smoothly.

The Bottom Line

Preparing your own building permit drawings can be a good option for some residential projects if you have the knowledge, experience, and time to prepare complete plans. For larger or more complex projects, hiring a qualified designer can provide added support and make the permit process easier to navigate.

If you have questions about the building permit application process, we are here to help you. Please call (905) 619-2529 or email buildingpermits@ajax.ca.



Noteworthy Building Permits Issued Q2 – April 1 – June 30, 2026

Description	Location	Area (m ²)	Value (\$)
2-Storey French Elementary School	28 Turnerbury Avenue	3,540	22,000,000

Noteworthy Building Permit Applications Under Review

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

Q2 Building Permit Statistics

April 1 to June 30, 2026

Permit Type	No. of Permit Applications Received	No. of Permits Issued	Construction Value (\$)
Residential	115	111	10,057,553
Commercial	40	33	31,080,384
Industrial	6	6	4,582,046
Servicing	2	1	500,000
Total	163	151	46,219,983





Transportation Updates

Integrated Transportation Master Plan (ITMP) Update

The Town has commenced the update of its Integrated Transportation Master Plan (ITMP), which will establish a long-term, multimodal transportation vision to guide transportation planning, infrastructure investment, and decision-making to the year 2051. The study will consider all modes of transportation, including walking, cycling, transit, goods movement, and driving, and will support the Town's strategic goal of creating a safe, connected, accessible, and sustainable transportation network. The ITMP update is required to respond to changing population and employment growth, travel patterns, significant infrastructure investments, evolving planning policies, emerging mobility technologies, and continued population growth within Ajax.

As part of the study, the Town hosted Public Information Centre (PIC) #1 on June 24, 2026, at the Ajax Town Hall. The purpose of the first PIC was to introduce the study, explain the Integrated Transportation Master Plan process, present the existing transportation network conditions, gather feedback on transportation challenges and opportunities, and obtain public input on the draft vision and guiding principles for the updated ITMP. Residents were also invited to provide comments through the project webpage and online engagement opportunities until September 25, 2026. Residents can share their thoughts by completing the survey: [questionnaire.surveymonkey.com/r/AjaxITMPUpdateSurvey1](https://www.surveymonkey.com/r/AjaxITMPUpdateSurvey1).

The draft vision presented at PIC #1 seeks to establish a connected, multimodal transportation network that supports future growth, enhances mobility choices, and

improves safety and accessibility for all users. The accompanying guiding principles focus on strengthening local and regional connectivity, developing a resilient and adaptable transportation system, supporting economic development, and promoting a high quality of life for Ajax resident.

The ITMP study is currently in Phase 1 of the Municipal Class Environmental Assessment (MCEA) process and includes a review of existing transportation conditions and the identification of transportation opportunities and challenges. Future phases will involve developing and evaluating alternative transportation scenarios, identifying a preferred transportation strategy, and preparing the final Integrated Transportation Master Plan. A second Public Information Centre (PIC #2) is anticipated in early 2027 to present and receive feedback on the study's alternative transportation scenarios and preliminary recommendations prior to completion of the final ITMP.

For more information on the Town's ITMP project, please visit: [Integrated Transportation Master Plan \(ITMP\) | In My Opinion](#).

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 interim RSIF allocation. The Province subsequently announced additional application-based funding to support traffic calming measures on RSIF-eligible corridors. The Town is currently seeking this additional provincial funding to expand implementation to the remaining 16 RSIF-eligible corridors. 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



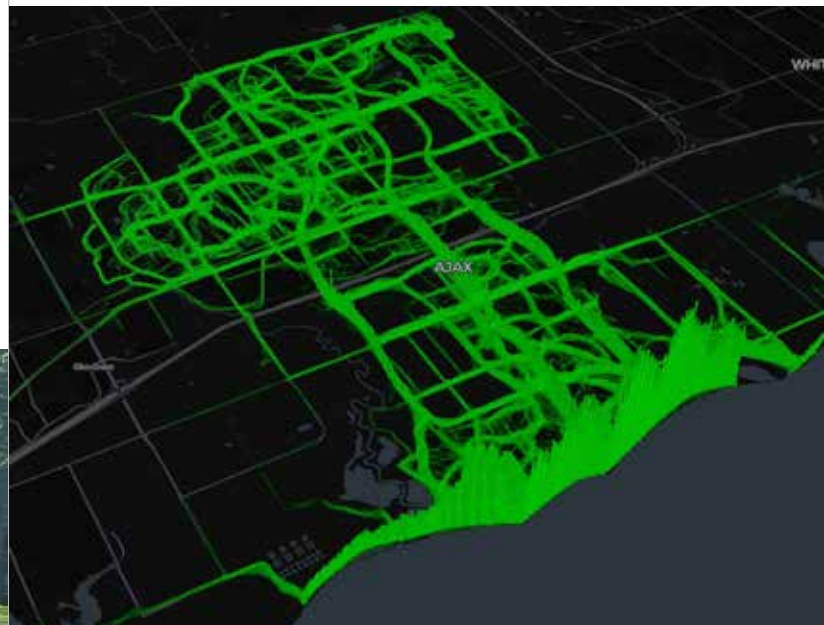
are rotated to a new set of locations every four weeks, with one board assigned to each of the three wards.

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 second quarter of 2026, RMBs were installed on the following streets:

- Ward 1 – Delany Drive and Ravenscroft Road
- Ward 2 – Williamson Drive West, and Williamson Drive East
- Ward 3 – Pittman Crescent, Burcher Road, and Clover Ridge Drive West.

Shared E-Scooter and E-Bike Pilot Program

From mid-April to mid-July 2026, the program has resulted in over 22,000 rides and over 72,000km travelled. While the waterfront remains a highly popular location for Lime trips, the map below illustrates that there are many trips throughout Ajax.



Since April 2026, Lime has implemented pop-ups engaging hundreds of residents at the following events:

- Ajax Pickering Board of Trade Coffee Connect
- Gordon Foods Wellness Fair

- Ajax Fire Family Safety Day
- Ajax FIFA World Cup Watch Party on June 12
- Canada Day
- Farmers Market (July 23)

Additional events hosted in collaboration with the Town of Ajax will be posted on <https://imo.ajax.ca/emobilitypilot>.

Businesses, developers, event organizers, other organizations, and individuals can contact Lime at help-ajax@li.me to organize:

- E-scooter and e-bike rides
- E-scooter and e-bike trial demonstrations
- Designated parking space for Lime e-scooters and e-bikes on private property.

Youth Active School Travel Workshop

On May 30, 2026, the Town of Ajax and TRCA organized a Youth Active School Travel Workshop with support from Durham Region, Lime, and Minogi Corporation.

There were 13 attendees, many from North Ajax. The workshop included a storytelling session, bike inspection, and a bike and e-scooter ride. During the ride, participants learned about:

- current and upcoming active transportation projects at various jurisdictions
- treaties and the importance of water and watersheds
- biodiversity with a seed ball throwing activity and birdwatching





Engineering Updates

Waterfront Erosion Protection

The work at the Lake Ontario waterfront being completed by the TRCA is nearing completion. A large reach of the beach has been protected from erosion. Thousands of tonnes of boulders and cobblestones have been laid in the near-shore waters of the Lake Ontario waterfront. These will dissipate waves, which will reduce the erosive forces acting on the bluffs. This will reduce erosion and protect the parkland.



New Subdivision Construction

A new subdivision on Church Street North is currently under construction and is installing underground services. The storm sewer being installed will utilize a water quality control manhole, which will remove sediment and oil from stormwater runoff, thereby protecting the adjacent watercourse. The storm sewers will also be used to store stormwater runoff during intense storms, and release it slowly, in order to prevent downstream flooding. Stormwater management infrastructure is required for all new developments.





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