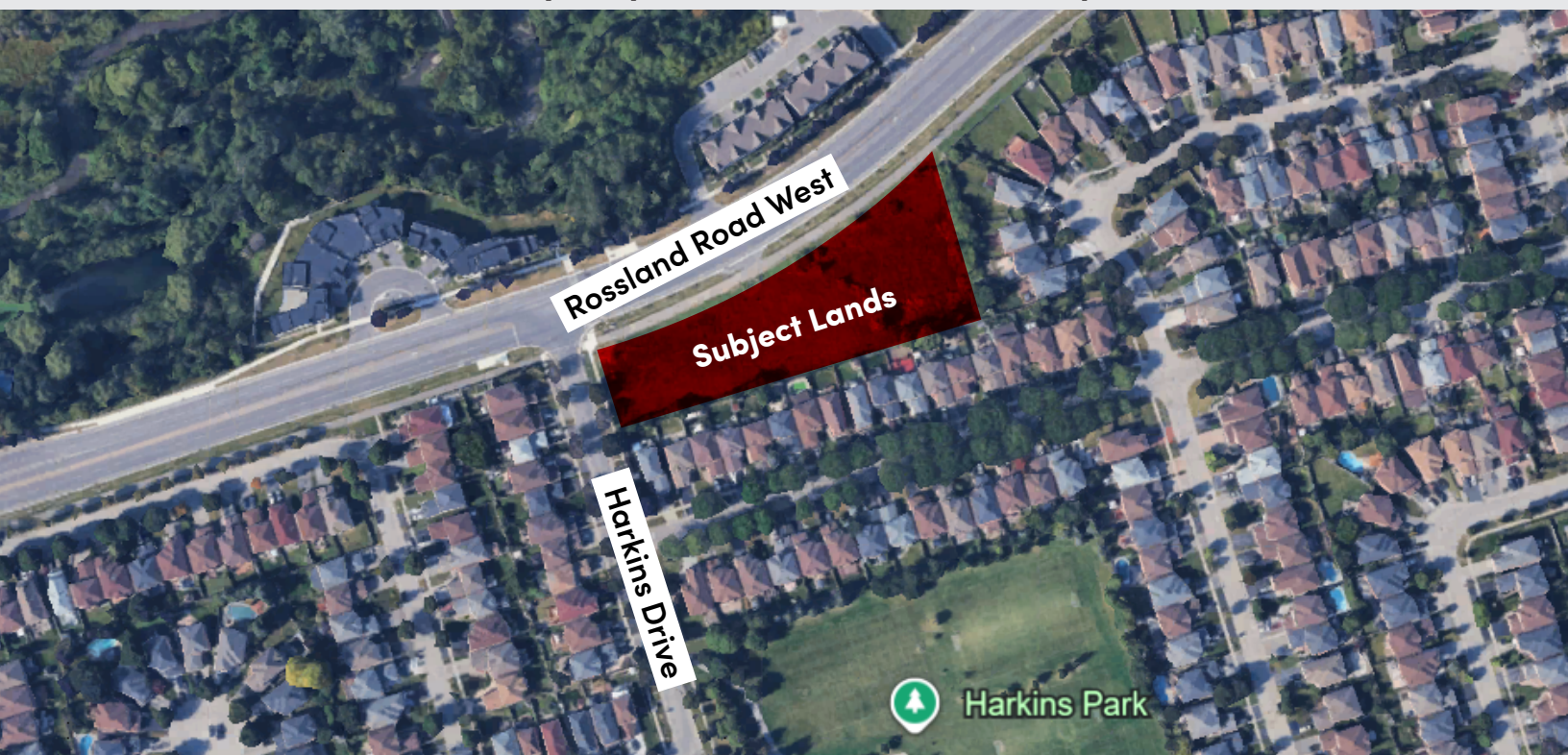


Statutory Public Meeting

Proposed Residential Development | Southeast Corner of Rossland Road West and Harkins Drive | Ward 2

Monday, September 21, 2026 – 1:00 p.m.



This notice is to advise of the opportunity to review and comment on the proposed implementing by-law for Zoning By-law Amendment Application Z17/26, prior to the consideration of such by the Council of the Town of Ajax, at a Statutory Public Meeting to be held on **Monday, September 21, 2026, at 1:00 p.m.**

Official Plan Amendment Application OPA24-A3 and Zoning By-law Amendment Application Z7/24 were approved by Town of Ajax Council on September 16, 2024, to permit the development of 3 to 4-storey stacked townhouse blocks, consisting of approximately 81 dwelling units, on the lands located at the southeast corner of Rossland Road West and

Harkins Drive (the “subject lands”). Since these approvals, an alternative layout for a 3-storey stacked townhouse development has been proposed, which requires amendments to the site-specific development standards established through Zoning By-law Amendment Application Z7/24.

The proposed development now consists of 3, 3-storey stacked townhouse blocks for a total of approximately 66 dwelling units with at-grade parking.

The purpose of Zoning By-law Amendment Application Z17/26, and the proposed implementing by-law, is to amend site-specific development standards of Exception 193 (as previously established for the subject

lands through Zoning By-law Amendment Application Z7/24) to implement the revised development proposal.

The proposed implementing by-laws are being brought forward under the authority of Section 284.11.1 of the *Municipal Act* and in accordance with Ontario Regulation 580/22, "Provincial Priorities".

The proposed implementing by-law, and further details on the development proposal in general, are available on the **Town of Ajax website at imo.ajax.ca/rosslandharkins** or by **contacting planningservices@ajax.ca**.

The proposed implementing by-law is also available in the **agenda for the meeting**. The agenda will be posted by **end of day Tuesday, September 15, 2026, at ajax.ca/meetings**. Alternative formats of documents and materials can be made available upon request in order to assist those who require accessibility accommodations.

How to Participate

This public meeting is being **held virtually and will be live-streamed for public viewing at ajax.ca/live**. Those wishing to make oral submissions during the meeting will need to e-mail clerks@ajax.ca before 12:00 p.m. (noon) on Friday, September 18, 2026, to register and will have 5 minutes to address Council; pre-registration is required. You will be contacted by the Clerk's office to confirm your participation and receive the meeting connection information.

Written submissions may be provided for Council's consideration before the meeting. Please provide your written submissions by e-mail to planningservices@ajax.ca or through the Town of Ajax website at imo.ajax.ca/rosslandharkins, before 12:00 p.m. (noon) on Friday, September 18, 2026.

Planning Act Requirements

Please note that only the applicant, the Minister of Municipal Affairs and Housing, or a specified person or public body, as per the *Planning Act*, R.S.O. 1990, c. P.13, as amended, may appeal the decision of the Council of the Town of Ajax to the Ontario Land Tribunal. In accordance with the *Planning Act*, R.S.O. 1990, c. P.13, as amended, no third party appeals (i.e. appeals from members of the public) are permitted.

If a specified person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Ajax to the Ontario Land Tribunal but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Ajax before the zoning by-law is passed, the specified person or public body is not entitled to appeal the decision.

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Ajax before the zoning by-law is passed, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the specified person or public body as a party.

If you wish to be notified of Council's decision on the implementing by-laws, you must make a written request to the **attention of the Clerk of the Town of Ajax, at 65 Harwood Avenue South, Ajax, Ontario, L1S 2H9 or by e-mail to clerks@ajax.ca**.

This notice dated August 31, 2026.

Revised Development Proposal

