

The Corporation of the Town of Ajax
Committee of Adjustment



Wednesday, October 28, 2026 at 7:00 p.m.
River Plate Room, Ajax Town Hall
65 Harwood Avenue South
Ajax, ON L1S 2H9

AGENDA

Alternative formats available upon request by contacting:
contactus@ajax.ca or 905-683-4550

Meeting Information: This public meeting is being held in-person in the River Plate Room, at Ajax Town Hall. The meeting will not be live streamed on the Town's website or Youtube channel and no video recording of the meeting will be available. Those wishing to make oral submissions can attend in-person and will have the opportunity to address the Committee; pre-registration is not required for in-person attendance. If you are unable to attend in-person, electronic remote participation via Microsoft Teams is available as an option and can be arranged by contacting the Secretary-Treasurer via e-mail at henry.tseng@ajax.ca, no later than 12:00 p.m. (noon) on the meeting date. Written submissions may be provided for the Committee's consideration before the meeting. Written submissions can be sent to the Secretary-Treasurer via e-mail at henry.tseng@ajax.ca, as well as mailed or delivered to Ajax Town Hall. Written submissions shall be provided before 12:00 p.m. (noon) on the meeting date.

Staff Reports: Staff reports for any applications listed below will be published online as of 8:30 a.m. on the meeting date, available at ajax.ca/meetings and on the [Town's Planning Applications Dashboard as linked here](#).

Online Agenda: Anything in **blue** denotes an attachment/link. By clicking the links on the agenda page, you can jump directly to that section of the agenda.

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1. **Call to Order**
 2. **Disclosure of Interest**
 3. **Adoption of the September 30, 2026 Committee of Adjustment Meeting Minutes**
 4. **Outline of the General Mandate of the Committee of Adjustment**

5. Applications:

a) Minor Variance Application A18/26 – 110 Westgate Avenue.....3

- To permit a minimum setback of 0.0 metres from the west interior side lot line and the rear lot line for an existing accessory building/structure.

b) Minor Variance Application A19/26 – 125 Harwood Avenue North.....7

- To permit a minimum of 70% of the length of the front wall of a building to be located within 2.0 metres to 17.5 metres of the front lot line (Kingston Road East).
- To permit a minimum building height of 1 storey/4.5 metres.
- To permit no functional principal building entrances on the building façade facing the front lot line (Kingston Road East).

6. Other Business/New Business

7. Adjournment



Friday, October 16, 2026

Minor Variance Application A18/26

Application Information

This notice is to advise of the opportunity to review and comment on **Minor Variance Application A18/26**. You are receiving this notice as your property is within the prescribed circulation area as per the *Planning Act*, R.S.O. 1990, c. P.13, as amended. Please post this notice in an area visible to all residents if your property contains multiple residential units.

The Town of Ajax Committee of Adjustment has been appointed by Town of Ajax Council, in accordance with the *Planning Act*, to consider and make decisions on minor variance and consent applications.

Details of **Minor Variance Application A18/26** and the Committee of Adjustment meeting are below:

The Committee of Adjustment is meeting on **Wednesday, October 28, 2026, at 7:00 p.m.** to consider **Minor Variance Application A18/26**, submitted by **Varatha Design Associates, on behalf of Naguleswaran Chandirasegaram**, for the property municipally known as **110 Westgate Avenue**.

Minor Variance Application A18/26 requests to deviate from the standards/provisions in the Town of Ajax Zoning By-law 95-2003, as amended, as follows:

Zoning By-law Requirement	Requested Variance
Section 4.1.1 – Accessory Buildings, Structures and Uses iii) Any accessory building or structure shall be setback a minimum of 0.6 metres from any lot line.	To permit a minimum setback of 0.0 metres from the west interior side lot line and the rear lot line for an existing accessory building/structure.

How to Participate

This public meeting is being held in-person in the **River Plate Room, located at Ajax Town Hall, 65 Harwood Avenue South, Ajax, Ontario, L1S 2H9**. If you would like to watch a live stream of the meeting, please contact the **Secretary-Treasurer** via e-mail at henry.tseng@ajax.ca, before **12:00 p.m. (noon) on Wednesday, October 28, 2026**. Those wishing to make oral submissions can attend in-person and will have the opportunity to address the Committee; pre-registration is not required for in-person attendance. If you are unable to attend in-person, electronic remote participation is available as an option and can be arranged by contacting the **Secretary-Treasurer** via e-mail at henry.tseng@ajax.ca, no later than **12:00 p.m. (noon) on Wednesday, October 28, 2026**. Written submissions may be provided for the Committee's consideration before the meeting.



**Planning and
Development Services**
T: 905-619-2529
E: planningservices@ajax.ca

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65 Harwood Avenue South
Ajax, ON L1S 2H9
www.ajax.ca

Please provide your written submissions to the **Secretary-Treasurer via e-mail at henry.tseng@ajax.ca, before 12:00 p.m. (noon) on Wednesday, October 28, 2026.** Written submissions can also be mailed or delivered to Ajax Town Hall. **They must arrive no later than 12:00 p.m. (noon) on Wednesday, October 28, 2026, to ensure that the Committee receives a copy prior to the meeting.**

Additional Information

If you are the applicant, you must participate or be represented in the meeting. If you or the representative do not attend the meeting, then the Committee may proceed in your absence, and you will not be entitled to any further notice of the proceedings. Alternatively, the Committee may decide to defer the application to a subsequent Committee meeting, subject to tabling fees as per the Town's Fees and Charges By-law, as amended.

A copy of the staff report with recommendations to the Committee will be available after **8:30 a.m. on Wednesday, October 28, 2026.** Please contact the Secretary-Treasurer via e-mail at henry.tseng@ajax.ca.

Alternative formats of documents and materials can be made available upon request by contacting the Secretary-Treasurer via e-mail at henry.tseng@ajax.ca, **by Friday, October 23, 2026.**

To be notified of the Committee of Adjustment's decision on this application, you must submit a written request to the Secretary-Treasurer. This will also entitle you to notification of an Ontario Land Tribunal hearing should there be any appeals.

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 Committee of Adjustment's decision to the Ontario Land Tribunal. Please also note that, if a specified person or public body, who has the ability to appeal the Committee of Adjustment's decision to the Ontario Land Tribunal, files an appeal but does not make oral or written submissions to the Committee of Adjustment before the Committee's decision, the Tribunal may dismiss the appeal.

Henry Tseng
Secretary-Treasurer / Planner
Town of Ajax, Planning & Development Services
T: 365-282-5960
E: henry.tseng@ajax.ca

This notice is served under Sections 44 and 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Minor Variance Application A18/26



Figure 1 – Subject Property

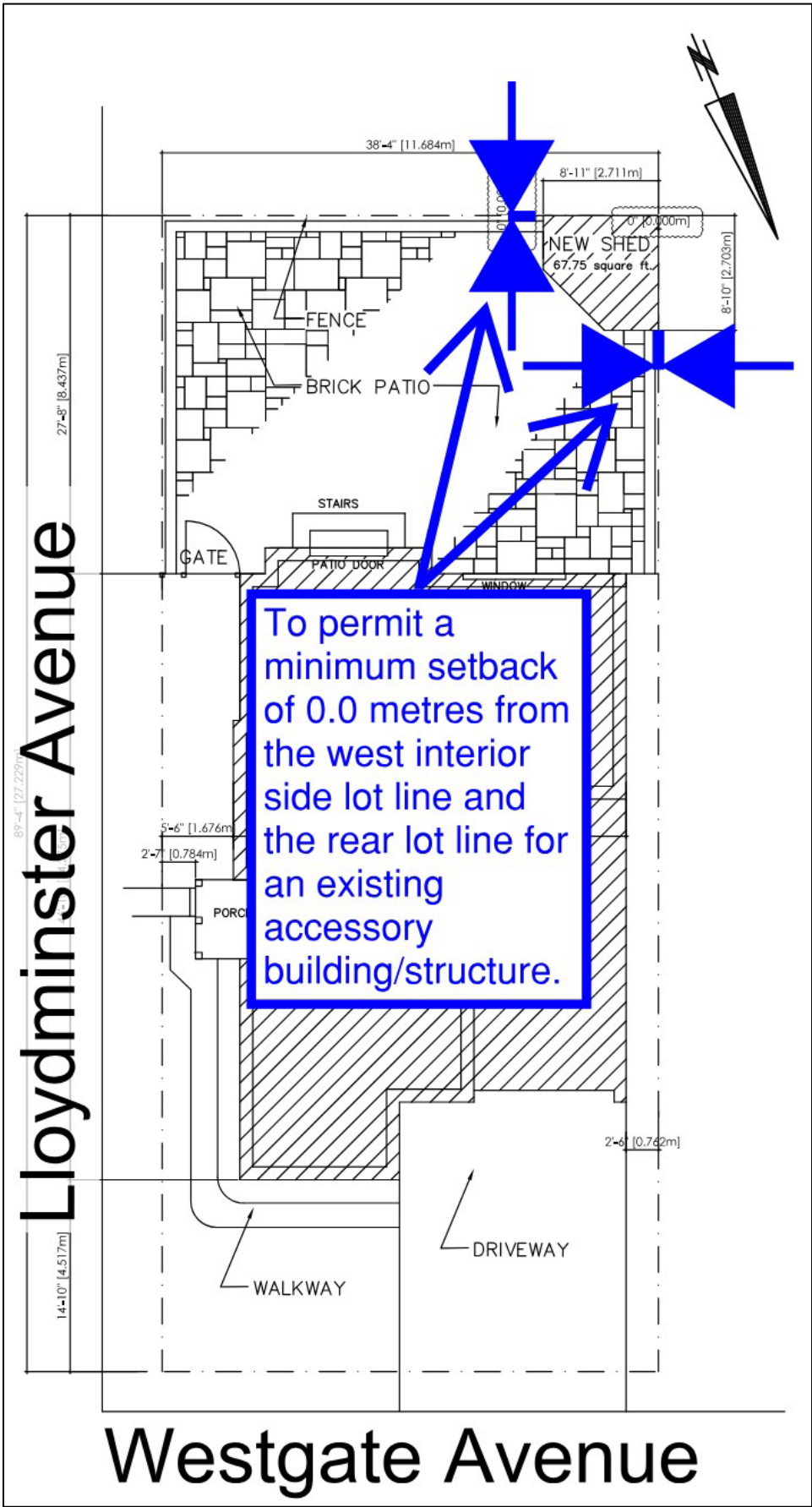


Figure 2 – Requested Variance



Friday, October 16, 2026

Minor Variance Application A19/26

Application Information

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Details of **Minor Variance Application A19/26** and the Committee of Adjustment meeting are below:

The Committee of Adjustment is meeting on **Wednesday, October 28, 2026, at 7:00 p.m.** to consider **Minor Variance Application A19/26**, submitted by **Innovative Planning Solutions**, on behalf of **Durham Holdings Ltd.**, for the lands municipally known as **125 Harwood Avenue North**.

Minor Variance Application A19/26 requests to deviate from the standards/provisions in the Town of Ajax Zoning By-law 95-2003, as amended, as follows:

Zoning By-law Requirements	Requested Variances
Section 6.10.2.2 – Zone Standards (Uptown Mixed Use (UC)) Zone Front Yard and Exterior Side Yard Build-Within Zone: A minimum of 70% of the length of the front and exterior side walls of a building shall be located within 2.0 metres to 4.0 metres of the property line abutting a Pedestrian Street Classification 1 designated road. Minimum Building Height: 3 storeys/10.5 metres The height of flat roofed non-residential buildings is measured to highest point of the top surface of the roof deck.	To permit a minimum of 70% of the length of the front wall of a building to be located within 2.0 metres to 17.5 metres of the front lot line (Kingston Road East). To permit a minimum building height of 1 storey/4.5 metres.



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Zoning By-law Requirements	Requested Variances
Section 4.10 Location of Principal Building Entrances and Walkways In the case of an interior lot, a functional principal building entrance shall be located on the building façade facing the front lot line.	To permit no functional principal building entrances on the building façade facing the front lot line (Kingston Road East).

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Minor Variance Application A19/26



Figure 1 – Subject Lands

Minor Variance Application A19/26

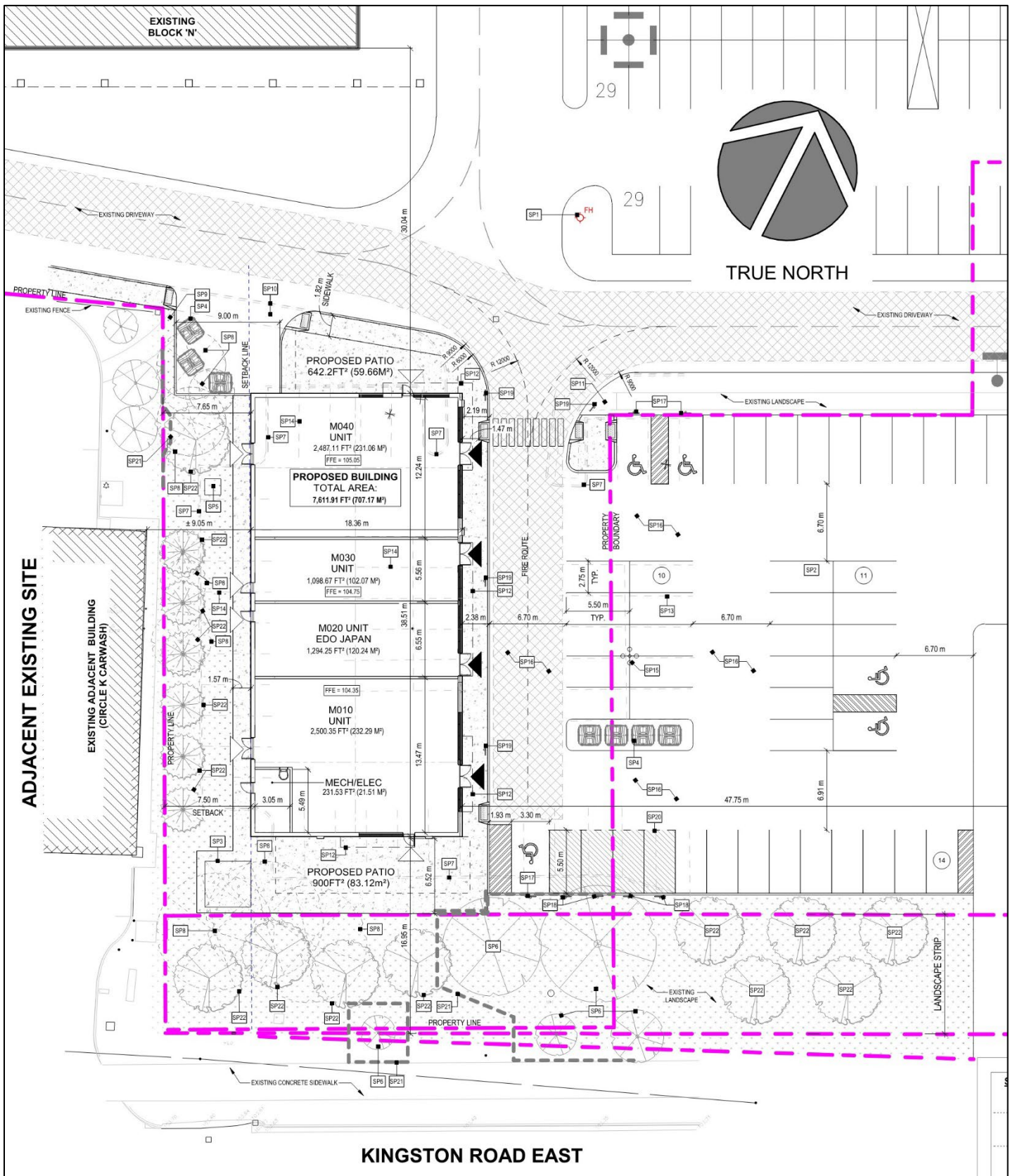


Figure 2 – Site Plan

Minor Variance Application A19/26

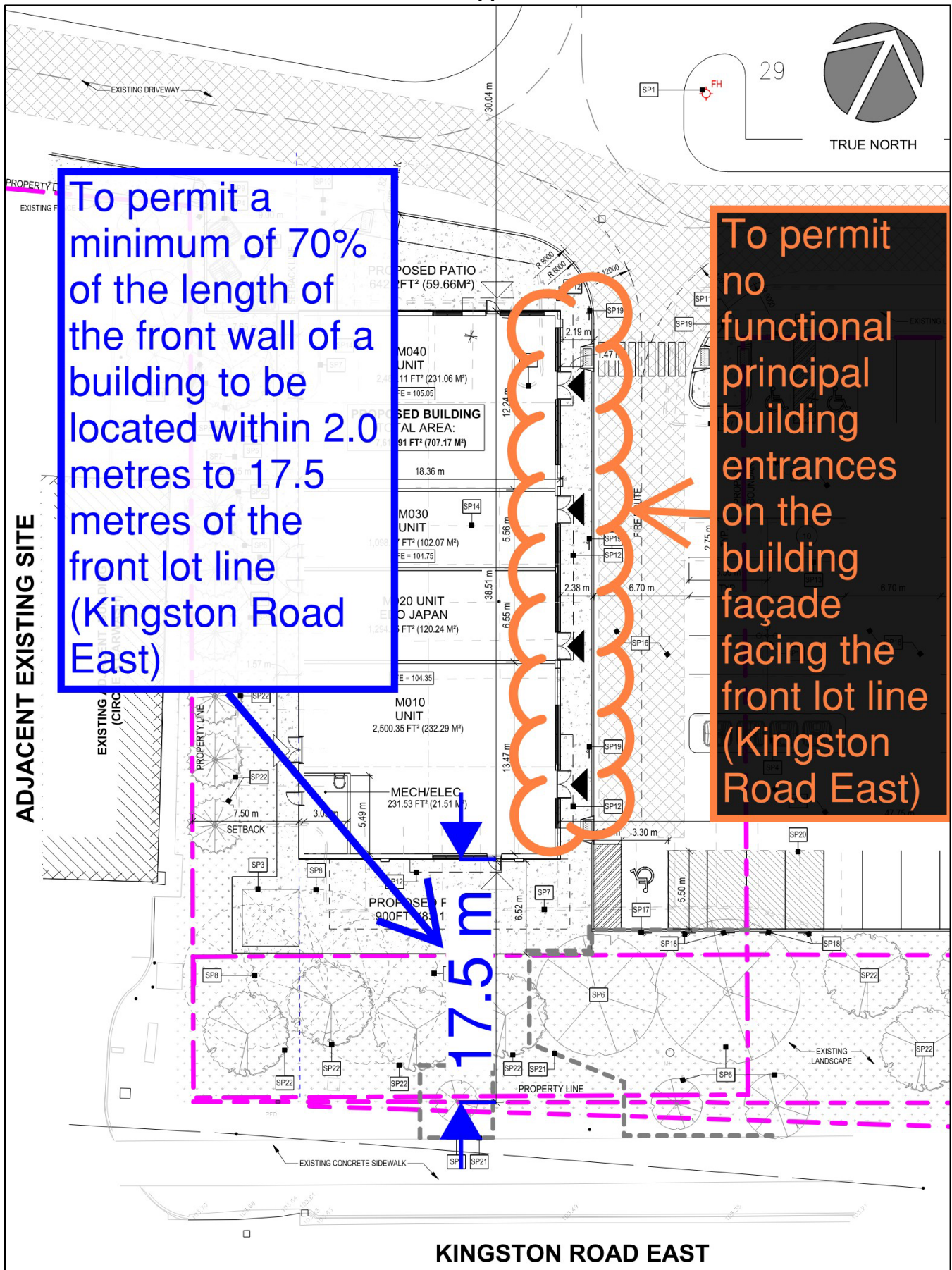


Figure 3 – Requested Variances

Minor Variance Application A19/26

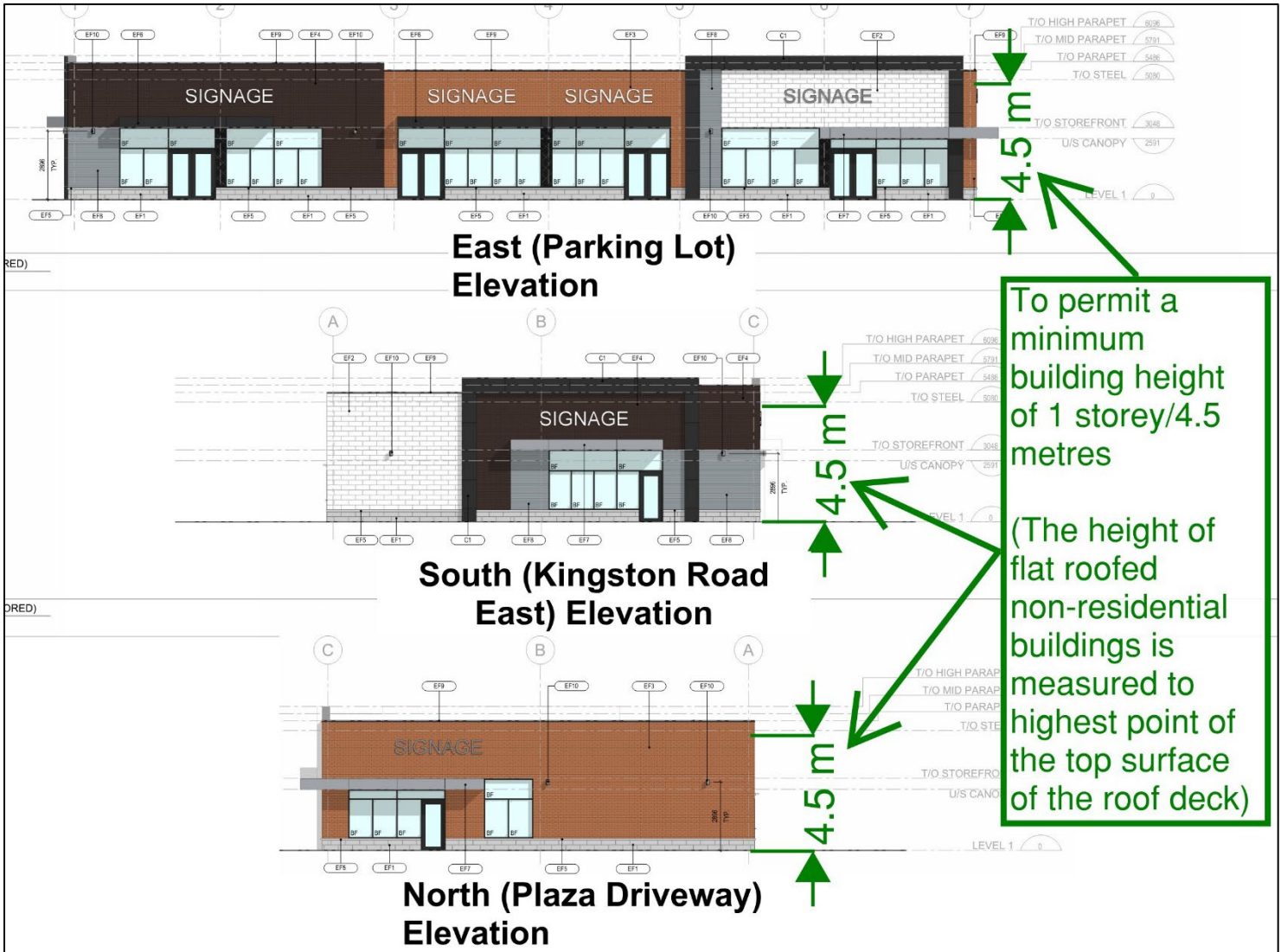


Figure 4 – Requested Variances