The Corporation of the Town of Ajax
Committee of Adjustment

Wednesday, November 25, 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 October 28, 2026 Committee of Adjustment Meeting Minutes**
4. **Outline of the General Mandate of the Committee of Adjustment**

5. **Applications:**

a) Consent Applications LD09-10/26 – 1, 3, 5, and 7 Rossland Road East and 901 Harwood Avenue North 3

Consent Application LD09/26 requests consent to sever and consent to establish an easement to accommodate the proposed development of a portion of the subject lands (3 Rossland Road East). A breakdown of this Application is as follows:

- sever an approximate 0.64 hectare parcel of land (Part 3 of the Draft 40R-Plan) from the subject lands, retaining an approximate 3.25 hectare parcel of land (Parts 1 and 2 of the Draft 40R-Plan); and,
- establish an easement over the entirety of the proposed severed parcel (Part 3 of the Draft 40R-Plan) in favour of the proposed retained parcel to provide access for pedestrian and vehicular traffic, shared parking, servicing, drainage, and maintenance.

Consent Application LD10/26 requests consent to establish an easement over the entirety of the proposed retained parcel (Parts 1 and 2 of the Draft 40R-Plan) in favour of the proposed severed parcel to provide access for pedestrian and vehicular traffic, shared parking, servicing, drainage, and maintenance.

b) Minor Variance Application A21/26 – 3 Rossland Road East 9

- To permit no minimum required landscaped buffer adjacent to the east interior side lot line.

c) Minor Variance Application A20/26 – 7 Southam Street 13

- To permit a minimum setback from the rear lot line of 6.0 metres for a one-storey addition to the existing detached dwelling.

6. **Other Business/New Business**

7. **Adjournment**

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

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

Wednesday, November 11, 2026

Consent Applications LD09-10/26

Application Information

This notice is to advise of the opportunity to review and comment on **Consent Applications LD09-10/26**. 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 **Consent Applications LD09-10/26** and the Committee of Adjustment meeting are below:

The Committee of Adjustment is meeting on **Wednesday, November 25, 2026, at 7:00 p.m.** to consider **Consent Applications LD09-10/26**, submitted by **Belmont Equity (Rossland Landing) Ajax Ltd.**, for the lands municipally known as **1, 3, 5, and 7 Rossland Road East and 901 Harwood Avenue North (the "subject lands").**

Consent Application LD09/26 requests consent to sever and consent to establish an easement to accommodate the proposed development of a portion of the subject lands (3 Rossland Road East). A breakdown of this Application is as follows:

- **sever an approximate 0.64 hectare parcel of land (Part 3 of the Draft 40R-Plan) from the subject lands, retaining an approximate 3.25 hectare parcel of land (Parts 1 and 2 of the Draft 40R-Plan); and,**
- **establish an easement over the entirety of the proposed severed parcel (Part 3 of the Draft 40R-Plan) in favour of the proposed retained parcel to provide access for pedestrian and vehicular traffic, shared parking, servicing, drainage, and maintenance.**

Consent Application LD10/26 requests consent to establish an easement over the entirety of the proposed retained parcel (Parts 1 and 2 of the Draft 40R-Plan) in favour of the proposed severed parcel to provide access for pedestrian and vehicular traffic, shared parking, servicing, drainage, and maintenance.

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, November 25, 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, November 25, 2026**. Written submissions may be provided for the Committee's consideration before the meeting. Please provide your written submissions to the **Secretary-Treasurer, via e-mail at henry.tseng@ajax.ca** or via mail or delivery to Ajax Town Hall, **before 12:00 p.m. (noon) on Wednesday, November 25, 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 Applications 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, November 25, 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, November 20, 2026**.

To be notified of the Committee of Adjustment's decision on these applications, 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. 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. 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
Planner
Town of Ajax, Planning & Development Services
T: 365-282-5960
E: henry.tseng@ajax.ca

This notice is served under Section 53 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Consent Applications LD09-10/26

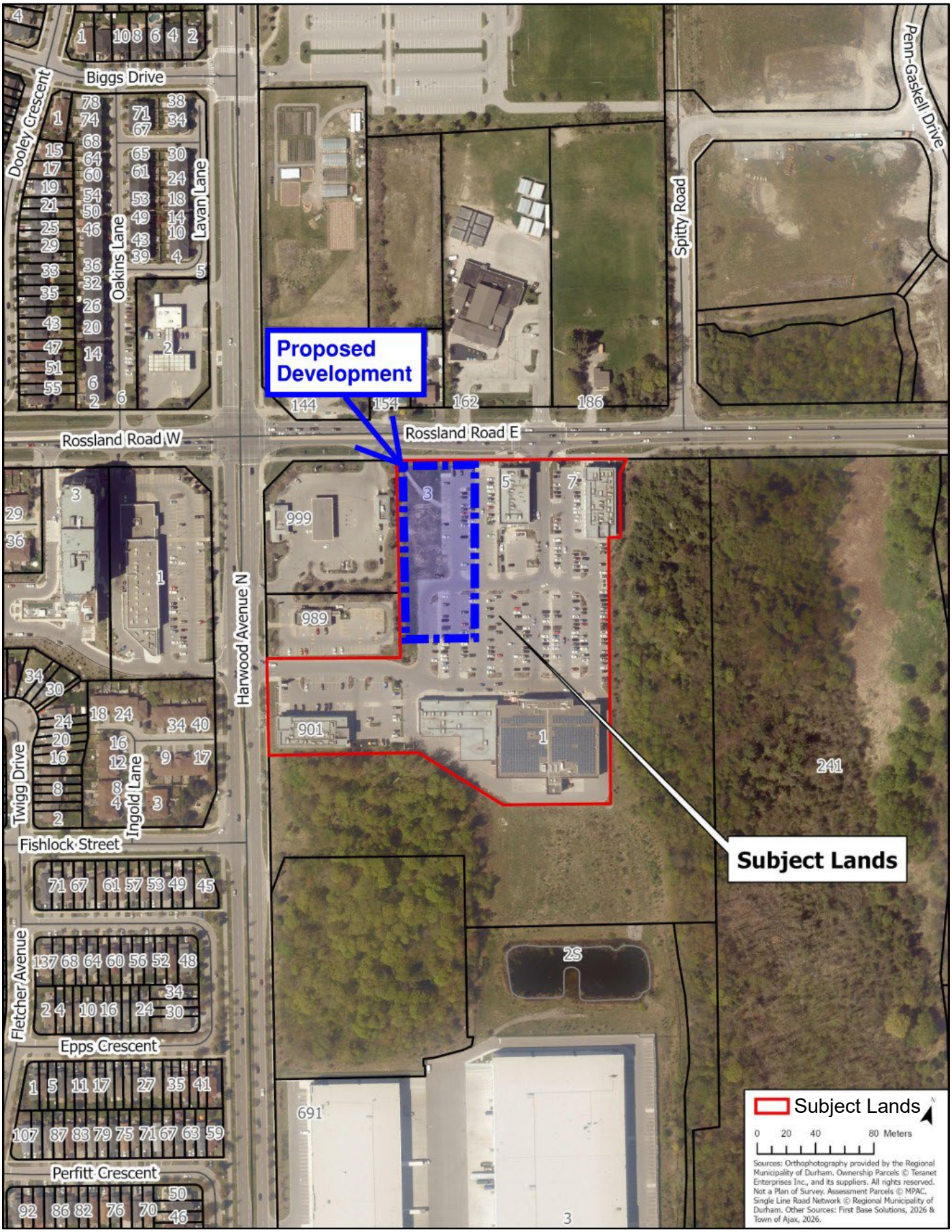


Figure 1 – Subject Lands

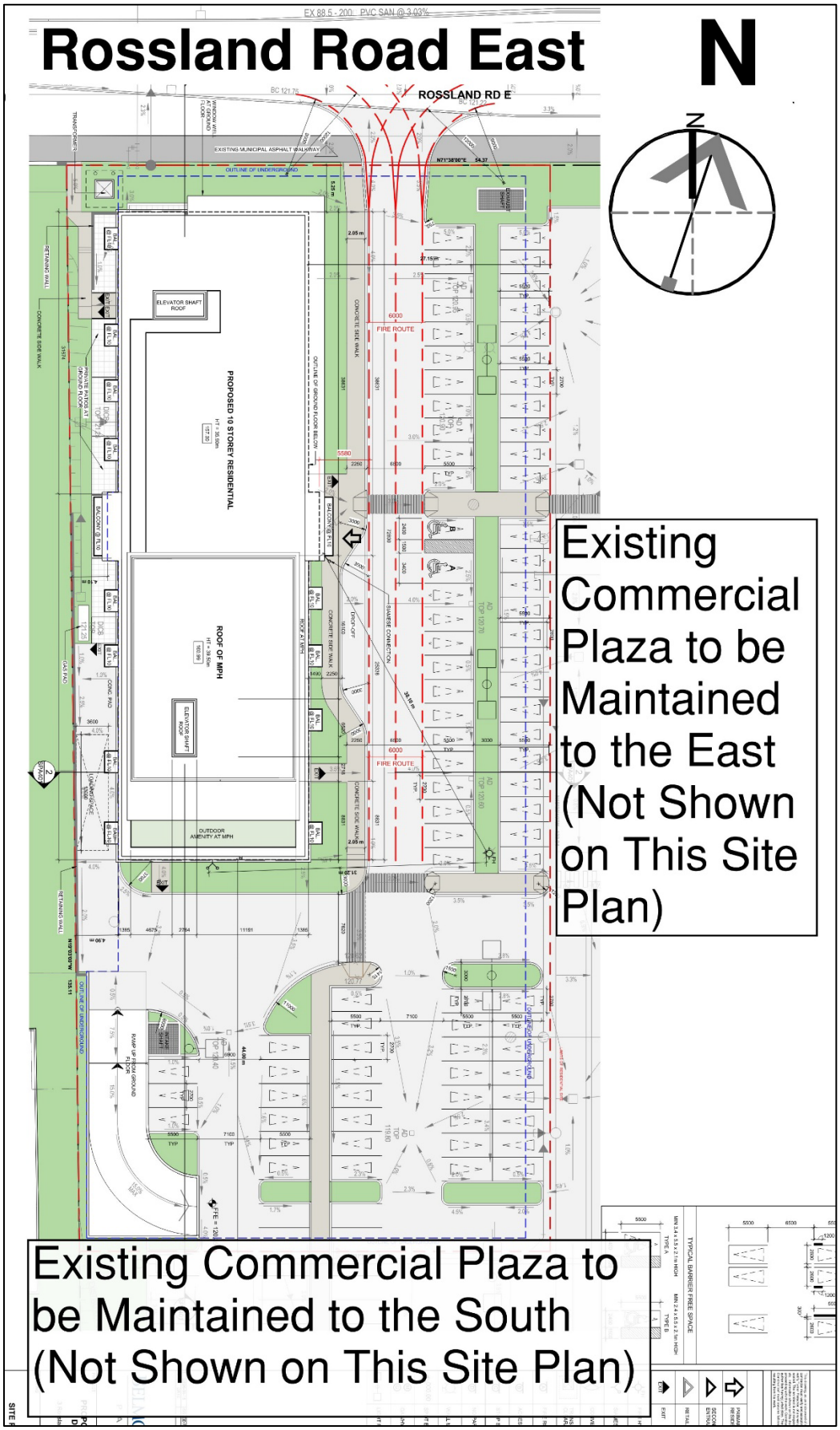


Figure 2 – Site Plan (Proposed Development – 3 Rossland Road East)

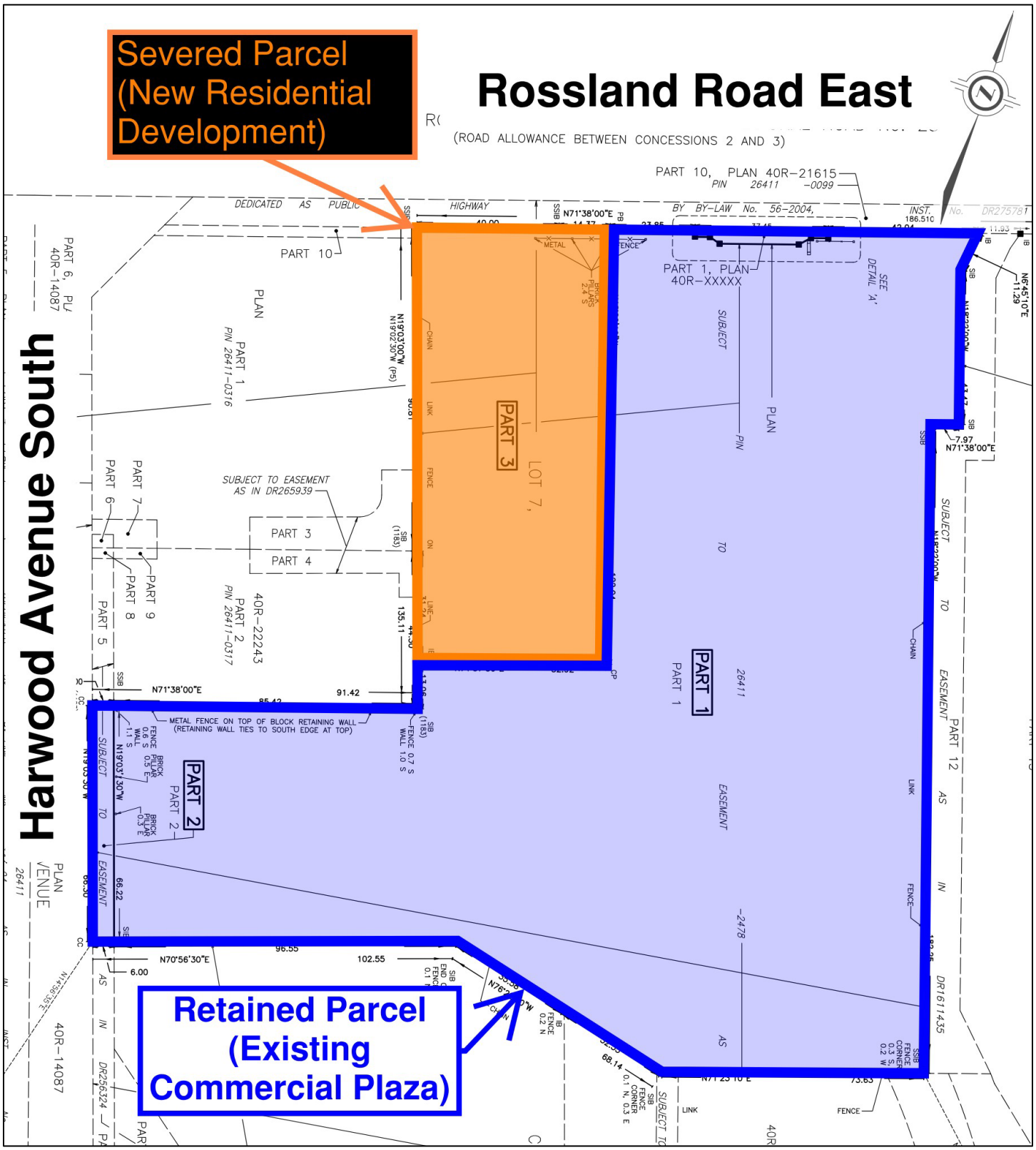


Figure 3 – Proposed Severance (Draft 40R-Plan)

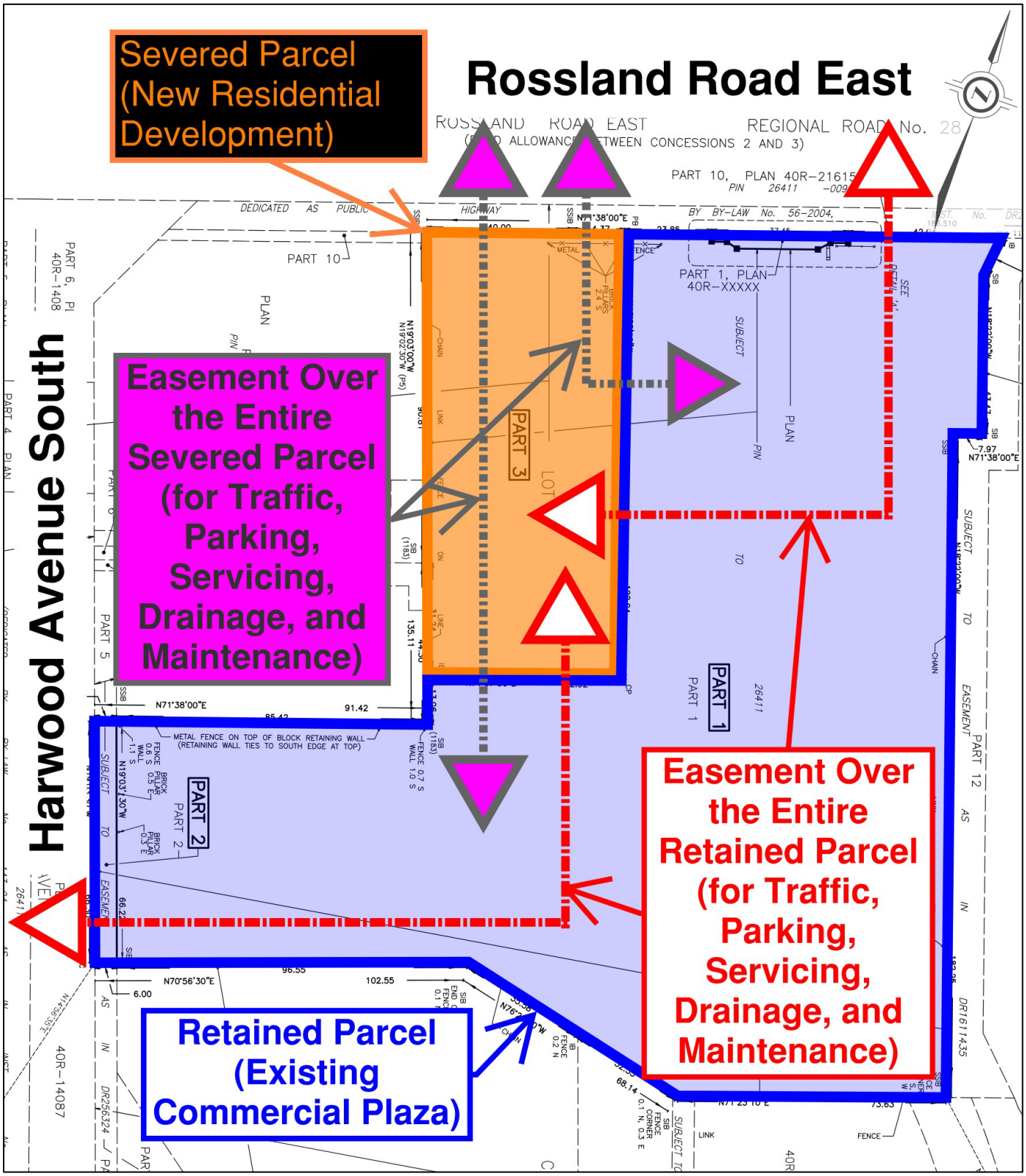


Figure 4 – Proposed Easements (Draft 40R-Plan)

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

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

Wednesday, November 11, 2026

Minor Variance Application A21/26

Application Information

This notice is to advise of the opportunity to review and comment on **Minor Variance Application A21/26**. 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 A21/26** and the Committee of Adjustment meeting are below:

The Committee of Adjustment is meeting on **Wednesday, November 25, 2026, at 7:00 p.m.** to consider **Minor Variance Application A21/26**, submitted by **Belmont Equity (Rossland Landing) Ajax Ltd.**, for the lands municipally known as **3 Rossland Road East. These lands are proposed to be severed from the broader lands municipally known as 1, 3, 5, and 7 Rossland Road East and 901 Harwood Avenue North through Consent Application LD09/2026.**

Minor Variance Application A21/26 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 7.1.1 – Exception 236 (General Commercial (GC) Zone) Minimum Required Landscaped Buffers: Adjacent to Interior Side Lot Lines: 2.0 metres	To permit no minimum required landscaped buffer adjacent to the east interior side lot line.

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, November 25, 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, November 25, 2026. Written submissions may be provided for the Committee's consideration before the meeting. 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, November 25, 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, November 25, 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, November 25, 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, November 20, 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. 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. 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.

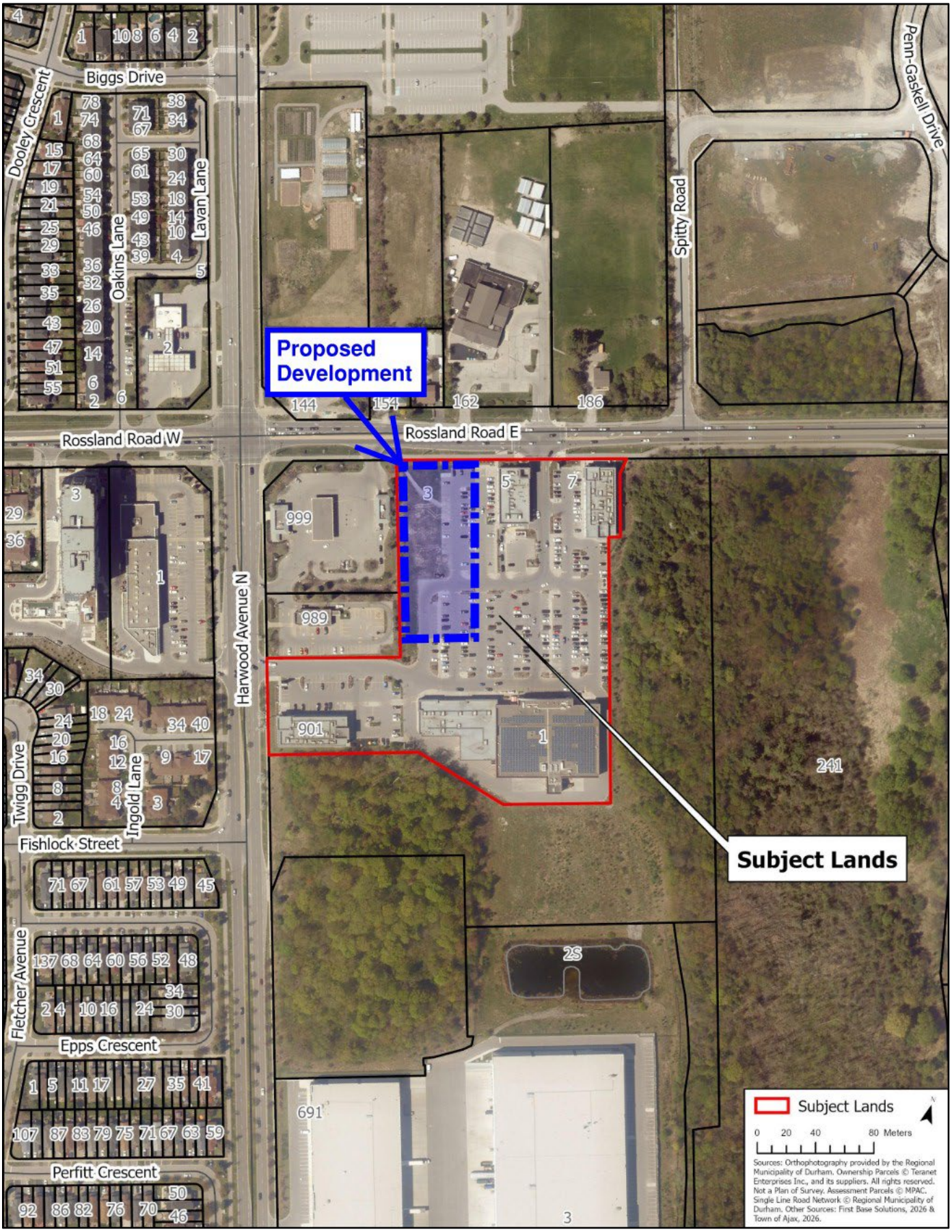


Figure 1 – Subject Lands

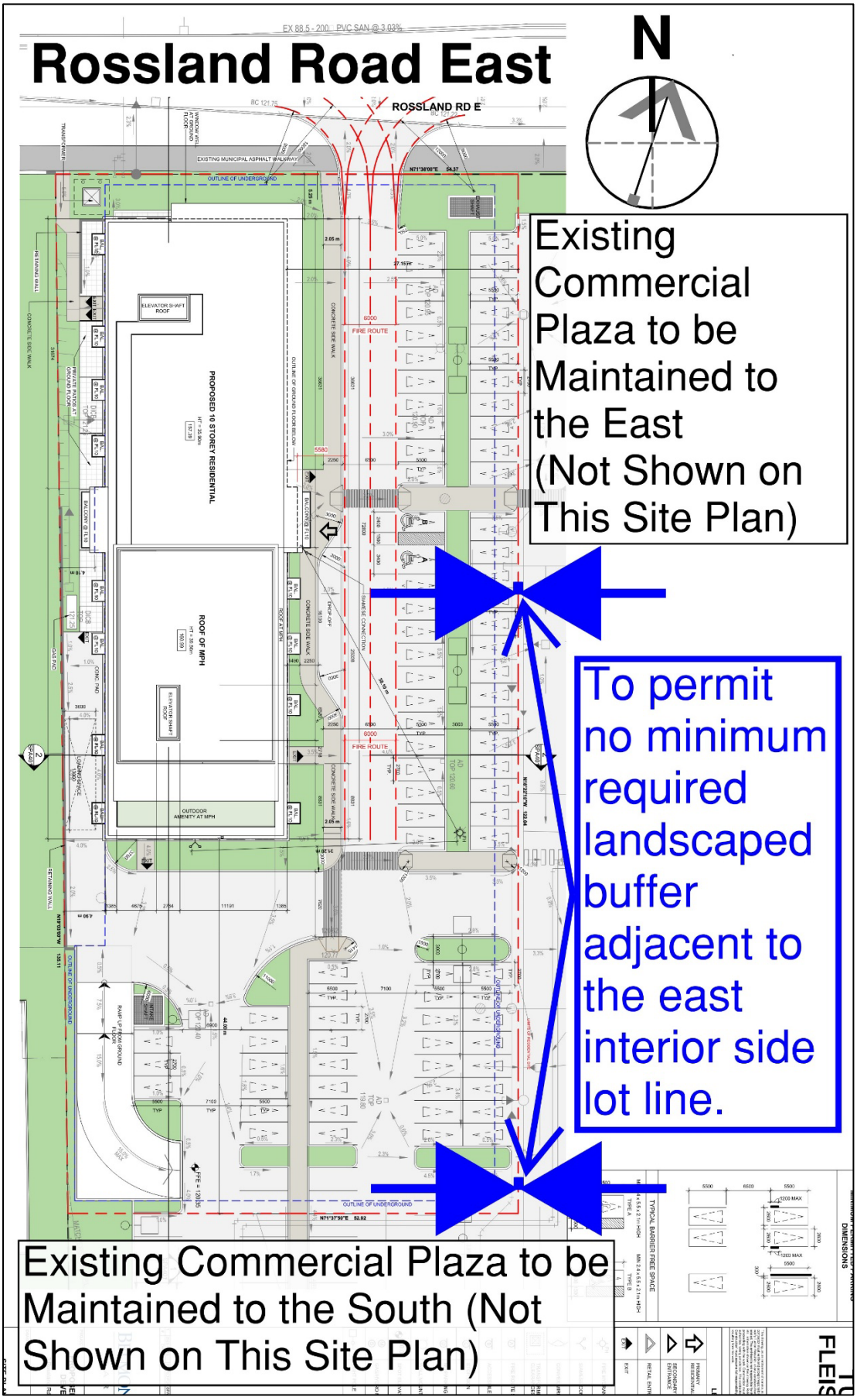


Figure 2 – Requested Variance

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

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

Thursday, November 12, 2026

Minor Variance Application A20/26

Application Information

This notice is to advise of the opportunity to review and comment on **Minor Variance Application A20/26**. 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 A20/26** and the Committee of Adjustment meeting are below:

The Committee of Adjustment is meeting on **Wednesday, November 25, 2026, at 7:00 p.m.** to consider **Minor Variance Application A20/26**, submitted by **Lifestyle Sunrooms Inc.**, on behalf of **Jennifer Moore**, for the property municipally known as **7 Southam Street**.

Minor Variance Application A20/26 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 6.2.2 – Zone Standards (R1-D Zone) Minimum setback from rear lot line – 7.5 metres	To permit a minimum setback from the rear lot line of 6.0 metres for a one-storey addition to the existing detached dwelling.

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, November 25, 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, November 25, 2026**. Written submissions may be provided for the Committee's consideration before the

meeting. 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, November 25, 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, November 25, 2026, to ensure that the Committee receives a copy prior to the meeting**.

Additional Information

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A copy of the staff report with recommendations to the Committee will be available after **8:30 a.m. on Wednesday, November 25, 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, November 20, 2026**.

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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. 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. 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
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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 A20/26



Figure 1 – Subject Property

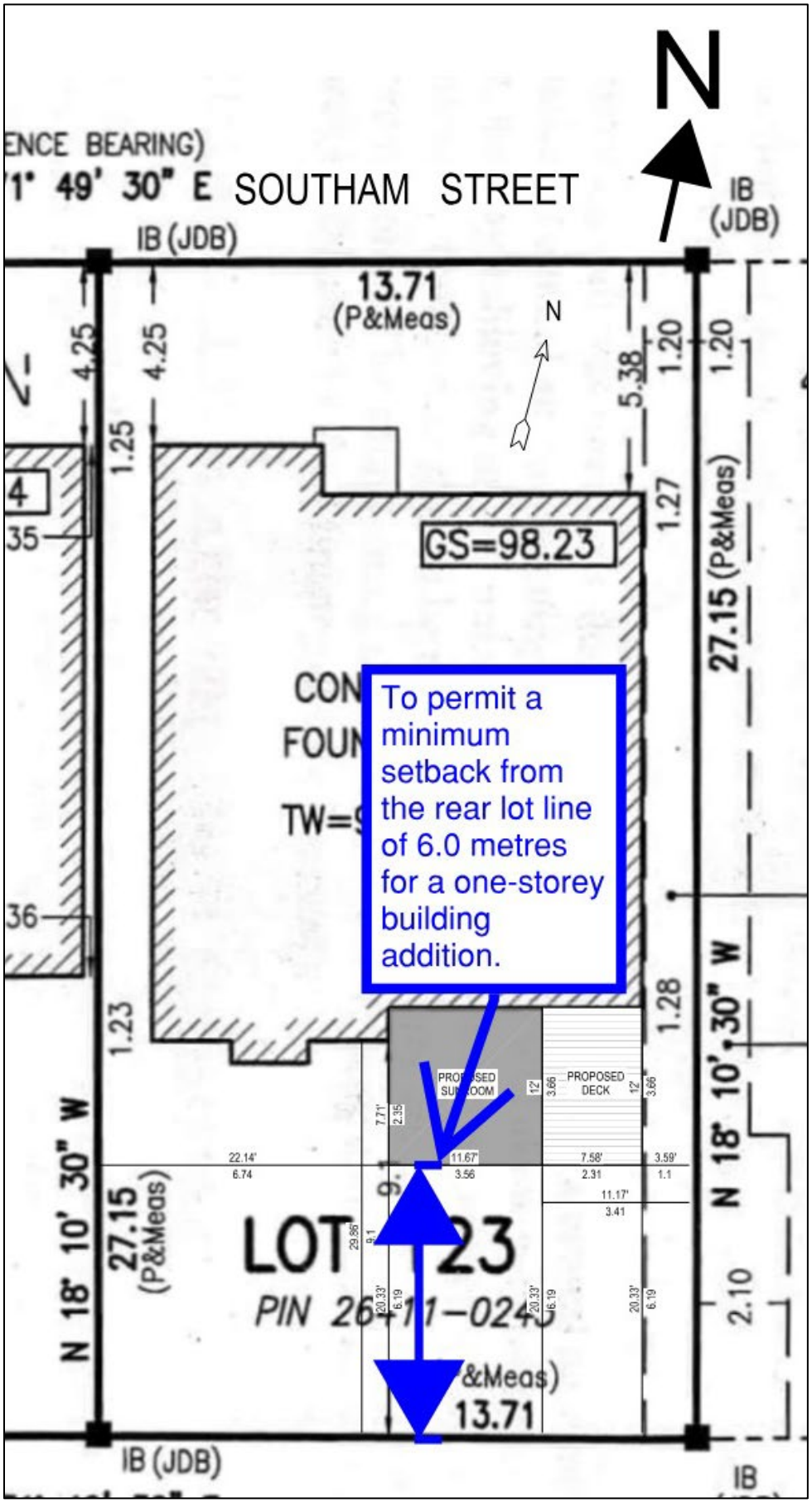


Figure 2 – Requested Variance