

The Corporation of the Town of Ajax
Committee of Adjustment



Wednesday, March 26, 2025 at 7:00 p.m.
Council Chambers, 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 Council Chambers, at Ajax Town Hall, and will be live-streamed for public viewing at ajax.ca/live. 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 the Town's Hybrid Conference System 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.

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.

1. Call to Order
2. Disclosure of Interest
3. Adoption of the February 26, 2025 Committee of Adjustment Meeting Minutes
4. Outline of the General Mandate of the Committee of Adjustment
5. Applications:
 - a) **Minor Variance Application A8/25 – 45 Blowers Crescent**..... 3
 - To permit a minimum setback from the front lot line of 3.0 metres.

- To permit a minimum setback from the south interior side lot line of 3.0 metres.

b) Minor Variance Application A9/25 – 61 Rollo Drive..... 8

- To permit a minimum setback from the rear lot line of 6.6 metres for an unenclosed canopy addition.

c) Minor Variance Application A10/25 – 10 Raithby Crescent..... 13

- To permit uncovered steps leading to a below grade entrance within the east interior side yard, with a minimum setback of 0.3 metres from the east interior side lot line.

6. Other Business/New Business

7. Adjournment



**Planning and
Development Services**
T: 905-619-2529, ext. 3631
E: planningservices@ajax.ca

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

Wednesday, March 12, 2025

Minor Variance Application A8/25

Application Information

This notice is to advise of the opportunity to review and comment on **Minor Variance Application A8/25**. 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 A8/25** and the Committee of Adjustment meeting are below:

The Committee of Adjustment is meeting on **Wednesday, March 26, 2025, at 7:00 p.m.** to consider **Minor Variance Application A8/25**, submitted by **API Development Consultant Inc.**, on behalf of **1000075848 Ontario Ltd. (Starnight Import & Export)**, for the property municipally known as **45 Blowers Crescent**.

Minor Variance Application A8/25 requests to deviate from the standards/provisions in the Town of Ajax Zoning By-law 95-2003, as amended, as follows:

By-Law Requirements	Requested Variances
<p>Section 6.4.2 – Zone Standards (PE Zone)</p> <p>Minimum setback from the front lot line – 9.0 metres</p> <p>Section 7.1.1 – Exception 66 (PE Zone)</p> <p>Minimum setback from interior side lot line – 3.5 metres, plus 0.3 metres extra for each additional 1.0 metre of building height in excess of 12.0 metres</p> <p>Based on a proposed building height of 13.2 metres, a minimum setback of 3.8 metres is required from the south interior side lot line.</p>	<p>To permit a minimum setback from the front lot line of 3.0 metres.</p> <p>To permit a minimum setback from the south interior side lot line of 3.0 metres.</p>



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How to Participate

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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 a tabling fee 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, March 26, 2025.** 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, March 21, 2025.**

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.



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Henry Tseng
Secretary-Treasurer, Committee of Adjustment (Planner)
Town of Ajax, Planning & Development Services
T: 905-619-2529, ext. 3198
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 A8/25



Figure 1 – Subject Lands

Minor Variance Application A8/25

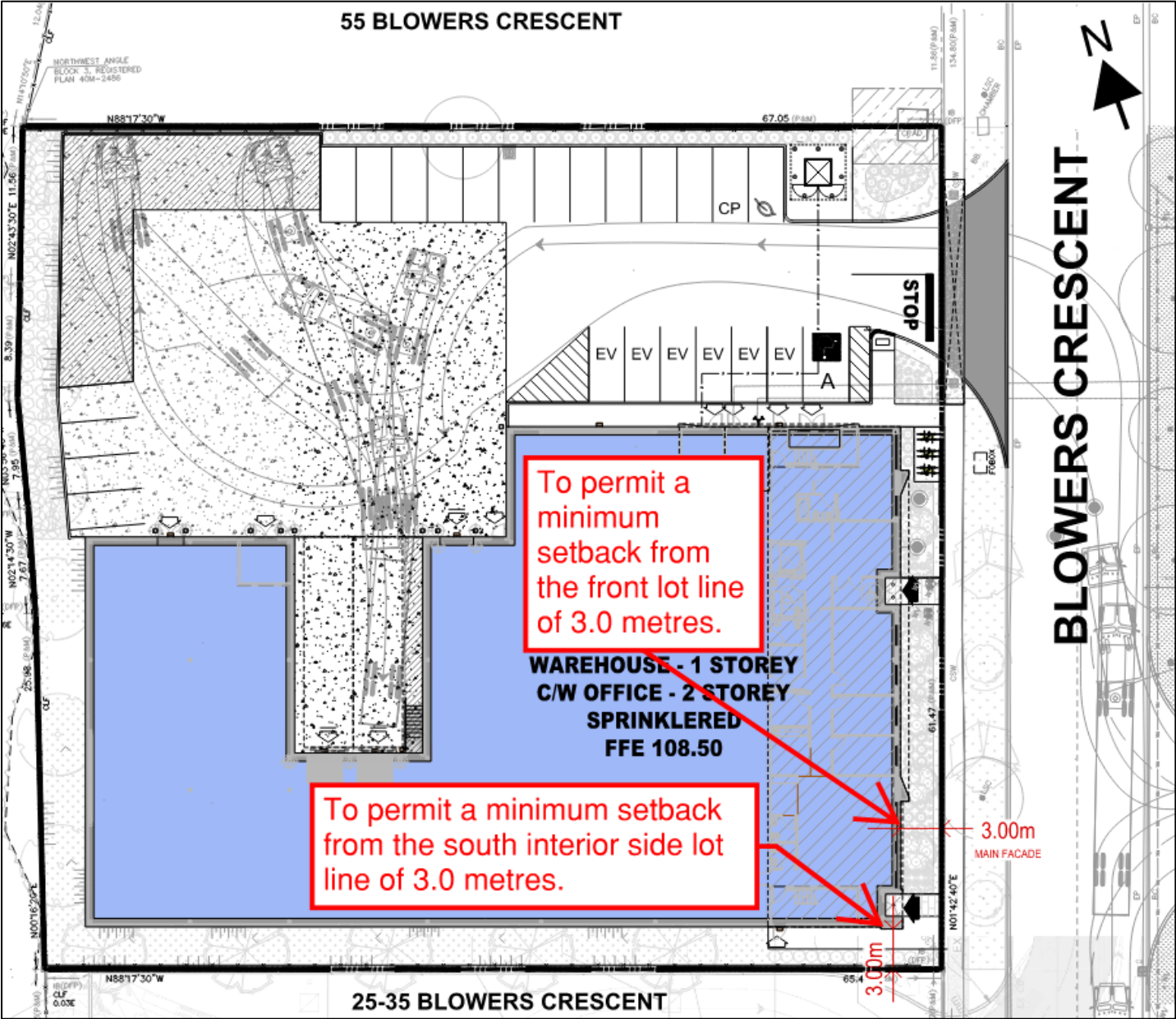


Figure 2 – Requested Variances



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Minor Variance Application A9/25

Application Information

This notice is to advise of the opportunity to review and comment on **Minor Variance Application A9/25**. 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 A9/25** and the Committee of Adjustment meeting are below:

The Committee of Adjustment is meeting on **Wednesday, March 26, 2025, at 7:00 p.m.** to consider **Minor Variance Application A9/25**, submitted by **Lasonne Engineering Limited**, on behalf of **Sherine Ramlal**, for the property municipally known as **61 Rollo Drive**.

Minor Variance Application A9/25 requests to deviate from the standards/provisions in the Town of Ajax Zoning By-law 95-2003, as amended, as follows:

By-Law Requirement	Requested Variance
<p>Section 6.2.2 – Zone Standards (R1-B Zone) Minimum setback from rear lot line – 7.5 metres</p>	<p>To permit a minimum setback from the rear lot line of 6.6 metres for an unenclosed canopy addition.</p>

How to Participate

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Henry Tseng
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Minor Variance Application A9/25



Figure 1 – Subject Property

Minor Variance Application A9/25

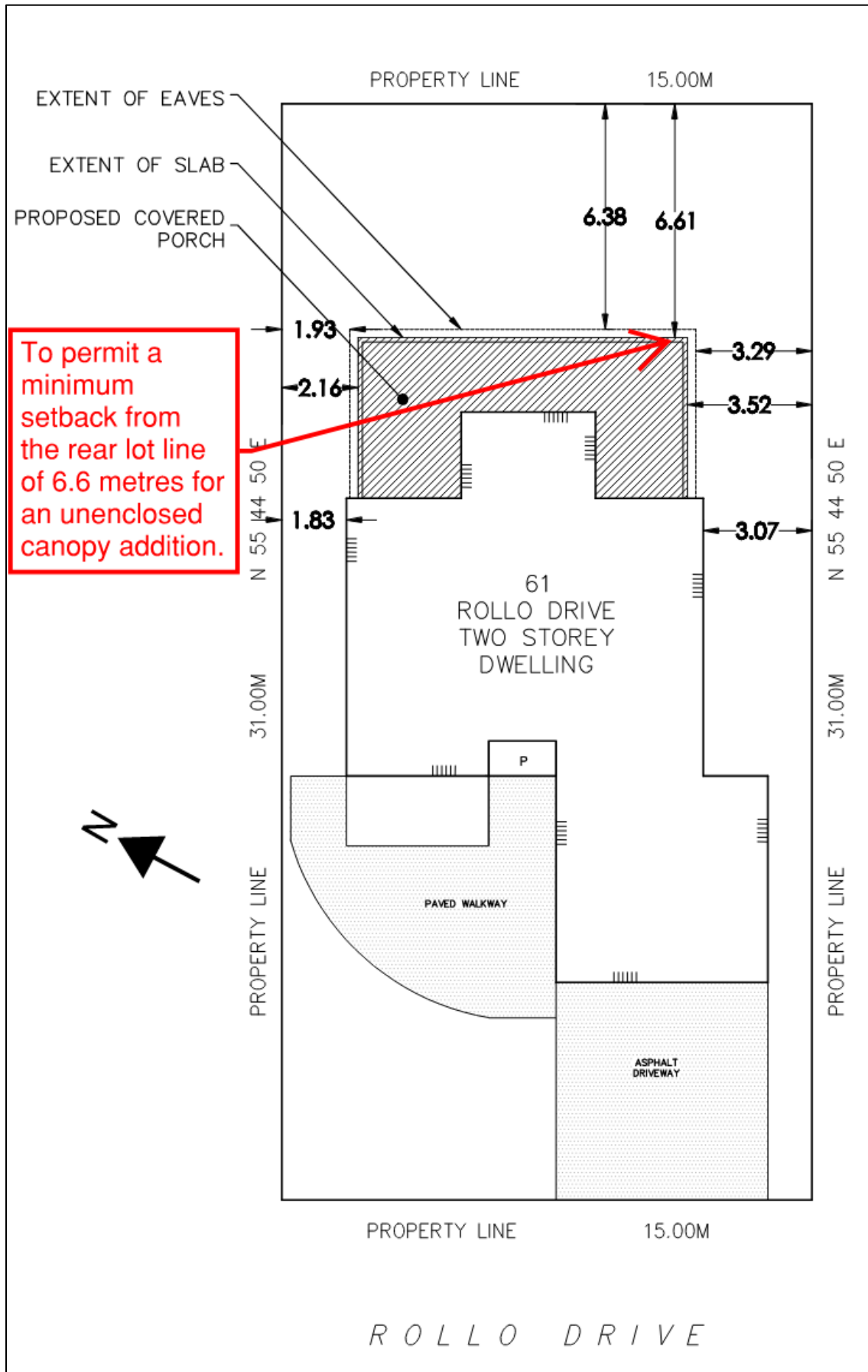


Figure 2 – Requested Variance



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Minor Variance Application A10/25

Application Information

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Details of **Minor Variance Application A10/25** and the Committee of Adjustment meeting are below:

The Committee of Adjustment is meeting on **Wednesday, March 26, 2025, at 7:00 p.m.** to consider **Minor Variance Application A10/25**, submitted by **Jason Copeland**, for the property municipally known as **10 Raithby Crescent**.

Minor Variance Application A10/25 requests to deviate from the standards/provisions in the Town of Ajax Zoning By-law 95-2003, as amended, as follows:

By-Law Requirement	Requested Variance
<p>Section 4.2 – Encroachment into Required Yards</p> <p>Uncovered steps leading to or from a principal building or platform are not permitted within a required interior side yard.</p> <p>Section 6.2.2 – Zone Standards (R1-E Zone)</p> <p>Minimum setback from interior side lot line – 0.3 metres on one side and 1.2 metres on the other for detached dwellings with a minimum aggregate setback between dwellings of 1.2 metres.</p> <p>The minimum setback requirement from the east interior side lot line is 1.2 metres.</p>	<p>To permit uncovered steps leading to a below grade entrance within the east interior side yard, with a minimum setback of 0.3 metres from the east interior side lot line.</p>



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Minor Variance Application A10/25

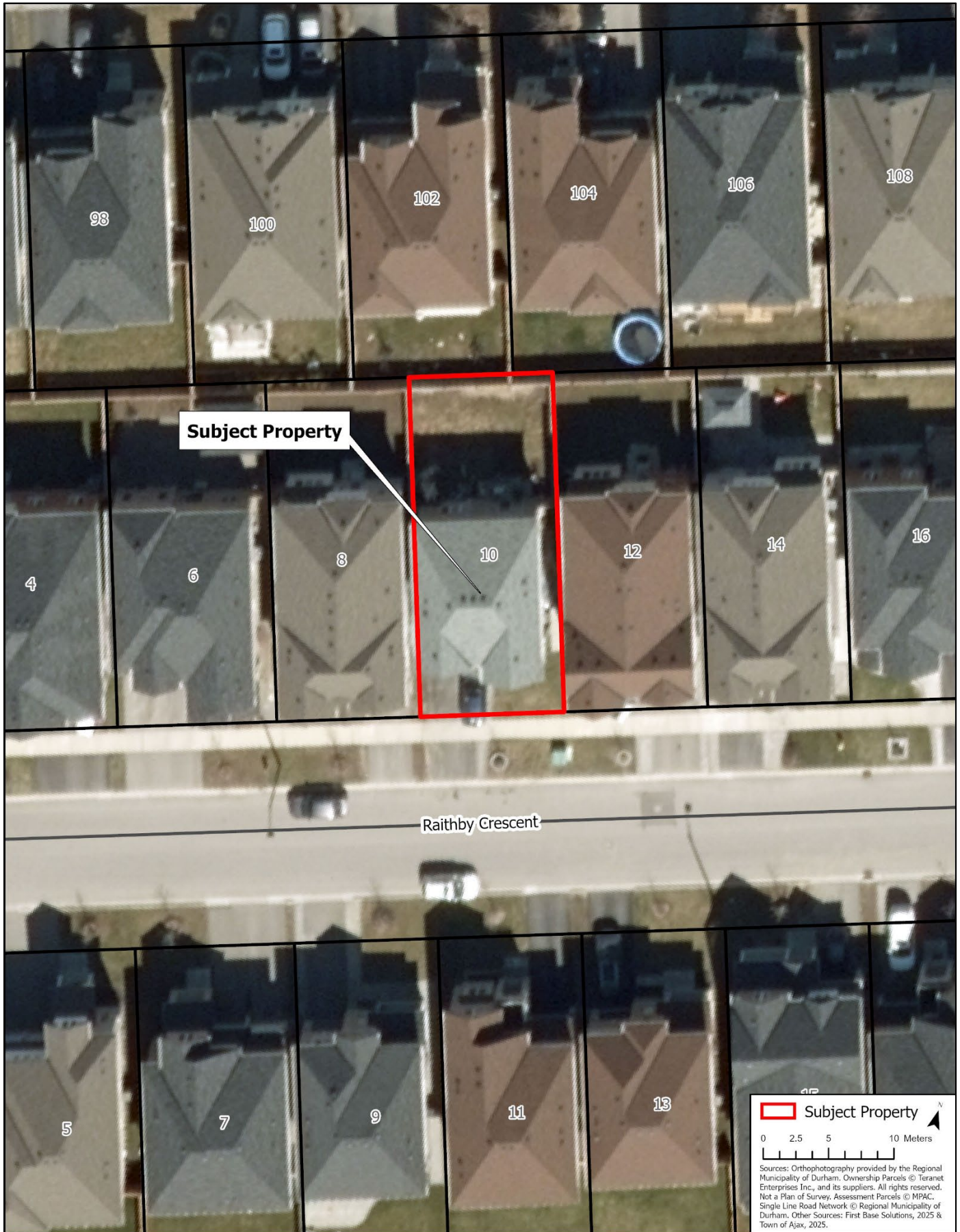


Figure 1 – Subject Property

