

Excerpts from the Town of Ajax Official Plan



Table of Contents

PROLOGUE 1

1. INTRODUCTION 4

- 1.1 Purpose of the Official Plan 4
- 1.2 Principles 4

2. LAND USE PLAN 7

- 2.1 Introduction 7
- 2.2 Greenlands Framework 9
- 2.3 Residential Areas 16
- 2.4 Mixed Use Areas 21
- 2.5 Employment Areas 30
- 2.6 Rural Area 34
- 2.7 Specific Land Use Policies 36
- 2.8 Waste Management 40

3.0 URBAN DESIGN AND CULTURAL HERITAGE PRESERVATION 42

- 3.1 Urban Design 42
- 3.2 Cultural Heritage Preservation 46

4.0 TRANSPORTATION AND INFRASTRUCTURE/UTILITIES 48

- 4.1 Transportation 48
- 4.2 Infrastructure/Utilities 56

5.0 TECHNICAL REFERENCES 59

- 5.1 Definitions 59
- 5.2 Environmental Impact Studies 60
- 5.3 Environmental Review Studies 61
- 5.4 Park Standards 62
- 5.5 Special Policy Area - Notion Road/Pickering Village 63
- 5.6 Arterial Road Standards 65
- 5.7 Noise and Vibration Studies 66

6.0 AREA SPECIFIC POLICIES 67

- 6.1 Former A6 Planning Area 67
- 6.2 Former A8 Planning Area 70
- 6.3 Former A3 Planning Area 74
- 6.4 Lands located at the Southeast corner of Rossland Road and Harkin Drive and at the north east corner of Chambers Drive and Pickering Beach Road.74
- 6.5 Lands bounded by Kerrison Road, Kingston Road, Carruthers Creek, and the north/south Collector Road between Kerrison Road and Kingston Road.75
- 6.6 Lands bounded by the Fifth Concession Rd, Audley Rd, Salem Rd and Taunton Rd. 76
- 6.7 Lands Bounded by Harwood Avenue, Heron Street, Doric Street and a line 26 metres (85.3 ft.) to the east of the existing rear lot lines of Lots 100-111, Registered Plan 377 (Mid-Town Land Use and Urban Design Study) 76

7.0 IMPLEMENTATION AND ADMINISTRATION 77

- 7.1 Implementation Tools 77
- 7.2 Administration 83

SCHEDULES

- A - Land Use Plan
- B - Greenlands Framework
- C - Transportation
- D - Special Policy Area
- E - Downtown Central Area Land Use
- F - Uptown Central Area Land Use

Historical Context

The Town of Ajax is named after a war ship, the "H.M.S. Ajax." During the early days of the Second World War, in December of 1939, the H.M.S. Ajax, together with the H.M.S. Achilles and the H.M.S. Exeter won an important naval victory in the famous Battle of the River Plate. Ajax grew into a community during the Second World War as a result of the war-related munitions plant, Defence Industries Limited, that was built in the area, south of what is now Highway 401. The plant and its associated facilities were significant in size and the rapid influx of plant employees quickly led to the establishment of a community. By the time the War ended, a settlement had emerged and the residents of this new community needed a name for their new town, and a contest was held for that purpose. The name "Ajax" was chosen in recognition of the heroic actions of the H.M. S. Ajax at the Battle of the River Plate. Today, most of the Town's streets have been named after the ship's veterans. The Town experienced rapid expansion in the 1980's and again in the late 1990s. Today, "Ajax by the Lake" is a diverse, vibrant, growing community within the Greater Toronto Area. The Town respects and values human diversity and acknowledges the social, cultural, and economic contributions of all groups.

Political and Geographic Context

The Town of Ajax became part of the Regional Municipality of Durham on January 1, 1974. The Town comprises a land area of approximately 69 square kilometers (26 square miles or 16 650 acres) and is located in the southwesterly portion of the Region. In 2000, Ajax is home to approximately 70 000 residents. In land area, Ajax is the smallest of the Region's eight area municipalities, but in terms of population, it is similar in size to the Region's other lakeshore municipalities such as the City of Pickering, the Town of Whitby and the Municipality of Clarington.

Planning Context

In 1978, the Town approved a "District Plan" to serve 120 000 persons, as set out in the Durham Regional Official Plan which was approved in 1993. Sufficient land is available within the Town's Urban Area Boundary to accommodate this population target and no expansion to the Urban Area Boundary is contemplated during the life of the Plan.

It is a requirement of the Planning Act, the legislation which guides land use planning in Ontario, that local area municipal plans are to conform to the upper-tier Regional Official Plans. Accordingly, The Town of Ajax Official Plan must be read in conjunction with the Durham Regional Official Plan. In the event of a conflict between the Durham Regional Official Plan and the Town of Ajax Official Plan, the Planning Act specifies that the Regional Official Plan prevails to the extent of such conflict, but in all other respects, the Town of Ajax Official Plan continues in full force and effect. It is intended that the Town of Ajax Official Plan will be subject to continuing review and will be modified by amendment as required in order to conform to further changes to the Durham Regional Official Plan, and as may be appropriate to reflect the changing needs of the community.

Future Growth

To achieve the established population target within the Town's Urban Area Boundary of 120 000 by the year 2021, it is expected that Ajax will grow by approximately 50 000 persons over the next twenty years. A population of 120 000 represents the capacity population of the Town. Expressed in terms of dwelling units, it is estimated that approximately 17 000 new residential dwelling units will be added to the Town during this period.

The north-central and north-easterly portions of the Town inside the Urban Area Boundary will be the most significant greenfield growth areas in the future in terms of numbers. The former A6 Area and the former A8 Area have each been planned to accommodate over 5000 and 6000 new dwelling units respectively.

The south-easterly portion of the Town, within the former A3 Area, will be another significant greenfield growth area with over 3000 new dwelling units planned over the next twenty years. It is expected that the development of these lands will occur steadily over the planning period.

The north-westerly portion of the Town is designed "Living Area" in the Durham Regional Official Plan; however, detailed local planning for this area has not yet taken place. A preliminary estimate would suggest that approximately 1500 new dwelling units can be accommodated within this area.

The remaining areas of the Town are substantially built-out and future residential development within these areas will take place by some form of residential intensification. The Town's intensification targets meet the intensification policies of the Durham Regional Official Plan.

The policies of the Town's new Official Plan require the preparation of an Annual Housing Report to ensure that housing production is properly monitored, and an annual Development Staging Report to ensure that development occurs in a fiscally sound manner that does not place an undue financial burden on existing taxpayers. Managed growth in an efficient and economically responsible manner is a fundamental principle of this Plan.

The Town's rural area contains a population of approximately 1000 persons and this figure is not expected to change significantly during the life of this Plan. With regard to employment growth, the number of jobs in Ajax at the time of the adoption of this Plan was approximately 20 000, representing approximately 1 job for every 3.5 Ajax residents. The Town's employment target in this Official Plan is 1 job for every 2.0 Ajax residents. The majority of the Town's existing employment positions are located south of Highway 401, while the majority of the Town's future employment growth will occur north of Kingston Road centred along Carruthers Creek Drive and also east of Carruthers Creek generally between Bayly Street and Kerrison Drive. The policies of this Plan require the preparation of an annual Employment Report to monitor the Town's progress in achieving its employment objectives. The provision of employment opportunities for the Town's residents is a fundamental principle of this Plan.

1. INTRODUCTION

1.1 PURPOSE OF THE OFFICIAL PLAN

The Official Plan is one of a series of policies, guidelines, and regulations that direct the actions of the Town and shapes growth and development. The Official Plan establishes the context for the future urban structure of the Town and, as such, will serve as the basis for managing change over the next twenty years.

All citizens of the Town of Ajax benefit from the proper management of the environment, which is based on sound community principles and appropriate, responsible development policies. The community believes that managed, sustainable growth is necessary to ensure the preservation of natural heritage features, create opportunities for living, provide working and enjoyment, provide quality services and infrastructure and maintain fiscal responsibility.

1.2 PRINCIPLES

It is anticipated that Ajax will accommodate approximately 120 000 residents by the year 2021. Sufficient land to accommodate that population target is contained within the "Urban Area Boundary" as depicted on Schedule A. The lands within the Town's existing Urban Area Boundary provide for employment and residential growth to the year 2021, while ensuring the maintenance of a permanent rural area.

The population target of 120 000 persons and the resulting Urban Area Boundary is based on assumptions regarding household size and the density of development. Notwithstanding the eventual household size or density of the residential areas, the Town will not amend its Urban Area Boundary in the future. This Official Plan establishes the ultimate and final extent of urban development in the Town.

As the Official Plan is based on growth to a finite limit in terms of land area, sufficient land has been set aside to ensure a balance between employment and housing to ensure that Ajax is a financially viable, balanced and complete municipality.

The Official Plan is based on the following fundamental principles:

1. The Town will protect and enhance the natural heritage system, of which the Lake Ontario waterfront and river corridors are particularly unique and valued features. Ajax will promote:
 - the protection and enhancement of significant natural heritage features and their functions, and significant environmental resources;
 - the protection of natural heritage linkages of the features within areas of the Town and to natural areas outside the Town; and
 - the consideration of environmental impacts during the review of development applications.
2. The Town recognizes the benefits and opportunities provided by growth and will ensure growth is well managed and sustainable. Ajax will promote:
 - sustainable economic prosperity on the basis of a positive business environment and diversified economic base.
3. The Town will ensure that residential areas are balanced, attractive, accessible and safe. Ajax will promote:
 - the proper management of existing residential areas;
 - a wide range and mix of housing opportunities, including innovative forms of housing;
 - the establishment and maintenance of an adequate supply of serviced land for residential land uses within the existing Urban Area Boundary;
 - compatible development, including residential intensification initiatives, that are sensitive to the character and context of its surroundings;
 - residential areas that include a range of recreational, educational and commercial facilities; and,
 - the achievement of a safe and attractive urban environment through good urban design and landscaping standards.
4. The Town will provide opportunities for employment, shopping, and mixed use development in Central Areas. Ajax will promote:
 - the Downtown Central Area, the Uptown Central Area, and the Village Central Area as the primary retail commercial districts; and
 - intensive mixed use development along arterial roads in conjunction with transit facilities.
5. The Town will enhance the Downtown Central Area as a unique area within the Town. Ajax will promote:
 - the Downtown Central Area as a mixed use centre, including cultural, administrative, commercial, entertainment and residential uses.
6. The Town will protect and enhance the important components of the Town's cultural heritage. Ajax will promote:
 - the preservation and adaptive reuse of architecturally and/or historically significant buildings; and,
 - the proper management of archaeological resources during the development process.
7. The Town will provide opportunities for cultural arts and recreation. Ajax will promote:
 - improved and expanded cultural arts and recreational spaces and facilities to accommodate the needs of a diverse and growing population; and,
 - public open space areas and linkages as significant components of the natural heritage system.
8. The Town will reinforce its existing Urban Area Boundary and maintain the adjacent rural area. Ajax will promote:
 - the appropriate accommodation of projected population growth and economic activity primarily within the existing Urban Area Boundary;
 - the establishment and protection of an adequate supply of serviced land for employment generating land uses within the existing Urban Area Boundary;
 - the concepts of a compact urban form, the preservation of agricultural land and the efficient use of infrastructure; and,
 - the intensification of residential, commercial and employment areas.
9. The Town will manage growth by ensuring that infrastructure, services and community facilities are provided in an efficient and economically responsible manner. Ajax will promote:
 - development in concert with planned improvements to infrastructure, services and community facilities; and,
 - the establishment of an efficient, multi-modal transportation system, including public transit.

2.1.1 Intent

It is the intent of the Town to create a balance of jobs and housing within Ajax. The Town will contain a mix of land uses, providing housing and employment opportunities, as well as retain open space, recreational and community facilities. The Official Plan establishes a variety of land use designations and related policies that will guide development within Ajax.

2.1.2 Land Use Categories

a) The Official Plan groups the various land use designations under the following broad categories as depicted on Schedule A:

1. Greenlands Framework:
 - o Environmental Protection; and
 - o Open Space.
2. Residential Areas:
 - o Low Density Residential;
 - o Medium Density Residential;
 - o High Density Residential; and
 - o Future Urban Development.
3. Mixed Use Areas:
 - o Downtown Central Area;
 - o Uptown Central Area;
 - o Village Central Area;
 - o Local Central Area; and
 - o Mixed Commercial Corridor.
4. Employment Areas:
 - o Prestige Employment; and
 - o General Employment.
5. Rural Area:
 - o Rural

b) In addition to the land use designations of this Plan, the following land uses are identified symbolically on Schedule A. Policies related to these uses are also contained within this Plan:

- Neighbourhood Parks
- Community Parks
- Town-wide Parks
- Elementary Schools
- Secondary Schools
- the Secondary School Multi-Use Campus
- Community Improvement Areas
- Former Landfill Sites
- the Water Supply Plant

c) Schedule A also identifies an "Employment Policy Area" which is to be the subject of further study as set out by the policies of this Plan.

d) Schedule B, Greenlands Framework, identifies the Environmental Protection designation and the Environmental Resources Overlay and the various types of environmental features.

e) Schedule C, Transportation, reflects the planned transportation system for the Town.

f) The limits of the "Town Boundary" and the "Urban Area Boundary" as shown on the Schedules to this Plan are fixed and are not open to interpretation.