



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 40 - 2026

To amend Zoning By-Law 270-2004 with Respect to Inclusionary Zoning

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WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P13, as amended, (the "Planning Act"), the council of a local municipality may pass a zoning by-law;

WHEREAS Section 35.2 (2) of the Planning Act, R.S.O. 1990 c. Part V, as amended (the "Planning Act") enables council of a local municipality to pass one or more by-laws under Section 34 to implement policies related to Inclusionary Zoning (IZ);

WHEREAS City of Brampton Official Plan (Brampton Plan) contains policies that authorize inclusionary zoning pursuant to subsection 16(4) of the *Planning Act*;

AND WHEREAS Council of the City of Brampton has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

NOW THEREFORE the Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-Law Number 270-2004, as amended, is hereby further amended;

1) By adding the following definitions to Section 5: Definitions and arranging all definitions in alphabetical order accordingly:

**AFFORDABLE OWNERSHIP HOUSING UNIT** for Inclusionary Zoning shall mean a dwelling unit available for sale at the cost of which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for moderate income households as follows:

1. One-bedroom units priced at or below the fourth income decile for Brampton households;
2. Two-bedroom units priced at or below the fifth income decile for Brampton households; and,
3. Three-bedroom units priced at or below the sixth income decile for Brampton households.

**AFFORDABLE RENTAL HOUSING UNIT** means a dwelling unit where total monthly shelter costs are the least expensive of: a unit for which the rent is at or below the average market rent of a unit in the local market area, or a unit for which the rent does not exceed 30 percent of

gross annual household income for moderate-income households as follows:

1. One-bedroom units priced at or below the fourth income decile for Brampton renter households;
2. Two-bedroom units priced at or below the fifth income decile for Brampton renter households; and,
3. Three-bedroom units priced at or below the sixth income decile for Brampton renter households.

**INCOME DECILES FOR INCLUSIONARY ZONING** shall mean Income data that divides the working-age population (15+ years) into 10 equally-sized groups according to rank by total income (e.g. those in decile 1 fall in the lowest 10 per cent of total income distribution), as identified in the Province's Affordable Residential Units Bulletin.

**MODERATE INCOME HOUSEHOLDS FOR INCLUSIONARY ZONING** shall mean households that fall between 30 to 60 per cent of the income distribution within the City of Brampton for ownership, or in the case of rental housing, households with incomes between 30 to 60 per cent income distribution for renter households within the City of Brampton.

**NON-PROFIT HOUSING PROVIDER** shall mean:

- a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies that is in good standing under the Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the *Canada Business Corporations Act* applies, that is in good standing under the Act and whose primary object is to provide housing;
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*; or
- d) an organization that is a registered charity within the meaning of the *Income Tax Act (Canada)* or a non-profit organization exempt from tax under paragraph 149 (1) (l) of that Act, and whose land is owned by the organization, all or part of which is to be used as affordable housing.

**OWNERSHIP HOUSING** shall mean a building or part of a building containing one or more dwelling units which are individually owned as part of freehold ownership, a condominium registered under section 2 of the Condominium Act, 1998, or a predecessor of that section.

**PURPOSE-BUILT RENTAL HOUSING** shall mean housing that is designed and built expressly as long-term rental accommodation. It is different from other types of rentals, such as condominiums or secondary suites, which may be available in the rental market one year and not the next.

2. By adding Section 6.37 to Section 6.0 General Provisions for All Zones with the following Inclusionary Zoning provisions:

6.37 Inclusionary Zoning

The following requirements and restrictions shall apply to lands located within the Inclusionary Zoning overlay boundaries identified as Schedules K-1 through K-14 of this By-law.

- 1) The provisions of this section shall not apply to:
  - a) Developments or redevelopments of less than 50 units

- b) Supportive Residential Housing Types 1 and 2, residential care homes, community housing, retirement communities, special needs housing, subsidized housing, lodging homes and single room occupancies.
  - c) Region of Peel or Peel Housing Corporation projects.
  - d) A building which will be owned or operated by a non-profit housing provider where the non-profit housing provider has one hundred percent interest.
  - e) Purpose-built rentals.
  - f) Developments where the following application types have been deemed complete by the City on or before December 31, 2027:
    - i. Site Plan; or,
    - ii. Building permit application for Group "C" Residential.
  - g) Legally existing buildings established prior to December 31, 2027, except where any addition or extension to, or change of use within, a legally existing building result in 50 or more new dwelling units.
  - h) Exemptions in accordance with the *Planning Act* and associated regulations.
3. Where the minimum percentage of affordable units required in each Inclusionary Zoning as set out in the associated Schedule K shall be set out in Table 6.37.

**Table 6.37 - Inclusionary Zoning Set-Aside Percentage Rates within the PMTSAs**

<b>Inclusionary Zoning Area</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
K-1 Bramalea GO	0%	0%	1%	2%	3%
<b>K-2 Brampton GO</b>	0%	0%	2%	3%	5%
K-3 Mount Pleasant GO	0%	0%	1%	2%	3%
K-4 Centre St.	0%	0%	1%	2%	3%
K-5 Kennedy	0%	0%	1%	2%	3%
K-6 Laurelcrest	0%	0%	1%	2%	3%
<b>K-7 Dixie</b>	0%	0%	2%	3%	5%
<b>K-8 Central Park (Bramalea Terminal)</b>	0%	0%	2%	3%	5%
K-9 Bramalea	0%	0%	1%	2%	3%
K-10 Ray Lawson County Court	0%	0%	1%	2%	3%
<b>K-11 Gateway Terminal</b>	0%	0%	2%	3%	5%
K-12 Steeles at Mississauga	0%	0%	1%	2%	3%
K-13 The Gore	0%	0%	1%	2%	3%
K-14 Rutherford	0%	0%	1%	2%	3%

- 4. Beginning on February 25, 2026, the Inclusionary Zoning By-Law shall be in effect within the areas identified in Schedules K-1 through K-14. However, the requirements for affordable home ownership and rental units will not begin until January 1, 2028, and continue beyond 2030. Subject to further amendments, in perpetuity, to a maximum of five (5) per cent as per amended O/Reg 54/25.
- 5. All affordable ownership and affordable rental units shall maintain a level of affordability as registered on title for a duration of twenty-five (25) years, as per amended O/Reg 232/18.
- 6. The IZ requirements of the affordable ownership and affordable rental units shall be delivered in a timely manner as registered on title.
- 7. Notwithstanding Section 6.37 of this By-Law, after the last day of the 25<sup>th</sup> year of the affordability requirements of Section 6.37 of this By-Law no longer apply to an affordable rental housing unit if that affordable rental housing unit is

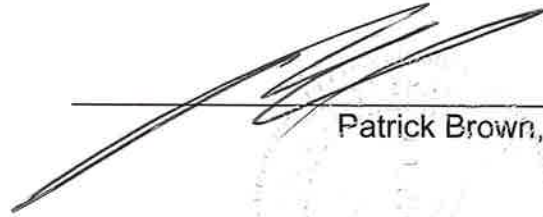
vacated in accordance with a notice of termination from the tenant or an agreement between the landlord and the tenant to terminate.

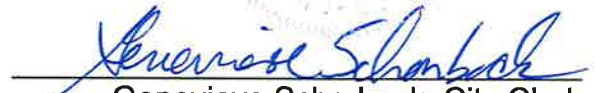
8. The permitted sale and resale price of affordable ownership units shall be determined on an annual basis in coordination with the Region of Peel and in accordance with this by-law.
9. On a lot which is subject to the Inclusionary Zoning requirements of this section, the City shall receive a portion of the net proceeds from the sale of an affordable ownership unit as follows:
  - i. The resale price of the unit during the 25-year affordability period will be capped at the original affordable purchase price, plus annual allowable increases benchmarked to the Consumer Price Index;
  - ii. The City will receive no more than 20 per cent of the net proceeds of the sale of an affordable ownership housing unit sold during the 25-year affordability period, equivalent to no more than 2 per cent of the sale price, for administration fees, with net proceeds determined based on the difference between the purchase price and the resale price of the affordable ownership unit; and,
  - iii. The City will receive 50 per cent of the net proceeds of the first sale of an affordable ownership housing unit at market price after the 25-year affordability period, to be reinvested in affordable housing, with the net proceeds determined based on the difference between the purchase price and the resale price of the affordable ownership unit, less and legal administration or real estate commission fees.
10. For development or redevelopment of lands that are subject to the Inclusionary Zoning provisions, the owner of such lands shall enter into one or more legal agreements with the City, to be registered on title to the lands, securing the Inclusionary Zoning requirements and restrictions outlined in Section 6.37 of this By-Law and the following, to the satisfaction of the City Solicitor and the Commissioner of Planning, Building and Growth Management:
  - i. Requirements ensuring occupants of affordable ownership and affordable rental housing units have the same building and amenity access as occupants of market units.
  - ii. Requirements for eligibility to purchase an affordable ownership and affordable rental housing unit.
  - iii. Requirements for ongoing administration, reporting and monitoring of affordable ownership and affordable rental housing units as registered on title and outline in the Inclusionary Zoning implementation guidelines.
  - iv. Where a purpose-built rental building ceases to meet the definition of purpose-built rental housing, Section 5 – Definitions, the requirements of Section 6.37 of this By-Law will then apply to the building.
11. Notwithstanding Section 6.37 of this By-Law, the owner of lands proposing purpose-built rental housing in a condominium registered under Section 2 of the *Condominium Act, 1998*, or predecessor of that section, shall enter into one or more legal agreements with the City, to be registered on title to the lands, securing Inclusionary Zoning requirements outlined in Section 6.37 that would be applicable if the purpose-built rental housing ceases to meet the definition of purpose-built rental housing.
12. By adding Schedules K-1 through K-14 Inclusionary Zoning Areas.

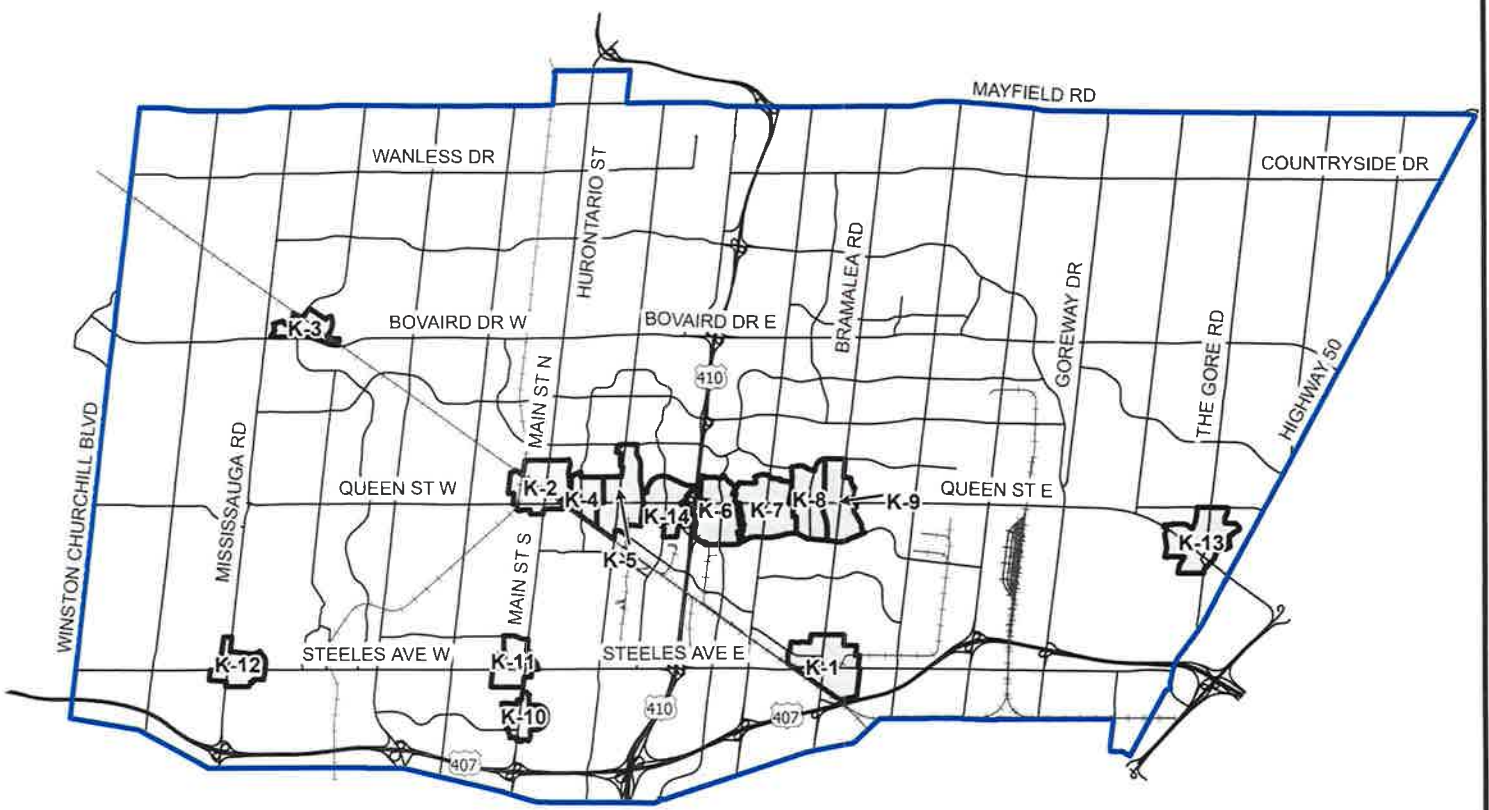
ENACTED and PASSED this 25 day of February, 2026.

Approved as to  
form.  
2026/02/23  
AJC

Approved as to  
content.  
2026/02/23  
HFZ

  
Patrick Brown, Mayor

  
Genevieve Scharback, City Clerk



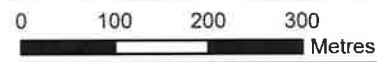
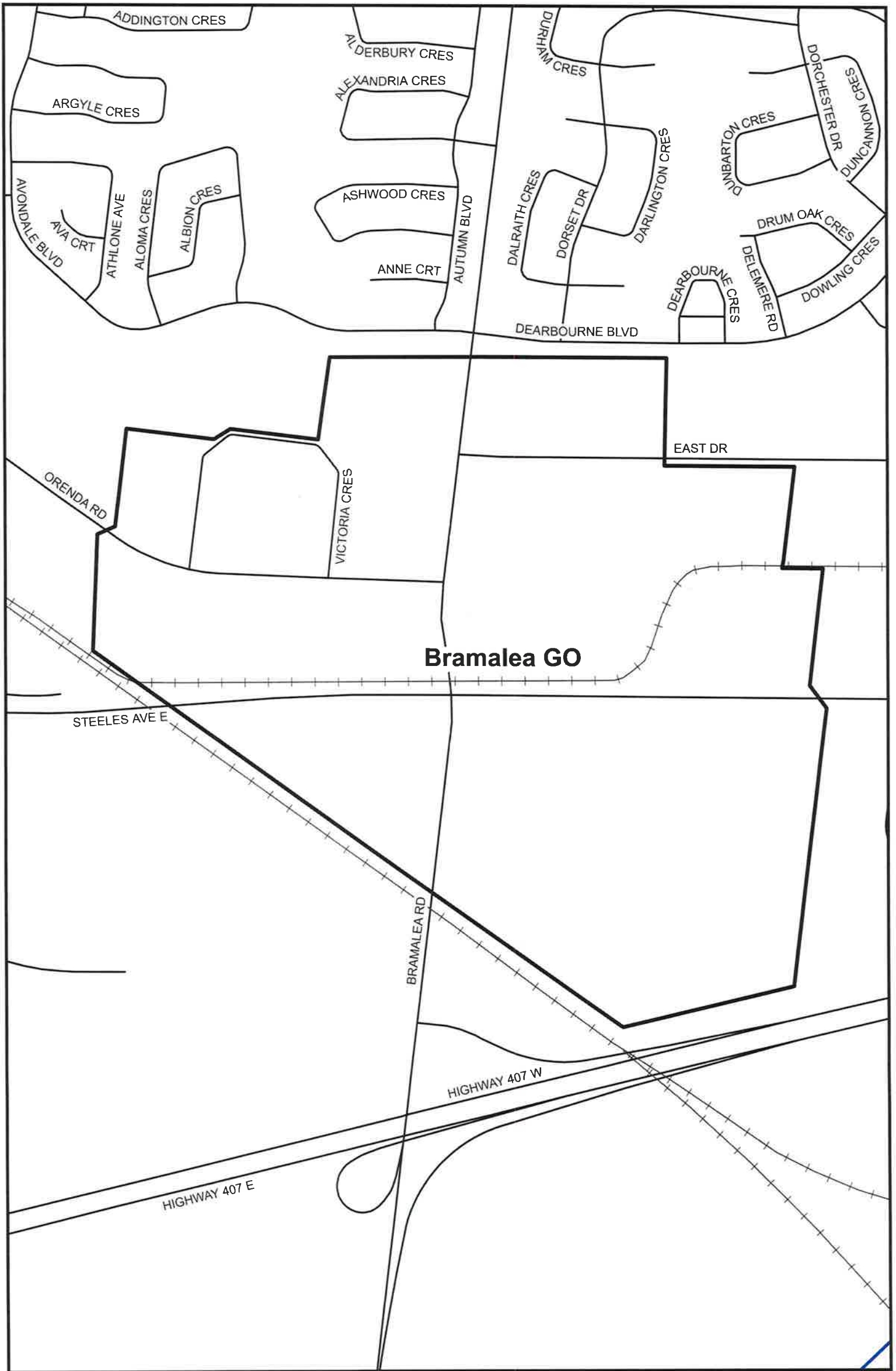
Schedule	Major Transit Station Area
K-1	Bramalea GO
K-2	Brampton GO
K-3	Mount Pleasant GO
K-4	Centre St.
K-5	Kennedy
K-6	Laurelcrest
K-7	Dixie
K-8	Central Park (Bramalea Terminal)
K-9	Bramalea
K-10	Ray Lawson County Court
K-11	Gateway Terminal
K-12	Steeles at Mississauga
K-13	The Gore
K-14	Rutherford

0 1 2 3 4  
Kilometres

Subject Lands (MTSA)
  City Limits
  Railway
  Major Street



## SCHEDULE K Key Map

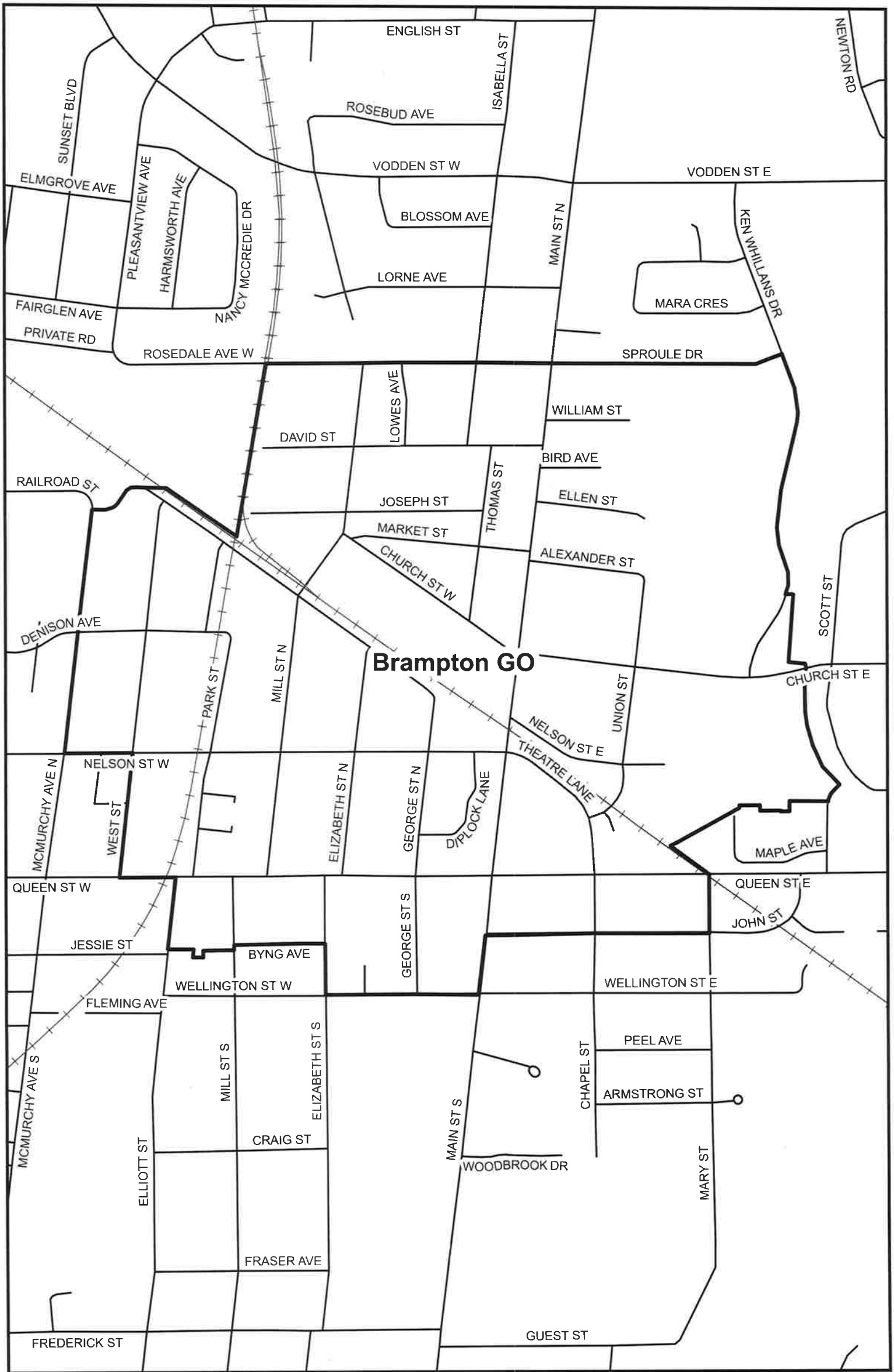


Subject Lands (MTSA)
 — Street

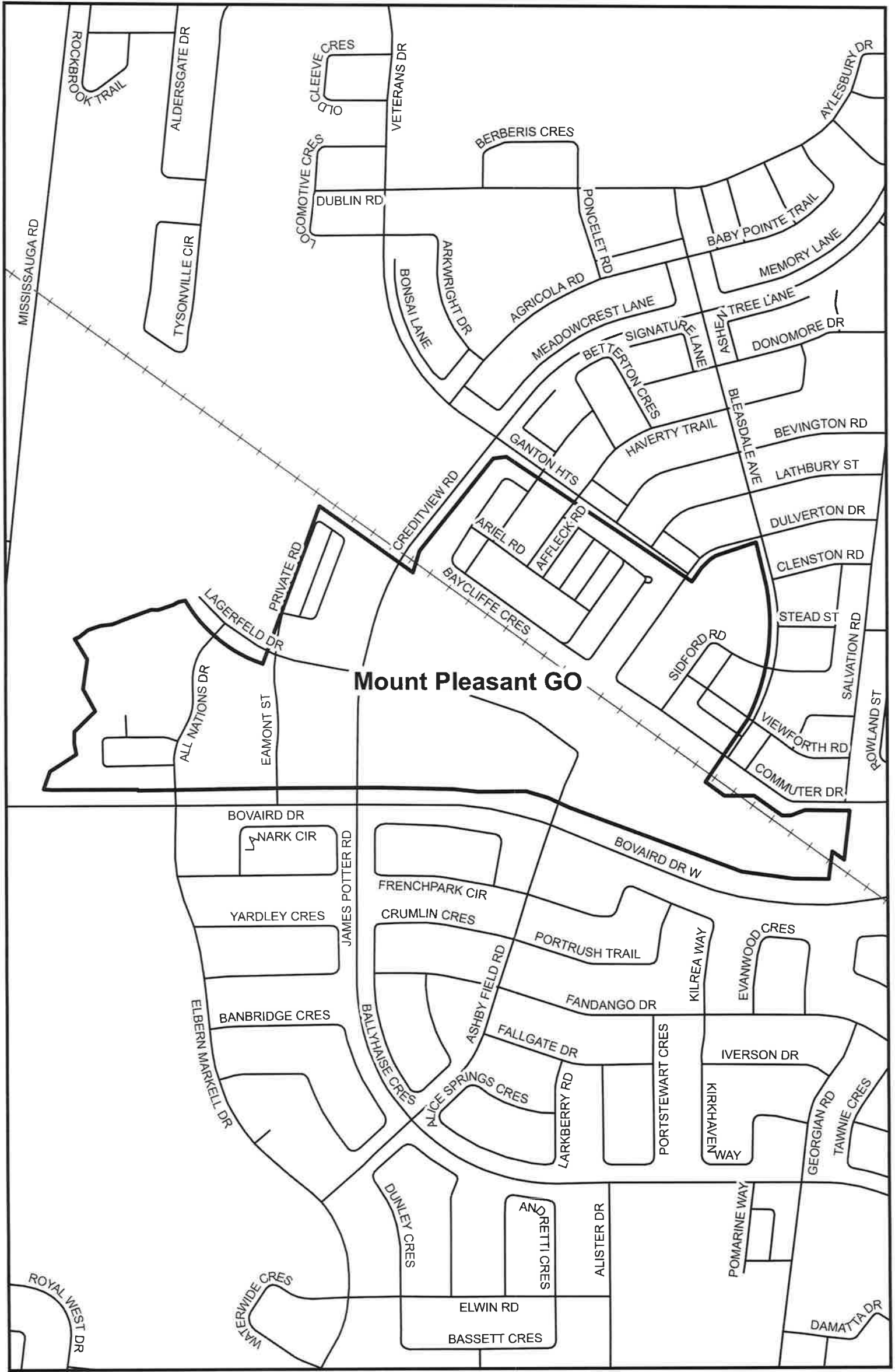
**SCHEDULE K-1:**  
**Bramalea GO Major Transit Station Area**

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SCHEDULE K-1



**SCHEDULE K-2:**  
**Brampton GO Major Transit Station Area**



**Mount Pleasant GO**

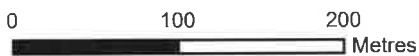
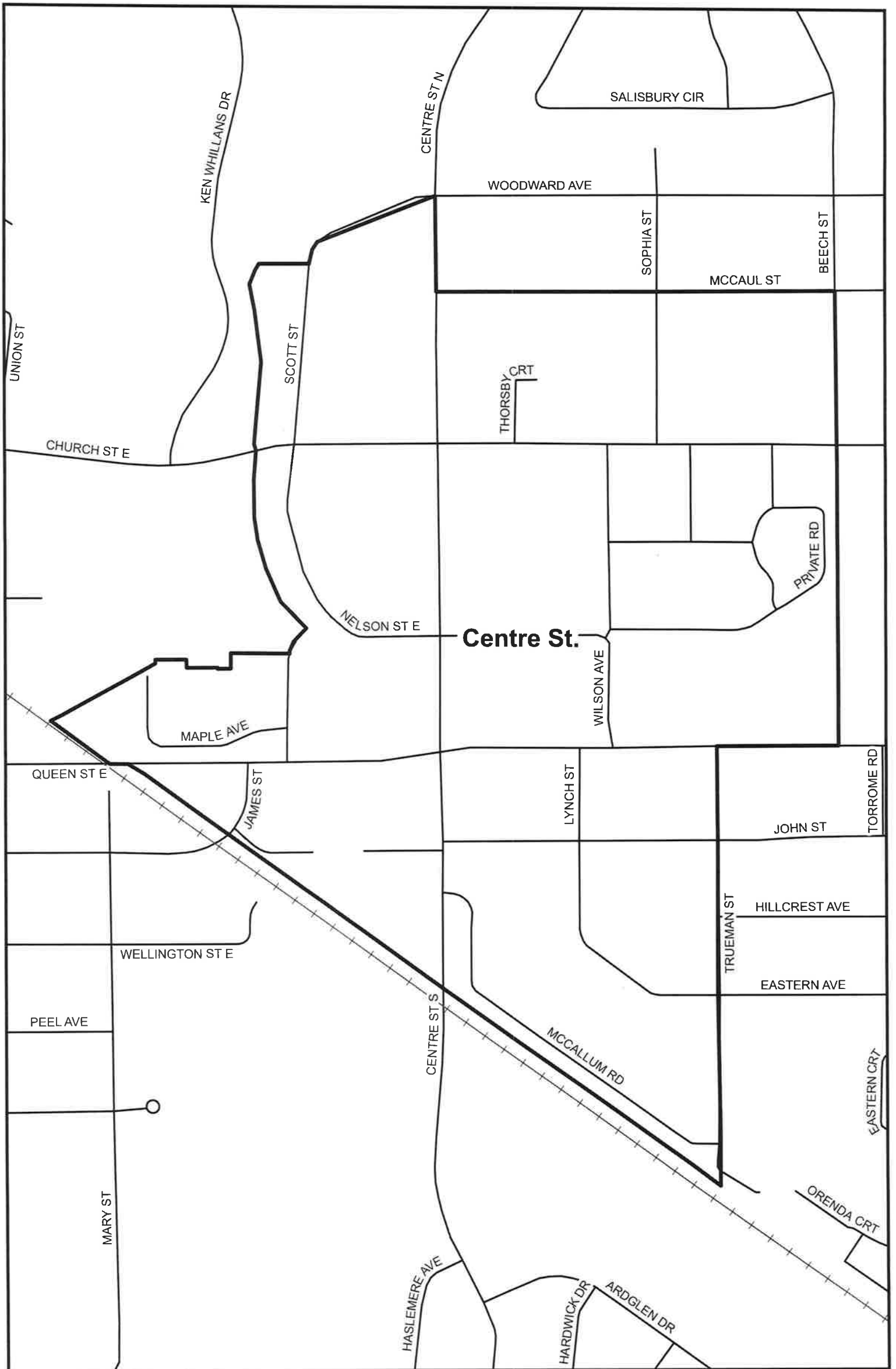


Subject Lands (MTSA)
 — Street

**SCHEDULE K-3:**  
**Mount Pleasant GO Major Transit Station Area**

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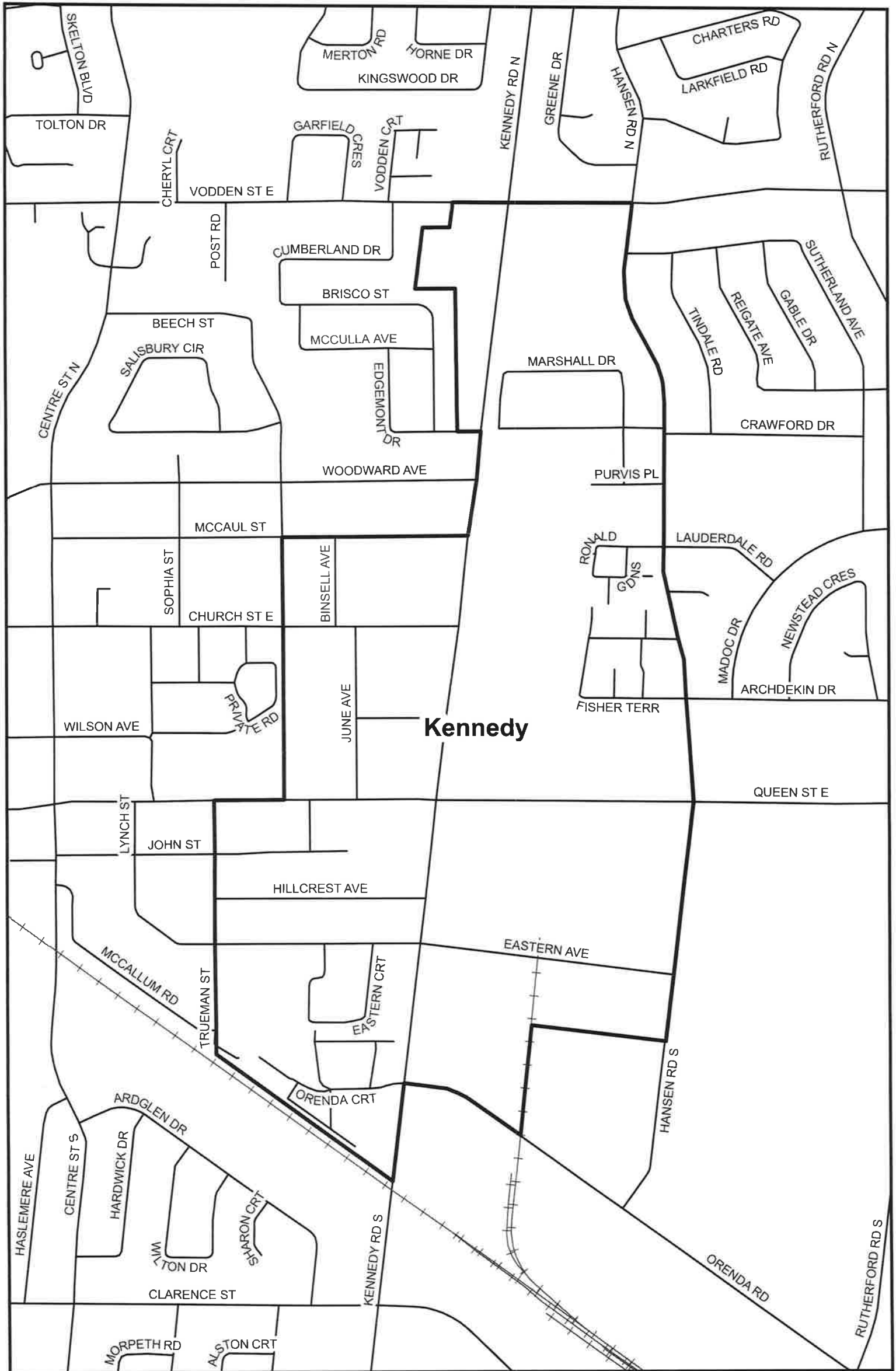
SCHEDULE K-3



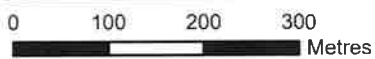
Subject Lands (MTSA)
  Street



**SCHEDULE K-4:**  
**Centre St. Major Transit Station Area**

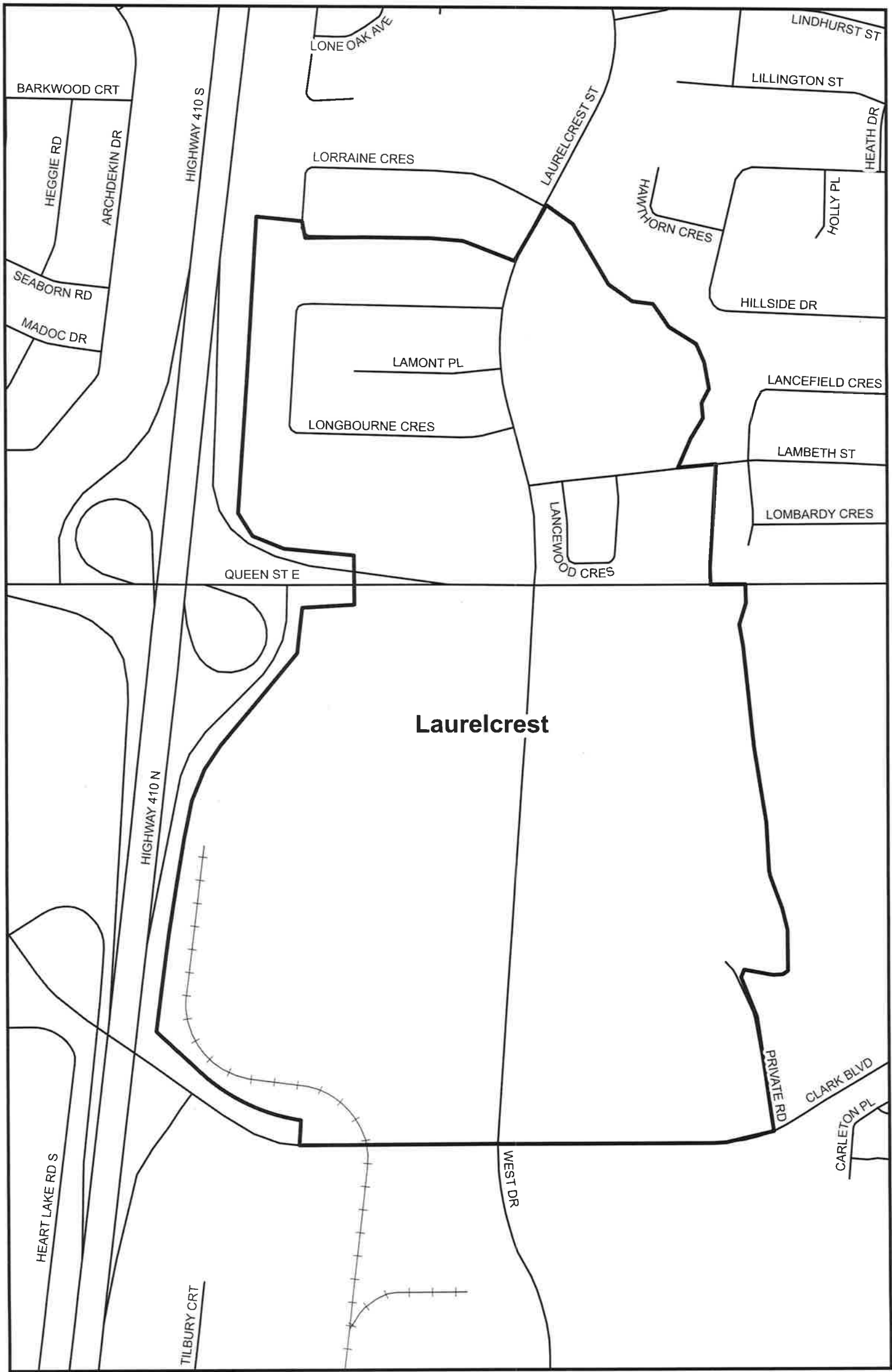


**Kennedy**



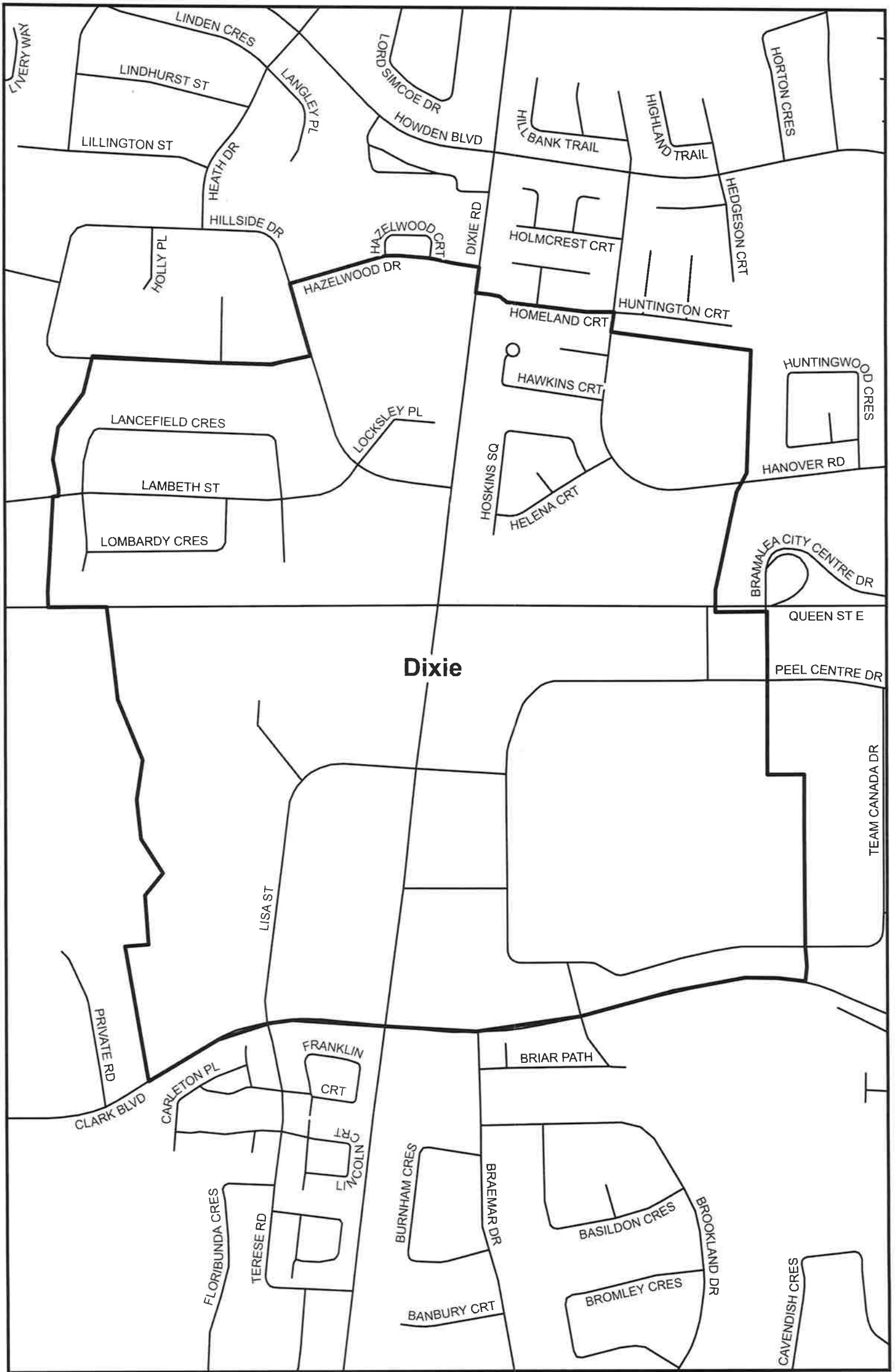
Subject Lands (MTSA) Street



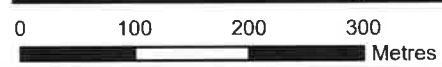


**Laurelcrest**





Dixie



Subject Lands (MTSA)
 — Street

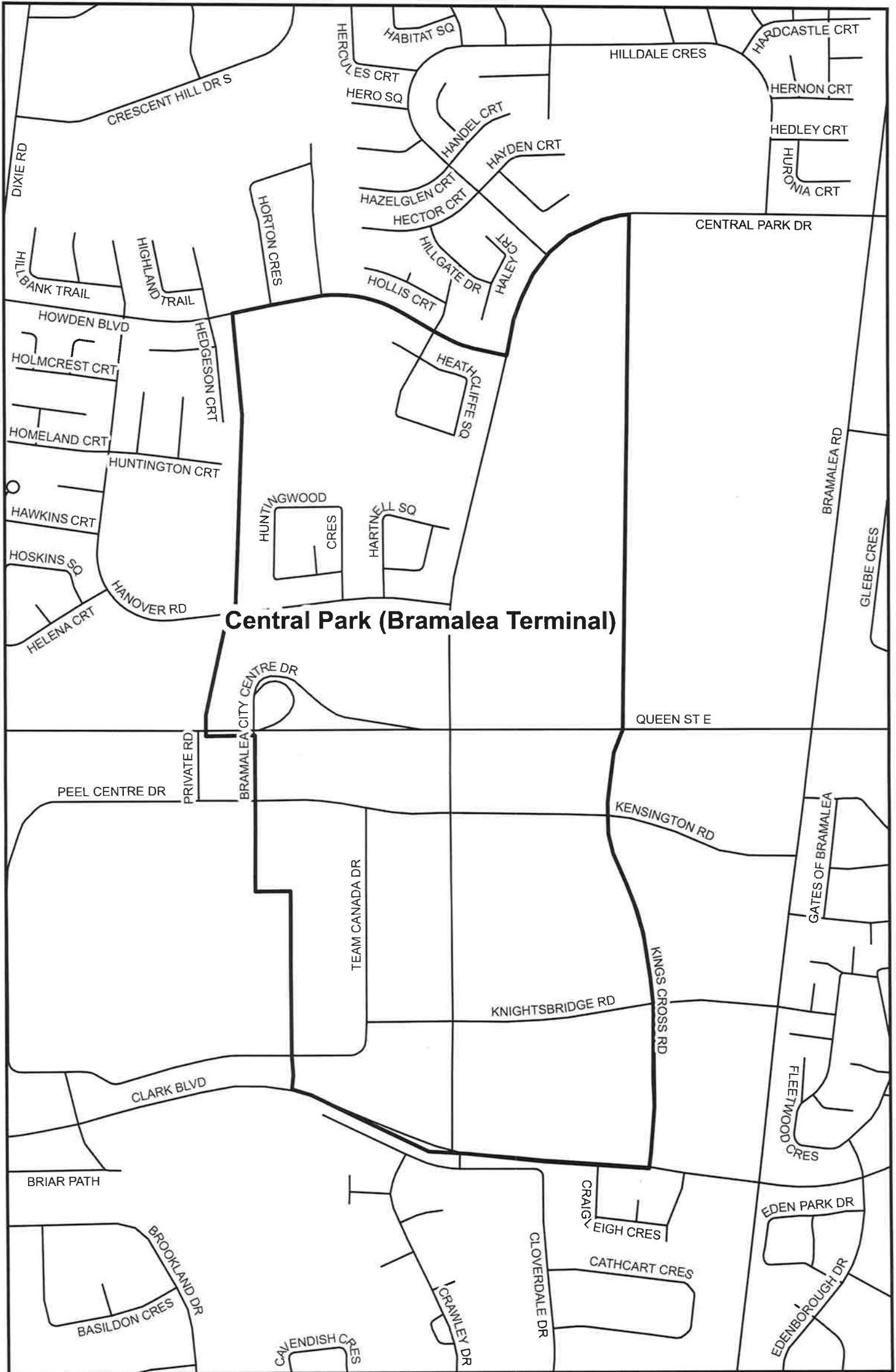


**SCHEDULE K-7:  
Dixie Major Transit Station Area**

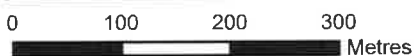
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SCHEDULE K-7

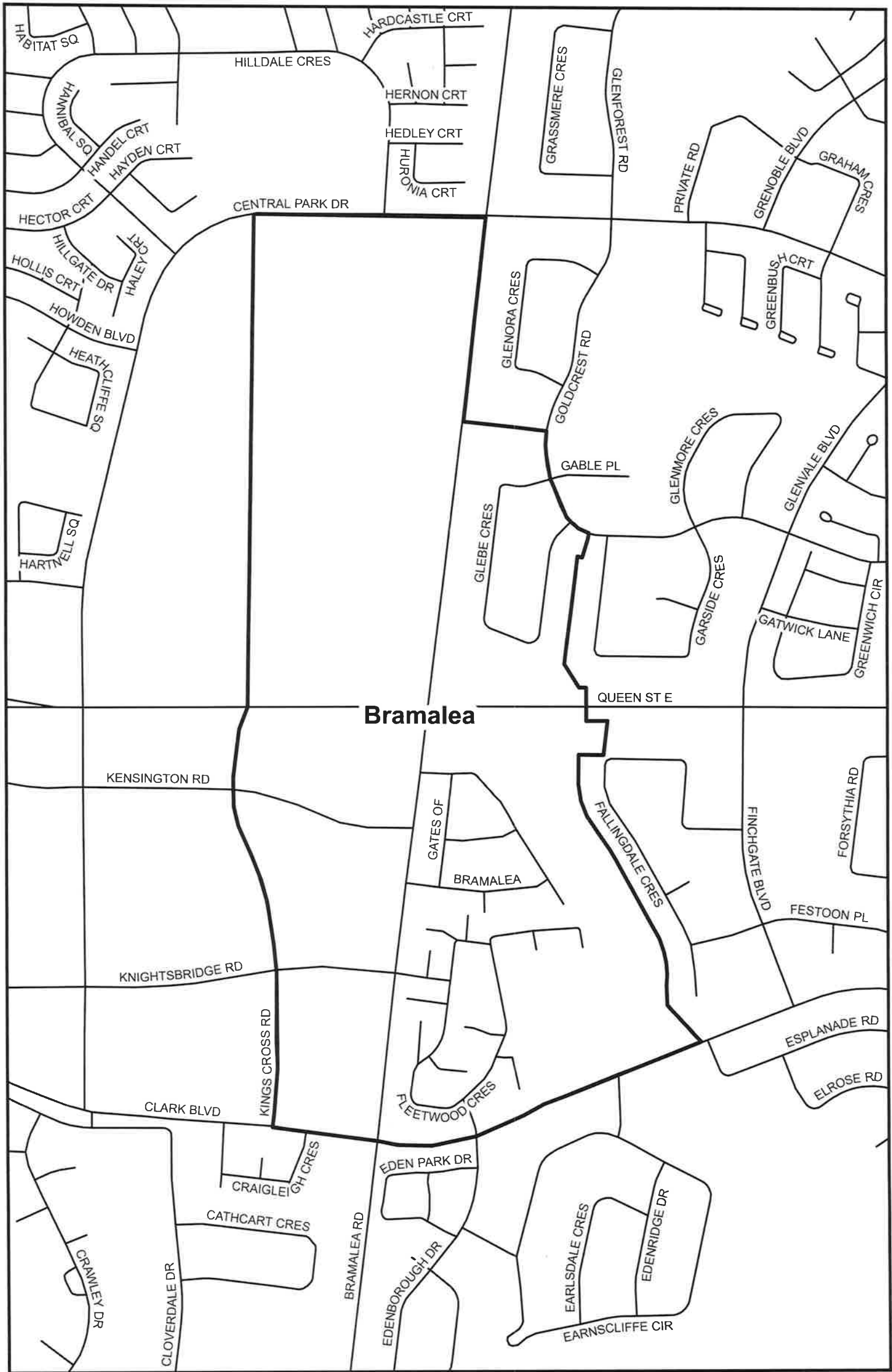


**Central Park (Bramalea Terminal)**

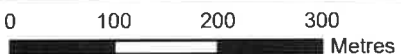


Subject Lands (MTSA)
 — Street





**Bramalea**



**Subject Lands (MTSA)** — Street

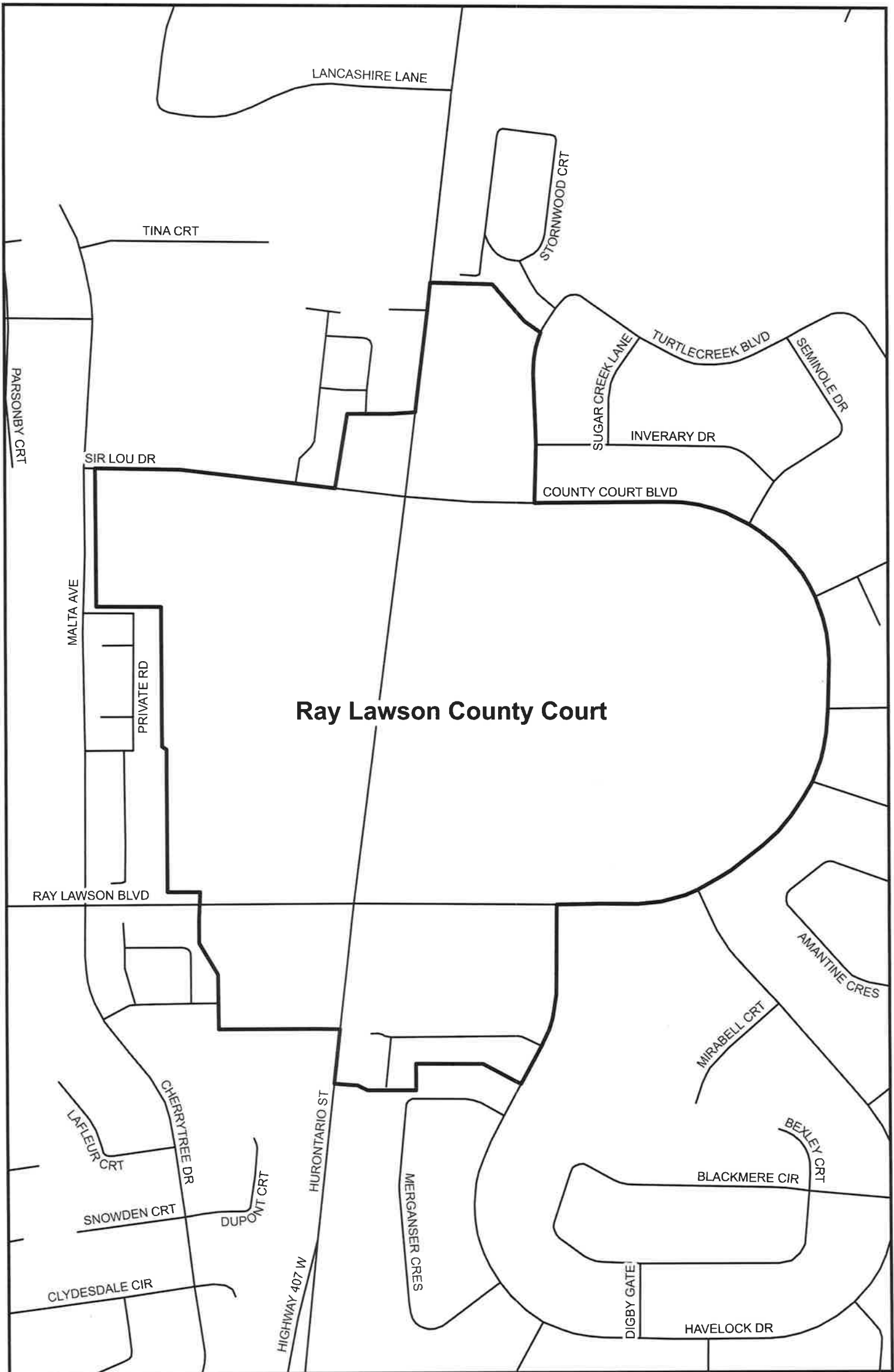


**SCHEDULE K-9:  
Bramalea Major Transit Station Area**

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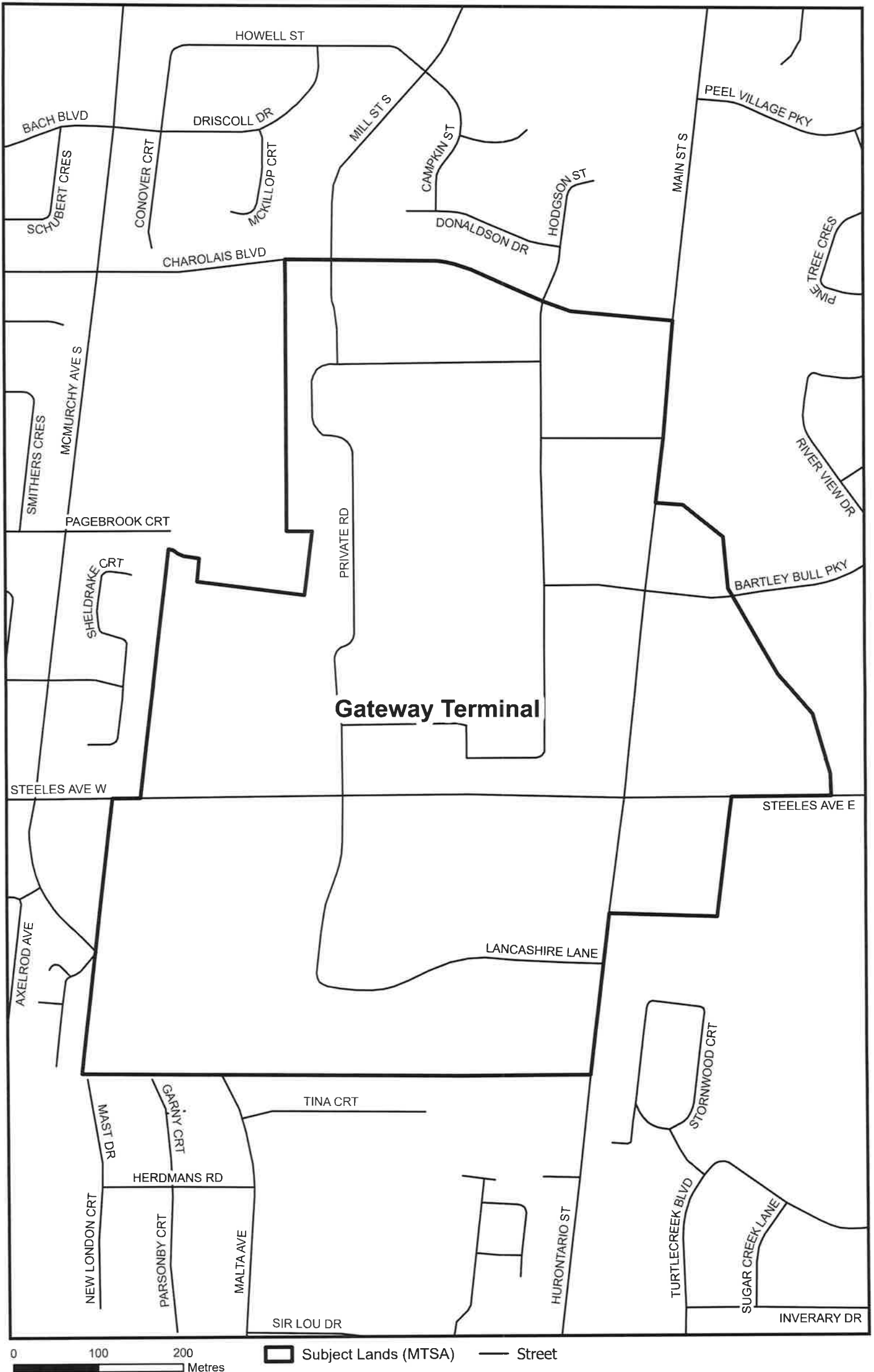
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SCHEDULE K-9



Subject Lands (MTSA) Street

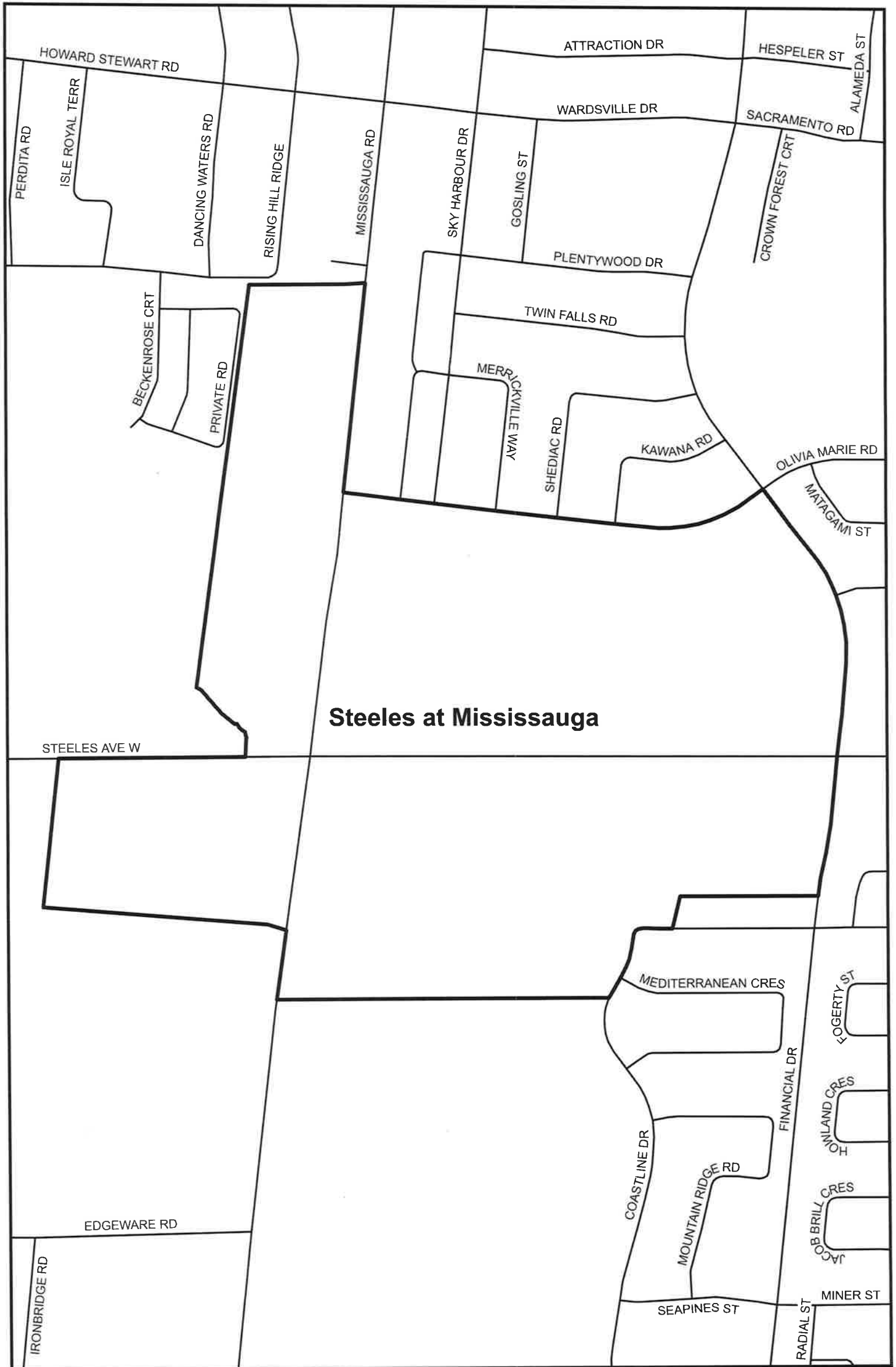




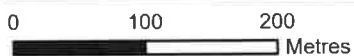
**Gateway Terminal**



**SCHEDULE K-11:  
Gateway Terminal Major Transit Station Area**

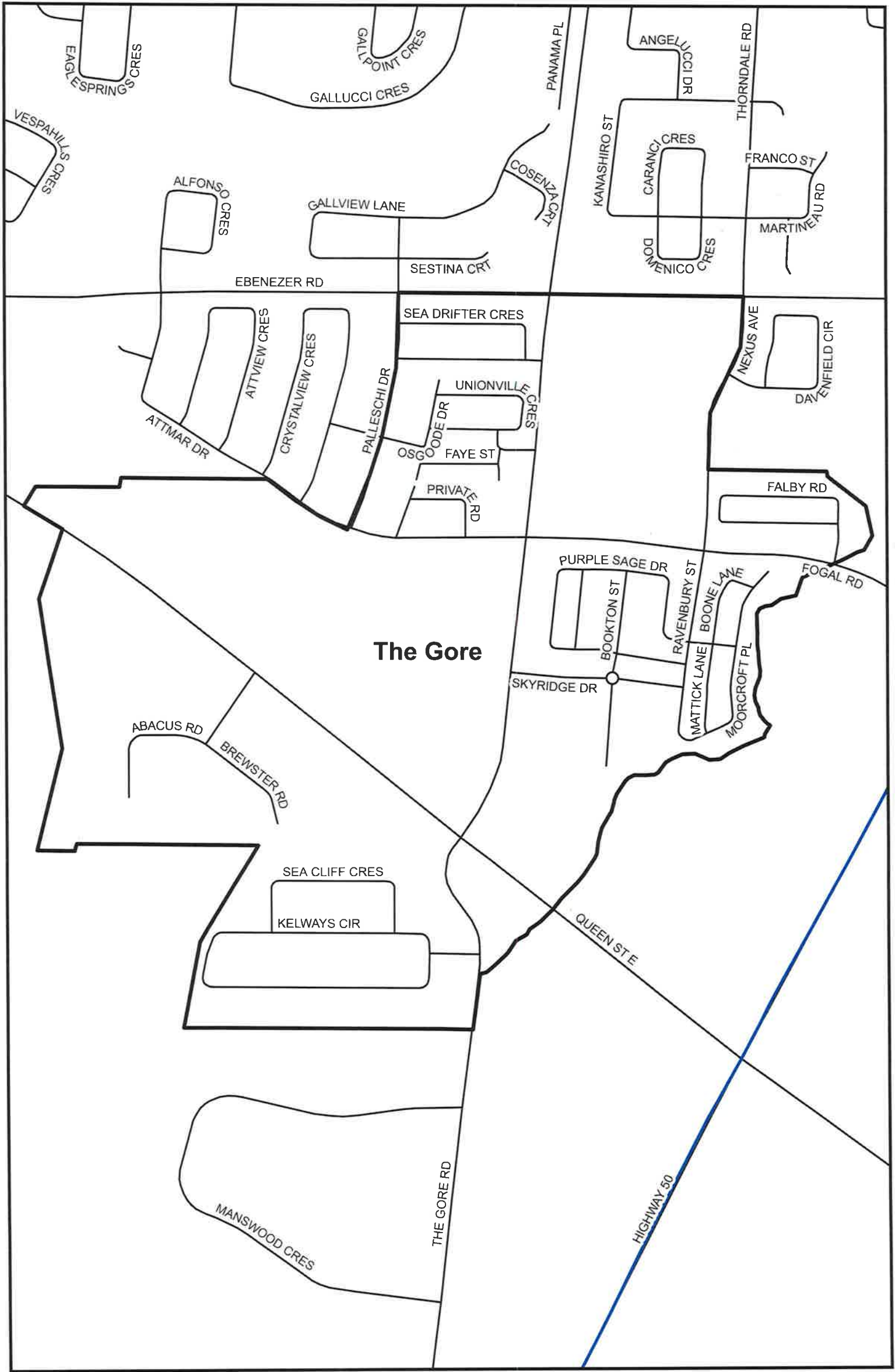


**Steeles at Mississauga**



□ Subject Lands (MTSA) — Street





The Gore



Subject Lands (MTSA)
 — Street

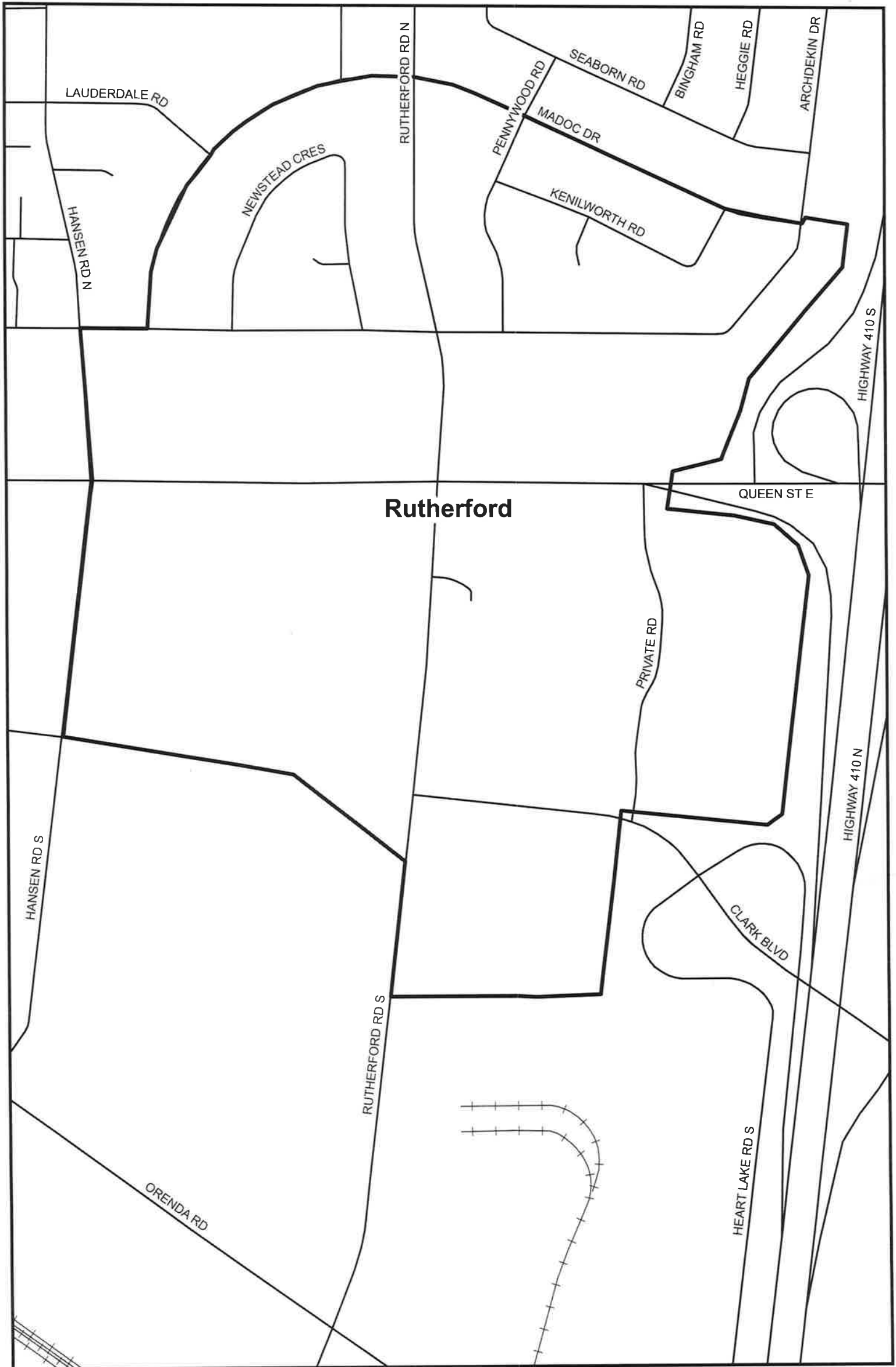


**SCHEDULE K-13:  
The Gore Major Transit Station Area**

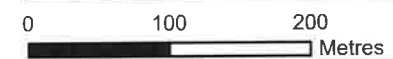
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SCHEDULE K-13



**Rutherford**



Subject Lands (MTSA)
 — Street

**SCHEDULE K-14:  
Rutherford Major Transit Station Area**

BY-LAW 410-2026

SCHEDULE K-14