The Corporation of the City of Brampton

# By-law

***Number*** 138 - 2026

To Amend Development Charges By-law 110-2024 (Enforcement Services), By-law 111-2024 (Development Related Studies), By-law 112-2024 (Fire Services), By-law 113-2024 (Library Services), By-law 114-2024 (Public Works), By-law 115-2024 (Recreation Services), By-law 116-2024 (Roads Services) and By-law 117-2024 (Transit Services)

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WHEREAS the Council for The Corporation of the City of Brampton has adopted the Development Charges By-law 110-2024 (Enforcement Services), By-law 111-2024 (Development Related Studies), By-law 112-2024 (Fire Services), By-law 113-2024 (Library Services), By-law 114-2024 (Public Works), By-law 115-2024 (Recreation Services), By-law 116-2024 (Roads Services) and By-law 117-2024 (Transit Services) (collectively referred to herein as the "Development Charges By-laws"), as amended;

AND WHEREAS the Council of The Corporation of the City of Brampton at its meeting of June 10, 2026 has approved the Development Charges Reduction Program for all Residential Development until March 30, 2029 (the "Residential Development Charge Reduction Program");

AND WHEREAS pursuant to Part VI.1 of the *Municipal Act, 2001*, the Mayor issued a Mayoral Decision (Number 2026-016) on August 18, 2026, in respect of the Development Charge Reduction Program introduced by the Province of Ontario and the Government of Canada;

AND WHEREAS the Council of The Corporation of the City of Brampton is desirous of further amending the Development Charges By-laws, as amended to provide for the reductions of development charges pursuant to the Residential Development Charge Reduction Program;

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

1. The Development Charges By-laws are hereby further amended as follows:

   (a) adding the following definition to Section 1:

   "Residential Development Charge Reduction Program means the City's Residential Development Charge Reduction Program for all residential use developments as approved by City Council on June 10, 2026, and pursuant to the Mayoral Decision (Number 2026-016) for all residential housing developments constructed under building permits allowing footings and foundations issued pursuant to the Building Code Act, 1992, after March 30, 2026, and until March 30, 2029, and authorized for occupancy within 30 months of such building permit issuance, or such longer period(s) as may be determined by the Commissioner of, Planning, Building and Growth Management, in consultation with the Chief Administrative Officer, up to a

maximum of 36 months for all eligible developments and up to an additional 6 months for an eligible development dependent on construction progress reports and project scale and timelines, and subject to consistency with the terms and conditions of the Transfer Payment agreement, and such building permit has not been revoked by the City's Chief Building Official."

(b) The following be added as subsection 13(5) in By-laws 110-2024,111-2024, 112-2024, 113-2024, 114-2024, 115-2024, 116-2024 and 117-2024, as amended:

"Notwithstanding anything to the contrary in subsections 13(1) through subsection 13(4), if a development is for a residential use, where all of the dwelling units are to be used for housing purposes, and otherwise satisfies the eligibility requirements of the City's Residential Development Charge Reduction Program, the development charges for eligible dwelling units in such development that are residential condominiums of at least five storeys shall be reduced by 65% of the City's residential development charge rate in effect on March 30, 2026, and by 50% for all other eligible residential dwelling unit types in the development.

For greater clarity, foregoing reduction is to be inclusive of any applicable reduction pursuant to the Act and the Development Charges By-laws. Eligible dwelling units shall receive the greater of the reduction set out herein and any reduction otherwise available under the Act or the applicable Development Charges By-laws."

2. The amendments enacted by this amending By-law shall be retroactive in effect from March 31, 2026, until March 30, 2029.

3. Any development charges paid to the City for building permits issued pursuant to the Building Code Act, 1992, prior to the enactment of this amending By-law for a development which qualifies under the City's Residential Development Charge Reduction Program shall be refunded to the extent of the applicable development charge reduction.

4. This amending by-law expires on March 30, 2029.

5. In all other respects, the Development Charges By-laws shall remain in full force and effect, unamended.

Enacted and passed this 31st day of August 2026.

Approved as to form.
2026/08/27
C. Grant

Approved as to content.
2026/08/27
N. Damer

Patrick Brown, Mayor

Genevieve Scharback, City Clerk