The Corporation of the City of Brampton

By-law

Number 139 - 2026

To Amend By-law 167-2025, as further amended by By-law 196-2025, being a By-law 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)

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), all as amended (collectively referred to herein as the "Development Charges By-laws");

AND WHEREAS Council for The Corporation of the City of Brampton at its meeting of September 24, 2025 approved a Development Charges Incentive Program for Purpose-Built Rental Housing (the "Purpose-Built Rental Housing Program") and enacted By-law 167-2025 (as further amended by By-law 196-2025 by City Council on October 29, 2025), to amend the Development Charges By-laws to implement the reductions of development charges in accordance with the Purpose-Built Rental Housing Program and Council's September 10, 2025 resolutions (the "Amending By-law");

AND WHEREAS the Council for The Corporation of the City of Brampton at its meeting of June 10, 2026, directed staff to undertake amendments to the Development Charges By-laws to extend the Purpose-Built Rental Housing Program upon completion of a satisfactory transfer payment agreement with the Province of Ontario;

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 for The Corporation of the City of Brampton is desirous of further amending the Amending By-law and Development Charges By-laws, as amended, and has determined that it is appropriate and in the public interest to extend the term of the Purpose-Built Rental Housing Program until March 30, 2029;

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

1. Section 1(a) of the Amending By-law is hereby amended by replacing the definition added to Section 1 of the Development Charges By-laws with the following definition:

   "Purpose-Built Rental Housing Program" means the City's Development Charges Incentive Program for Purpose-Built Rental Housing as approved by City Council on September 24, 2025, and amended by City Council on October 29, 2025, for developments constructed under building permits allowing footings and foundations issued pursuant to the Building Code Act, 1992, between September 10, 2025 and 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, and in respect of which the registered owner has entered an agreement with the City to require the development remain as rental housing for a period of at least 25 years and otherwise on terms and conditions satisfactory to the City and such agreement is registered on title."

2. By-law 167-2025, as amended, is further amended by deleting section 4 and substituting it with the following:

   "This amending by-law expires on March 30, 2029"

3. In all other respects, the amendments to the Development Charges By-laws by the Amending By-law 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