



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number 196-2025*

To amend By-law 167-2025 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)

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

AND WHEREAS the Council for The Corporation of the City of Brampton at its meeting of September 10, 2025 directed staff to undertake amendments to the Development Charges By-laws to enact incentives having specified elements eligible for reductions of development charges for purpose-built rental housing;

AND WHEREAS Council at its meeting of September 24, 2025 approved a Development Charges Incentive Program for Purpose-Built Rental Housing (the “Rental Housing Program”) and enacted By-law 167-2025 to amend the Development Charges By-laws to implement the reductions of development charges in accordance with the Rental Housing Program and Council’s September 10, 2025 resolutions (the “Amending By-law”);

AND WHEREAS the Council of The Corporation of the City of Brampton is desirous of further amending the Amending By-law and Development Charges By-laws, as amended, to provide greater clarity for the manner in which eligibility and reductions of development charges pursuant to the Rental Housing Program are to be determined and the authority for extending the occupancy requirement of the program;

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 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 November 13, 2026 and authorized for occupancy within 30 months of such building

permit issuance, or such longer period(s) as may be determined by the Commissioner, 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 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. Section 1(c) of the Amending By-law is hereby amended by replacing clauses (iv) and (v) of subsection (3) to be added to section 17 in By-laws 113-2024 and 115-2024, as amended and section 18 of By-laws 110-2024, 111-2024, 112-2024, 114-2024, 116-2024 and 117-2024, as amended, with the following:

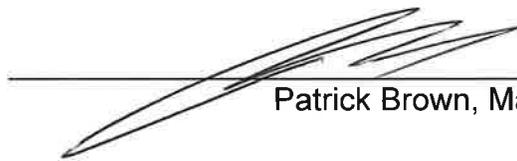
“iv. A 100% reduction for 1-bedroom + den, 2-bedroom and 3-bedroom dwelling units within a development having non-residential use(s);

v. If 66% or more of the dwelling units are all eligible for the same incentive reduction under one but only one of clauses (ii), (iii) or (iv) above, then each of the remaining eligible dwelling units shall receive that same incentive reduction or the incentive reduction that is otherwise applicable, whichever is greater.”

3. Section 1(c) of the Amending By-law is hereby amended by replacing the number “2,000” with “5,000” in the last sentence of subsection (3) to be added to section 17 in By-laws 113-2024 and 115-2024, as amended and section 18 of By-laws 110-2024, 111-2024, 112-2024, 114-2024, 116-2024 and 117-2024, as amended.
4. In all other respects, the amendments to the Development Charges By-laws by the Amending By-law shall remain in force unamended.

ENACTED and PASSED this 19th day of November, 2025.

Approved as to form. 2025/October/28 Steven Ross
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Patrick Brown, Mayor

Approved as to content. 2025/October/28 Nash Damer
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Genevieve Scharback, City Clerk