

Notice of Passing of By-law 49-2026 to Enact a City-wide Community Improvement Plan for Office Employment

Date of Decision: April 8, 2026
Date of Notice: April 22, 2026
Last Date to Appeal: May 12, 2026

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 49-2026 to amend By-law 197-2024 (Community Improvement Plan for Office Employment) under Sections 17(24) and 28(5) of the *Planning Act*, R.S.O., c.P.13, as amended.

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 17(24) of the *Planning Act*.

This Community Improvement Plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

The Purpose and Effect of the By-law: To amend By-law 197-2024 (Community Improvement Plan for Office Employment) through the following proposed amendments:

- Extending the CIP program which is set to expire April 22, 2026, to November 30, 2027;
- Reducing the eligibility requirement of office space from 25,000 square feet to 20,000 square feet to align with the City's Development Charges By-Law; and,
- Removing reference to the Region of Peel Major Office Incentive program throughout the document.

Location of Lands Affected: The Community Improvement Plan applies to all lands within the City of Brampton.

Obtaining Additional Information: A copy of the by-law is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to Mirella Palermo, Advisor, Special Projects, Planning, Building and Growth Management Services at mirella.palermo@brampton.ca.

Any and all written submissions relating to this by-law that were made to Council, and Planning and Development Committee, before its decision and any and all oral submissions that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on these matters.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Brampton (City) – Clerk as the Approval Authority
- Should the e-file portal be unavailable, those entitled to appeal can submit their appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on May 12, 2026**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



The Corporation of the City of Brampton

By-law

Number 49 - 2026

To amend By-Law 197-2024 (Community Improvement Plan for Office Employment)

WHEREAS By-law No. 197- 2024 enacted on December 11, 2024, designates the entire City of Brampton as a community improvement project area, as established by the City of Brampton Official Plan;

AND WHEREAS section 28 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "*Planning Act*"), states that where a by-law has been passed to designate a community improvement project area, the council may put in place a community improvement plan identifying measures that the municipality may take to facilitate and accelerate community improvement with the community improvement project area;

AND WHEREAS By-law No. 217-2022 enacted on September 26, 2022, which adopted a new City-wide community improvement plan to attract office employment within the City of Brampton, was repealed and replaced with By-law 197-2024 and the City-wide community improvement plan for office employment attached thereto was adopted;

AND WHEREAS section 106(1) of the *Municipal Act*, 2001, S.O. 2001, c.25, as amended (the "*Municipal Act*") prohibits municipalities from assisting, either directly or indirectly, any manufacturing, industrial or commercial enterprise through the granting of bonuses for that purpose, however, section 106(3) of the *Municipal Act* provides an exception for municipalities exercising powers under section 28(6) or (7) of the *Planning Act* for the purposes of carrying out a municipality's community improvement plan;

AND WHEREAS By-law No.197-2024 and the City-wide community improvement plan for office employment is set to expire on April 22, 2026;

AND WHEREAS the Council of The Corporation of the City of Brampton considers it appropriate to amend the City-wide community improvement plan for office employment, by extending the program expiry date and amending the incentive program, in accordance with the *Planning Act*;

AND WHEREAS a public meeting was held in accordance with the *Planning Act*;

AND WHEREAS the amended City-wide community improvement plan conforms with the City of Brampton Official Plan.

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

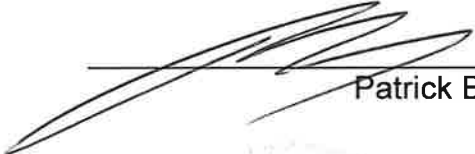
1. By-Law No. 197-2024 (the "By-law") is hereby amended as follows:


- a) All references in the By-law, including Schedule “A” and all supplemental appendices attached thereto, to “the Region”, “Region” and “the Region of Peel Major Office Incentives (MOI) Program” are hereby deleted;
- b) The paragraph entitled “Region of Peel Major Office Incentives Program” in Schedule “A” to the By-law is hereby deleted in its entirety;
- c) Subsection (ii) of the paragraph entitled “Objectives of the Community Improvement Plan” in Schedule “A” to the By-law is hereby deleted in its entirety and subsequent subsections are renumbered;
- d) Subsection (ii) - “Region of Peel Matching Grants” of the heading entitled “Tools of the CIP Program” in Schedule “A” to the By-law is hereby deleted in its entirety and subsequent subsection is renumbered;
- e) The paragraph entitled “CIP Expiry and Review” in Schedule “A” to the By-law is hereby amended by deleting the date “April 22, 2026” and replacing it with “November 30, 2027”;
- f) The paragraph entitled “Development” in Appendix 1 in Schedule “A” to the By-law is hereby amended by deleting the sentence commencing with the words “The property owners may”;
- g) The first bullet point under the paragraph entitled “Eligibility Requirements” in Appendix 1 in Schedule “A” to the By-law is hereby amended by deleting “25,000 square feet (2,323 square meters)” and replacing it with “20,000 square feet (1,858 square meters)”;
- h) The paragraph entitled “Duration” in Appendix 1 in Schedule A to the By-law is hereby amended by deleting the text “-2022” and replacing with “197-2024”; and,
- i) Appendix 2 in Schedule “A” to the By-law is hereby deleted in its entirety.

ENACTED and PASSED this 8th day of April 2026.

Approved as to
form.
2026/03/26
AMR

Approved as to
content.
2026/03/25
HFZ


Patrick Brown, Mayor


Genevieve Schärback, City Clerk