

Notice of Passing of Development Charges By-laws

Development Charges Act, 1997, S.O. 1997, c.27

Take Notice that on Wednesday, September 24, 2025, the Council of The Corporation of the City of Brampton passed By-law No. 167-2025 to amend Development Charges By-laws 110-2024 (Enforcement Services), 111-2024 (Development Related Studies), 112-2024 (Fire Services), 113-2024 (Library Services), 114-2024 (Public Works), 115-2024 (Recreation Services), 116-2024 (Roads Services), and 117-2024 (Transit Services), under the *Development Charges Act, 1997*, to provide for the reductions of development charges pursuant to the Rental Housing Program.

The Development Charges By-laws are amended as follows:

1. Adding the following definition to Section 1:

“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, 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 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 17(2) of By-laws 113-2024 and 115-2024, as amended and Section 18(2) of By-laws 110-2024, 111-2024, 112-2024, 114-2024, 116-2024 and 117-2024, as amended, are amended by inserting the following wording at the beginning of the subsection: “Unless subsection (3) applies,”
3. The following be added as subsection 17(3) in By-laws 113-2024 and 115-2024, as amended and as subsection 18(3) of By-laws 110-2024, 111-2024, 112-2024, 114-2024, 116-2024 and 117-2024, as amended:

“If a development is a rental housing development of at least five (5) storeys, where all of the dwelling units are to be used as rented residential premises, and otherwise satisfies the eligibility requirements of the City’s Purpose-Built Rental Housing Program, the development charges for eligible dwelling units in such development shall be reduced as follows:

- i. A 50% reduction for 1-bedroom dwelling units;

- ii. A 75% reduction for 1-bedroom + den and 2-bedroom dwelling units;
- iii. A 100% reduction for 3-bedroom dwelling units;
- iv. A 100% reduction for 1-bedroom + den, 2-bedroom and 3-bedroom dwelling units within a development having non-residential use(s) in 50% or more of the ground floor gross floor area;
- v. If 66% or more of the dwelling units are eligible for one or more than one of the foregoing reductions, all dwelling units in the development shall be eligible for the reduction that is higher.

For greater clarity, each of the foregoing reductions are to be inclusive of any applicable reduction pursuant to section 26.2(1.1) of the Act. The reduction of development charges pursuant to this subsection (3) shall be limited to 2,000 eligible dwelling units.”

Any development charges paid to the City for building permits allowing footings and foundations 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 Purpose-Built Rental Housing Program shall be refunded to the extent of the applicable development charge reduction.

The amendments enacted by this amending By-law shall be retroactive in effect from September 10, 2025 and expires on November 14, 2026. Copies of the by-laws may be viewed and downloaded at the City of Brampton website at www.brampton.ca. Original by-laws may also be examined at the City Clerk’s Office from 8:30 am to 4:30 pm, Monday through Friday at the address shown below.

A key map has not been included in this notice as the development charges apply City-wide.

Technical inquiries regarding the Development Charges By-laws may be directed to Amit Gupta, Senior Manager, Revenue, at 905-874-3535 or amit.gupta@brampton.ca

Dated October 14, 2025

Genevieve Scharback, City Clerk
2 Wellington St W, Brampton. ON L6Y 4R2
905 874-2116 (voice), 905 874-2119 (fax) 905 874-2130 (TTY)
cityclerksoffice@brampton.ca



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 167 - 2025

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

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 and Council has approved the Development Charges Incentive Program for Purpose-Built Rental Housing (the "Rental Housing Program");

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 Rental Housing 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:

"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, 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 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.

(b) Section 17(2) of By-laws 113-2024 and 115-2024, as amended and Section 18(2) of By-laws 110-2024, 111-2024, 112-2024, 114-2024, 116-2024 and 117-2024, as amended, are amended by inserting the following wording at the beginning of the subsection: "Unless subsection (3) applies,"

(c) The following be added as subsection 17(3) in By-laws 113-2024 and 115-2024, as amended and as subsection 18(3) of By-laws 110-2024, 111-2024, 112-2024, 114-2024, 116-2024 and 117-2024, as amended:

"If a development is a rental housing development of at least five (5) storeys, where all of the dwelling units are to be used as rented residential premises, and otherwise satisfies the eligibility requirements of the City's Purpose-Built Rental Housing Program, the development charges for eligible dwelling units in such development shall be reduced as follows:

- i. A 50% reduction for 1-bedroom dwelling units;
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- iv. A 100% reduction for 1-bedroom + den, 2-bedroom and 3-bedroom dwelling units within a development having non-residential use(s) in 50% or more of the ground floor gross floor area;
- v. If 66% or more of the dwelling units are eligible for one or more than one of the foregoing reductions, all dwelling units in the development shall be eligible for the reduction that is higher.

For greater clarity, each of the foregoing reductions are to be inclusive of any applicable reduction pursuant to section 26.2(1.1) of the Act. The reduction of development charges pursuant to this subsection (3) shall be limited to 2,000 eligible dwelling units."

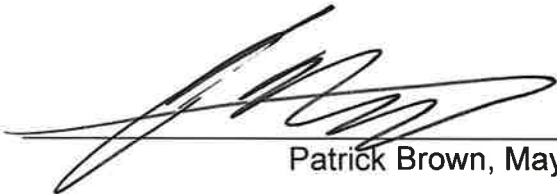
2. The amendments enacted by this amending By-law shall be retroactive in effect from September 10, 2025
3. Any development charges paid to the City for building permits allowing footings and foundations issued pursuant to the Building Code Act, 1992, prior to the enactment of this amending By-law for a development which qualifies under the City's Purpose-Built Rental Housing Program shall be refunded to the extent of the applicable development charge reduction.
4. This amending by-law expires on November 14, 2026.

ENACTED and PASSED this 24th day of September 2025.

Approved as to
form.

09/24/2025

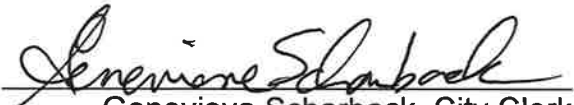
SDSR


Patrick Brown, Mayor

Approved as to
content.

09/24/2025

N. Damer


Genevieve Scharback, City Clerk