

## Amendments to the Official Plan and Zoning By-Law to Implement Inclusionary Zoning

To adopt Official Plan and Zoning By-Law amendments requiring residential developments within the City's Protected Major Transit Station Areas (MTSAs) to set aside a specific number of units for affordable housing.

Public Notice



December 1, 2025



7:00 p.m.



City Hall Council Chamber & Virtual Option  
<http://video.isilive.ca/brampton/live.html>

Information is available in an alternative/accessible format upon request.

### Purpose and Effect

On April 11, 2018, the Province of Ontario passed O.Reg.232/18 enabling municipalities to implement inclusionary zoning. The Regulation allows municipalities in Ontario to mandate within their Official Plans and enable through the Zoning By-Law to set aside a certain percentage of new residential development to include affordable housing units. This policy applies only to Protected Major Transit Station Areas (PMTSAs).

The purpose of this public meeting is to present the proposed official plan and zoning by-law amendments to establish inclusionary zoning requirements within the City's PMTSAs:

- Inclusionary Zoning (IZ) would only apply to new development or redevelopment applications proposing fifty (50) or more units.
- A two (2) year transition period is being recommended before the IZ requirements comes into effect in 2028.
- IZ would apply to home ownership and rental units under condominium tenure for a period of twenty-five (25) years.
- The amendment specifies the set aside percentage rate for the total number of affordable units within each PMTSA, to a maximum cap of five (5) percent as noted in the Province issued O.Reg 54/2025.
- The inclusionary zoning provisions being presented as draft amendments to both the current 270-2004 Zoning By-Law and to the proposed Comprehensive By-Law targeted for adoption in 2026.

If you have received this notice as an owner of a property and the property contains seven or more residential units, the City requests that you post this notice in a location that is visible to all the residents, such as on a notice board in the lobby.

If an agency/body/specified person with appeal rights as per the Planning Act does not make oral submissions at a public meeting or make written submissions to the City of Brampton with respect to a proposed Official Plan Amendment or proposed Zoning By-law Amendment before a Zoning By-law is passed, or before a proposed Official Plan Amendment is adopted:

- (a) They may not be entitled to appeal the decision of the City of Brampton to the Ontario Land Tribunal; and,
- (b) They may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

### We value your input...

Any person may express their support, opposition or comments to this application.

### How can I get involved?

- Please note: City Hall is now hosting in-person Public Meetings. A hybrid virtual option is also offered. To attend the Public Meeting: Pre-registration is required to speak at the meeting. Please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), no later than 4:30 p.m. on Tuesday, November 25, 2025, to pre-register and receive more details.
- To ensure a presentation on this item is provided at the meeting, interest for this will need to be indicated by either attending in person or indicating this, or by emailing [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) to request a presentation prior to 4:30pm on the day of the meeting.
- **Send comments to** MIRELLA PALERMO, Advisor, Special Projects (MTSA), [mirella.palermo@brampton.ca](mailto:mirella.palermo@brampton.ca), AND/OR
- **Mail comments to:** Planning and Development Services Dept., 2 Wellington Street West, 3rd Floor Brampton ON L6Y 4R2, AND/OR
- **Submit an audio or video recording** (up to 5 minutes), to be played at the meeting. Submissions may be sent to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) and must be received no later than 4:30 p.m. on November 25, 2025.
- If you wish to be notified of the decision of the City in respect of this amendment to the Official Plan and Zoning By-Law, you must make a written request to the Clerk, City of Brampton, 2 Wellington Street West Brampton, ON L6Y 4R2.

### More Information

For more information about this matter visit the City's website under [City of Brampton | Planning and Development | Inclusionary Zoning](#). Note: In accordance with *Planning Act*, a recommendation report will be prepared by staff and presented to a future meeting of the Planning and Development Committee and forwarded to City Council for a decision. City Council will not adopt the proposed Zoning By-Law until at least 30 days after the date of a statutory public meeting.