

**Adoption of Official Plan Amendment OP2023-023 (By-law 39-2026)
and Zoning By-laws 40-2026 and 41-2026**

Inclusionary Zoning

Date of Decision: February 25, 2026

Date of Notice: March 12, 2026

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 39-2026, to adopt Official Plan Amendment OP2023-023, and By-laws 40-2026 and 41-2026, to amend Comprehensive Zoning By-law 270-2004, and Zoning By-law 14-2026, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to a City-initiated application.

The decision of Council is final with no appeal period, pursuant to section 17(24.1.2) and 34 (11.0.6) of the *Planning Act*, as there are no appeals with respect to the Inclusionary Zoning policies.

The Purpose and Effect of the Official Plan Amendment: To adopt amendment OP2023-023 by including Inclusionary Zoning requirements applying to developments or redevelopments of fifty (50) or more units within the City's Protected Major Transit Stations Areas (MTSA) to set-aside a certain percentage of affordable housing units for moderate income households as identified in Table 11, Section 5.10.4, starting January 1, 2028, onwards.

Location of Lands Affected: All Protected Major Transit Station Areas as identified in Schedules 13a through 13n consecutively in Brampton's Official Plan.

The Purpose and Effect of Zoning By-law Amendment (By-law 40-2026): To amend Zoning By-law 270-2004 by including Inclusionary Zoning requirements applying to developments or redevelopments of fifty (50) or more units within the City's Protected Major Transit Stations Areas (MTSA) to set-aside a certain percentage of affordable housing units for moderate income households as identified in Table 6.37, starting January 1, 2028, onwards.

Location of Lands Affected (By-law 40-2026): All Protected Major Transit Station Areas as identified in Schedules K-1 through K-14 consecutively of By-law 270-2004.

The Purpose and Effect of Zoning By-law Amendment (By-law 41-2026): To amend Zoning By-law 14-2026 by including Inclusionary Zoning requirements applying to developments or redevelopments of fifty (50) or more units within the City's Protected Major Transit Stations Areas (MTSA) to set-aside a certain percentage of affordable housing units for moderate income households as identified in Table 3.22.1, starting January 1, 2028, onwards.

Location of Lands Affected (By-law 41-2026): All Protected Major Transit Station Areas as identified in Schedule F of By-Law 14-2026.

Obtaining Additional Information: A copy of the by-law for each amendment 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 application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application 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 this matter.

Information on development applications under the *Planning Act* within the subject area should be directed to the assigned planner.

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 39 - 2026

To Adopt Amendment Number OP 2023- 023

to the Official Plan of the City of Brampton Planning Area

WHEREAS Section 16 of the Planning Act, R.S.O. 1990, cP13, as amended (the "*Planning Act*") enables municipalities where there is an official plan in effect to contain provisions authorizing inclusionary zoning in respect of protected major transit station areas.

AND WHEREAS the City of Brampton Official Plan contains provisions for the establishment of inclusionary zones as outlined in this by-law;

AND WHEREAS Sections 35.2 and 70.1 of the *Planning Act* provides Council the authority to pass one or more by-laws enacting inclusionary zoning policies;

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

1. Brampton Official Plan, Section 5.18 Glossary, be amended to include the following terms:

AFFORDABLE OWNERSHIP HOUSING UNIT for Inclusionary Zoning shall mean a dwelling unit available for sale at the cost of which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for moderate income households.

- a) One-bedroom units priced at or below the fourth income decile for Brampton households;
- b) Two-bedroom units priced at or below the fifth income decile for Brampton households; and,
- c) Three-bedroom units priced at or below the sixth income decile for Brampton households.

AFFORDABLE RENTAL HOUSING UNIT means a dwelling unit where total monthly shelter costs are the least expensive of: a unit for which the rent is at or below the average market rent of a unit in the regional market area, or a unit for which the rent does not exceed 30 percent of gross annual household income for moderate-income households as follows:

- a) One-bedroom units priced at or below the fourth income decile for Brampton renter households;
- b) Two-bedroom units priced at or below the fifth income decile for Brampton renter households; and,

- c) Three-bedroom units priced at or below the sixth income decile for Brampton renter households.

INCOME DECILES FOR INCLUSIONARY ZONING shall mean income data that divides the working-age population (15+ years) into 10 equally-sized groups according to rank by total income (e.g. those in decile 1 fall in the lowest 10 percent of total income distribution), as identified in the Province's Affordable Residential Units Bulletin.

MODERATE-INCOME HOUSEHOLDS FOR INCLUSIONARY ZONING shall mean household incomes that fall between 30 to 60 percent of the income distribution within the City of Brampton for ownership, or in the case of rental housing, households with incomes between 30 to 60 percent income distribution for renter households within the City of Brampton.

NON-PROFIT HOUSING PROVIDER shall mean:

- a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies that is in good standing under the Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the *Canada Business Corporations Act* applies, that is in good standing under the Act and whose primary object is to provide housing;
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*; or
- d) an organization that is a registered charity within the meaning of the *Income Tax Act (Canada)* or a non-profit organization exempt from tax under paragraph 149 (1) (l) of that Act, and whose land is owned by the organization, all or part of which is to be used as affordable housing.

OWNERSHIP HOUSING shall mean a building or part of a building containing one or more dwelling units which are individually owned as part of freehold ownership, a condominium registered under section 2 of the Condominium Act, 1998, or a predecessor of that section.

PURPOSE-BUILT RENTAL HOUSING shall mean housing that is designed and built expressly as long-term rental accommodation. It is different from other types of rentals, such as condominiums or secondary suites, which may be available in the rental market one year and not the next.

2. Brampton Official Plan, Section 5.10 Inclusionary Zoning, be amended to include the following items:
- 5.10.2 – Inclusionary Zoning policies will be informed by ongoing monitoring and periodic review in accordance with Provincial requirements to create and maintain an affordable housing stock while avoiding negative impacts to overall housing development activity.
 - 5.10.3 - The City will work collaboratively with the Region of Peel, private and non-profit developers, housing providers, and other special interest groups to leverage expertise and achieve housing objectives.
 - 5.10.4 - Inclusionary Zoning requirements shall apply to developments or redevelopments of fifty (50) or more units within a PMTSA as shown in Schedules 13a through 13n consecutively, and subject to an Inclusionary Zoning By-Law, are required to include affordable ownership housing units

or affordable rental housing units for moderate income households, as follows:

- a) The minimum required percentage of units for residential purposes to be set-aside as affordable ownership housing units or affordable rental housing units is established in Table x.

Table x – Required Percentage of Units for Residential to be Set-Aside for Affordable Housing in Accordance with Policy 5.10.4

Inclusionary Zoning Areas	2026	2027	2028	2029	2030
13a - Bramalea GO	0%	0%	1%	2%	3%
13b - Brampton GO	0%	0%	2%	3%	5%
13c - Mount Pleasant GO	0%	0%	1%	2%	3%
13d - Centre St.	0%	0%	1%	2%	3%
13e - Kennedy	0%	0%	1%	2%	3%
13f - Rutherford	0%	0%	1%	2%	3%
13g - Laurelcrest	0%	0%	1%	2%	3%
13h - Dixie	0%	0%	2%	3%	5%
13i - Central Park (Bramalea Terminal)	0%	0%	2%	3%	5%
13j - Bramalea	0%	0%	1%	2%	3%
13k – The Gore	0%	0%	1%	2%	3%
13l - Ray Lawson County Court	0%	0%	1%	2%	3%
13m – Gateway Terminal	0%	0%	2%	3%	5%
13n – Steeles at Mississauga	0%	0%	1%	2%	3%

- 5.10.5 - The City may introduce Inclusionary Zoning requirement for lands within PMTSAs that are not currently identified within the IZ Areas on Schedules 13a through 13n.
- 5.10.6 - The suite mix of the affordable housing component will contain a mix of one-bedroom units and family-sized units (2- and 3-bedroom suites) to encourage a mix of unit type and sizes.
- 5.10.7 – Targeting moderate income households that fall within 30 to 60 percent of the income distribution for ownership or rental in the City of Brampton.
- 5.10.8 - In accordance with O.Reg. 54/25 the number of affordable housing units, or the gross floor area to be occupied by the affordable housing units, that would be required for developments or redevelopments located within protected major transit station areas shall not exceed:
 - i. 5 per cent of the total residential units that are part of the development or redevelopment, or

- ii. 5 per cent of the total floor area of all residential units that are part of the development or redevelopment, not including common areas.
- 5.10.9 - In accordance with O.Reg. 54/25 the period of time for which affordable housing units would be maintained as affordable for development or redevelopment located within PMTSAs shall not exceed 25 years.
- 5.10.10 - The level of affordability for ownership is the sale of the dwelling unit at the cost which the purchase price results in an annual accommodation which does not exceed 30 percent of the gross annual household income for moderate income households.
- 5.10.11 - The level of affordability for rental is a dwelling unit where the total monthly shelter costs are the least expensive of a unit for which the rent is at or below the average market rent of a unit in the regional market, or a unit for which the rent does not exceed 30 percent of the annual household income for moderate-income households as follows:
 - i. One-bedroom units priced at or below the fourth income decile for Brampton renter households.
 - ii. Two-bedroom units priced at or below the fifth income decile for Brampton renter households.
 - iii. Three-bedroom units priced at or below the sixth income decile for Brampton renter households.
- 5.10.12 - The City will receive a portion of the net proceeds from the sale of an affordable ownership housing unit as follows:
 - i. The resale price of the unit during the 25-year affordability period will be capped at the original affordable purchase price, plus annual allowable increases benchmarked to the Consumer Price Index;
 - ii. The City will receive no more than 20 per cent of the net proceeds of the sale of an affordable ownership housing unit sold during the 25-year affordability period, equivalent to no more than 2 per cent of the sale price, for administration fees, with net proceeds determined based on the difference between the purchase price and the resale price of the affordable ownership unit; and,
 - iii. The City will receive 50 per cent of the net proceeds of the first sale of an affordable ownership housing unit at market price after the 25 year affordability period, to be reinvested in affordable housing, with the net proceeds determined based on the difference between the purchase price and the resale price of the affordable ownership unit, less any legal, administration or real estate commission fees.
- 5.10.13 - For affordable ownership housing units subject to a 25-year affordability period:
 - i. No resale is permitted during the affordability period.
 - ii. The City will receive a percentage of the net proceeds of the first sale of an affordable ownership housing unit at market price after the 25-year affordability period ends, where the percentage is established at the time of first purchase; and,
 - iii. The City's percentage of net proceeds is equivalent to the difference between the original appraised market value of the unit and the original purchase price, expressed as a percentage of the original appraised value of the unit, to be reinvested in affordable housing, up to no more than 50% of the net proceeds, where net proceeds is defined as the resale market

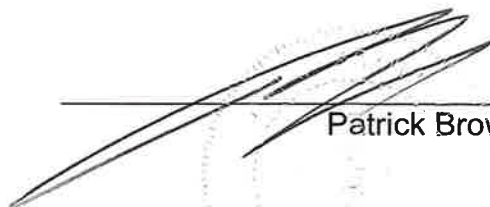
price of the unit, less any legal, administration, or real estate commission fees.

- 5.10.14 – Inclusionary Zoning By-Law will not apply to:
 - i. Developments or redevelopments of less than 50 (fifty) units;
 - ii. Supportive Residential Housing Types 1 and 2, residential care homes, community housing, retirement communities, special needs housing, subsidized housing, lodging homes and single room occupancies;
 - iii. Region of Peel or Peel Housing Corporation projects;
 - iv. A building which will be owned or operated by a non-profit housing provider where the non-profit housing provider has one hundred (100) percent interest;
 - v. Purpose-built rentals;
 - vi. Application for site plan or building permit application for Group “C” Residential deemed complete by the City on or before December 31, 2027.

ENACTED and PASSED this 25 day of February, 2026.

Approved as to
form.
2026/02/23
AJC

Approved as to
content.
2026/02/23
HFZ


Patrick Brown, Mayor


Genevieve Scharback, City Clerk



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 40 - 2026

To amend Zoning By-Law 270-2004 with Respect to Inclusionary Zoning

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P13, as amended, (the "Planning Act"), the council of a local municipality may pass a zoning by-law;

WHEREAS Section 35.2 (2) of the Planning Act, R.S.O. 1990 c. Part V, as amended (the "Planning Act") enables council of a local municipality to pass one or more by-laws under Section 34 to implement policies related to Inclusionary Zoning (IZ);

WHEREAS City of Brampton Official Plan (Brampton Plan) contains policies that authorize inclusionary zoning pursuant to subsection 16(4) of the *Planning Act*;

AND WHEREAS Council of the City of Brampton has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. By-Law Number 270-2004, as amended, is hereby further amended;

1) By adding the following definitions to Section 5: Definitions and arranging all definitions in alphabetical order accordingly:

AFFORDABLE OWNERSHIP HOUSING UNIT for Inclusionary Zoning shall mean a dwelling unit available for sale at the cost of which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for moderate income households as follows:

1. One-bedroom units priced at or below the fourth income decile for Brampton households;
2. Two-bedroom units priced at or below the fifth income decile for Brampton households; and,
3. Three-bedroom units priced at or below the sixth income decile for Brampton households.

AFFORDABLE RENTAL HOUSING UNIT means a dwelling unit where total monthly shelter costs are the least expensive of: a unit for which the rent is at or below the average market rent of a unit in the local market area, or a unit for which the rent does not exceed 30 percent of

gross annual household income for moderate-income households as follows:

1. One-bedroom units priced at or below the fourth income decile for Brampton renter households;
2. Two-bedroom units priced at or below the fifth income decile for Brampton renter households; and,
3. Three-bedroom units priced at or below the sixth income decile for Brampton renter households.

INCOME DECILES FOR INCLUSIONARY ZONING shall mean Income data that divides the working-age population (15+ years) into 10 equally-sized groups according to rank by total income (e.g. those in decile 1 fall in the lowest 10 per cent of total income distribution), as identified in the Province's Affordable Residential Units Bulletin.

MODERATE INCOME HOUSEHOLDS FOR INCLUSIONARY ZONING shall mean households that fall between 30 to 60 per cent of the income distribution within the City of Brampton for ownership, or in the case of rental housing, households with incomes between 30 to 60 per cent income distribution for renter households within the City of Brampton.

NON-PROFIT HOUSING PROVIDER shall mean:

- a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies that is in good standing under the Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the *Canada Business Corporations Act* applies, that is in good standing under the Act and whose primary object is to provide housing;
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*; or
- d) an organization that is a registered charity within the meaning of the *Income Tax Act (Canada)* or a non-profit organization exempt from tax under paragraph 149 (1) (l) of that Act, and whose land is owned by the organization, all or part of which is to be used as affordable housing.

OWNERSHIP HOUSING shall mean a building or part of a building containing one or more dwelling units which are individually owned as part of freehold ownership, a condominium registered under section 2 of the Condominium Act, 1998, or a predecessor of that section.

PURPOSE-BUILT RENTAL HOUSING shall mean housing that is designed and built expressly as long-term rental accommodation. It is different from other types of rentals, such as condominiums or secondary suites, which may be available in the rental market one year and not the next.

2. By adding Section 6.37 to Section 6.0 General Provisions for All Zones with the following Inclusionary Zoning provisions:

6.37 Inclusionary Zoning

The following requirements and restrictions shall apply to lands located within the Inclusionary Zoning overlay boundaries identified as Schedules K-1 through K-14 of this By-law.

- 1) The provisions of this section shall not apply to:
 - a) Developments or redevelopments of less than 50 units

- b) Supportive Residential Housing Types 1 and 2, residential care homes, community housing, retirement communities, special needs housing, subsidized housing, lodging homes and single room occupancies.
 - c) Region of Peel or Peel Housing Corporation projects.
 - d) A building which will be owned or operated by a non-profit housing provider where the non-profit housing provider has one hundred percent interest.
 - e) Purpose-built rentals.
 - f) Developments where the following application types have been deemed complete by the City on or before December 31, 2027:
 - i. Site Plan; or,
 - ii. Building permit application for Group “C” Residential.
 - g) Legally existing buildings established prior to December 31, 2027, except where any addition or extension to, or change of use within, a legally existing building result in 50 or more new dwelling units.
 - h) Exemptions in accordance with the *Planning Act* and associated regulations.
3. Where the minimum percentage of affordable units required in each Inclusionary Zoning as set out in the associated Schedule K shall be set out in Table 6.37.

Table 6.37 - Inclusionary Zoning Set-Aside Percentage Rates within the PMTSAs

Inclusionary Zoning Area	2026	2027	2028	2029	2030
K-1 Bramalea GO	0%	0%	1%	2%	3%
K-2 Brampton GO	0%	0%	2%	3%	5%
K-3 Mount Pleasant GO	0%	0%	1%	2%	3%
K-4 Centre St.	0%	0%	1%	2%	3%
K-5 Kennedy	0%	0%	1%	2%	3%
K-6 Laurelcrest	0%	0%	1%	2%	3%
K-7 Dixie	0%	0%	2%	3%	5%
K-8 Central Park (Bramalea Terminal)	0%	0%	2%	3%	5%
K-9 Bramalea	0%	0%	1%	2%	3%
K-10 Ray Lawson County Court	0%	0%	1%	2%	3%
K-11 Gateway Terminal	0%	0%	2%	3%	5%
K-12 Steeles at Mississauga	0%	0%	1%	2%	3%
K-13 The Gore	0%	0%	1%	2%	3%
K-14 Rutherford	0%	0%	1%	2%	3%

- 4. Beginning on February 25, 2026, the Inclusionary Zoning By-Law shall be in effect within the areas identified in Schedules K-1 through K-14. However, the requirements for affordable home ownership and rental units will not begin until January 1, 2028, and continue beyond 2030. Subject to further amendments, in perpetuity, to a maximum of five (5) per cent as per amended O/Reg 54/25.
- 5. All affordable ownership and affordable rental units shall maintain a level of affordability as registered on title for a duration of twenty-five (25) years, as per amended O/Reg 232/18.
- 6. The IZ requirements of the affordable ownership and affordable rental units shall be delivered in a timely manner as registered on title.
- 7. Notwithstanding Section 6.37 of this By-Law, after the last day of the 25th year of the affordability requirements of Section 6.37 of this By-Law no longer apply to an affordable rental housing unit if that affordable rental housing unit is

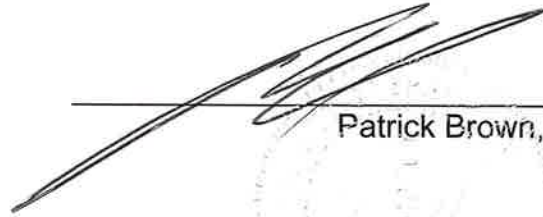
vacated in accordance with a notice of termination from the tenant or an agreement between the landlord and the tenant to terminate.

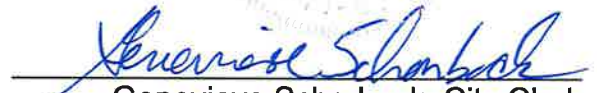
8. The permitted sale and resale price of affordable ownership units shall be determined on an annual basis in coordination with the Region of Peel and in accordance with this by-law.
9. On a lot which is subject to the Inclusionary Zoning requirements of this section, the City shall receive a portion of the net proceeds from the sale of an affordable ownership unit as follows:
 - i. The resale price of the unit during the 25-year affordability period will be capped at the original affordable purchase price, plus annual allowable increases benchmarked to the Consumer Price Index;
 - ii. The City will receive no more than 20 per cent of the net proceeds of the sale of an affordable ownership housing unit sold during the 25-year affordability period, equivalent to no more than 2 per cent of the sale price, for administration fees, with net proceeds determined based on the difference between the purchase price and the resale price of the affordable ownership unit; and,
 - iii. The City will receive 50 per cent of the net proceeds of the first sale of an affordable ownership housing unit at market price after the 25-year affordability period, to be reinvested in affordable housing, with the net proceeds determined based on the difference between the purchase price and the resale price of the affordable ownership unit, less and legal administration or real estate commission fees.
10. For development or redevelopment of lands that are subject to the Inclusionary Zoning provisions, the owner of such lands shall enter into one or more legal agreements with the City, to be registered on title to the lands, securing the Inclusionary Zoning requirements and restrictions outlined in Section 6.37 of this By-Law and the following, to the satisfaction of the City Solicitor and the Commissioner of Planning, Building and Growth Management:
 - i. Requirements ensuring occupants of affordable ownership and affordable rental housing units have the same building and amenity access as occupants of market units.
 - ii. Requirements for eligibility to purchase an affordable ownership and affordable rental housing unit.
 - iii. Requirements for ongoing administration, reporting and monitoring of affordable ownership and affordable rental housing units as registered on title and outline in the Inclusionary Zoning implementation guidelines.
 - iv. Where a purpose-built rental building ceases to meet the definition of purpose-built rental housing, Section 5 – Definitions, the requirements of Section 6.37 of this By-Law will then apply to the building.
11. Notwithstanding Section 6.37 of this By-Law, the owner of lands proposing purpose-built rental housing in a condominium registered under Section 2 of the *Condominium Act, 1998*, or predecessor of that section, shall enter into one or more legal agreements with the City, to be registered on title to the lands, securing Inclusionary Zoning requirements outlined in Section 6.37 that would be applicable if the purpose-built rental housing ceases to meet the definition of purpose-built rental housing.
12. By adding Schedules K-1 through K-14 Inclusionary Zoning Areas.

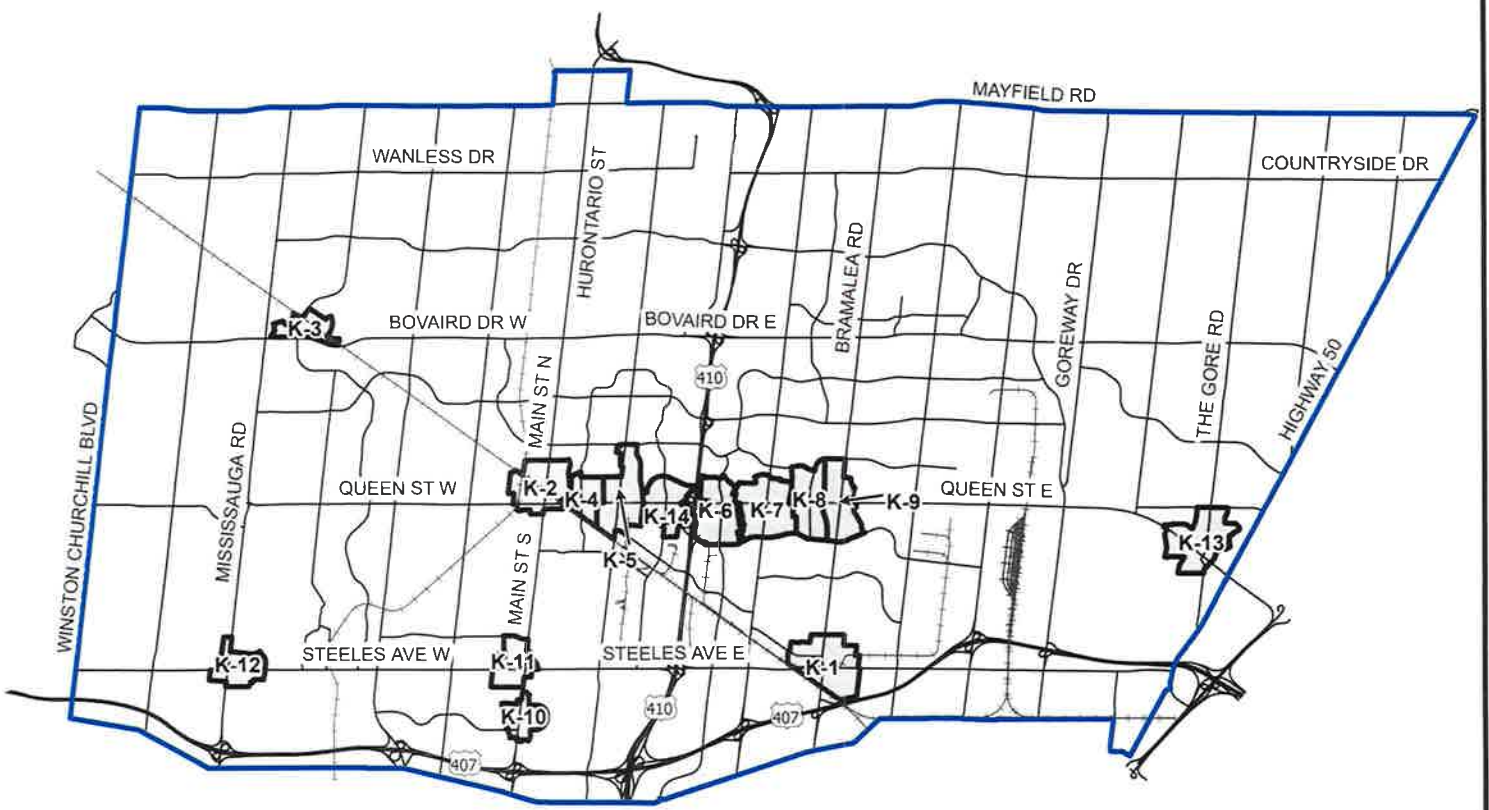
ENACTED and PASSED this 25 day of February, 2026.

Approved as to
form.
2026/02/23
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Approved as to
content.
2026/02/23
HFZ


Patrick Brown, Mayor


Genevieve Scharback, City Clerk



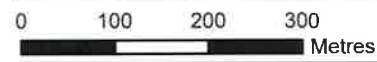
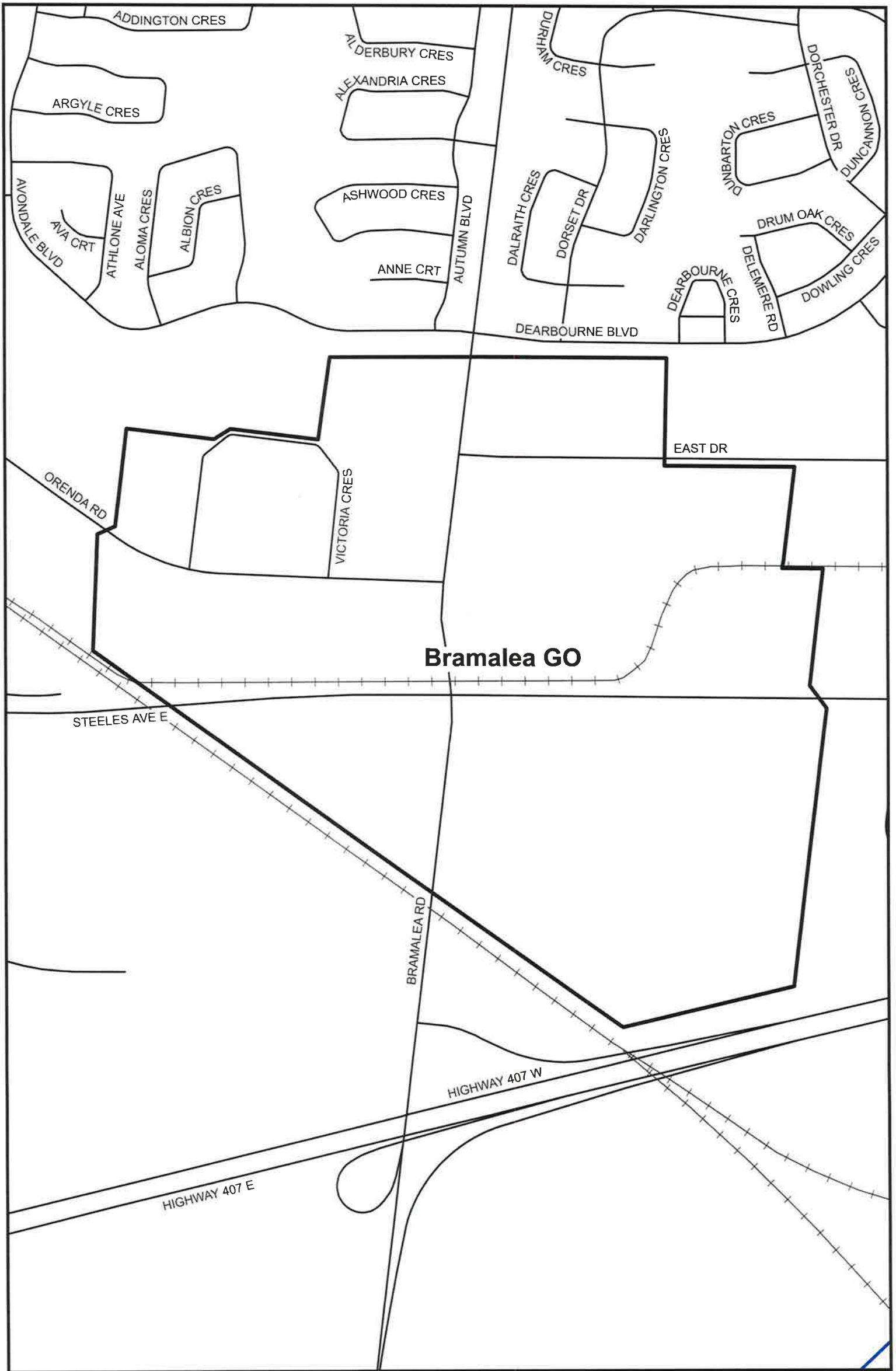
Schedule	Major Transit Station Area
K-1	Bramalea GO
K-2	Brampton GO
K-3	Mount Pleasant GO
K-4	Centre St.
K-5	Kennedy
K-6	Laurelcrest
K-7	Dixie
K-8	Central Park (Bramalea Terminal)
K-9	Bramalea
K-10	Ray Lawson County Court
K-11	Gateway Terminal
K-12	Steeles at Mississauga
K-13	The Gore
K-14	Rutherford

0 1 2 3 4
Kilometres

Subject Lands (MTSA)
 City Limits
 Railway
 Major Street



SCHEDULE K Key Map



Subject Lands (MTSA)
 — Street



**SCHEDULE K-1:
Bramalea GO Major Transit Station Area**

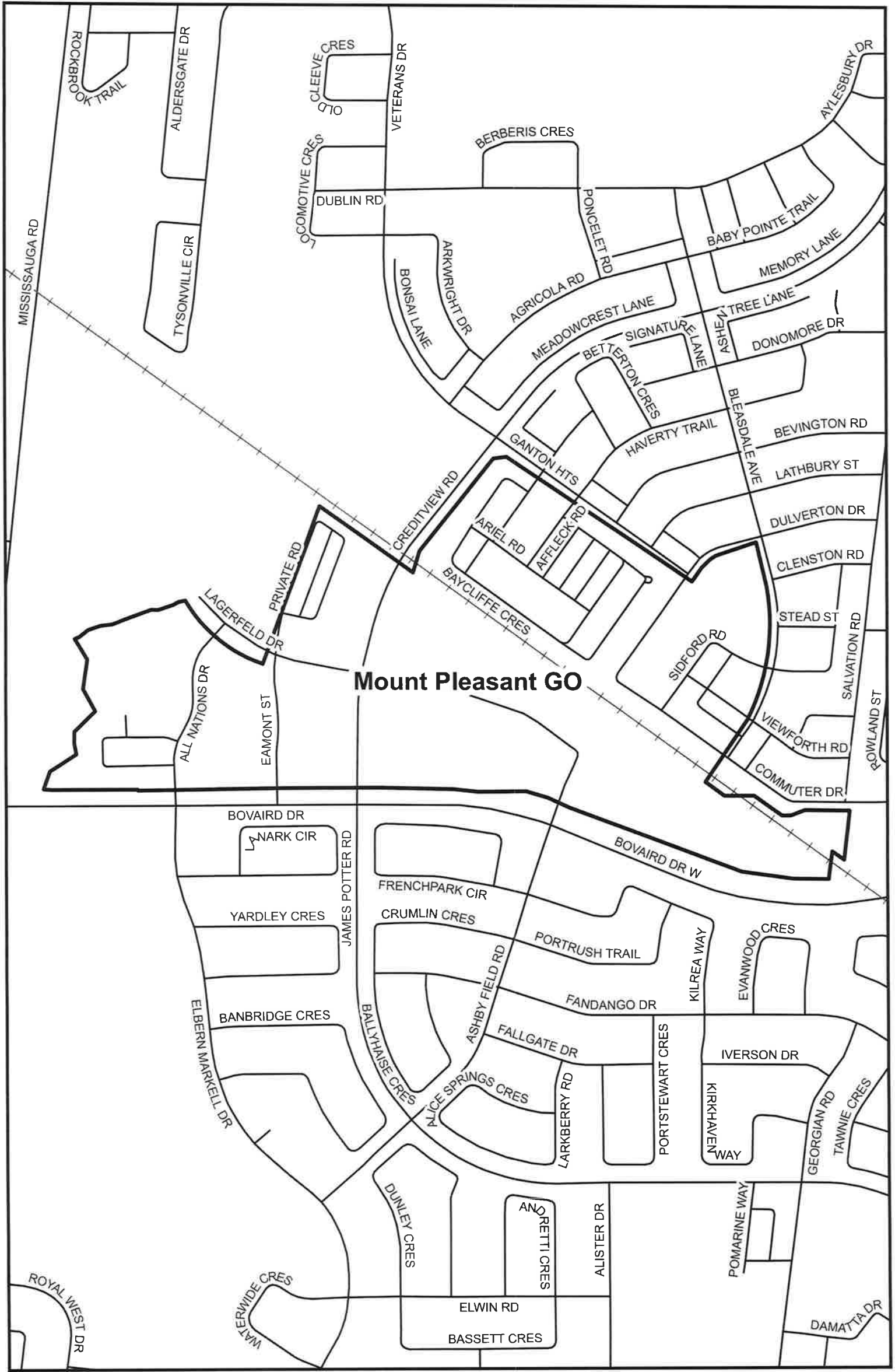
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BY-LAW 40-2026

SCHEDULE K-1



**SCHEDULE K-2:
Brampton GO Major Transit Station Area**



Mount Pleasant GO

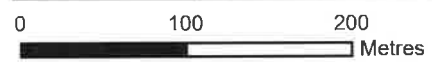
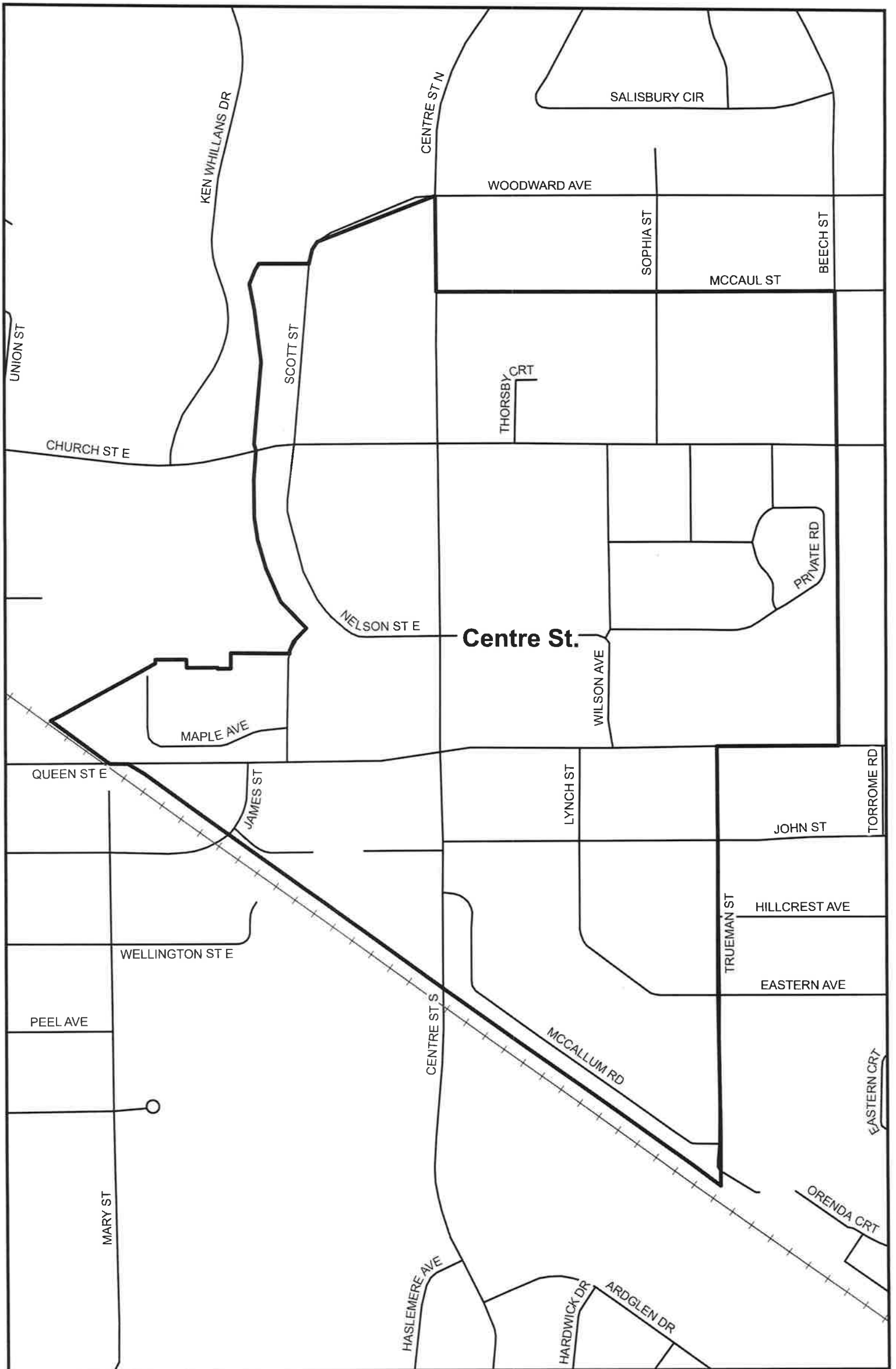


Subject Lands (MTSA)
 — Street

SCHEDULE K-3:
Mount Pleasant GO Major Transit Station Area

BY-LAW 40-2026

SCHEDULE K-3

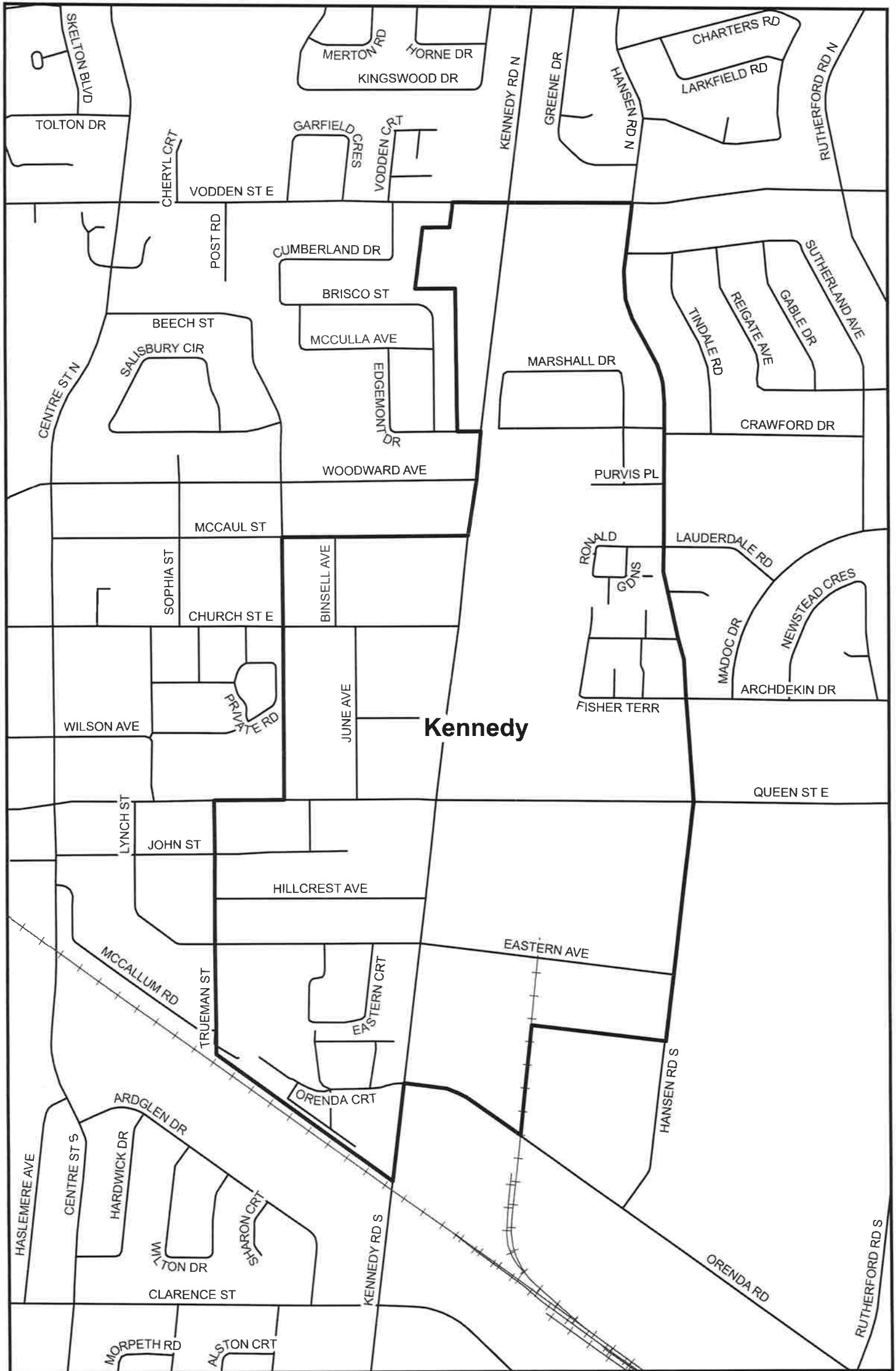


Subject Lands (MTSA)
 Street

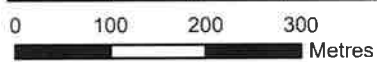


SCHEDULE K-4:
Centre St. Major Transit Station Area

BY-LAW 40-2026

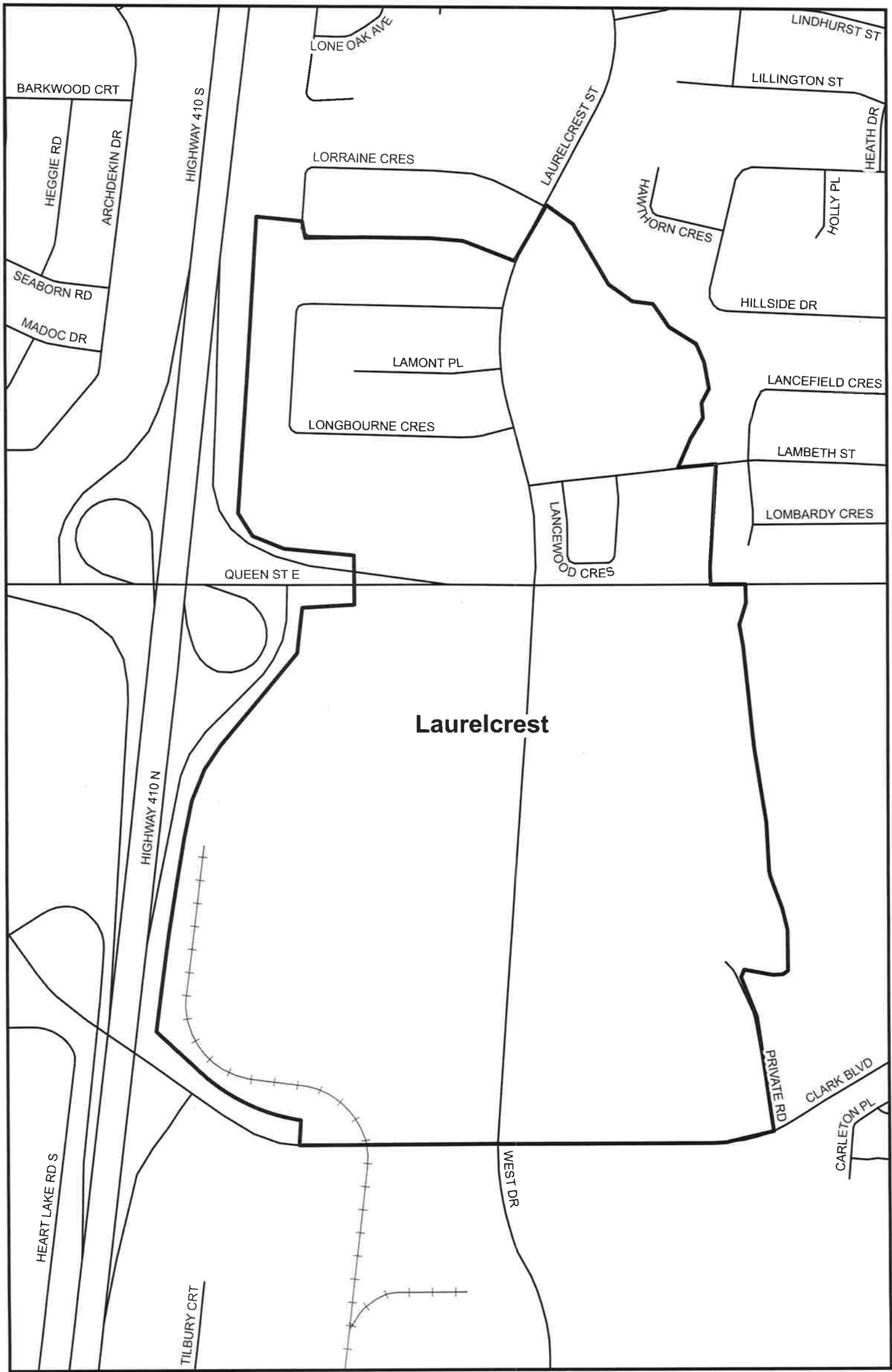


Kennedy

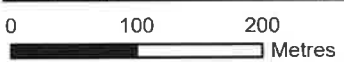


Subject Lands (MTSA) Street





Laurelcrest



Subject Lands (MTSA) Street

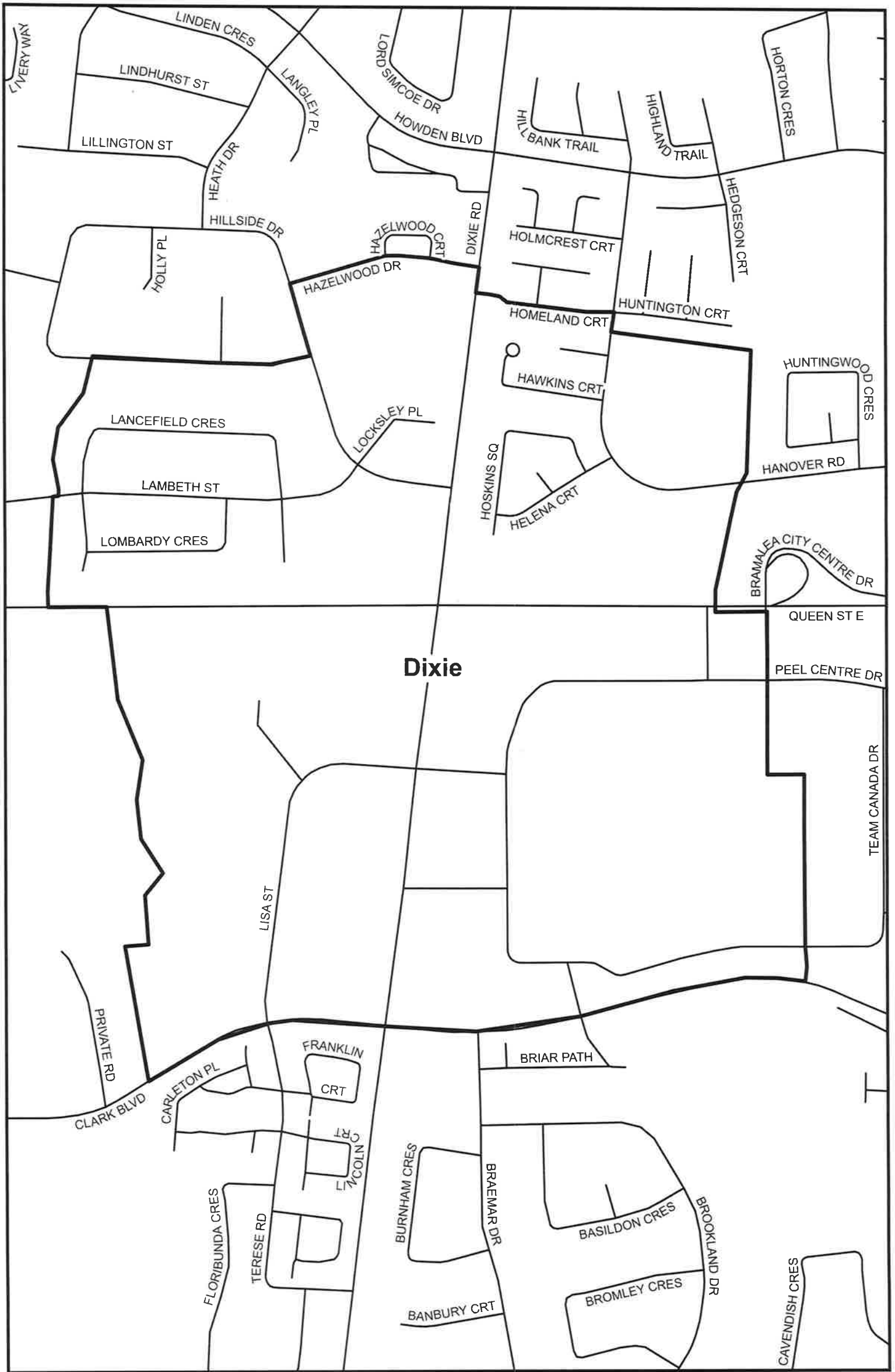


**SCHEDULE K-6:
Laurelcrest Major Transit Station Area**

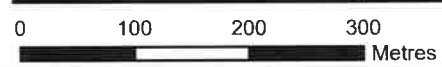
File: Inclusionary_Zoning_ZBL
Date: 2026/02/23 Drawn by: LCarter

BY-LAW 40-2026

SCHEDULE K-6



Dixie



Subject Lands (MTSA)
 Street

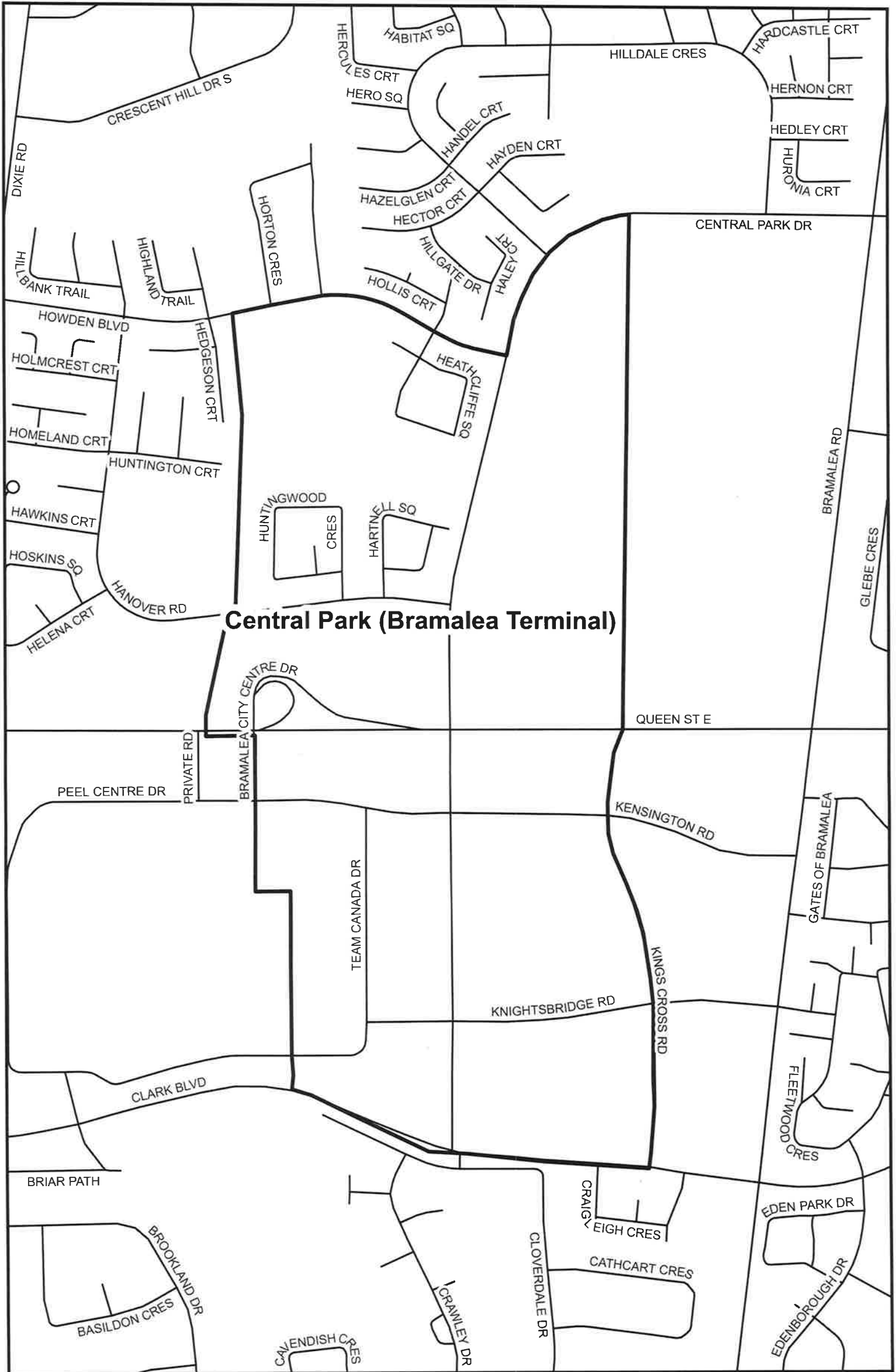


**SCHEDULE K-7:
Dixie Major Transit Station Area**

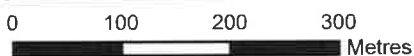
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 Date: 2026/02/23
 Drawn by: LCarter

BY-LAW 40-2026

SCHEDULE K-7

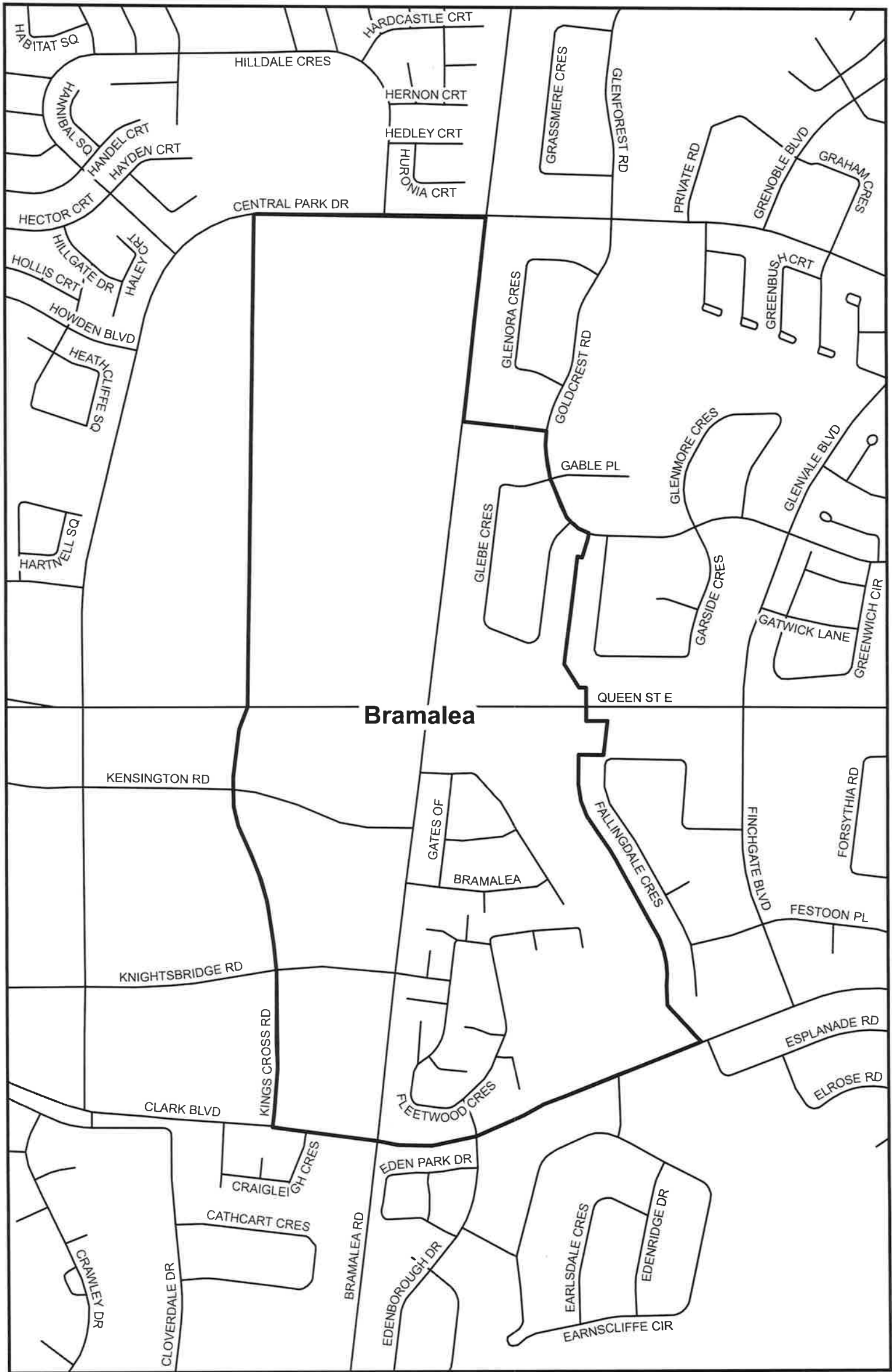


Central Park (Bramalea Terminal)



Subject Lands (MTSA) Street





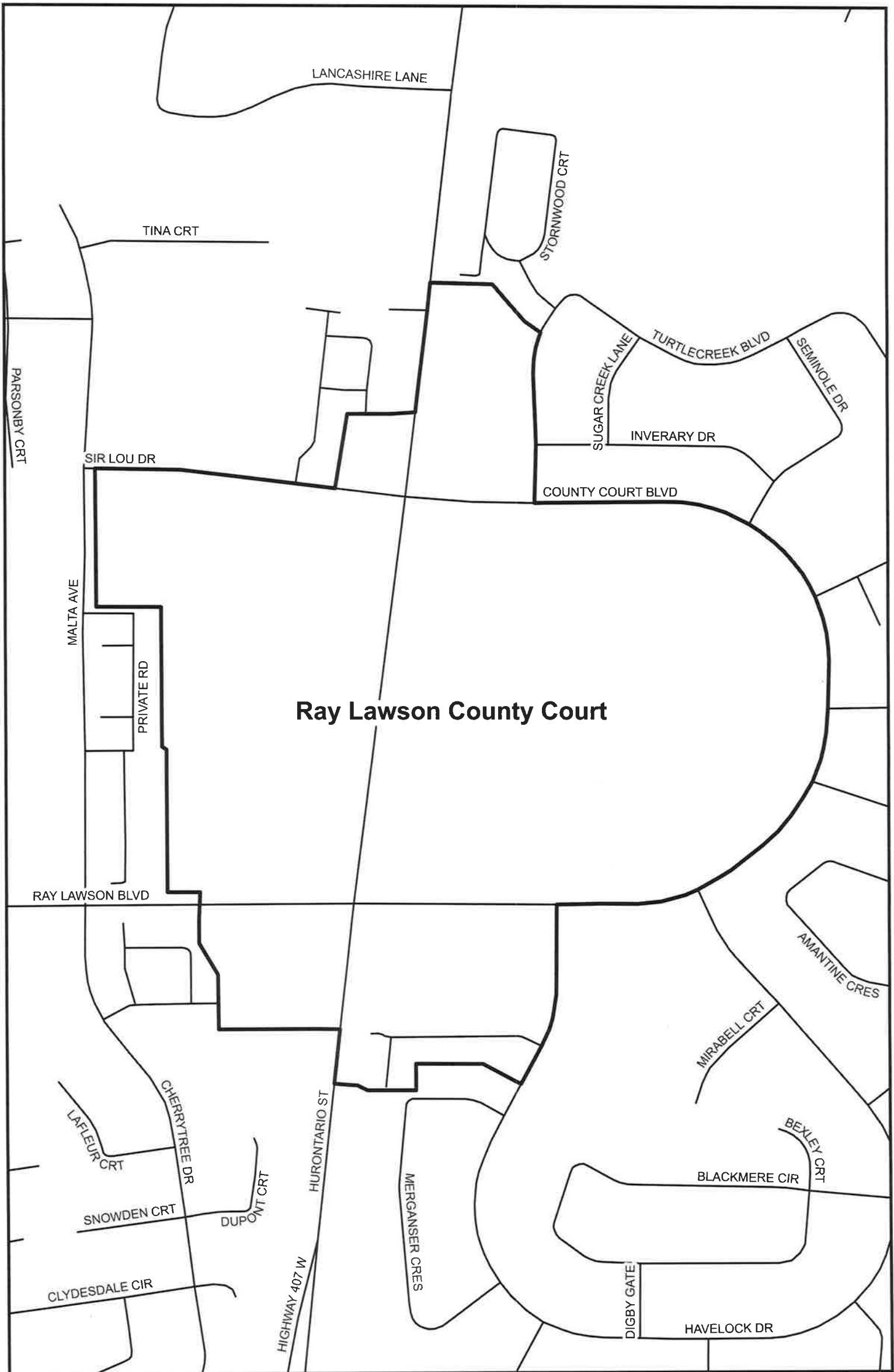
Bramalea



Subject Lands (MTSA)
 — Street

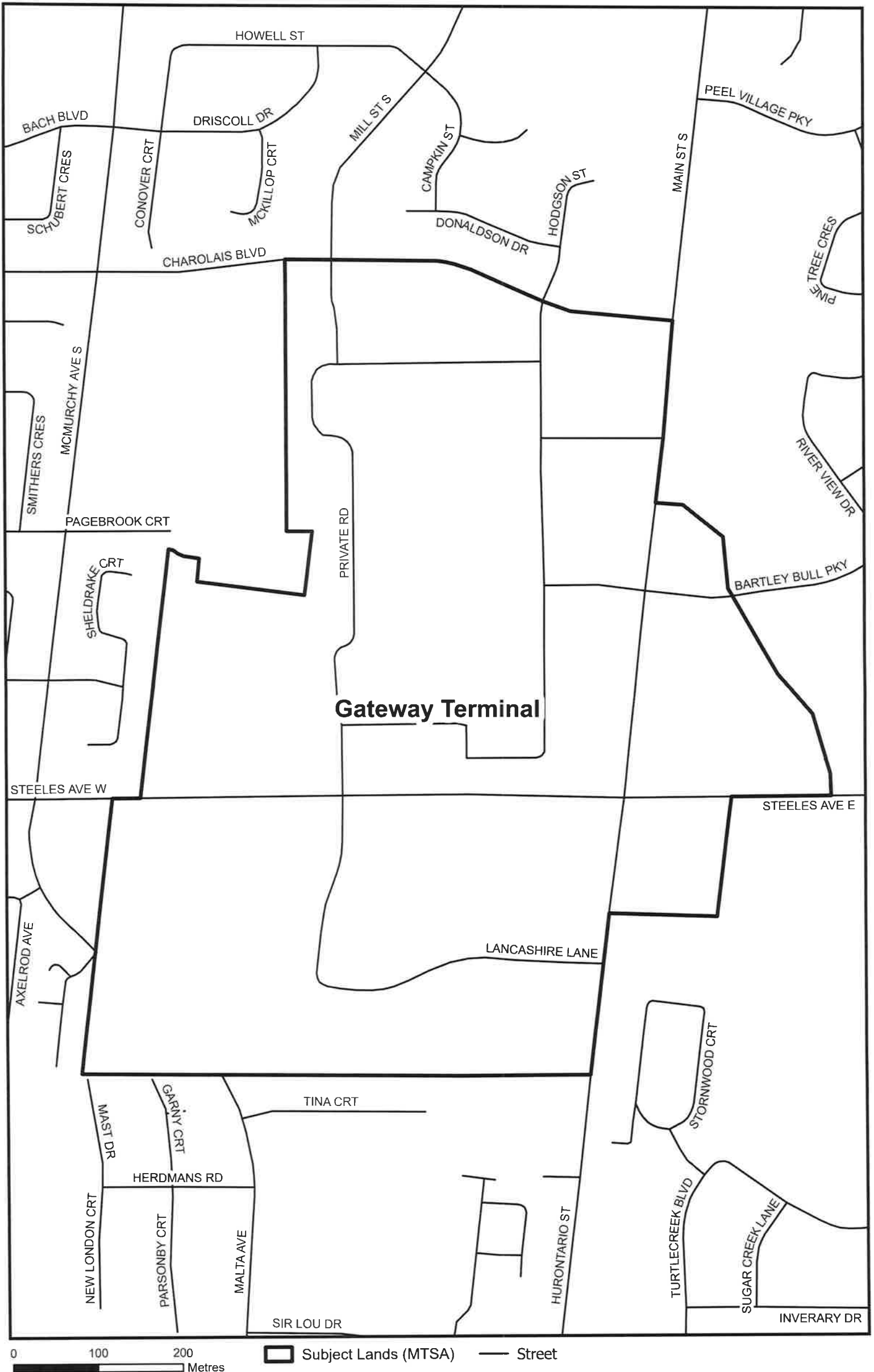


**SCHEDULE K-9:
Bramalea Major Transit Station Area**

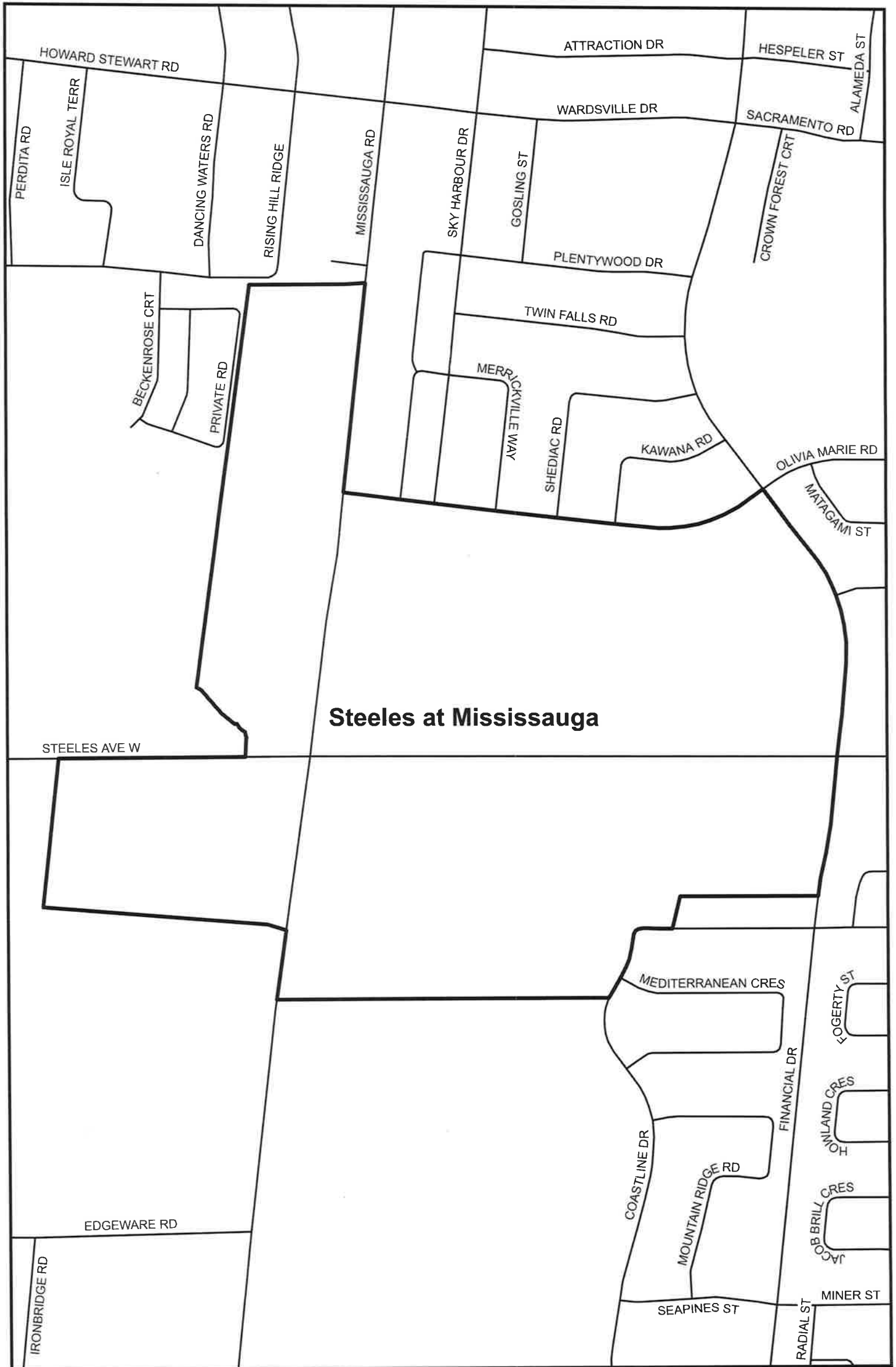


Subject Lands (MTSA)
 — Street

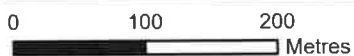




**SCHEDULE K-11:
Gateway Terminal Major Transit Station Area**

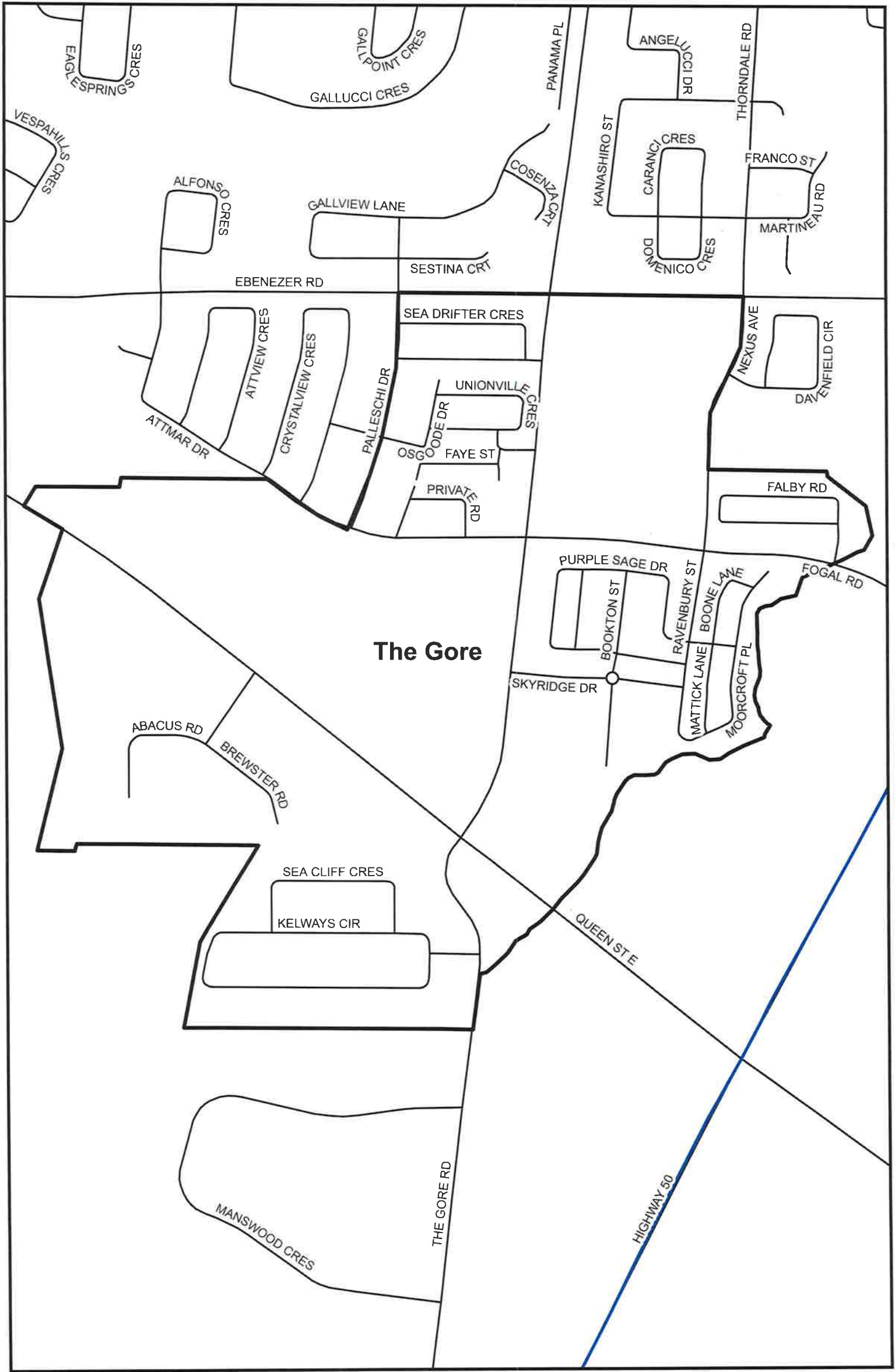


Steeles at Mississauga

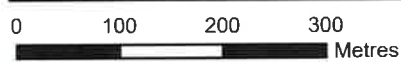


Subject Lands (MTSA) Street





The Gore



Subject Lands (MTSA)
 — Street

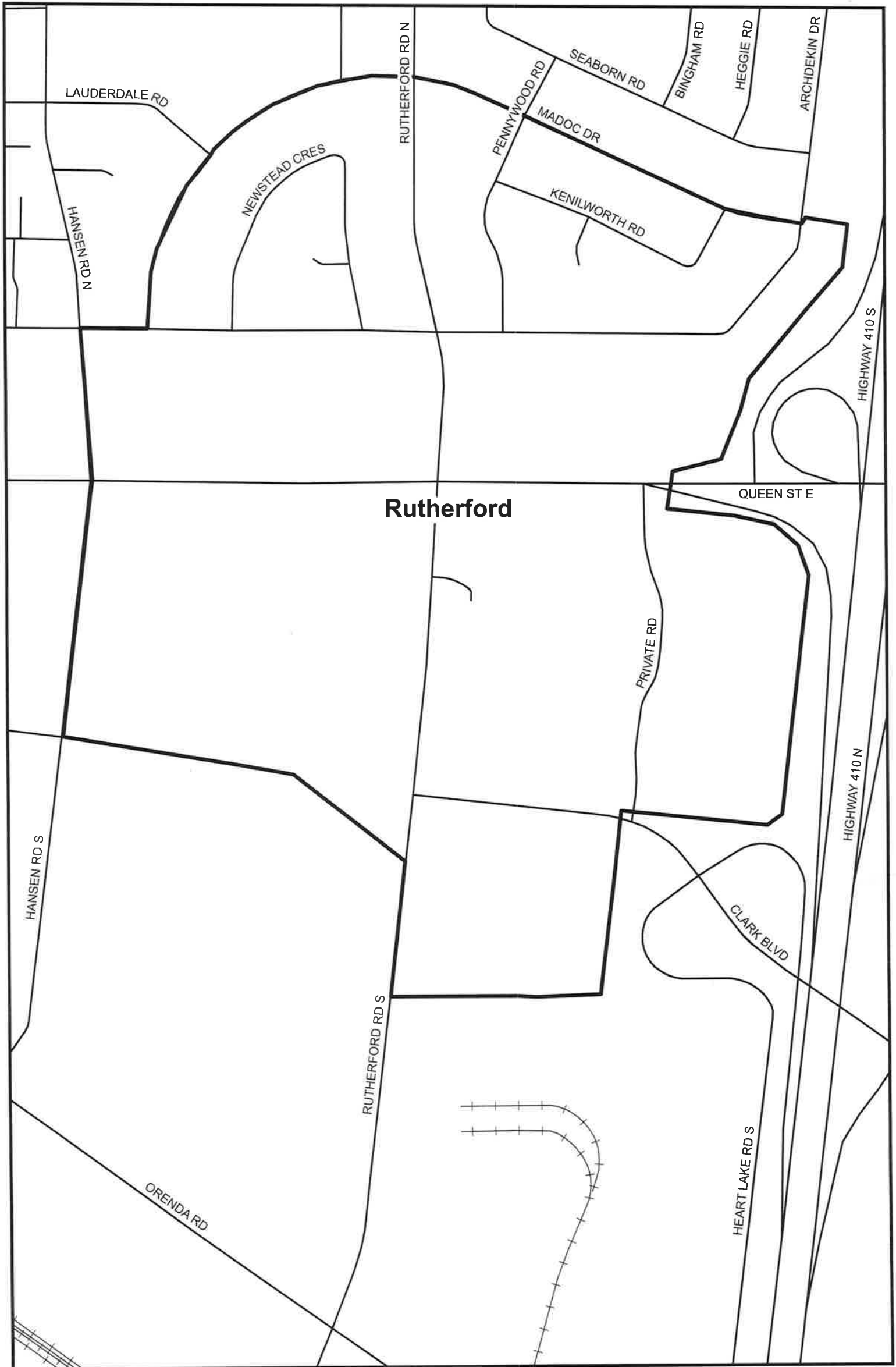


**SCHEDULE K-13:
The Gore Major Transit Station Area**

File: Inclusionary_Zoning_ZBL
 Date: 2026/02/23
 Drawn by: LCarter

BY-LAW 40-2026

SCHEDULE K-13



Rutherford

**SCHEDULE K-14:
Rutherford Major Transit Station Area**

BY-LAW 410-2026

Drawn by: LCarter



The Corporation of the City of Brampton

By-law

Number 41 - 2026

To amend Brampton's Zoning By-Law 14-2026 with respect to Inclusionary Zoning

WHEREAS pursuant to section 34 of the *Planning Act*, R.S.O. 1990, c.P13, as amended, (the "Planning Act"), the council of a local municipality may pass a zoning by-law;

Whereas Section 35.2 of the *Planning Act*, R.S.O 1990, c.P.13, as amended, enables the council of a local municipality to pass one or more by-laws under Section 34 to implement policies related to Inclusionary Zoning (IZ)

WHEREAS the City of Brampton Official Plan (Brampton Plan) contains policies that authorizes IZ pursuant to subsection 16(4) of the *Planning Act*;

AND WHEREAS the Council of the City of Brampton has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

Now therefore the Council of The Corporation of the City of Brampton enacts as follows:

1. Brampton Zoning By-Law 14-2026, as amended, is hereby further amended;

1) By adding the following definitions to Chapter 2: Definitions and arranging all definitions in alphabetical order accordingly:

"AFFORDABLE OWNERSHIP HOUSING UNIT for Inclusionary Zoning shall mean a dwelling unit available for sale at the cost of which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for moderate income households, as follows:

1. One-bedroom units priced at or below the fourth income decile for Brampton households;
2. Two-bedroom units priced at or below the fifth income decile for Brampton households; and,
3. Three-bedroom units priced at or below the sixth income decile for Brampton households.

AFFORDABLE RENTAL HOUSING UNIT means a dwelling unit where total monthly shelter costs are the least expensive of: a unit for which the rent is at or below the average market rent of a unit in the local market area, or a unit for which the rent does not exceed 30 percent of gross annual household income for moderate-income households as follows:

1. One-bedroom units priced at or below the fourth income decile for Brampton renter households;
2. Two-bedroom units priced at or below the fifth income decile for Brampton renter households; and,
3. Three-bedroom units priced at or below the sixth income decile for Brampton renter households.

INCOME DECILES FOR INCLUSIONARY ZONING shall mean Income data that divides the working-age population (15+ years) into 10 equally-sized groups according to rank by total income (e.g. those in decile 1 fall in the lowest 10 per cent of total income distribution), as identified in the Province's Affordable Residential Units Bulletin.

MODERATE INCOME HOUSEHOLDS FOR INCLUSIONARY ZONING shall mean ownership households that fall between 30 to 60 per cent of the income distribution within the City of Brampton for ownership, or in the case of rental housing, renter households with incomes between 30 to 60 per cent income distribution within the City of Brampton.

NON-PROFIT HOUSING PROVIDER shall mean:

- a) a corporation to which the *Not-for-Profit Corporations Act*, 2010 applies that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the *Canada Business Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing,
- c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*; or,
- d) an organization that is a registered charity within the meaning of the *Income Tax Act* (Canada) or a non-profit organization exempt from tax under paragraph 149 (1) (l) of that Act, and whose land is owned by the organization, all or part of which is to be used as affordable housing.

OWNERSHIP HOUSING shall mean a building or part of a building containing one or more dwelling units which are individually owned as part of freehold ownership, a condominium registered under section 2 of the *Condominium Act*, 1998, or a predecessor of that section.

PURPOSE-BUILT RENTAL HOUSING shall mean housing that is designed and built expressly as long-term rental accommodation. It is different from other types of rentals, such as condominiums or secondary suites, which may be available in the rental market one year and not the next."

2. By adding Section 3.22 to Chapter 3 General Provisions for All Zones with the following Inclusionary Zoning provisions:

"3.22 Inclusionary Zoning

The following requirements and restrictions shall apply to lands located within the Inclusionary Zoning overlay boundaries identified on Schedule F of this By-law.

- 1) The provisions of this section shall not apply to:
 - a) Developments or redevelopments of less than 50 units.
 - b) Supportive Residential Housing Types 1 and 2, residential care homes, community housing, retirement communities, special needs

- housing, subsidized housing, lodging homes and single room occupancies.
- c) Region of Peel or Peel Housing Corporation projects.
 - d) A building which will be owned or operated by a non-profit housing provider where the non-profit housing provider has one hundred percent interest.
 - e) Purpose-built rentals
 - f) Developments where the following application types have been deemed complete by the City on or before December 31, 2027:
 - i. Site plan; or,
 - ii. Building permit application for Group “C” Residential
 - g) Legally existing buildings established prior to December 31, 2027, except where any addition or extension to, or change of use within, a legally existing building result in 50 or more new dwelling units.
 - h) Exemptions in accordance with the *Planning Act* and associated regulations.
3. Where the minimum percentage of affordable units required in each Inclusionary Zoning as set out in the associated Schedule F shall be set out in Table 3.22.1.

Table 3.22.1 - Inclusionary Zoning Set-Aside Percentage Rates within the PMTSAs

Inclusionary Zoning Area	2026	2027	2028	2029	2030
Bramalea GO	TBD	TBD	TBD	TBD	TBD
Brampton GO	TBD	TBD	TBD	TBD	TBD
Mount Pleasant GO	0%	0%	1%	2%	3%
Centre St.	0%	0%	1%	2%	3%
Kennedy	0%	0%	1%	2%	3%
Rutherford	0%	0%	1%	2%	3%
Laurelcrest	0%	0%	1%	2%	3%
Dixie	0%	0%	2%	3%	5%
Central Park (Bramalea Terminal)	0%	0%	2%	3%	5%
Bramalea	0%	0%	1%	2%	3%
The Gore	0%	0%	1%	2%	3%
Ray Lawson County Court	TBD	TBD	TBD	TBD	TBD
Gateway Terminal	0%	0%	2%	3%	5%
Steeles at Mississauga	0%	0%	1%	2%	3%

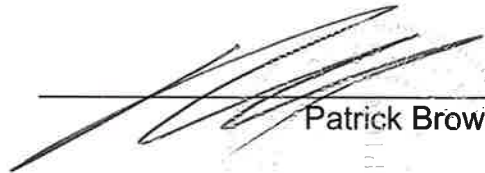
- 4. Beginning on February 25, 2026, the Inclusionary Zoning By-Law shall be in effect within the areas identified on Schedule F. However, the requirements for affordable home ownership and rental units will not begin until January 1, 2028, and will continue beyond 2030, subject to further amendments, in perpetuity, to a maximum of five per cent as per amended O.Reg. 54/25.
- 5. All affordable ownership and affordable rental units shall maintain a level of affordability as registered on title for a duration of twenty-five (25) years per amended O.Reg. 232/18.
- 6. The IZ requirements for affordable ownership and affordable rental units shall be delivered in a timely manner as registered on title.
- 7. Notwithstanding Section 3.22 of this By-Law, after the last day of the 25th year of the affordability requirements listed in Table 3.22.1 of this By-Law will no longer apply to an affordable rental housing unit if that affordable rental housing unit is vacated in accordance with a notice

of termination from the tenant or an agreement between the landlord and the tenant to terminate.


8. The permitted sale and resale price of affordable ownership units shall be determined on an annual basis in coordination with the Region of Peel and in accordance with this by-law.
9. On a lot which is subject to the Inclusionary Zoning requirements of this section, the City shall receive a portion of the net proceeds from the sale of an affordable ownership unit as follows:
 - i. The resale price of the unit during the 25-year affordability period will be capped at the original affordable purchase price, plus annual allowable increases benchmarked to the Consumer Price Index;
 - ii. The City will receive no more than 20 per cent of the net proceeds of the sale of an affordable ownership housing unit sold during the 25-year affordability period, equivalent to no more than 2 per cent of the sale price, for administration fees, with net proceeds determined based on the difference between the purchase price and the resale price of the affordable ownership unit; and,
 - iii. The City will receive 50 per cent of the net proceeds of the first sale of an affordable ownership housing unit at market price after the 25-year affordability period, to be reinvested in affordable housing, with the net proceeds determined based on the difference between the purchase price and the resale price of the affordable ownership unit, less any legal, administration or real estate commission fees.
10. For development or redevelopment of lands that are subject to the Inclusionary Zoning provisions, the owner of such lands shall enter into one or more legal agreements with the City, to be registered on title to the lands, securing the Inclusionary Zoning requirements and restrictions outlined in Section 3.22 of this By-Law and the following, to the satisfaction of the City Solicitor and the Commissioner of Planning, Building and Growth Management:
 - i. Requirements ensuring occupants of affordable ownership housing units and affordable rental housing units have the same building and amenity access as occupants of market units.
 - ii. Requirements for eligibility to purchase an affordable ownership housing unit and affordable rental housing unit.
 - iii. Requirements for ongoing administration, reporting and monitoring of affordable ownership housing units and affordable rental housing units as registered on title and outlined in the Inclusionary Zoning implementation guidelines.
 - iv. Where a purpose-built rental building ceases to meet the definition of purpose-built rental housing, Chapter 2 – Definitions, the requirements of Section 3.22 of this By-Law will then apply to the building.
11. Notwithstanding Section 3.22 of this By-Law, the owner of lands proposing purpose-built rental housing in a condominium registered under Section 2 of the *Condominium Act, 1998*, or predecessor of that section, shall enter into one or more legal agreements with the City, to be registered on title to the lands, securing Inclusionary Zoning requirements outlined in Section 3.22 that would be applicable if the purpose-built rental housing ceases to meet the definition of purpose-built rental housing.”

Enacted and passed this 25th day of February, 2026.

Approved as to form. 2026 /02/23 AJC
Approved as to content. 2026/02/23 HFZ



Patrick Brown, Mayor



Genevieve Scharback, City Clerk

