



**Report**  
**Staff Report**  
The Corporation of the City of Brampton  
12/11/2024

**Date:** 2024-12-02

**Subject:** Amendment to the 2024 Development Charges Bylaws

**Contact:** Raghu Kumar, Manager, Capital and Development Finance

**Report number:** Corporate Support Services-2024-999

**RECOMMENDATIONS:**

1. That the report from Raghu Kumar, Manager, Capital and Development Finance, to the Council Meeting of December 11, 2024, re: **Amendment to the 2024 Development Charges Bylaws**, be received;
2. That Council approve the policy change as outlined in this report;
3. That the Development Charges Bylaws be amended to add the following clause relating to redevelopment credits, as set out in Appendices 1 to 8:
  - Notwithstanding Subsections 23 (1)(i)(a) and 23 (2)(i)(a), for a demolition permit that was issued before the effective date of this Bylaw, the demolition permit issuance date is deemed to be the effective date of this Bylaw for the purposes of Subsections 23 (1)(i)(a) and 23 (2)(i)(a).
4. That Council determine that no further public meeting is required, pursuant to Section 12 of the *Development Charges Act 1997*, as amended.

**OVERVIEW:**

- **To promote the development of vacant lands and to discourage developable serviced land from remaining underutilized, Section 23 of the Bylaw is recommended to be amended where all demolition permits issued prior to the effective date of the new Bylaws shall be deemed to have occurred on the date of passage of the new Bylaws (i.e. August 2, 2024)**

**BACKGROUND:**

When buildings are demolished and redeveloped on the same land, a redevelopment credit based on the original use of the demolished structure is granted at the time of redevelopment.

If redevelopment credits meet or exceed the DCs for the redevelopment, no DCs are payable. Excess credits can offset future DCs on the same property. Where redevelopment DCs exceed available credits, the balance is payable.

These redevelopment credits have an expiry period, which is five years from the date of issuance of the demolition permit in the case of residential developments and ten years for non-residential.

A public consultation was held on November 27, 2024. The amendment relates to sub section 23 of the Bylaw that deals with demolition credits, where all demolition permits issued prior to the effective date of the new Bylaws shall be deemed to have occurred on the date of passage of the new Bylaws (i.e. August 2, 2024).

**CURRENT SITUATION:**

To promote the development of vacant lands and to discourage developable serviced land from remaining underutilized, Section 23 of the Bylaw is recommended to be amended by adding the following clause:

- Notwithstanding Subsections 23 (1)(i)(a) and 23 (2)(i)(a), for a demolition permit that was issued before the effective date of this Bylaw, the demolition permit issuance date is deemed to be the effective date of this Bylaw for the purposes of Subsections 23 (1)(i)(a) and 23 (2)(i)(a).

**CORPORATE IMPLICATIONS:****FINANCIAL IMPLICATIONS:**

There are no material financial implications associated with the recommended amendment.

**STRATEGIC FOCUS AREA:**

This report supports the Strategic focus area of Government and Leadership by ensuring financial sustainability and accountability in adequately planning for the City's growth.

**CONCLUSION:**

This amendment is intended to help incentivize the development of vacant lands and to discourage developable serviced land from remaining underutilized.

Authored by:

Reviewed by:

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Raghu Kumar  
Manager,  
Capital and Development  
Finance

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Nash Damer  
Treasurer  
Finance

Approved by:

Approved by:

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Alex Milojevic  
Commissioner,  
Corporate Support Services

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Marlon Kallideen  
Chief Administrative Officer

**Attachments:**

- Attachment 1 – To City of Brampton Development Charges By-law for By-Law Enforcement Services, 2024
- Attachment 2 – City of Brampton Development Charges By-law for By-law Transit Services, 2024
- Attachment 3 – City of Brampton Development Charges By-law for Development Related Studies, 2024
- Attachment 4 – City of Brampton Development Charges By-law for Fire Services, 2024
- Attachment 5 – City of Brampton Development Charges By-law for Library, 2024
- Attachment 6 – City of Brampton Development Charges By-law for Public Works, 2024

- Attachment 7 – City of Brampton Development Charges By-law for Recreation, 2024
- Attachment 8 – City of Brampton Development Charges By-law for Roads, 2024