



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 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 (Road Services), and By-law 117-2024 (Transit Services) (collectively referred to herein as the “Development Charges By-laws”), as amended;

AND WHEREAS the Council of The Corporation of the City of Brampton is desirous of further amending the Development Charges By-laws, as amended;

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

1. By-law 110-2024 (Enforcement Services), as amended, is hereby further amended by deleting paragraphs 20(2)(a) and (b).
2. By-law 110-2024 (Enforcement Services), as amended, is hereby further amended by deleting “non-industrial/non-office” in all instances where it appears in the By-law 110-2024 (Enforcement Services) and substituting it with “non-industrial/non-major office”.
3. By-law 110-2024 (Enforcement Services), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

“major office use” means office use constructed as free-standing or as part of mixed use building, provided there is a minimum total floor area of 20,000 square feet of office space and provided the office space supports research and lab space, advanced manufacturing, food and beverage processing, health and life sciences, innovation and technology, or professional services.”

4. By-law 110-2024 (Enforcement Services), as amended, is hereby further amended by deleting “non-industrial/non-office use” definition in paragraph 1 and substituting it with the following definition of “non-industrial/non-major office use”:

“non-industrial/non-major office use” means the use of land, buildings or structures or parts thereof, used, designed or intended to be used for any use

other than for residential use, industrial use, or major office use, and a non-industrial/non-major office use includes retail, service, hospitality, motor vehicle service, entertainment and recreational uses and commercial parking lot uses.”

5. By-law 110-2024 (Enforcement Services), as amended, is hereby further amended by deleting “office use” definition in paragraph 1 and substituting it with the following definition of “office use”:

“ “office use” means the use of land, buildings, or structures used primarily for, or intended for use primarily for, administrative, managerial, professional, business, or like activities, and where the chief product of labour within that use involves the processing and/or management of information, rather than the production or physical distribution of good or service.”
6. By-law 110-2024 (Enforcement Services), as amended, is hereby further amended by deleting “office use” definition in paragraph 1 and substituting it with the following definition of “office use”:

“ “office use” means the use of land, buildings, or structures used primarily for, or intended for use primarily for, administrative, managerial, professional, business, or like activities, and where the chief product of labour within that use involves the processing and/or management of information, rather than the production or physical distribution of good or service.”
7. By-law 110-2024 (Enforcement Services), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

“ “professional services” means firms that engage in activities in which human capital is the major input; specifically: legal services, accounting, specialized design services; computer systems design and related services; management; scientific and technical consulting services; scientific research and development services; and advertising, public relations, and related services; and medical office where healthcare professional provide outpatient medical, dental or mental health services.”
8. By-law 110-2024 (Enforcement Services), as amended, is hereby further amended by adding the following as paragraph 27:

“Other Office Deferral and Waivers

27. This exemption applies to other types of office, which do not fit in within the Major Office Exemption set out in section 26 above, and it applies to buildings or structures where 51% of the gross floor area in a free-standing or non-residential portion of a mixed-use building will be used for office use, as defined in this bylaw. Owners that meet the terms, conditions and eligibility criteria of the City’s Office Development Charges (DC) Incentive Program, or successor program, will qualify for the deferral of the development charges. Upon the expiry of the deferral period, the City, in its sole and absolute discretion, may waive the development charges provided that the owners demonstrate compliance with the terms, conditions and eligibility criteria of the City’s Office Development Charges (DC) Incentive Program, or successor program. Failure to demonstrate such compliance will result in an immediate payment by the owners to the City of the full amount of the calculated development charges owing and any applicable interest. Accessory uses that are part of or attached to the primary office use may be entitled to receive a DC deferral and waiver provided that the area of such uses is less than the area of the primary office use. For clarity, residential portions of mixed-use buildings do not qualify for this program.”

9. By-law 111-2024 (Development Related Studies), as amended, is hereby further amended by deleting paragraphs 20(2)(a) and (b).
10. By-law 111-2024 (Development Related Studies), as amended, is hereby further amended by deleting “non-industrial/non-office” in all instances where it appears in the By-law 111-2024 (Development Related Studies), and substituting it with “non-industrial/non-major office”.
11. By-law 111-2024 (Development Related Studies), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

“ “major office use” means office use constructed as free-standing or as part of mixed use building, provided there is a minimum total floor area of 20,000 square feet of office space and provided the office space supports research and lab space, advanced manufacturing, food and beverage processing, health and life sciences, innovation and technology, or professional services.”
12. By-law 111-2024 (Development Related Studies), as amended, is hereby further amended by deleting “non-industrial/non-office use” definition in paragraph 1 and substituting it with the following definition of “non-industrial/non-major office use”:

“ “non-industrial/non-major office use” means the use of land, buildings or structures or parts thereof, used, designed or intended to be used for any use other than for residential use, industrial use, or major office use, and a non-industrial/non-major office use includes retail, service, hospitality, motor vehicle service, entertainment and recreational uses and commercial parking lot uses.”
13. By-law 111-2024 (Development Related Studies), as amended, is hereby further amended by deleting “office use” definition in paragraph 1 and substituting it with the following definition of “office use”:

“ “office use” means the use of land, buildings, or structures used primarily for, or intended for use primarily for, administrative, managerial, professional, business, or like activities, and where the chief product of labour within that use involves the processing and/or management of information, rather than the production or physical distribution of good or service.”
14. By-law 111-2024 (Development Related Studies), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

“ “professional services” means firms that engage in activities in which human capital is the major input; specifically: legal services, accounting, specialized design services; computer systems design and related services; management; scientific and technical consulting services; scientific research and development services; and advertising, public relations, and related services; and medical office where healthcare professional provide outpatient medical, dental or mental health services.”
15. By-law 111-2024 (Development Related Studies), as amended, is hereby further amended by adding the following as paragraph 27:

“Other Office Deferral and Waivers

27. This exemption applies to other types of office, which do not fit in within the Major Office Exemption set out in section 26 above, and it applies to buildings or structures where 51% of the gross floor area in a free-standing or non-residential portion of a mixed-use building will be used for office use, as defined in this bylaw. Owners that meet the terms, conditions and eligibility criteria of

the City's Office Development Charges (DC) Incentive Program, or successor program, will qualify for the deferral of the development charges. Upon the expiry of the deferral period, the City, in its sole and absolute discretion, may waive the development charges provided that the owners demonstrate compliance with the terms, conditions and eligibility criteria of the City's Office Development Charges (DC) Incentive Program, or successor program. Failure to demonstrate such compliance will result in an immediate payment by the owners to the City of the full amount of the calculated development charges owing and any applicable interest. Accessory uses that are part of or attached to the primary office use may be entitled to receive a DC deferral and waiver provided that the area of such uses is less than the area of the primary office use. For clarity, residential portions of mixed-use buildings do not qualify for this program."

16. By-law 112-2024 (Fire Services), as amended, is hereby further amended by deleting paragraphs 20(2)(a) and (b).
17. By-law 112-2024 (Fire Services), as amended, is hereby further amended by deleting "non-industrial/non-office" in all instances where it appears in the By-law 112-2024 (Fire Services), and substituting it with "non-industrial/non-major office".
18. By-law 112-2024 (Fire Services), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

“major office use” means office use constructed as free-standing or as part of mixed use building, provided there is a minimum total floor area of 20,000 square feet of office space and provided the office space supports research and lab space, advanced manufacturing, food and beverage processing, health and life sciences, innovation and technology, or professional services.”
19. By-law 112-2024 (Fire Services), as amended, is hereby further amended by deleting “non-industrial/non-office use” definition in paragraph 1 and substituting it with the following definition of “non-industrial/non-major office use”:

“non-industrial/non-major office use” means the use of land, buildings or structures or parts thereof, used, designed or intended to be used for any use other than for residential use, industrial use, or major office use, and a non-industrial/non-major office use includes retail, service, hospitality, motor vehicle service, entertainment and recreational uses and commercial parking lot uses.”
20. By-law 112-2024 (Fire Services), as amended, is hereby further amended by deleting “office use” definition in paragraph 1 and substituting it with the following definition of “office use”:

“office use” means the use of land, buildings, or structures used primarily for, or intended for use primarily for, administrative, managerial, professional, business, or like activities, and where the chief product of labour within that use involves the processing and/or management of information, rather than the production or physical distribution of good or service.”
21. By-law 112-2024 (Fire Services), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

“professional services” means firms that engage in activities in which human capital is the major input; specifically: legal services, accounting, specialized design services; computer systems design and related services; management; scientific and technical consulting services; scientific research and development services; and advertising, public relations, and related services;

and medical office where healthcare professional provide outpatient medical, dental or mental health services.”

22. By-law 112-2024 (Fire Services), as amended, is hereby further amended by adding the following as paragraph 27:

“Other Office Deferral and Waivers

27. This exemption applies to other types of office, which do not fit in within the Major Office Exemption set out in section 26 above, and it applies to buildings or structures where 51% of the gross floor area in a free-standing or non-residential portion of a mixed-use building will be used for office use, as defined in this bylaw. Owners that meet the terms, conditions and eligibility criteria of the City’s Office Development Charges (DC) Incentive Program, or successor program, will qualify for the deferral of the development charges. Upon the expiry of the deferral period, the City, in its sole and absolute discretion, may waive the development charges provided that the owners demonstrate compliance with the terms, conditions and eligibility criteria of the City’s Office Development Charges (DC) Incentive Program, or successor program. Failure to demonstrate such compliance will result in an immediate payment by the owners to the City of the full amount of the calculated development charges owing and any applicable interest. Accessory uses that are part of or attached to the primary office use may be entitled to receive a DC deferral and waiver provided that the area of such uses is less than the area of the primary office use. For clarity, residential portions of mixed-use buildings do not qualify for this program.”

23. By-law 113-2024 (Library Services), as amended, is hereby further amended by deleting paragraphs 19(2)(a) and (b).

24. By-law 113-2024 (Library Services), as amended, is hereby further amended by deleting “non-industrial/non-office” in all instances where it appears in the By-law 113-2024 (Library Services), and substituting it with “non-industrial/non-major office”.

25. By-law 113-2024 (Library Services), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

“ “major office use” means office use constructed as free-standing or as part of mixed use building, provided there is a minimum total floor area of 20,000 square feet of office space and provided the office space supports research and lab space, advanced manufacturing, food and beverage processing, health and life sciences, innovation and technology, or professional services.”

26. By-law 113-2024 (Library Services), as amended, is hereby further amended by deleting “non-industrial/non-office use” definition in paragraph 1 and substituting it with the following definition of “non-industrial/non-major office use”:

“ “non-industrial/non-major office use” means the use of land, buildings or structures or parts thereof, used, designed or intended to be used for any use other than for residential use, industrial use, or major office use, and a non-industrial/non-major office use includes retail, service, hospitality, motor vehicle service, entertainment and recreational uses and commercial parking lot uses.”

27. By-law 113-2024 (Library Services), as amended, is hereby further amended by deleting “office use” definition in paragraph 1 and substituting it with the following definition of “office use”:

“ “office use” means the use of land, buildings, or structures used primarily for, or intended for use primarily for, administrative, managerial, professional,

business, or like activities, and where the chief product of labour within that use involves the processing and/or management of information, rather than the production or physical distribution of good or service.”

28. By-law 113-2024 (Library Services), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

“ “professional services” means firms that engage in activities in which human capital is the major input; specifically: legal services, accounting, specialized design services; computer systems design and related services; management; scientific and technical consulting services; scientific research and development services; and advertising, public relations, and related services; and medical office where healthcare professional provide outpatient medical, dental or mental health services.”

29. By-law 113-2024 (Library Services), as amended, is hereby further amended by deleting paragraph 25 and replacing it with the following:

“Major Office Exemption

25. (1) The portion of buildings containing office uses are exempt from the payment of development charges if they are constructed as free-standing or as part of mixed-use building, provided there is a minimum total floor area of 20,000 square feet of office space and provided the office space supports research and lab space, advanced manufacturing, food and beverage processing, health and life sciences, innovation and technology, or professional services.

(2) Accessory uses that are part of or attached to the primary office use referred to in subsection 25(1) that cater to research and lab space, advanced manufacturing, food and beverage processing, health and life sciences, innovation and technology, or professional services are also exempt from the payment of development charges, provided the area of such uses is less than the area of the primary office use.”

30. By-law 113-2024 (Library Services), as amended, is hereby further amended by adding the following as paragraph 26:

“Other Office Deferral and Waivers

26. This exemption applies to other types of office, which do not fit in within the Major Office Exemption set out in section 25 above, and it applies to buildings or structures where 51% of the gross floor area in a free-standing or non-residential portion of a mixed-use building will be used for office use, as defined in this bylaw. Owners that meet the terms, conditions and eligibility criteria of the City’s Office Development Charges (DC) Incentive Program, or successor program, will qualify for the deferral of the development charges. Upon the expiry of the deferral period, the City, in its sole and absolute discretion, may waive the development charges provided that the owners demonstrate compliance with the terms, conditions and eligibility criteria of the City’s Office Development Charges (DC) Incentive Program, or successor program. Failure to demonstrate such compliance will result in an immediate payment by the owners to the City of the full amount of the calculated development charges owing and any applicable interest. Accessory uses that are part of or attached to the primary office use may be entitled to receive a DC deferral and waiver provided that the area of such uses is less than the area of the primary office use. For clarity, residential portions of mixed-use buildings do not qualify for this program.”

- 31. By-law 114-2024 (Public Works), as amended, is hereby further amended by deleting paragraphs 20(2)(a) and (b).
- 32. By-law 114-2024 (Public Works), as amended, is hereby further amended by deleting “non-industrial/non-office” in all instances where it appears in the By-law 114-2024 (Public Works), and substituting it with “non-industrial/non-major office”.
- 33. By-law 114-2024 (Public Works), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

“ “major office use” means office use constructed as free-standing or as part of mixed use building, provided there is a minimum total floor area of 20,000 square feet of office space and provided the office space supports research and lab space, advanced manufacturing, food and beverage processing, health and life sciences, innovation and technology, or professional services.”
- 34. By-law 114-2024 (Public Works), as amended, is hereby further amended by deleting “non-industrial/non-office use” definition in paragraph 1 and substituting it with the following definition of “non-industrial/non-major office use”:

“ “non-industrial/non-major office use” means the use of land, buildings or structures or parts thereof, used, designed or intended to be used for any use other than for residential use, industrial use, or major office use, and a non-industrial/non-major office use includes retail, service, hospitality, motor vehicle service, entertainment and recreational uses and commercial parking lot uses.”
- 35. By-law 114-2024 (Public Works), as amended, is hereby further amended by deleting “office use” definition in paragraph 1 and substituting it with the following definition of “office use”:

“ “office use” means the use of land, buildings, or structures used primarily for, or intended for use primarily for, administrative, managerial, professional, business, or like activities, and where the chief product of labour within that use involves the processing and/or management of information, rather than the production or physical distribution of good or service.”
- 36. By-law 114-2024 (Public Works), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

“ “professional services” means firms that engage in activities in which human capital is the major input; specifically: legal services, accounting, specialized design services; computer systems design and related services; management; scientific and technical consulting services; scientific research and development services; and advertising, public relations, and related services; and medical office where healthcare professional provide outpatient medical, dental or mental health services.”
- 37. By-law 114-2024 (Public Works), as amended, is hereby further amended by adding the following as paragraph 27:

“Other Office Deferral and Waivers

27. This exemption applies to other types of office, which do not fit in within the Major Office Exemption set out in section 26 above, and it applies to buildings or structures where 51% of the gross floor area in a free-standing or non-residential portion of a mixed-use building will be used for office use, as defined in this bylaw. Owners that meet the terms, conditions and eligibility criteria of the City’s Office Development Charges (DC) Incentive Program, or successor program, will qualify for the deferral of the development charges. Upon the

expiry of the deferral period, the City, in its sole and absolute discretion, may waive the development charges provided that the owners demonstrate compliance with the terms, conditions and eligibility criteria of the City's Office Development Charges (DC) Incentive Program, or successor program. Failure to demonstrate such compliance will result in an immediate payment by the owners to the City of the full amount of the calculated development charges owing and any applicable interest. Accessory uses that are part of or attached to the primary office use may be entitled to receive a DC deferral and waiver provided that the area of such uses is less than the area of the primary office use. For clarity, residential portions of mixed-use buildings do not qualify for this program."

- 38. By-law 115-2024 (Recreation Services), as amended, is hereby further amended by deleting paragraphs 19(2)(a) and (b).
- 39. By-law 115-2024 (Recreation Services), as amended, is hereby further amended by deleting "non-industrial/non-office" in all instances where it appears in the By-law 115-2024 (Recreation Services), and substituting it with "non-industrial/non-major office".
- 40. By-law 115-2024 (Recreation Services), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

" "major office use" means office use constructed as free-standing or as part of mixed use building, provided there is a minimum total floor area of 20,000 square feet of office space and provided the office space supports research and lab space, advanced manufacturing, food and beverage processing, health and life sciences, innovation and technology, or professional services."
- 41. By-law 115-2024 (Recreation Services), as amended, is hereby further amended by deleting "non-industrial/non-office use" definition in paragraph 1 and substituting it with the following definition of "non-industrial/non-major office use":

" "non-industrial/non-major office use" means the use of land, buildings or structures or parts thereof, used, designed or intended to be used for any use other than for residential use, industrial use, or major office use, and a non-industrial/non-major office use includes retail, service, hospitality, motor vehicle service, entertainment and recreational uses and commercial parking lot uses."
- 42. By-law 115-2024 (Recreation Services), as amended, is hereby further amended by deleting "office use" definition in paragraph 1 and substituting it with the following definition of "office use":

" "office use" means the use of land, buildings, or structures used primarily for, or intended for use primarily for, administrative, managerial, professional, business, or like activities, and where the chief product of labour within that use involves the processing and/or management of information, rather than the production or physical distribution of good or service."
- 43. By-law 115-2024 (Recreation Services), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

" "professional services" means firms that engage in activities in which human capital is the major input; specifically: legal services, accounting, specialized design services; computer systems design and related services; management; scientific and technical consulting services; scientific research and development services; and advertising, public relations, and related services; and medical office where healthcare professional provide outpatient medical, dental or mental health services."

44. By-law 115-2024 (Recreation Services), as amended, is hereby further amended by adding the following as paragraph 26:

“Other Office Deferral and Waivers

26. This exemption applies to other types of office, which do not fit in within the Major Office Exemption set out in section 25 above, and it applies to buildings or structures where 51% of the gross floor area in a free-standing or non-residential portion of a mixed-use building will be used for office use, as defined in this bylaw. Owners that meet the terms, conditions and eligibility criteria of the City’s Office Development Charges (DC) Incentive Program, or successor program, will qualify for the deferral of the development charges. Upon the expiry of the deferral period, the City, in its sole and absolute discretion, may waive the development charges provided that the owners demonstrate compliance with the terms, conditions and eligibility criteria of the City’s Office Development Charges (DC) Incentive Program, or successor program. Failure to demonstrate such compliance will result in an immediate payment by the owners to the City of the full amount of the calculated development charges owing and any applicable interest. Accessory uses that are part of or attached to the primary office use may be entitled to receive a DC deferral and waiver provided that the area of such uses is less than the area of the primary office use. For clarity, residential portions of mixed-use buildings do not qualify for this program.”

45. By-law 116-2024 (Roads Services), as amended, is hereby further amended by deleting paragraphs 20(2)(a) and (b).

46. By-law 116-2024 (Road Services), as amended, is hereby further amended by deleting “non-industrial/non-office” in all instances where it appears in the By-law 116-2024 (Road Services), and substituting it with “non-industrial/non-major office”.

47. By-law 116-2024 (Roads Services), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

“ “major office use” means office use constructed as free-standing or as part of mixed use building, provided there is a minimum total floor area of 20,000 square feet of office space and provided the office space supports research and lab space, advanced manufacturing, food and beverage processing, health and life sciences, innovation and technology, or professional services.”

48. By-law 116-2024 (Roads Services), as amended, is hereby further amended by deleting “non-industrial/non-office use” definition in paragraph 1 and substituting it with the following definition of “non-industrial/non-major office use”:

“ “non-industrial/non-major office use” means the use of land, buildings or structures or parts thereof, used, designed or intended to be used for any use other than for residential use, industrial use, or major office use, and a non-industrial/non-major office use includes retail, service, hospitality, motor vehicle service, entertainment and recreational uses and commercial parking lot uses.”

49. By-law 116-2024 (Roads Services), as amended, is hereby further amended by deleting “office use” definition in paragraph 1 and substituting it with the following definition of “office use”:

“ “office use” means the use of land, buildings, or structures used primarily for, or intended for use primarily for, administrative, managerial, professional, business, or like activities, and where the chief product of labour within that use involves the processing and/or management of information, rather than the production or physical distribution of good or service.”

50. By-law 116-2024 (Roads Services), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

“ “professional services” means firms that engage in activities in which human capital is the major input; specifically: legal services, accounting, specialized design services; computer systems design and related services; management; scientific and technical consulting services; scientific research and development services; and advertising, public relations, and related services; and medical office where healthcare professional provide outpatient medical, dental or mental health services.”

51. By-law 116-2024 (Roads Services), as amended, is hereby further amended by adding the following as paragraph 27:

“Other Office Deferral and Waivers

27. This exemption applies to other types of office, which do not fit in within the Major Office Exemption set out in section 26 above, and it applies to buildings or structures where 51% of the gross floor area in a free-standing or non-residential portion of a mixed-use building will be used for office use, as defined in this bylaw. Owners that meet the terms, conditions and eligibility criteria of the City’s Office Development Charges (DC) Incentive Program, or successor program, will qualify for the deferral of the development charges. Upon the expiry of the deferral period, the City, in its sole and absolute discretion, may waive the development charges provided that the owners demonstrate compliance with the terms, conditions and eligibility criteria of the City’s Office Development Charges (DC) Incentive Program, or successor program. Failure to demonstrate such compliance will result in an immediate payment by the owners to the City of the full amount of the calculated development charges owing and any applicable interest. Accessory uses that are part of or attached to the primary office use may be entitled to receive a DC deferral and waiver provided that the area of such uses is less than the area of the primary office use. For clarity, residential portions of mixed-use buildings do not qualify for this program.”

52. By-law 117-2024 (Transit Services), as amended, is hereby further amended by deleting paragraphs 20(2)(a) and (b).

53. By-law 117-2024 (Transit Services), as amended, is hereby further amended by deleting “non-industrial/non-office” in all instances where it appears in the By-law 117-2024 (Transit Services), and substituting it with “non-industrial /non-major office”.

54. By-law 117-2024 (Transit Services), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

“ “major office use” means office use constructed as free-standing or as part of mixed use building, provided there is a minimum total floor area of 20,000 square feet of office space and provided the office space supports research and lab space, advanced manufacturing, food and beverage processing, health and life sciences, innovation and technology, or professional services.”

55. By-law 117-2024 (Transit Services), as amended, is hereby further amended by deleting “non-industrial/non-office use” definition in paragraph 1 and substituting it with the following definition of “non-industrial/non-major office use”:

“ “non-industrial/non-major office use” means the use of land, buildings or structures or parts thereof, used, designed or intended to be used for any use other than for residential use, industrial use, or major office use, and a non-

industrial/non-major office use includes retail, service, hospitality, motor vehicle service, entertainment and recreational uses and commercial parking lot uses.”

56. By-law 117-2024 (Transit Services), as amended, is hereby further amended by deleting “office use” definition in paragraph 1 and substituting it with the following definition of “office use”:

“ “office use” means the use of land, buildings, or structures used primarily for, or intended for use primarily for, administrative, managerial, professional, business, or like activities, and where the chief product of labour within that use involves the processing and/or management of information, rather than the production or physical distribution of good or service.”

57. By-law 117-2024 (Transit Services), as amended, is hereby further amended by adding the following definition to paragraph 1 in alphabetical order:

“ “professional services” means firms that engage in activities in which human capital is the major input; specifically: legal services, accounting, specialized design services; computer systems design and related services; management; scientific and technical consulting services; scientific research and development services; and advertising, public relations, and related services; and medical office where healthcare professional provide outpatient medical, dental or mental health services.”

58. By-law 117-2024 (Transit Services), as amended, is hereby further amended by adding the following as paragraph 27:

“Other Office Deferral and Waivers

27. This exemption applies to other types of office, which do not fit in within the Major Office Exemption set out in section 26 above, and it applies to buildings or structures where 51% of the gross floor area in a free-standing or non-residential portion of a mixed-use building will be used for office use, as defined in this bylaw. Owners that meet the terms, conditions and eligibility criteria of the City’s Office Development Charges (DC) Incentive Program, or successor program, will qualify for the deferral of the development charges. Upon the expiry of the deferral period, the City, in its sole and absolute discretion, may waive the development charges provided that the owners demonstrate compliance with the terms, conditions and eligibility criteria of the City’s Office Development Charges (DC) Incentive Program, or successor program. Failure to demonstrate such compliance will result in an immediate payment by the owners to the City of the full amount of the calculated development charges owing and any applicable interest. Accessory uses that are part of or attached to the primary office use may be entitled to receive a DC deferral and waiver provided that the area of such uses is less than the area of the primary office use. For clarity, residential portions of mixed-use buildings do not qualify for this program.”

59. This By-law comes into effect on the date of its passing.

ENACTED and PASSED this 9th day of April, 2025.

Approved as to
form.
2025/02/27
C. Pratt

Patrick Brown, Mayor

Approved as to
content.
2025/03/31
Nash Damer

Genevieve Scharback, City Clerk

(Corporate Support Services-2025-283)