

**Public
Meeting**

Office Development Charges (DC) Incentive Program

APRIL 2, 2025

Meeting Purpose

- Statutory Public Meeting required by Section 12 of the *Development Charges Act*.
- Primary purpose is to provide the public with an opportunity to make representation on the proposed amending By-law and Office DC Incentive Program
- DC Background Study and Amending DC By-law was made available in accordance with the DCA
- Notice of the public meeting was provided in accordance with the DCA



Current Situation: DC Exemption Applied to Major Office developments

- ✓ The exemption is provided for a minimum total floor area of 20,000 square feet of office space, with a focus on intended sectors
- ✓ Staff directed to expand opportunities for Development Charge exemptions for office use to encourage job generation and employment diversification
- ✓ Council supports staff recommendation to develop the Office Development Charges Incentive Program



Office Development Charges (DC) Incentive Program

- Designed to encourage office development in Brampton by providing Development Charges (DC) deferrals and waivers for eligible projects
- Major Office **would still be** exempt and not subject to the program
- DC payments may be deferred for 3 years, starting from the date of occupancy permit issuance



Overview of Eligibility Criteria:

- Must meet definition of office as per by-law.
- No size limitation.
- Targeted Sectors:
 - ✓ Advanced Manufacturing
 - ✓ Food & Beverage Processing
 - ✓ Innovation & Technology
 - ✓ Health & Life Sciences
 - ✓ Professional Services
- Program outlines other items: ineligible uses, change of use, administration, application process, program termination and success measures.

Other Housekeeping Amendments proposed

- **Removal of Contradictions**

- Addressed a contradiction between Section 20(1) and 20(2)(a) regarding exemptions for Region-owned residential developments
 - Recognized that certain projects qualify for exemption under Section 3 of the DC Act

- **Updated Definitions**

- Replaced “non-industrial/non-office use” with “non-industrial/non-major office use”
- Added definitions for “Major Office Use” and “Professional Services” for clarity

Timeline and Next Steps

Task	Description	Timing
Advertise Public Meeting	Public notice of the statutory meeting	March 12, 2025 - Complete
Release Proposed Amending DC By-law	Draft of the proposed amending by-law made available to the public	March 19, 2025 Complete
Hold Statutory Public Meeting	Receive public submissions and amend the By-law as needed	April 2, 2025
DC By-law Passage	Council considers and adopts the amending DC By-law	April 9, 2025
Deadline for Notice of By-law Passage	Public notification of the adopted By-law	Within 20 days of By-law passage
Deadline for Appeal Period	Note: Appeals can be submitted but only as it relates to the amending item (i.e. the existing By-laws are not subject to appeal).	40 days from By-law passage