



Bill 17: Growth Needs Partners, Not Pressure

City Council | June 11, 2025

Brampton supports Ontario's housing goals, but Bill 17 removes essential municipal tools needed to develop viable housing and livable communities.

Without alternative revenue sources from the Province, tax rates will increase and key approved projects will be deferred or cancelled.

These shortfalls directly impact residents by delaying critical infrastructure and services necessary for safe community growth.

The Financial Reality:

\$84-112M

First Year Impact to Reserves

Projected reduction in development charge collections.

\$13-21M

Annual Incremental Impact to Reserves

Projected yearly reduction in development charge collections.

\$567M

Total DC-funded Projects at Risk

Value of previously approved infrastructure now threatened.

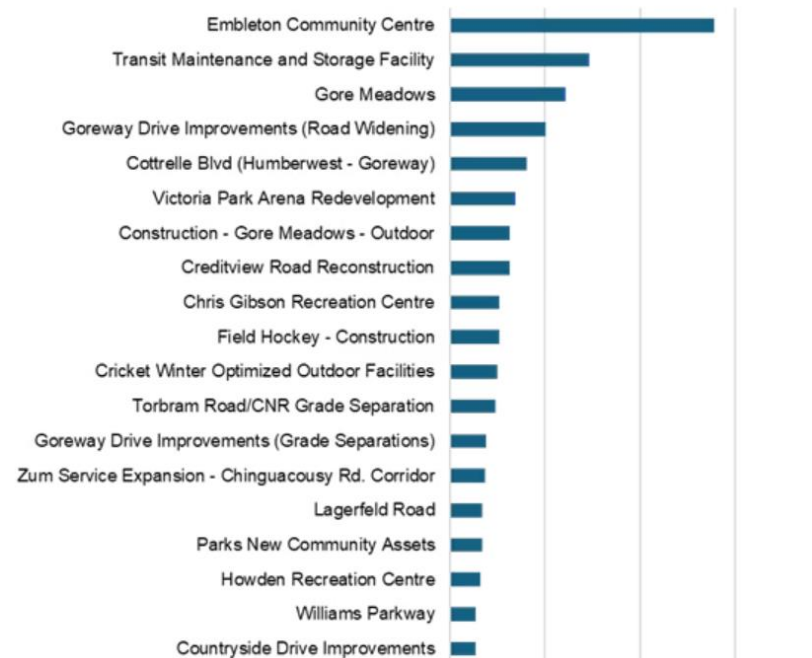
\$1.8-2.9M

Annual Borrowing & Inflation Costs

Yearly additional costs due to deferred collections and project delays.

Top Approved Projects with Unspent Development Charges

 The City of Brampton has \$567M of Approved DC-Funded Projects of which \$342M is pending (2025–2029)



Shifting Costs to Local Taxpayers



Property Tax Increases

Rising rates just to maintain current services



Reduced Fiscal Certainty

Unpredictable funding replacing reliable revenue



Limited Local Control

Council unable to prioritize community needs

By eliminating predictable development charge funding and replacing it with limited application-based programs, Bill 17 fundamentally undermines municipal financial stability.

One-Size-Fits-All Planning Ignores Local Success



Local Planning Success

Brampton has already delivered 65% of its housing pledge through context-sensitive planning.



Provincial Override

Bill 17 overrules municipal ability to conduct essential planning studies for safety and livability.



Counterproductive Results

Rigid provincial approach actually slows housing delivery by creating unsustainable development patterns.

Loss of Oversight Creates Serious Risks

1 Automatic Approvals

Bill 17 creates a system where development applications are automatically accepted without thorough local review, removing critical safeguards.

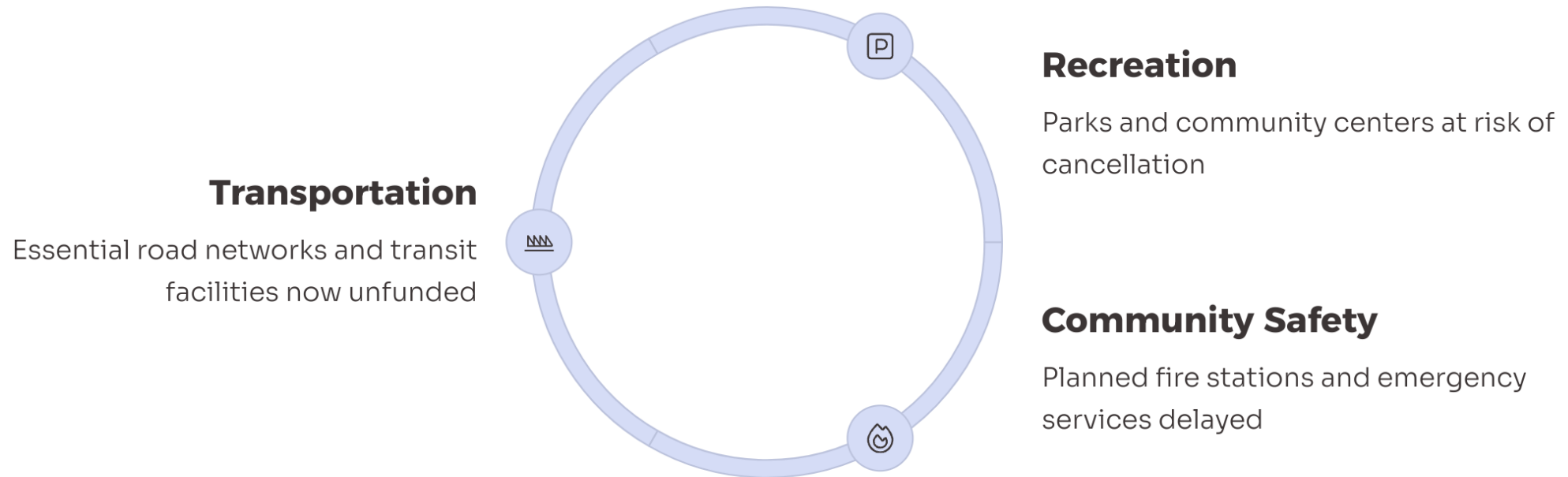
2 Early Problem Detection

Municipal review processes help identify potential issues before they become costly or dangerous, protecting both developers and residents.

3 ARU Enforcement Challenges

Brampton is experiencing enforcement backlogs from Additional Residential Unit (ARU) rules. Less oversight will increase enforcement costs.

Infrastructure Gaps Threaten Community Well-Being



Housing without supporting infrastructure is not truly viable housing. Bill 17 jeopardizes Brampton's ability to build the essential community assets that transform housing developments into livable neighborhoods.

The Province's current programs focus narrowly on "hard" infrastructure while ignoring equally critical "soft" services like recreation facilities and emergency response—creating incomplete communities that fail to meet residents' needs.

Why Bill 17 will Slow Growth



Infrastructure Funding Cut

Bill 17 removes reliable development charge revenue



Project Delays

Essential services and infrastructure deferred



Occupancy Prevented

Homes can't be inhabited without necessary services



Housing Supply Stalled

The very problem Bill 17 claims to solve

Bill 17 will slow housing delivery by creating a bottleneck at occupancy. Without proper infrastructure funding, municipalities cannot provide the essential services needed for safe occupancy permits.

This creates a lose-lose scenario where developers build housing that remains unoccupied while municipalities struggle to fund the necessary infrastructure to make these developments viable.