



The Corporation of the City of Brampton

By-law

Number _____ - 2026

To amend By-Law 197-2024 (Community Improvement Plan for Office Employment)

WHEREAS By-law No. 197- 2024 enacted on December 11, 2024, designates the entire City of Brampton as a community improvement project area, as established by the City of Brampton Official Plan;

AND WHEREAS section 28 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended (the "*Planning Act*"), states that where a by-law has been passed to designate a community improvement project area, the council may put in place a community improvement plan identifying measures that the municipality may take to facilitate and accelerate community improvement with the community improvement project area;

AND WHEREAS By-law No. 217-2022 enacted on September 26, 2022, which adopted a new City-wide community improvement plan to attract office employment within the City of Brampton, was repealed and replaced with By-law 197-2024 and the City-wide community improvement plan for office employment attached thereto was adopted;

AND WHEREAS section 106(1) of the *Municipal Act*, 2001, S.O. 2001, c.25, as amended (the "*Municipal Act*") prohibits municipalities from assisting, either directly or indirectly, any manufacturing, industrial or commercial enterprise through the granting of bonuses for that purpose, however, section 106(3) of the *Municipal Act* provides an exception for municipalities exercising powers under section 28(6) or (7) of the *Planning Act* for the purposes of carrying out a municipality's community improvement plan;

AND WHEREAS By-law No.197-2024 and the City-wide community improvement plan for office employment is set to expire on April 22, 2026;

AND WHEREAS the Council of The Corporation of the City of Brampton considers it appropriate to amend the City-wide community improvement plan for office employment, by extending the program expiry date and amending the incentive program, in accordance with the *Planning Act*;

AND WHEREAS a public meeting was held in accordance with the *Planning Act*;

AND WHEREAS the amended City-wide community improvement plan conforms with the City of Brampton Official Plan.

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

1. By-Law No. 197-2024 (the "By-law") is hereby amended as follows:

- a) All references in the By-law, including Schedule “A” and all supplemental appendices attached thereto, to “the Region”, “Region” and “the Region of Peel Major Office Incentives (MOI) Program” are hereby deleted;
- b) The paragraph entitled “Region of Peel Major Office Incentives Program” in Schedule “A” to the By-law is hereby deleted in its entirety;
- c) Subsection (ii) of the paragraph entitled “Objectives of the Community Improvement Plan” in Schedule “A” to the By-law is hereby deleted in its entirety and subsequent subsections are renumbered;
- d) Subsection (ii) - “Region of Peel Matching Grants” of the heading entitled “Tools of the CIP Program” in Schedule “A” to the By-law is hereby deleted in its entirety and subsequent subsection is renumbered;
- e) The paragraph entitled “CIP Expiry and Review” in Schedule “A” to the By-law is hereby amended by deleting the date “April 22, 2026” and replacing it with “November 30, 2027”;
- f) The paragraph entitled “Development” in Appendix 1 in Schedule “A” to the By-law is hereby amended by deleting the sentence commencing with the words “The property owners may”;
- g) The first bullet point under the paragraph entitled “Eligibility Requirements” in Appendix 1 in Schedule “A” to the By-law is hereby amended by deleting “25,000 square feet (2,323 square meters)” and replacing it with “20,000 square feet (1,858 square meters)”;
- h) The paragraph entitled "Duration" in Appendix 1 in Schedule A to the By-law is hereby amended by deleting the text “-2022” and replacing with “197-2024”; and,
- i) Appendix 2 in Schedule “A” to the By-law is hereby deleted in its entirety.

ENACTED and PASSED this 8th day of April 2026.

Approved as to form. 2026/03/26 AMR
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Patrick Brown, Mayor

Approved as to content. 2026/03/25 HFZ

Genevieve Scharback, City Clerk