

Development Charges (DCs) Deferral and Grant Program Application



Submission date: _____

SECTION 1: APPLYING TO THE PROGRAM

1.1 Introduction:

The Development Charges Deferral and Grant Program is a Region of Peel program designed to provide relief in the form of development charge (DC) deferrals and grants-in-lieu of DCs for eligible residential developments across Peel. Given the housing crisis, this program aims to spur housing development and improve affordability within the Region.

The program takes effect July 10, 2025. Participation in the program is conditional upon satisfying any eligibility criteria and administrative requirements. Please refer to the Program Framework for more detail.

IMPORTANT NOTICE: Early Termination of DC Grant

Please note the DC Grant portion of the program is scheduled to terminate effective **October 17, 2025**. Continuation of the program is pending a Council vote on October 23, 2025. DC payment agreements executed and/or building permits issued **on or after October 17, 2025 will not be eligible for the DC Grant**, unless otherwise authorized by Council. DC payment agreements executed on or after July 10, 2025 and prior to October 17, 2025 will remain in effect, subject to conditions stipulated in the agreement.

1.2 Application Checklist:

Complete application forms may be submitted via email to admin.dcs@peelregion.ca. Please include the following as part of your submission:

- Complete application form and survey
- Evidence of savings passed on to homebuyer (**retroactive applications only**)
- Proof of DC payment (**retroactive applications only**)
- Approved draft plan of subdivision or M-plan (if applicable)
- Other supporting documentation as requested by Regional staff

SECTION 2: APPLICANT INFORMATION

2.1. Applicant/Developer Company Name:

(Party to DC Payment Agreement)

2.2. Company Mailing Address:

Street Number and Name		
City/Town	Province	Postal Code

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2.3. Primary Contact Person Information:

First Name, Last Name, Title	
Phone Number	Email Address

2.4. Authorized Signing Officer Information (If different from Primary Contact):

(Signing Officer on DC Payment Agreement)

First Name, Last Name, Title	
Phone Number	Email Address

Is the Applicant the Landowner?

If **Yes**, skip to Section 3. If **No**, complete Section 2.5:

Yes No

2.5. Landowner Information:

Landowner Name	Landowner Address
Primary Contact Name	
Primary Contact Phone Number	Primary Contact Email Address

SECTION 3: RESIDENTIAL DEVELOPMENT PROJECT INFORMATION

3.1. Project Name: _____

3.2. Municipal Address of the Property:

Street Number and Name				
Municipality	Brampton	Caledon	Mississauga	Postal Code

3.3. Legal Description of the Property (e.g., Plan Number, Concession, Lots/Blocks):

3.4. Local Municipality File Number(s) (e.g., Zoning By-law Amendment, Draft Plan of Subdivision, Site Plan, Building Permit):

3.5. Region of Peel File Number(s) (e.g., Zoning By-law Amendment, Draft Plan of Subdivision, Site Plan):

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3.6. Number and Type of Proposed Residential Units:

Unit Type	# of Units	Lot Numbers	Block Numbers
Low Density:			
Single Detached			
Single Detached (Part Lots)			
Semi-Detached			
Semi-Detached (Part Lots)			
Other Residential			
Other Residential (Part Lots)			
High Density:			
Small Units (≤750 sq.ft.)			
Apartments (>750 sq.ft.)			

3.7. Is the Project a Purpose-Built Rental Development?

If No, skip to Section 3.9

Yes No

3.8. Number of Purpose-Built Rental Units (if applicable):

Rental Unit Type	Number of Units By Bedroom Count		
	0 to 1 bedroom	2 bedrooms	3+ bedrooms
Small Units (≤750 sq.ft.)			
Apartments (>750 sq.ft.)			

3.9. Anticipated Occupancy Permit Issuance Date: _____

SECTION 4: PROGRAM ELIGIBILITY CRITERIA

4.1. Indicate the eligibility category for your project (select one):

New Application (Category A): Development Charges for this project are anticipated to become payable at time of Subdivision Agreement Execution on or after July 10, 2025.

New Application (Category B): Development Charges for this project are anticipated to become payable at time of Building Permit Issuance on or after July 10, 2025.

Retroactive Eligibility (Category C): Development Charges for this project have been paid, AND a Plan of Subdivision was registered following January 29, 2025.

Retroactive Eligibility (Category D): Development Charges for this project have been paid AND a Building Permit was issued following January 29, 2025, AND a Plan of Subdivision was not required pursuant to the Planning Act.

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If Retroactive Eligibility (Category C or D) is selected for 4.1, please provide the following:

Date DC(s) were paid: _____

Plan of Subdivision Registration Date (if applicable): _____

Building Permit Issuance Date (if applicable): _____

Receipt Number(s) for Development Charge Payment(s): _____

Proof of DC Payment (Attach copies of receipts/invoices as Appendix A):

Attached

Proof that all savings associated with the Program have or will be passed on to the ultimate homeowner/purchaser (Attach proof as Appendix B):

Attached

4.2. Do you anticipate building permits for all residential units within the development for which DCs are payable to be issued prior to November 13, 2026?

Yes, all building permits will be issued prior to November 13, 2026

No, only some building permits will be issued prior to November 13, 2026.

Specify # of units: _____

No building permits will be issued prior to November 13, 2026

4.3. Will the applicant enter into a DC Payment Agreement with the Region of Peel to defer payment of DCs to Occupancy?

Yes No

If Yes, answer question 4.4

4.4. Proposed form of Security to be provided for the deferred DCs (e.g. Letter of Credit, Surety Bond, s.118 Restriction). Please provide detail:

SECTION 5: TERMS & CONDITIONS

5.1. Omissions, discrepancies and interpretations

While the Region of Peel has used reasonable efforts to include accurate and complete information, the Region of Peel does not guarantee or warrant that such information is accurate, comprehensive or exhaustive.

5.2. No collusion

The Applicant and/or Owner is prohibited from communicating, directly or indirectly, about the preparation or content of this Agreement with any other applicant of the Program or the agent or representative of any other applicant or prospective applicant of the Program. The Region of Peel reserves the right to disqualify the Application or terminate any ensuing Agreement if a breach is discovered.

5.3. Prohibitions against gratuities

The Applicant and/or Owner or director, officer, employee, agent or subcontractor of the Applicant and/or Owner, shall not offer or give any gratuity in the form of gifts, entertainment, payments, fees, services, valuable privileges, or other favours to any Region of Peel employee, Regional official(s) or Regional Council member(s) in connection with or arising from this Program, whether for the purpose of securing a grant or seeking

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favourable treatment in respect to the award or amendment of the Agreement or influencing the performance of the Agreement, including without restriction enforcement of performance standards, or expressing appreciation, or providing compensation, for the award of an agreement or for performance of the Region of Peel's obligations thereunder or for conferring favours or being lenient, or in any other manner whatsoever. If the Region of Peel determines that the Applicant and/or Owner has failed to comply with the prohibitions set out in this section, the Region of Peel may terminate this Agreement without incurring any liability.

5.4. Conflict of interest

The Applicant and/or Owner must also disclose whether it is aware of any Region of Peel employee, member of Regional Council, or member of a Region of Peel agency, board or commission or employee thereof having a financial interest in the Applicant and/or Owner and the nature of that interest. If such an interest exists or arises during the evaluation process or the negotiation of the Agreement, the Region of Peel may, at its discretion, refuse to consider the Owner for approval under the Program until the matter is resolved to the Region of Peel's sole satisfaction. Acceptance under the Program may preclude them from participating in the Program in subsequent projects where a conflict of interest may arise. The Applicant and/or Owner may participate in subsequent/other initiatives under the Program where the Applicant and/or Owner has satisfied pre-qualification requirements of the Region of Peel, if any, and in the opinion of the Region of Peel, no conflict of interest would adversely affect the performance and successful completion of this Agreement.

5.5. Ownership and confidentiality of data provided by the Region of Peel

All correspondence, documentation and information the Applicant and/or Owner accesses or acquires knowledge of in relation to or arising from its participation in the Program:

- i. is the sole property of the Region of Peel and must be treated as confidential;
- ii. shall not be used, collected disclosed, retained, protected or disposed for any purpose other than responding to the Program or for fulfillment of any related subsequent agreement;
- iii. must not be disclosed without the prior consent of the Region of Peel provided by the Region of Peel. The Applicant and/or Owner shall ensure that its directors, officers, employees, agents, subcontractors, and anyone else for whom its responsible in law all adhere to the requirements of this section regarding privacy and confidentiality.

5.6. Ownership and disclosure of Application documentation

The documentation provided to the Region of Peel by the Applicant and/or Owner in connection with, or arising out of the Program, once received by the Region of Peel:

- i. shall become the property of the Region of Peel and may be appended to the Agreement;
- ii. shall become subject to the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990 c.M.56, as amended ("MFIPPA") with respect to the collection, use, disclosure, retention and protection of confidential, sensitive or personal information under the Agency's custody and control.

Under an MFIPPA request, all documents provided to the Region of Peel by the Applicant and/or Owner in response to the Program may be required by law to be made available to a requesting member of the public. Should such a request be made for this Agreement or any related documents, the Applicant and/or Owner will be given an opportunity to make representations that one or more exemptions to disclosure set out in MFIPPA apply to all or part of those submissions. The Applicant and/or Owner must be aware that this Agreement may be confidentially shared with staff from the City of Brampton, Town of Caledon or City of Mississauga as applicable during the Program review process. Additional information regarding the successful project(s) under the Program will be made public in a report to Regional Council. The Applicant and/or Owner warrants that the information contained this Agreement does not infringe any intellectual property right of any third party and agrees to indemnify and save harmless the Region of Peel, its staff and its consultants, if any, against all claims, actions, suits and proceedings, including all costs incurred by the Region of Peel brought by any person in respect of the infringement or alleged infringement of any patent, copyright, trademark, or other intellectual property right in connection with this Agreement.

5.7. Failure or default

If the Applicant and/or Owner, for any reason, fails or defaults in respect of any matter or thing which is an obligation under this Agreement, the Region of Peel may disqualify the Applicant and/or Owner from the Program and/or from future grant in lieu of development charges under the Program.

SECTION 6: APPLICANT DECLARATION

6.1. I/we hereby submit my/our Application for the residential development located at:

6.2. I/we have carefully examined this Application as applicable and have a clear and comprehensive knowledge of the requirements.

6.3. I/we have submitted all relevant data and all information is accurate and correct.

6.4. I/we understand and agree to the Terms and Conditions as outlined in Section 3 of this document.

6.5. I/we authorize the Region of Peel to confidentially share this Application with staff at City of Brampton, Town of Caledon or City of Mississauga, as applicable.

6.6. I/we acknowledge and agree that the Region may disclose information in this Application in Regional communication activities, publications, advertising and press releases related to relief provided to the Applicant in the form of Regional development charge (DC) deferrals and grants-in-lieu of DCs.

6.7. I/we hereby represent and declare that:

- a. no member, officer, or employee of the Region of Peel or Regional Council has or will have an interest, directly or indirectly, in the performance of the project, or in the supplies, work or business in connection with the said project, or in any portion of the profits thereof, or in any monies to be derived therefrom; and
- b. the application is not made in collusion with any other Applicant and/or Owner making an application to the Program and is, in all respects, fair and without fraud. I/we further acknowledge that it is the Applicant's responsibility to ensure that all contracts are entered into, with respect to the parties with whom the development as described in this Application are to be at arm's length from both the Applicant and/or Owner and other contracting parties, and that any contracts with parties with whom the Applicant and/or Owner and of other contracting parties are not at arm's length will be considered a conflict of interest and will disqualify the Applicant for funding.

6.8. I/we hereby represent and declare that no restricted parties were involved in the preparation of this Application.

6.9. I/we understand that the Region of Peel reserves the right to verify any information provided in the Application.

Name of Authorized Signing Officer: _____

Title: _____

Signature: _____

Date: _____

Submission Instructions

Please submit the completed application form and all supporting documentation to:

Email: admin.dcs@peelregion.ca

Subject Line: DC Deferral and Grant Program Application - [Applicant Name] - [Property Address]

For any questions regarding this application, please contact the Development Finance team at admin.dcs@peelregion.ca.

SECTION 7: APPLICANT SURVEY

1. **Would you have pulled your building permit prior to November 13, 2026, in the absence of:**

The deferral?

The grant?

Both the deferral and grant?

If **not**, please explain how it enabled you to proceed with your development:

2. **Will the grant reduce the cost of the home?**

If **yes**, please explain how the grant will flow through to the homebuyer and reduce the cost of the home:

Yes

No

3. **How many units will this program enable you to deliver?**
