

**Notice of Passing of Zoning By-law 32-2026****Driveway Standards****Date of Decision: February 25, 2026****Date of Notice: March 11, 2026****Last Date of Appeal: March 31, 2026 (no later than 4:30 p.m.)**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 32-2026, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to a City-initiated application.

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 34(19) of the *Planning Act*.

**The Purpose and Effect of the Zoning By-law:** To amend the Zoning By-law to revise the zoning provisions regulating residential driveways, including reducing the maximum permitted size of driveways in mature neighbourhoods within the City as well as revising other provisions related to driveways that apply City-wide.

**Location of Lands Affected:** Zoning By-law 32-2026 applies to all lands within the City of Brampton. The areas to which the reduced maximum size permissions apply are shown in Schedule J-1 to the By-law.

**Obtaining Additional Information:** A copy of the By-law is provided. The complete by-law and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Any further inquiries or questions should be directed to David VanderBerg, Manager, Planning, Building and Growth Management Services at [david.vanderberg@brampton.ca](mailto:david.vanderberg@brampton.ca).

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the Planning Act, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

**When and How to File an Appeal:** An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/>) by selecting Brampton (City) – Clerk as the Approval Authority
- Should the e-file portal be unavailable, those entitled to appeal can submit their appeal to the City at the below address:
  - by mail or hand delivered to City of Brampton, City Clerk’s Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on March 31, 2026**. Appeal forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

**Take Notice that the Appeal:**

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca).

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

**City of Brampton**  
**Office of the City Clerk**  
2 Wellington Street West  
Brampton, ON L6Y 4R2  
Contact: (905) 874-2116



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 32 - 2026

To amend Comprehensive Zoning By-law 270-2004, as amended

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WHEREAS The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

- (1) By adding to the opening sentence of Section 10.27 the text “within the area identified on Schedule J to this By-law” between the words “lots” and “used”.
- (2) By adding the following definition to Section 5 and reordering defined terms in alphabetical order accordingly:

“PERMEABLE LANDSCAPING, RESIDENTIAL shall mean a soft surface (level or otherwise) capable of supporting the growth of vegetation (such as grass, trees, shrubs, flowers or other plants) and which permits the infiltration of water into the ground, and shall not include surfaces such as gravel, rocks, stones, artificial turf, interlocking bricks, etc.”

- (3) By deleting Section 10.9.1B. in its entirety and replacing it with the following:

“10.9.1B. Notwithstanding the minimum landscaped open space requirement in the applicable zone, where parking spaces are required or provided on single detached dwelling, semi-detached dwelling and street townhouse dwelling lots, including a single detached, semi-detached or townhouse dwelling that contains an Additional Residential Unit, except lots within RE1, RE2, REH, RHm1, RHm2, RH and A zones:

- 1) For the purpose of this Section, the width of a residential driveway shall be measured perpendicular to the intended path of travel along the driveway and the requirements for minimum and maximum width shall extend uniformly across the entire length of the driveway and shall include any surfaced walkway or path of travel that is capable of being parked upon by the whole or a part of a motor vehicle subject to Sections 10.9.1B(8) and 10.9.1B(9).
- 2) A maximum of one (1) driveway opening is permitted per lot except where a semi-circular driveway is permitted in accordance with Section 10.9.1B(11).

- 3) Except within the Mature Neighbourhood – Driveway Regulation Area identified on Schedule J-1 of this by-law, a residential driveway (including the portion of the residential driveway within the road right-of-way) shall have minimum width of 3.0 metres and a maximum width of:
- a. 4.9 metres on lots having a width less than 8.23 metres
  - b. 5.5 metres on lots having a width equal to and greater than 8.23 metres but less than 9.14 metres
  - c. 7.0 metres on lots having a width equal to and greater than 9.14 metres but less than 15.24 metres
  - d. 7.32 metres, or the width of the garage, whichever is greater, on lots having a width equal to and greater than 15.24 metres but less than 18.3 metres
  - e. 9.14 metres, or the width of the garage, whichever is greater, on lots having a width equal to and greater than 18.3 metres
  - f. 7.0 metres, or the width of the garage, whichever is greater, for driveways on the flankage lot line on any lot
- 4) Notwithstanding Section 10.9.1B.3), where parking spaces are required or provided for single-detached or semi-detached dwellings, including a single detached, or semi-detached that contain an Additional Residential Unit, located within the area identified as the Mature Neighbourhood – Driveway Regulation Area shown on Schedule J – 1 of this by-law, the following requirements shall apply in any residential zone:
- a. The residential driveway shall have a minimum width of 3 metres.
  - b. For lots having a lot width of less than 22 metres:
    - i. The maximum driveway width shall be 6.0 metres provided that the driveway does not exceed 50% of the area of the yard in which it is located; and,
    - ii. The driveway may be tapered to increase the width to equal the width of the garage within 6 metres of the garage opening. The tapering of the driveway shall not extend beyond a straight line connecting the edge of the garage opening and a point 6 metres from the garage opening.
  - c. For lots having a lot width equal to or greater than 22 metres:
    - i. The maximum driveway width shall be 8.5 metres or the width of the garage, whichever is greater, only within 6.0 metres of the garage opening, or front of the house if there is no garage;



metres of the front lot line shall not extend beyond a straight line connecting the street lot line and the point 3 metres from the street lot line.

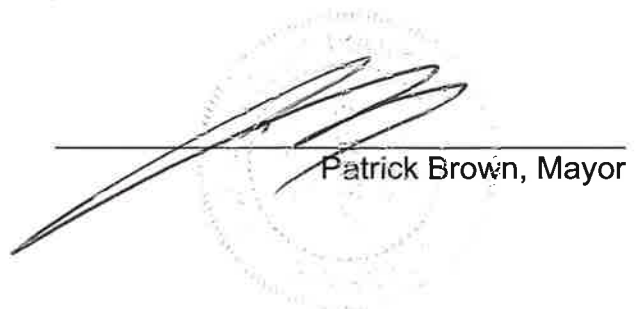
- d. In no case shall the residential driveway intersect with the side lot lines projected towards the street.
- 6) Any portion of the lot that is not part of the permitted residential driveway or required permeable residential landscaping area(s) shall be maintained as residential landscaping.
- 7) Driving and/or parking of motor vehicles on residential landscaping, permeable residential landscaping, and surface walkway or paths is prohibited.
- 8) A surface walkway or path running parallel and adjacent to the driveway shall be measured as part of the overall width of the residential driveway except when:
  - a. The walkway or path is separated from the edge of the driveway by a distance of at least 1.0 metre of permeable residential landscaping or the surface of the walkway or path is elevated by a minimum 0.15 meters above the surface of the driveway.
  - b. The maximum width of the walkway shall be 1.5 metres.
- 9) A surface walkway or path running generally perpendicular to the driveway shall be measured as part of the overall width of the residential driveway except when the walkway or path has a maximum width of 1.8 metres measured generally parallel to the direction of travel on the driveway.
- 10) A hammerhead may be permitted to extend perpendicular to a driveway provided that:
  - a. The lot has a minimum lot width of 15.0 metres.
  - b. The lot has a minimum front yard lot depth of 9.0 metres.
  - c. The maximum width of the hammerhead is 3.7 metres, measured perpendicular to the intended path of travel on the hammerhead.
  - d. The hammerhead does not extend further than 4.5 metres from the driveway, measured along the path of travel on the hammerhead to the edge of the driveway.
  - e. The hammerhead is located no closer than 3.0 metres from any front lot line and exterior side lot line.
- 11) A semi-circular driveway connecting two driveway entrances shall be permitted, provided that:
  - a. The lot has a minimum lot width of at least 22.0 metres.
  - b. Both driveway entrances shall be located in the same yard and separated by a minimum distance of 6.0 metres.

- c. The surface area of the residential driveway shall not exceed 50% of the area of the yard in which it is located.
  - d. The width of the driveway measured perpendicular to the intended path of travel along the driveway shall not exceed 8.5 metres.
  - e. Notwithstanding Section 10.9.1B(11)d., the maximum width of a semi-circular driveway located within the Mature Neighbourhood – Driveway Regulation Area identified on Schedule J-1 shall not exceed 6.0 metres, except that the portion of the driveway within 6.0 metres of a garage opening may be tapered to a maximum width of 8.5 metres or the width of the garage, whichever is greater, in accordance with Section 10.9.1B.(4)c.ii..
- 12) On a lot where the driveway leads to an attached or detached garage or carport with an opening that is oriented generally perpendicular to the street, the surface area of the residential driveway shall not exceed 50% of the front yard area.
- 13) Where a conflict occurs between the maximum driveway width restrictions of this section and that of the particular zone in which the driveway is situated, the restrictions of this section shall apply.”
- (4) By adding Schedule J-1 Mature Neighbourhood – Driveway Regulation Area.

ENACTED and PASSED this 25th day of February, 2026.

Approved as to  
form.  
2026/Feb/18  
AJC

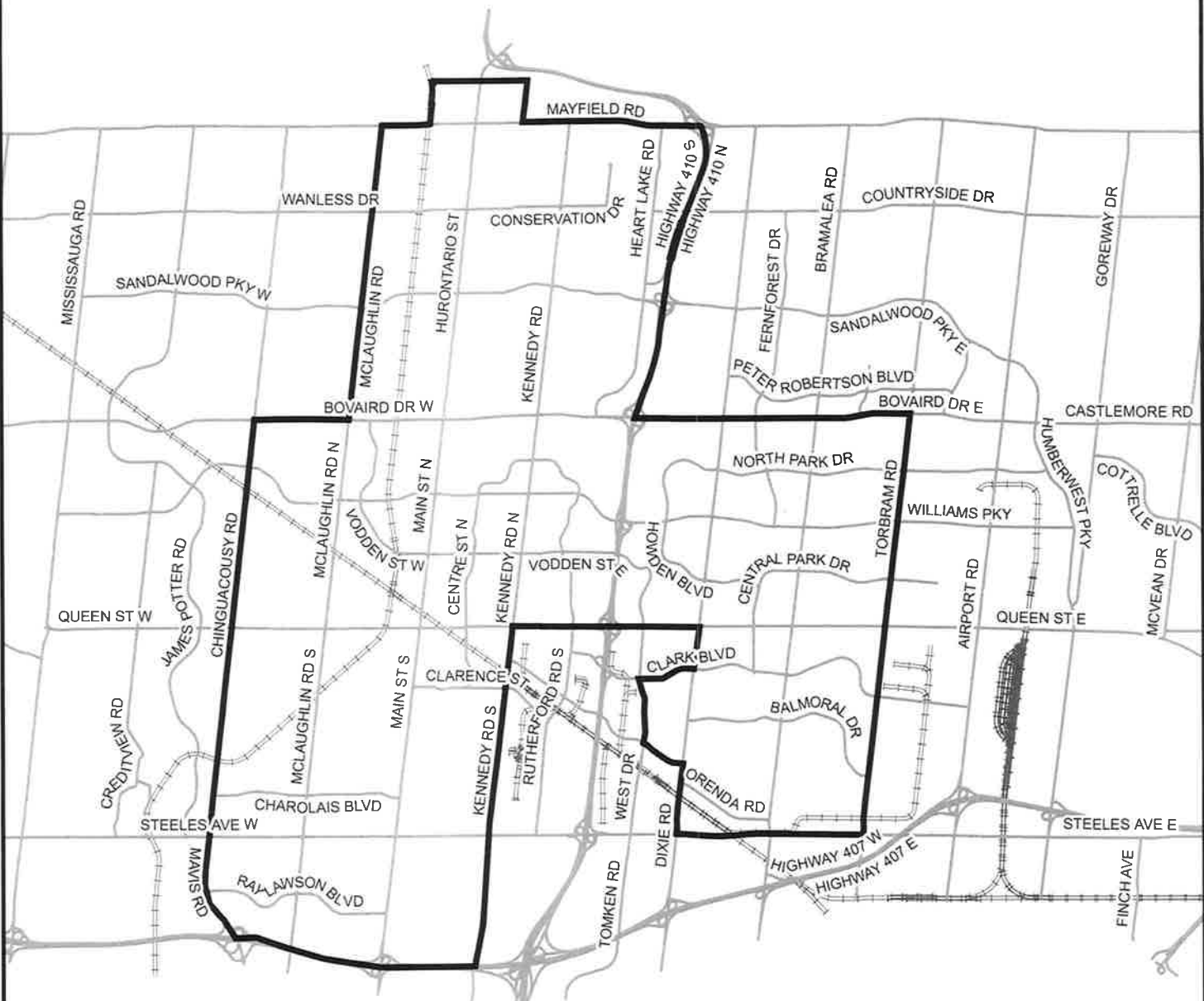
Approved as to  
content.  
2026/Feb/17  
AAP



Patrick Brown, Mayor



Genevieve Scharback, City Clerk



Mature Neighbourhood Driveway Regulation Area
 
 — MAJOR  
 ≡ RAILWAYS

0 0.75 1.5 3  
 Kilometers

**BRAMPTON**  
 Flower City  
 brampton.ca  
 PLANNING, BUILDING AND GROWTH MANAGEMENT  
 File: Mature Neighbourhood\_Areas\_ZBL  
 Date: 2025/09/17

**Schedule J -1: Mature Neighbourhood Driveway Regulation Area**

BY-LAW 32-2026

SCHEDULE A