



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 32 - 2026

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

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;

- ii. The driveway may be tapered to increase the width to a maximum of 8.5 metres or the width of the garage, whichever is greater, within 12 metres of the garage opening. The tapering of the driveway shall not extend beyond a straight line connecting two points located 6 metres and 12 metres from the garage opening; and,
 - iii. The driveway shall not exceed a width of 6 metres between the street and a point measured 12 metres from the garage opening, or wall of the dwelling if there is no garage.
 - d. For a driveway leading to a detached garage in the rear yard, notwithstanding 10.9.1B(4) b. and c. and regardless of lot width:
 - i. Where the driveway is located on the front lot line, the maximum driveway width shall be 3.0 metres, except that the driveway width may be tapered to increase to equal the width of the garage within 6 metres of the detached 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.
 - ii. Where the driveway is located on the flankage lot line the maximum driveway width shall be 6.0 metres, except that the driveway width may be tapered to increase to equal the width of the garage within 6 metres of the detached 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.
- 5) The following surface areas of lots shall be maintained as permeable residential landscaping capable of supporting the growth of vegetation and which permits the infiltration of water into the ground, but may include a portion of a noise wall or retaining wall that is not permeable:
 - a. An area at a minimum width of 0.6 metres abutting both side lot lines on interior lots of detached dwellings (or the rear lot line on exterior lots of detached dwellings where the driveway accesses the flankage street), except within 3 metres of the street lot line and within the road right-of-way for those lots where the side lot lines converge towards the front of the street, in which case less than 0.6 metres but not less than 0.15 metres may be provided.
 - b. An area at a minimum width of 0.6 metres abutting one side lot line on lots of semi-detached and townhouse dwelling units, except within 3 metres of the street lot line and within the road right-of-way for those lots where the side lot lines converge towards the street in which case less than 0.6 metres but not less than 0.15 metres may be provided may be provided.
 - c. For lots with side lot lines converging towards the front of the street, the tapering of the driveway within 3

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.

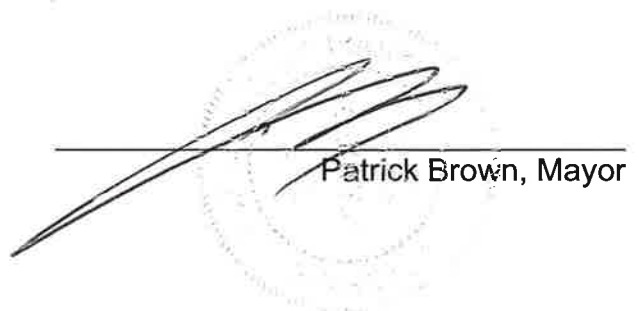
- d. In no case shall the residential driveway intersect with the side lot lines projected towards the street.
- 6) Any portion of the lot that is not part of the permitted residential driveway or required permeable residential landscaping area(s) shall be maintained as residential landscaping.
- 7) 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

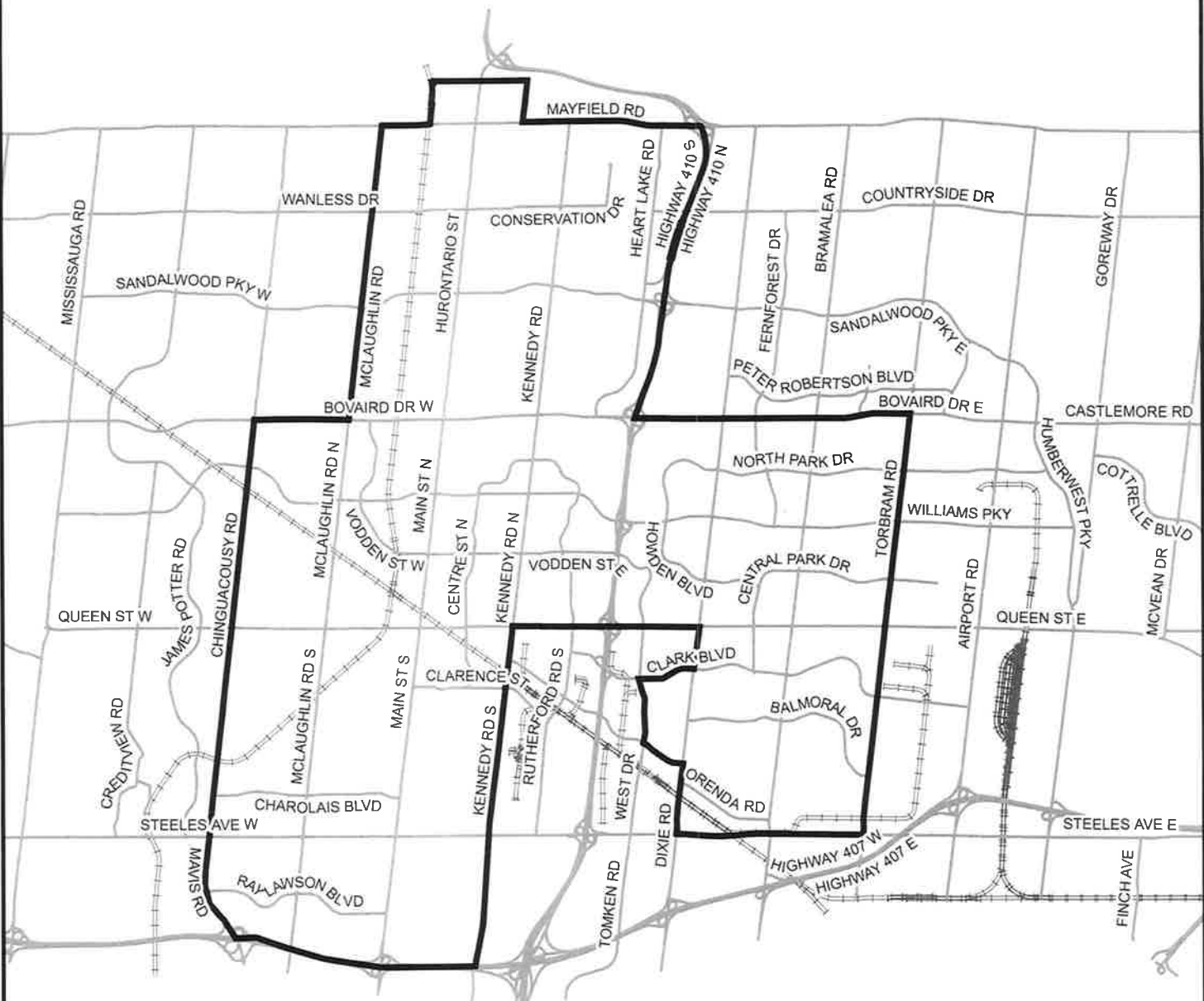
Approved as to
content.
2026/Feb/17
AAP



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